

# **CASA TANGLEWOOD PERSONAL PROPERTY**

- 1) All Furniture**
- 2) Refrigerators (2)**
- 3) Stoves (2)**
- 4) Dishwasher**
- 5) Cloths Washers (2)**
- 6) Cloths Dryers (2)**
- 7) Dehumidifiers (3)**
- 8) Wine Cooler**
- 9) Garage Door Opener w/2 remotes**
- 10) In House Speaker system**
- 11) Hot water heaters (3)**
- 12) Gas Generator**
- 13) Window Treatments**
- 14) Outdoor Furniture**
- 15) Pool Equipment**

16) Tv

## **CASA TANGLEWOOD MONTHLY UTILITIES**

**SATELLITE: \$45**  
**INTERNET: \$120**  
**WATER: \$10**  
**ELECTRIC: \$150 (Avg)**  
**TELEPHONE: \$10**  
**ROAD FEE: \$20**

**TAXES: \$1200 ANNUALLY**



# Sellers Disclosure Statement Construction

COLDWELL BANKER VESTA GROUP  
ESCAZU, SAN JOSE COSTA RICA  
TOLL FREE 1(877) 309-9238  
BUS (506) 288-2268  
FAX (506) 288-2269  
info@cbvesta.com  
www.cbvesta.com

1-) Seller(s) Name(s): JIM AND DIANE O'BRIEN  
Property Address: LAGUNAS DE BARU  
Is each individual named above a U.S. Citizen or resident alien?  Yes  No  
Approximate Age of Property: 7 yrs Date Purchased: 11/2005

## 2-) NOTICE TO SELLER

Each Seller is obligated to disclose to a buyer all known facts that materially and adversely affect the value of the property being sold and that are not readily observable. This disclosure statement is designed to assist Seller in complying with disclosure requirements and to assist Buyer in evaluating the property being considered. The listing real estate brokers, the selling real estate broker and their respective agents will also rely upon this information when they evaluate, market and present Sellers property to prospective buyers.

## 3-) NOTICE TO BUYER

This is a disclosure of Sellers knowledge of the condition of the property as of the date signed by Seller and is not a substitute for any inspections or warranties that Buyer may wish to obtain. It is not a warranty of any kind by Seller or a warranty or representation by the listing broker, the selling broker, or their agents.

## 4-) OCCUPANCY

Does Seller currently occupy this property?  Yes  No  
How long has it been since Seller occupied the property? \_\_\_\_\_

## 5-) LAND (SOILS, DRAINAGE AND BOUNDARIES)

- (1) Is there any fill or expansive soil on the property?  Yes  No  Unknown
- (2) Do you know of any sliding, settling, earth movement, upheaval or earth stability problems that have occurred on the property or in the immediate neighborhood?  Yes  No
- (3) Is the property located in an earthquake zone?  Yes  No  Unknown
- (4) Is the property located in a flood zone or wetlands area?  Yes  No  Unknown
- (5) Do you know of any past or present drainage or flood problems affecting the property or adjacent properties?  Yes  No
- (6) Do you know of any encroachments, boundary line disputes, or easements affecting the property?  Yes  No If any of your answers in this section are Yes, explain in detail:

\_\_\_\_\_  
\_\_\_\_\_

## 6-) ROOF

- (1) Age: 3 years
  - (2) Has the roof ever leaked during your ownership?  Yes  No
  - (3) Has the roof been replaced or repaired during your ownership?  Yes  No
  - (4) Do you know of any problems with the roof, rain gutters or mold?  Yes  No
- If any of your answers in this section are Yes, explain in detail:

\_\_\_\_\_  
\_\_\_\_\_

## 7-) TERMITES, DRY ROT, PESTS

- (1) Do you have any knowledge of termites, dry rot, or pests on or affecting the property?  Yes  No
- (2) Do you have any knowledge of any damage to the property caused by termites, dry rot, or pests?  Yes  No
- (3) Is your property currently under warranty or other coverage by a licensed pest control company?  Yes  No
- (4) Do you know of any termite / pest control reports or treatments for the property in the last five years?  Yes  No If any of your answers in this section are Yes, explain in detail:

\_\_\_\_\_  
\_\_\_\_\_

## 8-) STRUCTURAL

- (1) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls or foundations?  Yes  No
- (2) Are you aware of any past or present cracks or flaws in the walls or foundations?  Yes  No
- (3) Are you aware of any past or present water leakage or mold in the house?  Yes  No
- (4) Are you aware of any past or present problems with driveways, walkways, patios, or retaining walls on the property?  Yes  No
- (5) Have there been any repairs or other attempts to control the cause or effect of any problem described above?  Yes  No



# Sellers Disclosure Statement

COLDWELL BANKER DOMINICAL REALTY  
PLAYA DOMINICAL, COSTA RICA  
TOLL FREE 1(877) 309-9238  
BUS (506) 787-0223  
FAX (506) 787-0220  
info@dominicalrealty.com  
www.dominicalrealty.com

If any of your answers in this section are Yes, explain in detail. When describing repairs or control efforts, describe the location, extent, date, and name of the person who did the repair or control effort:

## 9-) BASEMENTS AND CRAWL SPACES (Complete only if applicable)

- (1) Does the property have a sump pump?  Yes  No
- (2) Has there ever been any water leakage, accumulation, dampness or mold within the basement or crawlspace?  
If Yes, describe in detail:  Yes  No
- (3) Have there been any repairs or other attempts to control any water or dampness problem in the basement or crawl space?  Yes  No  
If Yes, describe the location, extent, date, and name of the person who did the repair or control effort:

## 10) ADDITIONS/REMODELS

- (1) Have you made any additions, structural changes, or other alterations to the property?  Yes  No  
If Yes, did you obtain all necessary permits and approvals and was all work in compliance with building codes?  Yes  No If your answer is No, explain:  
N/A
- (2) Did any former owners of the property make any additions, structural changes, or other alterations to the property?  Yes  No  Unknown  
If Yes, was all work done with all necessary permits and approvals in compliance with building codes?  Yes  No  Unknown If your answer is No, explain:  
N/A

## 11-) PLUMBING-RELATED ITEMS

- (1) What is your drinking water source?  Public  Private System  Well on Property
- (2) If your drinking water is from a well, when was your water last checked for safety and what was the result of the test?
- (3) Do you have a water softener?  Yes  No  Leased  Owned
- (4) What is the type of sewage system?  Public Sewer  Private Sewer  Septic Tank  Cesspool
- (5) Is there a sewage pump?  Yes  No  
When was the septic tank or cesspool last serviced? UNK
- (6) Do you know of any leaks, backups, mold, or other problems relating to any of the plumbing, water, and sewage-related items?  Yes  No If your answer is "Yes," explain in detail:
- (7) Has a state-approved laboratory tested your drinking water?  Yes  No  
If yes, when? 2/2005

## 12-) HEATING AND AIR CONDITIONING

- (1) Air Conditioning  Central Electric  Central Gas  Window  (#) Units Included in Sale
- (2) Heating  Electric  Fuel Oil  Natural Gas  Other: NA
- (3) Water Heating  Electric  Gas  Solar
- (4) Oil Tanks - Do you have an underground oil tank?  Yes  No  
If "Yes," is it in use?  Yes  No  
Have you had your oil tank inspected for leaks?  Yes  No  
If "Yes," when? N/A  
Do you carry oil tank insurance through your fuel company?  Yes  No  
Are you aware of any problems regarding items (1) through (4)  Yes  No  
If "Yes," explain in detail:



# Sellers Disclosure Statement

COLDWELL BANKER DOMINICAL REALTY  
PLAYA DOMINICAL, COSTA RICA  
TOLL FREE 1(877) 309-9238  
BUS (506) 787-0223  
FAX (506) 787-0220  
info@dominicalrealty.com  
www.dominicalrealty.com

## 13-) ELECTRICAL SYSTEM

(1) Are you aware of any problems or conditions that affect the value or desirability of the electrical system?  Yes  No If "Yes," explain in detail:

(2) Do you have knob and tube wiring in your home?  Yes  No

(3) Has your wiring been inspected or updated since your purchase?  Yes  No

## 14-) OTHER EQUIPMENT AND APPLIANCES BEING SOLD

(1) Mark the items included in the sale of your property:

- Electric Garage Door Opener  Number of Transmitters  Security Alarm System  Owned  Leased
- Smoke Detectors (How many?)  Lawn Sprinklers  Carbon Monoxide Detectors  Automatic Timer
- Swimming Pool  Pool Heater  Spa/Hot Tub  Pool/Spa Equipment (list):
- Refrigerator  Stove  Microwave Oven  Washer  Dishwasher  Dryer
- Trash Compactor  Intercom  Ceiling Fans  Other: DETACHED GARAGE

(2) Are any of these in need of repair or replacement?  Yes  No If "Yes," explain in detail:

(3) Are any carbon monoxide detectors installed in your home?  Yes  No  
Where are they located? \_\_\_\_\_

## 15-) AREA

(1) Are you aware of any off-site conditions in your area that could adversely affect the value or desirability of the property, such as noise, threat of condemnation or street change?  Yes  No If "Yes," explain in detail:

## 16-) TOXIC SUBSTANCES

(1) Are you aware of any underground tanks or toxic substances present on the property (structure or soil) such as asbestos, PCBs, accumulated radon, lead paint, mold or others?  Yes  No If "Yes," explain in detail:

(2) Has the property been tested for radon, mold or any other toxic substances?  Yes  No  
If "Yes," explain in detail

(3) Do you have any knowledge of any damage to the property caused by termites, dry rot, or pests?  Yes  No

## 17-) CONDOMINIUMS AND OTHER HOMEOWNERS ASSOCIATIONS

(1) Is the property part of a condominium or other common ownership or is it subject to covenants, conditions, and restrictions (CC & R's) of a homeowner's association?  Yes  No  
*(If your answer is "no," you may ignore the remainder of this section)*

(2) Is there any defect, damage, or problem with any common elements or common areas which could affect their value or desirability?  Yes  No  Unknown



# Sellers Disclosure Statement

COLDWELL BANKER DOMINICAL REALTY  
PLAYA DOMINICAL, COSTA RICA  
TOLL FREE 1(877) 309-9238  
BUS (506) 787-0223  
FAX (506) 787-0220  
info@dominicalrealty.com  
www.dominicalrealty.com

(3) Is there any condition or claim which may result in an increase in assessments or fees?

Yes  No  Unknown

If your answer to (2) or (3) is "Yes," explain in detail:

## 18.) OTHER MATTERS

(1) Is there any existing or threatened legal action affecting the property?  Yes  No

(2) Do you know of any violations of local, state, or federal laws or regulations relating to this property?

Yes  No

(3) Is there anything else that you feel you should disclose to a prospective buyer because it may materially and adversely affect the value or desirability of the property, e.g., zoning violation, non-conforming units, setback violations, zoning changes, road changes, etc.?  Yes  No

(4) Does your home contain any artificial stucco or Exterior Insulation Finish Systems (EIFS)?  Yes  No

If any of your answers in this section are "Yes," explain in detail:

The undersigned Seller represents that the information set forth in the foregoing disclosure statement is accurate and complete. Seller does not intend this disclosure statement to be a warranty or guaranty of any kind. Seller hereby authorizes Coldwell Banker to provide this information to prospective buyers of the property and to real estate brokers and sales people. Seller understands and agrees that Seller will notify Coldwell Banker in writing immediately if any information set forth in this disclosure statement becomes inaccurate or incorrect in any way through the passage of time.

Seller:

Seller:

Date:

Date:

## 19.) RECEIPT AND ACKNOWLEDGEMENT OF BUYER

- I HAVE CAREFULLY INSPECTED THE PROPERTY. I HAVE BEEN ADVISED TO HAVE THE PROPERTY EXAMINED BY PROFESSIONAL INSPECTORS. I ACKNOWLEDGE THAT NEITHER ANY BROKER OR AGENT INVOLVED IN THIS TRANSACTION IS AN EXPERT AT DETECTING OR REPAIRING PHYSICAL DEFECTS IN THE PROPERTY
- I UNDERSTAND THAT UNLESS STATED OTHERWISE IN MY CONTRACT WITH SELLER, THE PROPERTY IS BEING SOLD IN ITS PRESENT CONDITION ONLY WITHOUT WARRANTIES OR GUARANTEES OF ANY KIND BY SELLER OR ANY BROKER OR AGENT. I STATE THAT NO REPRESENTATIONS CONCERNING THE CONDITION OF THE PROPERTY ARE BEING RELIED UPON BY ME EXCEPT AS DISCLOSED ABOVE OR STATED WITHIN THE SALES CONTRACT

Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

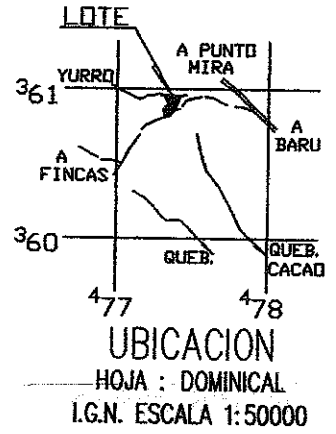
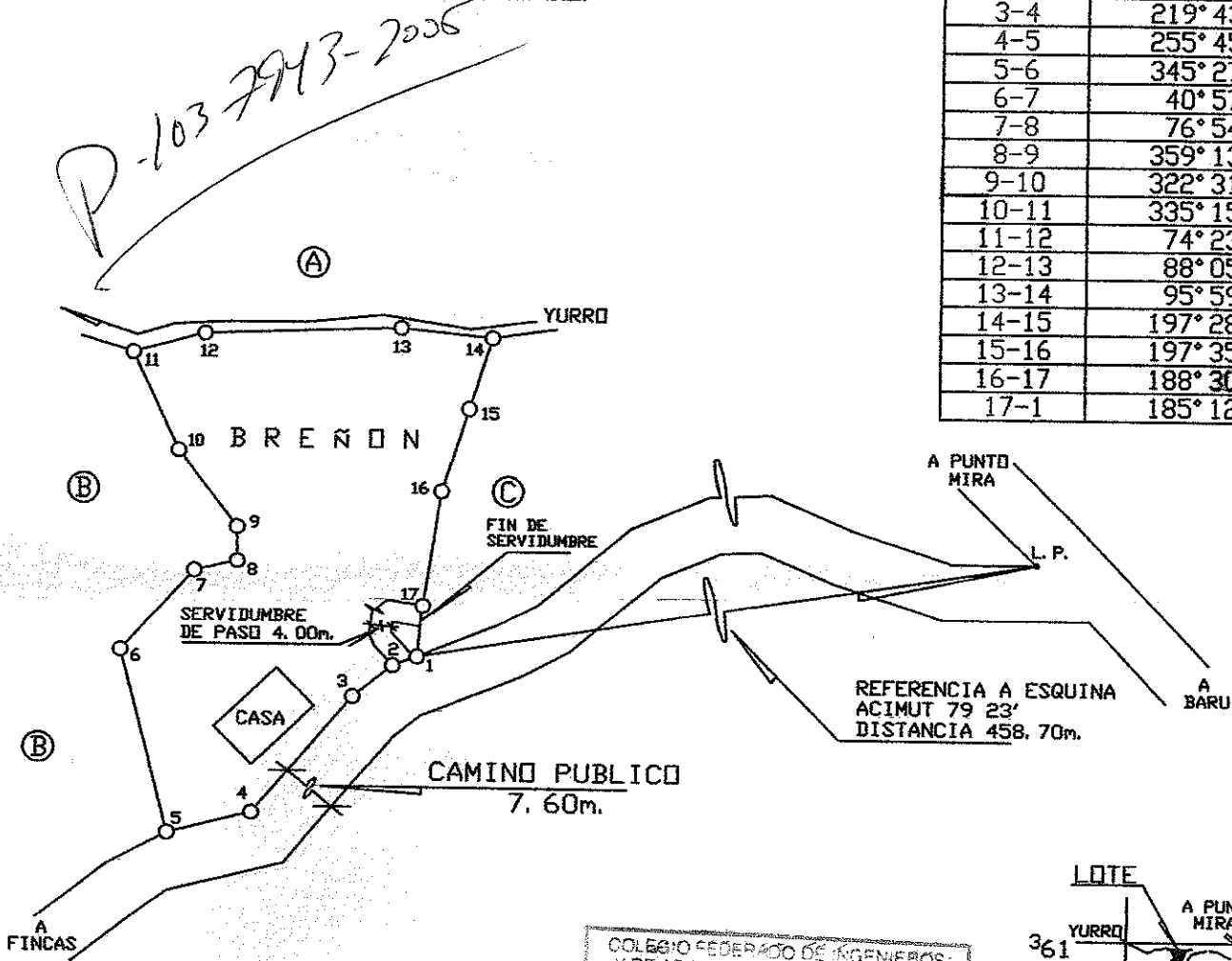
Buyer: \_\_\_\_\_

Date: \_\_\_\_\_

**THIS IS A LEGALLY BINDING DOCUMENT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY.**

COLINDANTE A : COLIBRI DE LA MONTAÑA S.A.  
 COLINDANTE B : ARRECIFES DE LAS OLAS PACIFICAS S.A.  
 COLINDANTE C : SUNSET HILL S.A.

LINEA	AZIMUT	DISTANCIA
1-2	249° 25'	7.26m
2-3	230° 56'	14.18m
3-4	219° 43'	43.29m
4-5	255° 45'	24.00m
5-6	345° 27'	53.62m
6-7	40° 57'	30.73m
7-8	76° 54'	12.24m
8-9	359° 13'	9.73m
9-10	322° 31'	27.10m
10-11	335° 15'	30.31m
11-12	74° 23'	20.67m
12-13	88° 05'	54.24m
13-14	95° 59'	25.39m
14-15	197° 28'	20.99m
15-16	197° 35'	24.44m
16-17	188° 30'	33.13m
17-1	185° 12'	14.67m



COLEGIO FEDERADO DE INGENIEROS Y DE ARQUITECTOS DE COSTA RICA  
 OFICINA REGIONAL DE PEREZ ZELEDON  
 19 OCT. 2005  
 ANOTADO

OTAS :  
 DISTANCIA A CAMINO PUBLICO : 88.73m.  
 PLANIMETRÍA Y FE DE QUE LOS LINDEROS SON EXISTENTES.  
 TIPO DE CERRAMIENTO: POLAR, POLIGONAL ABIERTA, CON  
 DIAGONALES A LOS VERTICES.  
 PRECISIÓN LINEAL : 0.01m.  
 PRECISIÓN ANGULAR : 0° 01'  
 SE INSCRIBE ESTE PLANO SIN PERJUICIO DE LOS  
 DERECHOS DEL ESTADO PARA TODOS LOS EFECTOS DE  
 SUS LIMITACIONES QUE LAS LEYES DE AGUAS Y CAMINOS Y  
 EN SU MARCO TERRESTRE ESTABLECEN.  
 AUTORIZADO POR LA LEY FORESTAL No. 7575 ARTICULO 33.  
 REGISTRO AL PLANO CATASTRADO No. : P-624313-2000  
 DISTANCIA A CALLE PUBLICA DEL RESTO 17.52m.

PROPIEDAD DE:  
**LEANDER LIMITADA**  
 IDENTIFICACION JURIDICA No.: 3-102-350675

SITA EN : LAGUNAS  
 DISTRITO : 2° SAVEGRE  
 CANTON : 6° AGUIRRE  
 PROVINCIA : 6° PUNTARENAS

ARCHIVO: DOSGL  
 LOTE No. : 2  
 FECHA : JUNIO DEL 2005  
 ESCALA  
**1 : 2000**

ES PARTE DE  
 FOLIO REAL No.  
 131848-000  
 SEGUN REGISTRO 9707.50 m.<sup>2</sup>  
 AREA :  
**9161.80** m.<sup>2</sup>

MARIO ALBERTO LORIA ZAMORA, INGENIERO TOPOGRAFO Y GEODESTA I.T. 4170  
 PROTOCOLO TOMO No.: 13752 FOLIOS : 158-160