



**Square Footage Disclosure and
Multiple Listing Service
Authorization**

Property Address: 219 Stanford Avenue, Kensington, CA., 94708

Discrepancies in Square Footage have become a very hot topic in Real Estate litigation. Please be aware of the possible causes of discrepancies:

- 1) The public record is often incorrect in square footage amounts. This inaccuracy is often that the home is larger than described in the Public Record. However, there are many examples where the Public Record is larger than the actual square footage of the Home or the Lot.
- 2) Appraisals of the Home measure the Gross Living Area of a home. The Appraisal Dictionary, 4th Edition defines Gross Living Area as “that habitable space that is above grade, excluding porches, decks and other unheated spaces. Gross Living Area may or may not have any correlation to the actual square footage of the building.”
- 3) There may be actual errors on the part of the appraiser in the measurements or rounding error in calculations of square footage.
- 4) Certain other definitions of square footage, such as “conditional square footage” may have very different criteria.

If there are discrepancies in the square footage of your Home or Lot, we suggest the following protocol during your sale:

- 1) Disclose all documents with conflicting information about square footage.
- 2) Point out the discrepancies in your disclosure statement.
- 3) In instances where you have conflicting information and where the accuracy of any of the information cannot be confirmed, we would suggest advertising NO square footage in the Multiple Listing Service, or at the very least, advertising the most conservative number.

You are authorized to advertise Square Footage of the **Home** in the MLS.
as 1775 sq. ft., derived from Open homes floor plan from 4-30-2010

You are authorized to advertise Square Footage of the **Lot** in the MLS.
as 4200 sq. ft., derived from Public Records

Seller: _____ Date: _____

Seller: _____ Date: _____

SQUARE FOOTAGE & LOT SIZE ADVISORY AND DISCLOSURE

Property Address: 219 Stanford Avenue, Kensington 94708

Source of Information	Structure	Lot	Source of Information	Structure	Lot
Multiple Listing Service:			Architectural Drawings:		
County Assessor:	1718	4200	Floor Plan/Drawings:	1775	n/a
Appraisal #1:			Survey:		
Appraisal #2:			Other:		
Condominium Map/Plan:			Other:		

If conflicting numbers appear in the chart it is an indication that the various sources show different square footages for the structure and lot exist for the same property. Buyer, you may want to investigate these discrepancies if they are important to you.

Seller and Real Estate Licensees have not and will not verify the accuracy of any representations from any source regarding acreage, lot sizes, dimensions, configurations, dimensions or boundary lines/markers, location of improvements, square footage numbers, or price per square foot estimates. Agent will not be conducting any on-site or off-site investigations to determine the existence of any other sources for that information. If the lot size, boundary lines, property configurations, location of improvements, lot dimensions, building square footage, and/or price per square foot are important to Buyers' decision to purchase the Property, or the price Buyers are willing to pay, Buyers should conduct and rely solely upon Buyers' own independent investigations including hiring a licensed surveyor to determine lot size, configuration or location of boundaries and improvements and/or a licensed appraiser to determine structural size, square footage and/or price per square foot.

The chart above was completed by the undersigned Agent on 4-20-2020

Agent Name: Candicve Economdes + David Hill

Agent Signature: _____ Date: _____

The undersigned Seller acknowledges receipt of a copy of this Advisory/Disclosure and confirms that Seller does not have any information or documentation that differs from the information contained in the chart above.

Seller: _____ Date: _____

Seller: _____ Date: _____

I acknowledge that I have received a copy of this Advisory/Disclosure:

Buyer: _____ Date: _____

Buyer: _____ Date: _____

BROKERS AND REAL ESTATE SALESPERSONS CAN ADVISE ON REAL ESTATE TRANSACTIONS ONLY.
FOR LEGAL OR TAX ADVICE, CONSULT A QUALIFIED ATTORNEY OR CPA.





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as _____ sq. ft., derived from _____

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Seller: _____ Date: _____

Seller: _____ Date: _____

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF KENSINGTON, COUNTY OF CONTRA COSTA, STATE OF CALIFORNIA, DESCRIBED AS 219 STANFORD AVENUE. THIS STATEMENT IS A DISCLOSURE OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 2079 OF THE CIVIL CODE AS OF 4-30-2020. IT IS NOT A WARRANTY OF ANY KIND BY THE (SELLER/BUYER)(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

AGENT'S INSPECTION DISCLOSURE

The undersigned agent, based on a reasonably competent and diligent visual inspection of the property states the following:

1. Square footage of the Lot advertised in the MLS is derived from the Public Records. The square footage of the house advertised in the MLS was derived from a floor plan by Open Homes created on 4-30-2020, and differs from the square footage in Public Records. Neither Seller(s) nor Listing Agents have verified the accuracy of this information.
2. The Structural Pest Control Report by McDonald Pest Control **dated 3-5-2020** includes an unknown, further inspection of item 3A (front porch) and an inaccessible area item#1C (rear left corner). Sellers have chosen not to have these areas inspected prior to marketing the property.
3. The off-street parking area does not have a guard rail.
4. Stanford Avenue has parking on only one side of the street. It is a narrow street.
5. There is an additional attic space off the Master Bathroom. The attic space is not habitable space.
6. The driveway has a few cracks.
7. The outlets in the kitchen are under the cabinets, hidden from view.
8. Prospective Buyers should check with the West Contra Costa School District for school placement.
9. There are San Francisco express bus lines on Arlington Avenue.
10. The floors were recently refinished.
11. Parts of the interior were recently painted.
12. The sliding glass doors in the rear bedroom are double paned and heavy. They should be opened and closed carefully.
13. The mailing address on the public records is incorrect.
14. On the "no parking" side of Stanford Avenue, there is a unique gutter system. The property has a small concrete bridge across the gutter system. Those wanting to pull into the driveway should be cautious about keeping their vehicles on the bridge.

The GRUBB Co.
REALTORS

THE GRUBB CO., BY _____ Date: _____

(CO-OPERATING AGENT), BY _____ Date: _____

Seller: _____ Date: _____

Seller: _____ Date: _____

Buyer: _____ Date: _____

Buyer: _____ Date: _____

219 STANFORD AVE

KENSINGTON, CALIFORNIA

PROPERTY SQ FT INFORMATION

LIVING SPACE*: 1775 Sq Ft

- * FIRST FLOOR: 1136 Sq Ft
- * SECOND FLOOR: 639 Sq Ft

NON-LIVING SPACE (DECK): 712 Sq Ft

- * GARAGE: 225 Sq Ft
- * FIRST FLOOR DECK: 59 Sq Ft
- * SECOND FLOOR DECK: 60 Sq Ft
- * STORAGE 1: 207 Sq Ft
- * STORAGE 2: 161 Sq Ft
- COMBINED: 2487 Sq Ft**



DISCLAIMER: RENDERING BY OPEN HOMES PHOTOGRAPHY. ALL MEASUREMENTS ARE APPROXIMATE AND MAY NOT BE EXACT. DO NOT RELY ON THE ACCURACY OF THIS FLOOR PLAN WHEN DETERMINING THE PRICE OF A PROPERTY OR MAKING DECISIONS REGARDING BUYING OR SELLING OF PROPERTIES WITHOUT INDEPENDENT VERIFICATION.



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KENSINGTON, CALIFORNIA

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