



THE HEINRICH TEAM
HONORING HOME | FAMILY | COMMUNITY

SMART HOME DISCLOSURE STATEMENT™

This **Smart Home Disclosure Statement™** concerns the real and personal property located in the City of _____, County of _____, State of California, described as _____.

INTRODUCTION

This **Smart Home Disclosure Statement** is provided by the Seller to a prospective Buyer for the purpose of making available current information concerning the Smart Home features of the property described above. It is not a Warranty by the Seller or by Agents representing any Principals to the transaction.

It is recommended that this Smart Home Disclosure Statement be included as an Additional Inspection Report or Disclosure on the Real Estate Transfer Disclosure Statement (California Civil Code Section 1102 Et Seq.) Prospective Buyers are encouraged to obtain a Smart Home Technology Inspection of the property's Smart Home features, systems, and equipment from a local specialist.

DEFINITION OF SMART HOME

A Smart Home is one in which the owner has *explored* the available technologies, *chosen* systems which make sense for their home and lifestyle and *adapted* those Smart Systems to their family's specific needs and preferences. (See www.syncmyhome.com for more information.)

SPECIFIC INFORMATION

A. Smart Home Technology Inspection

1. Has the Seller obtained a Smart Home Technology Inspection? Yes No

If Yes, name of the Qualified Inspector _____.

Date of Inspection ____/____/____.

2. Has the Smart Home Technology Inspection been included as an Additional Inspection Report on the Real Estate Transfer Statement? Yes No

If Yes, the Smart Home Technology Inspection Report is intended to satisfy the Smart Home Disclosure Statement items on this form where the subject items are the same.

B. General Information

1. Please list current providers for Phone, Internet, and Cable TV Service to your residence? _____

2. Do you have Wi-Fi (wireless) service in the home? Yes No

If Yes, is a wireless signal of usable strength available within the home? Yes No

Do you have a usable signal around the exterior of the home on patios and decks? Yes No

3. Where is your Network Router located? _____

4. Have you ever had your internet download/upload speed tested? Yes No

If Yes, what speeds were attained? _____

C. Entertainment & Automation

1. Do you have a Multi-Room Music System? Yes No If so, which rooms have speakers and controls?

2. Do you have any Flat Panel TVs? Yes No If so, locations? _____

3. Do you have a Home Theater? Yes No
Is it in a dedicated Room? Yes No Does it include Surround Sound? Yes No
Does it include a Video Projector? Yes No
Who installed it? _____ When was it installed? _____
4. Do you have a Smart Home Remote Control System? Yes No
5. Which Audio Sources are available (such as AM/FM, audio streaming) _____
and in which locations (Living Room, Master Bedroom, etc)? _____

6. Which Video Sources are available (Cable, Satellite, etc) _____,
and in which locations? _____

D. Home Security and Privacy

Do you have a Home Security System? Yes No

If Yes, does it provide the following features?

- Intrusion Perimeter Control
- Access Control (ex. medicine cabinets, gun lockers)
- Security Cameras
- Detectors (ex. fire, water leaks, carbon monoxide)
- Alerts and Alarms
- Damage Prevention (ex. water)
- 24/7 Monitoring
- Remote operation of the systems?
- Are your Internet and Smart Home Systems secure and protected from intrusion and hacking?

E. Smart Energy Management

Which of the following Smart Energy Systems are included in the sale of your home?

- Lighting Control (dimmers, timers, etc)
- Heating and AC Controls
- Motorized Window Coverings
- Smart Appliances
- Smart Power Management
- Smart Solar Energy
- Smart Pool and Spa Controls
- Smart Water Management

F. Health and Safety

Have any of your Smart Home features been adapted to address the following issues?

- Medical Monitoring
- Aging in Place Issues
- Behavioral Problems
- Special Needs
- Universal Design
- Home Water Quality
- In-Home Air Quality
- Safe Building Materials
- Mechanical Ventilation

If any of the above is checked, please explain (add additional sheets if necessary)

G. Are any of your above Smart Home Systems not currently operating correctly? _____

H. Are any of the above Smart Home Systems excluded from the sale? _____

I. Many homeowners have sought the advice of local Smart Home experts and/or service providers in filling out this Smart Home Technology Disclosure. If so, please give the names of service providers and vendors below.

J. Seller agrees to provide Buyer with all manuals, passwords, and names of service providers relevant to the above Smart Home Systems.

For further information, visit www.syncmyhome.com/disclosures.

K. BUYERS AND SELLERS MAY WISH TO OBTAIN FURTHER INSPECTIONS AND ADVICE CONCERNING THE SMART HOME SYSTEMS OF THE PROPERTY AND PROVIDE FOR PROVISIONS IN THEIR CONTRACT RESPECTING INSPECTIONS OR ANY DEFECTS

BUYERS AND SELLERS ACKNOWLEDGE RECEIPT OF THIS SMART HOME DISCLOSURE STATEMENT.

Seller _____ Date ____/____/____.

Seller _____ Date ____/____/____.

Buyer _____ Date ____/____/____.

Buyer _____ Date ____/____/____.