



SELLER REAL ESTATE CONDITION REPORT

Re: 1909 Huntington Lane, Redondo Beach, CA 90278

INCLUSIONS AND EXCLUSIONS: Check N/A if not present on property, Yes if included with property and No if excluded from the sale. (Be sure items included are consistent with listing agreement.)

Property	N/A	Yes	No	Condition/Age	Property	N/A	Yes	No	Condition/Age
Oven and Range		X		Good 2 Years	Water Softener	X			
Vent Fans		X		Good 2 Years	Water Heater		X		Good 2 Years
Refrigerator		X		Good 2 years	Garage Door Opener		X		Good 2 Years
Microwave		X		Good 2 Years	Window AC Units	X			
Dishwasher		X		Good 2 Years	Pool	X			
Washing Machine			X		Pool Equipment		X		
Clothes Dryer			X		Humidifier		X		
Disposal		X		Good 2 Years	Smoke Alarms		X		Good 2 Years
Trash Compactor	X				Sump Pump(s)	X			
Ceiling Fan(s)	X				Attached Antenna		X		
Fireplace Equipment		X		Good 2 Years	Storm Windows		X		Good 2 Years
Fireplace Insert	X				Screens		X		Good 2 Years
Wood burning Stove	X				Window Treatment		X		Good 2 Years
Incinerator	X				Other	X			
Solar Equipment	X				Other	X			

STRUCTURAL: Have any of the following conditions occurred?

A. Basement	Yes	No		Yes	No
Water in Basement		X	Shifting/Settling		X
Flooding		X	Repairs Made/Completed		X
Leakage		X	Repairs Warranted / In Writing		X
Dampness		X	Repairs Made with Permit		X
Floor/Walls Cracked		X	Repairs Made to Sump Pump		X
Bulges		X			

Explain all "Yes" responses:

N/A

B. Roof	Yes	No		Yes	No
Original Roof	X		Roof Suffered From Ice Damage		X
Roof Ever Leaked		X	Repairs Made/Completed		X
Gutter Ever Leaked		X	Repairs Warranted / In Writing		X
Gutter Ever Backed Up		X	Repairs Made with Permit		X
Other:		X	Roof Age (years): 2 Years Old		

Explain all "Yes" responses:

Original Roof - House was purchased brand new in March 2019

C. Wood Destroying Organisms					
Are you aware of any evidence of:					
	Yes	No		Yes	No
Wood rot		x	Powder Post Beetles		x
Mildew		x	Other Insect Infestation		x
Vermin		x	Repairs Made / Completed		x
Rodents		x	Repairs Warranted / in Writing		x
Carpenter Ants		x			

Explain all "Yes" responses:

N/A

D. Windows					
Do you have:					
	Yes	No		Yes	No
Thermopane Windows	x		Brick Molding Dry Rot		x
Broken Windows		x	Repairs Made / Completed		x
Broken Seals		x	Repairs Warranted / In Writing		x
Sill Dry Rot		x			

Explain all "Yes" responses:

New windows in March 2019 when house was purchased.

E. Asbestos		
To the best of your knowledge:		
	Yes	No
Is any boiler, pipe, duct, tank, furnace or load supporting structural member insulated or fireproofed with asbestos?		x

Explain "Yes" response and provide location:

N/A

F. Siding					
Do you have:					
	Yes	No		Yes	No
Hardboard Siding (LP, GP, Masonite, etc.)		x	Synthetic Stucco (EIFS)		x
Wood Siding		x	Repairs Made / Completed		x
Aluminum Siding		x	Repairs Warranted / In Writing		x
Vinyl Siding		x	Repairs Made with Permit		x
Hard Stucco	x				

Explain all "Yes" responses:

Hard stucco siding - New when purchased house in March 2019

MECHANICAL: Please provide answers to questions below.

G. Electrical		Yes	No
Additions to Original Installation?			X
If yes, was work performed by licensed contractor?			X
Were permits taken out? N/A			X

Type of Service: Fuses Circuit Breakers Other: _____

Explain all "Yes" responses: N/A

H. Plumbing		Yes	No
Are there any leaks?			X
Have there been any additions?			X
Were permits taken out on work/addition?			X
Are there any issues with the Plumbing Fixtures?			X

Explain all "Yes" responses: N/A

I. Heating	
Age of Furnace (years): New with house in March 2019	
Type of Furnace: <input checked="" type="checkbox"/> Forced Air <input type="checkbox"/> Gravity <input type="checkbox"/> Boiler <input type="checkbox"/> Heat Pump <input type="checkbox"/> Other	
Fuel Type <input checked="" type="checkbox"/> Gas <input type="checkbox"/> LP Tank <input type="checkbox"/> Oil <input type="checkbox"/> Wood/Coal Size of Tank:	
Buried Fuel Tanks: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Type & Location:	

J. Cooling	
Air Condition: <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes Wired for Air Condition - Unit not installed.	
Type of System: N/A <input type="checkbox"/> Central <input type="checkbox"/> Window Unit Number of Units () Age: ()	

K. Sewer	
System Type: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Septic <input type="checkbox"/> Holding Tank <input type="checkbox"/> Mound <input type="checkbox"/> Conventional <input type="checkbox"/> Treatment System	
Has your sewer ever backed up? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes	
Date of last pump: / / Date of last inspection: / / N/A	

L. Water

System Type: Municipal Shared Well (Please provide copies of Shared Well Agreement.)
 Private Well Point Well
 Drilled Well Pit

Age of Well Pump: N/A

Date last pressure test: / / Date of last recharge: / /

M. Land & Site

To the best of your knowledge:

	Yes	No
Are there any unpaid assessments?		X
Have you received a notice of any planned assessments? Type:		X
Is property located in a flood plain?		X
Any encroachments on the lot lines?		X
Any easements or shared access?		X
Drainage problems?		X
Sub-soil problems?		X
Standing water problems?		X
Tested for Radon? If Yes, Measurement of pCi/L: _____ Please include copy of test results if available.		X

If "yes", please explain: N/A

N. Solar Panels

To the best of your knowledge:

	Yes	No
Are there solar panels on the home? (if yes, please answer questions below)		X
Are the solar panels owned?		X
Are the solar panels leased?		X
Is there an outstanding loan for the solar panels?		X
Are the solar panels functioning properly?		X
Are the solar panels staying with the home?		X
Does your solar panel system have batteries?		X

If "yes", please provide a copy of your solar panel agreement and if the panels are being removed please advise who will be removing the panels: N/A

MISCELLANEOUS: Please answer to questions below.

Are you aware of the existence of **MOLD** in any location on the property? Yes No
If **YES**, please explain: N/A

Have there been any **insurance claims** filed on your home in the past 5 years? Yes No
If **YES**, please explain:
N/A

Are you aware of a fire occurring in any location on the property? Yes No
If **YES**, please explain:
N/A

Are there any problem areas that exist in or on this property not covered by the questions above?
 No Yes

If "Yes", please explain:
N/A

CHINESE DRYWALL: Please answer questions below.

Notice: During a period of building material shortages some homes were built or renovated using defective drywall imported from or manufactured in China. Defective drywall reportedly emits levels of sulfur, methane, and/or other volatile organic compounds that cause corrosion of air conditioner and refrigerator coils, copper tubing, electrical wiring, computer wiring, and other household items, as well as, create noxious odors which may also pose health risks.

Was your home built or remodeled since 2001? Yes No

If **yes**, please answer the following questions by circling the appropriate answer:

- | | | |
|-----|----|--|
| YES | NO | Does the home or certain rooms have either a sulfur-like odor or other unusual odors? |
| YES | NO | Have there been repeated failures of the A/C evaporator coils (located in the air handler unit)? |
| YES | NO | Are you or your household aware of visual evidence of dark or black corrosion of copper Freon lines in the home? |
| YES | NO | Are you or your household aware of other metallic surfaces (silverware, mirrors, chrome fixtures, accessible plumbing lines, exposed plumbing fixtures, brass components, electrical wiring, metal door hinges, electrical components, etc.) showing signs of corrosion in the home? |
| YES | NO | Are you aware of the presence of Chinese/Defective drywall in your home? |
| YES | NO | Have you received any written or verbal notice from the builder, contractor, municipality, or any other entity about the possible use of these materials in the construction and/or remodeling of your residence? |

If you answered **YES** to any of the above questions pertaining to Chinese drywall, please provide additional information below:
N/A

LEAD PAINT – SAFE HANDLING: (applicable to homes constructed prior to 1978)

Notice: Effective April 2010, Federal law now requires that contractors performing renovation of six square feet or more of painted surfaces in an interior room or more than twenty square feet of painted surfaces on the exterior of a home, be lead certified and follow specific work practices to prevent lead contamination. Lead contamination poses a health risk if not handled properly. (For more information regarding safe lead practices, please consult your TRC Personal Move Manager)

mm mm Our initials indicate that we have not employed a contractor for renovations as described above since the law's inception and should we be required to complete any repairs or make any improvements that require a contractor, we will provide documentation to TRC verifying that said contractor holds the proper lead certification.

PERMITS:

mm mm Our initials indicate that all municipal permits taken out with the intention of performing work on the above referenced property, have been closed out with the appropriate municipal authority. We further understand that should TRC discover open permits which result in fines and/or inhibits the transfer of title, we will be responsible for the payment of such fines and/or resolution to allow for transfer of title.

PRIVATE TRANSFER FEES:

mm mm Our initials indicate that there are no known development covenants providing for "private transfer fees* to be assessed by a homeowners association, builder, or any other party. We understand that should TRC discover any such fee, we will be responsible for payment of any outstanding amounts owed.

OWNER'S ACKNOWLEDGMENT

Owner acknowledges that the above Property information has been provided. Owner warrants that such information is accurate, true and complete, to the best of owner's knowledge and that owner has no notice of knowledge of any additional defect or problem with the Property that has not been set forth herein.

Michael Magee 05/17/2021
Michael Magee Date

Melissa Magee 05/17/2021
Melissa Magee Date

Buyer's Acknowledgement of receipt of this Condition Report

Date: _____ Buyer's Initials: _____