



**GRAEBEL RELOCATION SERVICES WORLDWIDE, INC.
HOMEOWNER DISCLOSURE STATEMENT**

INSTRUCTIONS TO THE HOMEOWNER(S): Please complete the following form by placing an "X" in the appropriate box for each question. Please do not skip any questions. If the question does not apply to the property, write "N/A" in one of the boxes for that question. If the answer to any question requires a more detailed explanation than is possible in the space provided, please explain your answer on an attached sheet.

Homeowner Name: PAUL LOVE
 Homeowner Name: DEBRA LYNN LOVE
 Property Address: 1802 HILLCREST DRIVE
HERMOSA BEACH CALIFORNIA 90254
 Date Purchased: 06/11/2015

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR CURRENT ACTUAL KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER, OR ON WHAT TERMS, TO PURCHASE THE PROPERTY. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

1. TITLE	YES	NO	UNKNOWN
A. Type of property: <input checked="" type="checkbox"/> Single Family, <input type="checkbox"/> Duplex, <input type="checkbox"/> Zero Lot Line/Town House, <input type="checkbox"/> Condominium, <input type="checkbox"/> Townhome/PUD, <input type="checkbox"/> Other (please specify):			
B. What are the approximate dimensions of the property? x			
C. What is the approximate acreage of the property? acres			
D. Do you have legal authority to sell the property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E. Do you own the property in fee simple?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
F. Is the property subject to a ground lease (defined as a situation where a third party owns the land and leases the land to the person who owns the buildings on the land)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Are there any written agreements for joint maintenance of an easement or right of way? If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Did you acquire the property by a special deed or a manner other than through a general warranty deed?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. Do you own the property jointly with another?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
J. Does another entity, such as a corporation, limited liability company, partnership, land trust or other form of entity control the property with you?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
K. Is title to the property subject to any of the following rights in favor of third parties:			
(1) First right of refusal (defined as a right to purchase the property which arises if a third party makes an offer to purchase the property which is acceptable to the owner) If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Option to purchase (defined as a right to purchase the property upon agreed terms in the future) If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Lease or rental agreement (defined as a right of a tenant to occupy all or a portion of the property) If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Life estate (defined as the right of a person to occupy all or a portion of the property as long as they are alive) If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Reservation of mineral rights (defined as the right to extract minerals from the property which has been retained by a prior owner of the property)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

W0211876.DOC\1 - FOR ELECTRONIC COMPLETION

- 1 -

Homeowner & Spouse must initial all pages, sign, scan, and return via email to: susan.pendziwater@graebel.com
 Buyers must initial all pages and sign last page - agent will return with Contract

Homeowner(s) Initials PL DL

Buyer(s) Initials _____/_____



1. TITLE	YES	NO	UNKNOWN
If yes, explain:			
L. Are there, or have there ever been, any encroachments, overlaps, boundary disputes (e.g., disagreements or lawsuits), unrecorded easements, or boundary agreements (written or verbal) related to the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
M. Are there any rights of way, easements, or access limitations that may affect the owner's use of the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
N. Is there any study, survey project, or notice that would adversely affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
O. Are there any pending or existing bonds or assessments against the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
P. Have there ever been any zoning violations or nonconforming uses on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
Q. Are there any zoning violations, nonconforming uses, or any unusual restrictions on the property that would affect future construction or remodeling?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
R. Is there a boundary survey for the property? If yes, attach survey.	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
S. Are the property's boundaries marked?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
T. Are there any covenants, conditions, or restrictions which affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
U. Is the property accessed by public <input checked="" type="checkbox"/> or private road <input type="checkbox"/> ?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If private, what yearly upkeep amount is paid by the property owner?			
If private, explain road upkeep in detail:			
V. Are there any planned road widenings or extensions which may affect the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
W. Is the property located in, or in close proximity to, a historic preservation area?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
X. Is the property located in, or in close proximity to, a special tax district?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

2. WATER	YES	NO	UNKNOWN
A. Household Water			
(1) The source of the water is: Public <input checked="" type="checkbox"/> Community <input type="checkbox"/> Private <input type="checkbox"/> Shared <input type="checkbox"/>			
(2) Water source information:			
a. Are there any written agreements for shared water source?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
b. Is there an easement (recorded or unrecorded) for access to and/or maintenance of the water source?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
c. Has there been repairs, treatments, or changes to the water source or water supply system for this property?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, explain: Yes, approximately in 2018, the water line from source to house was repaired/replaced.			
d. Has there been or are you aware of any environmental/safety concerns for the water source supplied to the property (private well or community well)? This would include any community notifications by federal, state, or local authorities and events that could compromise the water supply to the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
e. If there is a private well on the property, has there been potable water testing, and has there ever been potable water failure determination?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
f. Are any problems or repairs needed (e.g., water pressure or water flow problems)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
g. Does the source provide an adequate year round supply of potable water?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If no, explain:			

PL / DL

____ / ____



2. WATER		YES	NO	UNKNOWN
h. Are there any water treatment systems (softener, purifier, etc.) for the property?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, explain, and state if the system(s) is/are leased or owned: owned				
B. Irrigation				
(1) Are there any water rights for the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
(2) If they exist, to your knowledge, have the water rights been used during the last five (5) year period?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
(3) If so, is the certificate available?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain:				
C. Outdoor Sprinkler System				
(1) Is there an outdoor sprinkler system for the property?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) Are there any defects in the outdoor sprinkler system?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
(3) If sprinkler systems are present on the property, are the systems being used to control and manage potential expansive soils structural effects on the house structure?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
(4) Are you aware of or do you have knowledge of defects or repairs to the sprinkler system now or in the past?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				

3. SEWER/SEPTIC SYSTEM		YES	NO	UNKNOWN
A. The property is served by:		Public Sewer Main <input checked="" type="checkbox"/> Septic Tank System <input type="checkbox"/>		
Other (describe):				
B. If the property is served by a public or community sewer main, is the house connected to the sewer main?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If no, explain:				
C. Is the property currently subject to a sewer capacity charge?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
D. If the property is connected to a septic system:				
(1) Was a permit issued for its construction, and was it approved by the municipality or county following its construction?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) On what date was it last pumped:				
(3) Is the septic system able to be pumped without removing any structures?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(4) Are there, or have there ever been, any defects in the operation of the septic system?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
(5) On what date was it last inspected:		By whom:		
(6) For how many bedrooms was the system approved?				
(7) Please attach any copies of permits, inspection reports, or other documents related to the system.				
E. Do all plumbing fixtures, including laundry drain, go to the septic/sewer system?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If no, explain:				
F. Are you aware of any changes or repairs to the septic system?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
G. Is the septic system, including drainage field, located entirely within the property's boundaries?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If no, explain:				



4. STRUCTURAL		YES	NO	UNKNOWN
A. How old is the current roof? _____ years. (If unknown, mark unknown.)				<input checked="" type="checkbox"/>
Roof is constructed of: <input type="checkbox"/> Asphalt Shingle, <input type="checkbox"/> Wood Shingle, <input type="checkbox"/> Slate, <input type="checkbox"/> Metal, <input checked="" type="checkbox"/> Tile, <input type="checkbox"/> Asbestos, <input type="checkbox"/> Unknown, <input type="checkbox"/> Other:				
B. Was the property originally built as a modular or manufactured home?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Has the roof leaked during your ownership?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, has it been repaired?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain any roof repairs of which you are aware (e.g., repairs necessitated by ice damming, etc.):				
D. Are you aware of any manufacturer's roof material defects or class action lawsuits concerning the roof of your house?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
E. Has the roof leaked or been damaged by weather, fire, physical impact, or other events?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
F. Has the house undergone any conversions, additions, remodeling, or material repairs (beyond normal maintenance)?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(1) If yes, were all building permits obtained?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2) If yes, were all final inspections obtained?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Explain any conversions/additions/remodeling: Remodeled entire interior of home, added room, updated kitchen and bathrooms.				
G. Do you know the age of the house?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, give year of original construction (if approximation, indicate such): 1986				
H. Are you aware of:				
(1) Any movement, shifting, deterioration, or other problems with walls, foundation, crawl space, or slab?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Any cracks or flaws in the walls, ceilings, foundations, concrete slab, crawl space, basement, floors, or garage?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Any water leakage or dampness in the crawl space or basement?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) Any dry rot on the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(5) Any repairs or other attempts to control the cause or effect of any problem described above?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Explain any "Yes" answer(s) to 1-5 above. When describing repairs or control efforts, describe the location, extent, date, and name of person/company who did the work. Attach any reports and/or other documentation:				
I. Does the property contain any exterior insulation finish systems (EIFS), exterior finish Systems, or surfaces referred to as synthetic stucco, hardcoat stucco, or similar products?		<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
If yes, explain:				
J. If you know of any defect(s) regarding the following items, mark the defective item with an "X":				
(1) Attic Stairs <input type="checkbox"/>	(2) Balconies <input type="checkbox"/>	(3) Ceilings <input type="checkbox"/>		
(4) Chimney <input type="checkbox"/>	(5) Deck <input type="checkbox"/>	(6) Doors <input type="checkbox"/>		
(7) Door locks <input type="checkbox"/>	(8) Drain Tile <input type="checkbox"/>	(9) Driveways <input type="checkbox"/>		
(10) Exterior Walls <input type="checkbox"/>	(11) Fences <input type="checkbox"/>	(12) Fire Alarms <input type="checkbox"/>		
(13) Fireplaces <input type="checkbox"/>	(14) Foundations <input type="checkbox"/>	(15) Garage Floors <input type="checkbox"/>		
(16) Gutters <input type="checkbox"/>	(17) Interior Walls <input type="checkbox"/>	(18) Interior Floors <input type="checkbox"/>		
(19) Outbuildings <input type="checkbox"/>	(20) Patio <input type="checkbox"/>	(21) Retaining Walls <input type="checkbox"/>		
(22) Sidewalks <input type="checkbox"/>	(23) Slab Floors <input type="checkbox"/>	(24) Walkways <input type="checkbox"/>		
(25) Windows <input type="checkbox"/>	(26) Window Locks <input type="checkbox"/>	(27) Wood Stoves <input type="checkbox"/>		
(28) Ceiling joints <input type="checkbox"/>	(29) Other wood support components <input type="checkbox"/>	(30) Attic support wood structures <input type="checkbox"/>		
(31) Crawl space joists <input type="checkbox"/>	(32) Load-bearing columns/supports <input type="checkbox"/>	(33) Water damage <input type="checkbox"/>		
If you checked any of the above items, explain the defect(s):				
K. In the last four (4) years, was a pest, dry rot, mold, radon test, structural, or whole house inspection done?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, which test(s), when, and by whom was the inspection done? (Attach documentation)		Yes	No	Unknown

Homeowner(s) Initials PL DL

Buyer(s) Initials _____ / _____



L. Have you ever had a mold (fungus/fungal) problem or mold remediation, abatement, clean up, or removal at your property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please provide documentation and post clearance report.			
4. STRUCTURAL			
M. Has the property had a problem with pest control, infestations, or vermin?	YES	NO	UNKNOWN
If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
N. Are you aware of:			
(1) Any termites, wood destroying insects, or pests on or affecting the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe:			
(2) Property damage by termites, wood destroying insects, or pests?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe:			
(3) Any termite/pest control treatments on the property in the last four (4) years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, list company and where treated:			
(4) Current warranty or other coverage by a licensed pest control company on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain warranty and attach documentation:			
O. Have you or anyone else made a homeowner's insurance claim(s) regarding the property in the last four (4) years?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain when and why:			
If yes, have you been paid for any insurance claims for which work has not yet been completed?			
P. Please attach copies of any engineering reports related to the property.			
Q. Are you aware of expansive soils under your house or in your community?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:			
R. Are you aware of the presence of any defective drywall (as defined below) (e.g., "Chinese Drywall") on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
"Defective drywall" includes, but is not limited to, plasterboard or drywall containing a level of sulfur, methane, and/or other volatile organic compounds (VOCs) that can potentially cause an unusual level of corrosion of electrical wiring, copper or other piping, and air-conditioning components. In addition, defective drywall can sometimes emit a sulfur odor (e.g., akin to rotten eggs).			
If yes, identify the location of the defective drywall on the property, its date of purchase and/or installation (if known), describe any problems experienced related to the defective drywall, and any actions taken to remedy any problems experienced related to the defective drywall:			
S. Are you aware of any unusual or sulfurous (rotten egg) odors on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe the odor(s), identify the location(s) of such odor(s), and describe any actions taken to investigate, identify, and/or remedy such odor(s):			
T. Are you aware of any problems relating to corrosion of metals and/or damage to copper-containing electronic equipment, wires, pipes, plumbing, or air conditioning components on the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe the problem and any actions taken to investigate, identify, and/or remedy such problem:			
U. Have you or any person residing in the property experienced insomnia, nosebleeds, headaches, or breathing difficulties while residing in the property?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, describe the symptoms experienced, their duration, whether a cause of such symptoms was ever linked to (or suggested as being linked to) some condition on the property, and any actions taken to remedy any property-related cause of such symptoms.			



5. SYSTEMS AND FIXTURES				YES	NO	UNKNOWN
If the following systems or fixtures are included with the transfer, do they have any existing defects, service concerns, or had repairs (minor and major) performed:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
A. Electrical system, including wiring, all switches, all outlets, all fixtures, and service				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:						
Electrical system wiring (mark one):				Copper <input type="checkbox"/>	Aluminum <input type="checkbox"/>	Unknown <input checked="" type="checkbox"/>
B. Are there any alternate power systems serving the property (e.g., solar, wind, generator)?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:						
C. Plumbing system, including pipes, faucets, fixtures, and toilets				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:						
D. Hot water heater (mark one):				Electric: <input type="checkbox"/>	Natural Gas: <input checked="" type="checkbox"/>	Other: <input type="checkbox"/>
If yes, explain:						Age: 1 years
E. Cooling system (mark one):				Central Electric: <input type="checkbox"/>	Central Gas: <input type="checkbox"/>	Heat Pump: <input type="checkbox"/>
				Window Unit(s)	(# included in sale)	Other: <input type="checkbox"/>
If yes, explain:						
Date of last servicing:				By whom:		
Age: _____ years				Zoned? <input type="checkbox"/>		
Rooms without cooling vents?				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, which rooms?						
F. Heating system (mark one):				Electric: <input type="checkbox"/>	Natural Gas: <input checked="" type="checkbox"/>	Fuel Oil: <input type="checkbox"/>
				Heat Pump: <input type="checkbox"/>	Propane: <input type="checkbox"/>	Other: <input type="checkbox"/>
If yes, explain:						
Date of last servicing:				By whom:		
Age: _____ years				Zoned? <input type="checkbox"/>		
Rooms without heating vents?				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, which rooms:						
G. Telephone system (wiring and blocks/jacks inside the house)				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, explain:						
H. Security system (mark one):				Owned: <input type="checkbox"/>	Leased: <input type="checkbox"/>	Any defects? <input type="checkbox"/>
Describe security system:					<input checked="" type="checkbox"/>	<input type="checkbox"/>
If defects are indicated, explain:						
I. Oven/stove (mark one):				Electric: <input type="checkbox"/>	Natural Gas: <input checked="" type="checkbox"/>	Other: <input type="checkbox"/>
If yes, explain:						Age: _____ years
J. List any other appliances to remain (attach additional sheets if necessary)						
(1)				Age: _____ years		
If yes, explain:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(2)				Age: _____ years		
If yes, explain:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
K. Are any trees, shrubs, or other flora on the property diseased, dead, or damaged?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:						
L. Are there fences on the property?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, were the fences put up by the current property owner?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, are the fences in good condition and repair?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
M. Other:				Any defects? <input type="checkbox"/>		
If defects are indicated, explain:				<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
N. Are there on-going or current warranties on systems/fixtures?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, please list:						



5. SYSTEMS AND FIXTURES				YES	NO	UNKNOWN
O. Has there been newly installed systems (e.g., electrical services, water services, heating services, or security systems) while you have owned the house?				<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, explain: water filtration, water heater						

6. COMMON INTEREST				YES	NO	UNKNOWN
A. Is the property subject to the rules and regulations of any homeowners' or condominium owners' association?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, what is the name of the association?						
B. Are there regular periodic assessments?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, give amount per:				Month: \$	Year: \$	Other: \$
If other, explain:						
C. Are there any pending special assessments?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:						
D. Are there any shared "common areas" or any joint maintenance agreements (facilities such as walls, fences, landscaping, pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If any such areas exist, explain:						
E. Are there any problems related to such common areas?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:						
F. Are there any pending or threatened claims or lawsuits against the association?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:						
G. Are there any unpaid association assessments or dues?				<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:						

7. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS, AND OTHER ITEMS
Instructions: Mark **INCLUDED** if the item is included in the sale. If the item is included in sale, mark **Yes** or **No** to indicate whether the item is in working order. Indicate the item's approximate age (in years) in the "age" space, if provided. If age is unknown, mark "?" in space.

ITEM	INCLUDED	YES	NO
Attic Fan	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Conditioner (central) age:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Conditioner (wall/window) age:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Air Cleaner/Purifier age:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Arbor(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Audio System	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Basketball Post and Goal	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Detectors (battery)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Carbon Monoxide Detectors (hardwired)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ceiling Fan(s), # included: 2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Central Vacuum System and Attachments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Clothes Dryer age:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Clothes Washer age:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Convection Oven(s) age:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Cooktop/Stovetop age:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Dishwasher age:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Door Bells	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fan(s) (kitchen)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Exhaust Fan(s) (bathroom(s))	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplace	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Fireplace Mechanisms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Furnace age:	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>



7. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS, AND OTHER ITEMS

Instructions: Mark **INCLUDED** if the item is included in the sale. If the item is included in sale, mark **Yes** or **No** to indicate whether the item is in working order. Indicate the item's approximate age (in years) in the "age" space, if provided. If age is unknown, mark "?" in space.

ITEM	INCLUDED	YES	NO
Furnace Mechanisms	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Freezer age:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garbage Compactor	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Garbage Disposal	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage Door Opener	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage Door Opener Auto-reverse Safety Mechanism	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Garage Door Opener Remote Opener(s), # included:	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Gas Grill / Barbeque	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Gas Logs	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Generator	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Heating System (central) age: 8	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Heating System (supplemental) age:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Humidifier age:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Ice Maker	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Incinerator	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intercom	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lawn Sprinkler System	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lawn Sprinkler Auto-timer	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Lawn Sprinkler Backflow Valve	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Microwave Oven age: 2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Playground Equipment/Swing Set	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Plumbing	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Range/Oven age: 2	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Range Timer	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Range Vent-hood	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator age: 2 yr	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Security System (if owned)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detectors (battery)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Smoke Detectors (hardwired)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Solar Collectors	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storage Building/Shed	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Storm Doors and Windows (all doors and windows)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sump Pump(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming Pool age:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming Pool Equipment/Mechanisms (include all covers and systems (e.g., filtration and safety)) age:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Toilet Mechanisms	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV Antenna/Receiver/Dish	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
TV Cable Wiring	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Filter age: 8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Water Heater age: 1	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Water Softener age: 8 yrs	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window Fan(s)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Window Screens (all windows)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Window Treatments (incl. draperies, curtains, and rods) 8	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Whirlpool/Hot Tub/Sauna/Spa (include all covers and systems (e.g., filtration and safety)) age:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wood Burning Stove	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Homeowner(s) Initials DS PL / DS DL
 Buyer(s) Initials _____ / _____



7. APPLIANCES, HEATING, PLUMBING, ELECTRICAL, AND MECHANICAL SYSTEMS, AND OTHER ITEMS

Instructions: Mark **INCLUDED** if the item is included in the sale. If the item is included in sale, mark **Yes** or **No** to indicate whether the item is in working order. Indicate the item's approximate age (in years) in the "age" space, if provided. If age is unknown, mark "?" in space.

ITEM	INCLUDED	YES	NO
Yard Lights	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Other:	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Explanations: if any item above is **NOT** in good working order, list the item and explain the defect on an attached sheet.

8. SAFETY ISSUES

	YES	NO	UNKNOWN
A. Has there ever been a carbon monoxide problem/poisoning with the combustion appliances or fireplace at the property? If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Has there ever been a fire at the property? If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
C. Has there ever been a tripping hazard in or around the property? If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Has the property ever been flooded? If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Has there ever been any kind of structural collapse (e.g., porch, patio, rear deck, steps, etc.) at the property? If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
F. If property is located in Canada, has there ever been a WETT Inspection (Wood Energy Technology Transfer)? If so, please provide inspection report.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>

9. GENERAL

	YES	NO	UNKNOWN
A. Are you aware of past and current settling, soil subsidence, expansive soils, or other soil problems (e.g., sliding, earth movement, upheaval, or stability) on the property? If yes, explain: Please attach copies of any soil reports for the property.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
B. Are there any standing water, drainage, or flooding problems on the property? If yes, explain: After heavy rains over multiple days, there was a small amount of water at the foot of the door. Homeowners had a contractor fix the issue and there have been no further instances of the issue.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
C. Have any of the properties in the immediate neighborhood ever had any settling or soil (e.g., sliding, earth movement, upheaval, or stability) problems? If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
D. Have any of the properties in the immediate neighborhood ever had any standing water, drainage, or flooding problems? If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
E. Does the property contain fill material?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
F. Is the property located in an area which could potentially be impacted by high risk of fire, winds, floods, beach movements, earthquake, expansive soils, landslides, or liquefactions? If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
G. Is there, or has there ever been, any material damage to the property or any of the structures from fire, wind, floods, beach movements, earthquake, expansive soils, landslides, or liquefactions? If yes, explain:	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
H. Is the property in a designated flood plain (e.g., state or federal)?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
I. Are any insurance premiums paid on the property subsidized or pooled by a regulatory agency?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>



9. GENERAL		YES	NO	UNKNOWN
J. Are you aware of any environmental, toxic materials, substances, chemicals, or materials that may be considered a hazard or safety concern on the property, but not limited to asbestos, vermiculite attic insulation, foam insulation (UFFI-Urea Formaldehyde Foam Insulation), elevated radon levels at or over 4.0 picoCuries per liter (pCi/L), lead-based paint, mold, or contaminated soil or water?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
K. Are you aware of or do you have knowledge of an underground heating oil/fuel/chemical/gasoline, diesel tank (UST) or aboveground storage tank (AST) being on the property in the past or currently?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, do you have knowledge of the UST or AST ever leaking or releasing contents to the soil and environment?				
L. If yes to the above K. question, was the tank removed?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, please provide documentation and paperwork for the tank removal and any soil testing reports.				
M. Is there any unusual amount of noise from any source (e.g., airplanes, traffic, trains, schools, or business) that affects the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
N. Are you aware of or do you have any other neighborhood conditions or problems that could or have or are affecting the property (e.g., troublesome neighbors, dumps, quarries, junkyards, or toxic disposal sites)?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
O. Are there high voltage power lines on, adjacent to, or near the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
P. Has the property ever been used as an illegal drug-manufacturing site?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
Q. Are you aware of any registered sexual offender(s) residing or consistently working within a five (5) mile radius of the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
R. Are you aware of any homicides, murders, particularly egregious crimes, or suicides which occurred on the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If yes, explain:				
S. How proximate is the property to a nuclear power plant? _____ miles (if within 50 miles)				
T. Were any pets kept in the household or on the property?		<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
If yes, explain: dogs				
U. If the property contains a wood-burning stove or fireplace, when was/were the chimney(ies) last cleaned?				
Detail date(s) and chimney(ies), or mark Unknown:				<input checked="" type="checkbox"/>
V. Are you aware of any of the following regarding the property?				
(1) Existing threatened legal action?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(2) Legal action, threatened or otherwise, at any time since you have owned the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(3) Violation of any law or regulation?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(4) General stains or pet stains to carpet or floor?		<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
(5) Transferable warranties?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(6) Any locks without keys?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(7) Unrecorded interests affecting the property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(8) Fire damage at any time?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(9) Appraiser's lien or construction lien?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
(10) Landfills or underground problems?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
If any of the above are marked, explain on an attached sheet.				
W. Do you know of any other material defects, facts, conditions, or circumstances which may affect the value, beneficial use, or desirability of this property?		<input type="checkbox"/>	<input checked="" type="checkbox"/>	
If yes, explain on an attached sheet.				



THE ABOVE INFORMATION IS TRUE AND CORRECT TO THE BEST OF MY/OUR CURRENT ACTUAL KNOWLEDGE AND, EXCEPT AS SET FORTH HEREIN, NO MATERIAL PROBLEMS EXIST WITH RESPECT TO THE PROPERTY AS OF THE DATE(S) OF MY/OUR SIGNATURE(S) SET FORTH BELOW. I/WE HEREBY AUTHORIZE THE FURNISHING OF THE FOREGOING INFORMATION TO ANY PROSPECTIVE BUYER OF THE PROPERTY.

DocuSigned by: Paul Love
Homeowner: _____
FDD2905EC70143C...

Name: PAUL LOVE
Date: 7/8/2023

DocuSigned by: Debra Love
Homeowner: _____
CF38022BE87145E...

Name: DEBRA LYNN LOVE
Date: 7/8/2023

ACKNOWLEDGMENT AND RECEIPT BY BUYER(S)

BUYER(S) ACKNOWLEDGE(S) THAT BUYER(S) HAVE RECEIVED, READ, UNDERSTOOD, AND ACCEPTED A COPY OF THIS HOMEOWNER DISCLOSURE STATEMENT WHICH HAS BEEN SIGNED BY THE HOMEOWNER(S).

BUYER(S) ACKNOWLEDGE(S) THAT THE INFORMATION CONTAINED IN THE FOREGOING HOMEOWNER DISCLOSURE STATEMENT IS BASED UPON THE CURRENT ACTUAL KNOWLEDGE OF THE HOMEOWNER(S) AND IS NOT A WARRANTY OR GUARANTY BY HOMEOWNER(S) OR BY GRAEBEL OF ANY NATURE WHATSOEVER TO BUYER(S).

BUYER(S) ACKNOWLEDGE(S) THAT BUYER(S) HAS/HAVE THE OPPORTUNITY TO INVESTIGATE ALL MATERIAL CONDITIONS REGARDING THE PROPERTY, THAT BUYER(S) IS/ARE ENCOURAGED TO OBTAIN ALL APPROPRIATE INSPECTIONS OF THE PROPERTY BY QUALIFIED PROFESSIONAL INDEPENDENT INSPECTORS, AND THAT BUYER(S) MAY OBTAIN HOME WARRANTY PROTECTION PLANS WITH REGARD TO THE PROPERTY.

BUYER(S) ACKNOWLEDGE(S) THAT, IN ACCORDANCE WITH APPLICABLE LAW IN CERTAIN JURISDICTIONS, SELLERS OF RESIDENTIAL PROPERTY ARE NOT OBLIGATED TO DISCLOSE CERTAIN MATTERS WITH REGARD TO THE PROPERTY AND THAT CERTAIN QUESTIONS ABOVE MAY NOT HAVE BEEN ANSWERED BY HOMEOWNER(S).

BUYER(S) ACKNOWLEDGE(S) THAT ACCEPTANCE OF THIS HOMEOWNER DISCLOSURE STATEMENT BY BUYER(S) WITH PARTIAL OR INCOMPLETE ANSWERS TO CERTAIN QUESTIONS SHALL CONSTITUTE A WAIVER BY BUYER(S) OF ANY CLAIMS AGAINST ANY PARTY WITH REGARD TO ANY INFORMATION WHICH MIGHT HAVE BEEN DISCLOSED IN RESPONSE TO SUCH QUESTIONS.

Buyer: _____

Buyer: _____

Name: _____

Name: _____

Date: _____

Date: _____

Homeowner(s) Initials PL / DL

Buyer(s) Initials _____ / _____



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE § 1102, ET SEQ.) (C.A.R. Form TDS, Revised 6/23)



This property is a duplex, triplex or fourplex. A TDS is required for all units. This TDS is for all units (or only unit(s)). THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Hermosa Beach, COUNTY OF Los Angeles, STATE OF CALIFORNIA, DESCRIBED AS 1802 Hillcrest Dr., Hermosa Beach, CA. 90254

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE). IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(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.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to § 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
Additional inspection reports or disclosures: Graebel home inspection, roof inspection, termite report and All City roof quote
No substituted disclosures for this transfer.

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller is is not occupying the property.

A. The subject property has the items checked below:*

- Range, Oven, Microwave, Dishwasher, Trash Compactor, Garbage Disposal, Washer/Dryer Hookups, Rain Gutters, Burglar Alarms, Carbon Monoxide Device(s), Smoke Detector(s), Fire Alarm, TV Antenna, Satellite Dish, Intercom, Central Heating, Central Air Conditioning, Evaporator Cooler(s), Wall/Window Air Conditioning, Sprinklers, Public Sewer System, Septic Tank, Sump Pump, Water Softener, Patio/Decking, Built-in Barbecue, Gazebo, Security Gate(s), Garage: Attached, Carport, Automatic Garage Door Opener(s), Number Remote Controls, Sauna, Hot Tub/Spa, Locking Safety Cover, Pool, Child Resistant Barrier, Pool/Spa Heater, Gas, Solar, Electric, Water Heater, Gas, Solar, Electric, Water Supply: City, Well, Private Utility or Other, Gas Supply: Utility, Bottled (Tank), Window Screens, Window Security Bars, Quick Release Mechanism on Bedroom Windows, Water-Conserving Plumbing Fixtures

Exhaust Fan(s) in 2 bathrooms, kitchen 220 Volt Wiring in garage Fireplace(s) in living room
Gas Starter Roof(s): Type: tile Age: 37 yrs (approx.)

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes/No. If yes, then describe. (Attach additional sheets if necessary): roof near end of life - see inspection report

(*see note on page 2)
© 2023, California Association of REALTORS®, Inc.
TDS REVISED 6/23 (PAGE 1 OF 3) Buyer's Initials / Seller's Initials

Property Address: 1802 Hillcrest Dr., Hermosa Beach, CA. 90254

Date: 7-27-2023

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes No. If yes, check appropriate space(s) below.

- Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s)
- Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components

(Describe: _____)

If any of the above is checked, explain. (Attach additional sheets if necessary.): _____

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with § 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with § 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property Yes No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property Yes No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property Yes No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. Yes No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes Yes No
6. Fill (compacted or otherwise) on the property or any portion thereof Yes No
7. Any settling from any cause, or slippage, sliding, or other soil problems Yes No
8. Flooding, drainage or grading problems Yes No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides Yes No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements Yes No
11. Neighborhood noise problems or other nuisances Yes No
12. CC&R's or other deed restrictions or obligations Yes No
13. Homeowners' Association which has any authority over the subject property Yes No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No
15. Any notices of abatement or citations against the property Yes No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) Yes No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): shared fence with east and north neighbors

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller Paul Love Date 7/27/2023 | 4:47 PDT

Seller Debra Love Date 7/27/2023 | 4:57 PDT



III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
Agent notes no items for disclosure.
Agent notes the following items:

see AVID dated 7/28/2023

Agent (Broker Representing Seller) Coldwell Banker Realty (Please Print)

By Tara Bucci / Leslie Weber 7/28/2023 (Associate Licensee or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
Agent notes no items for disclosure.
Agent notes the following items:

Agent (Broker Obtaining the Offer) (Please Print) By (Associate Licensee or Broker Signature) Date

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller Paul Love Date Buyer Date

Seller X Debra Lynn Love Date Buyer Date

Agent (Broker Representing Seller) Coldwell Banker Realty (Please Print) By Tara Bucci / Leslie Weber (Associate Licensee or Broker Signature) Date

Agent (Broker Obtaining the Offer) (Please Print) By (Associate Licensee or Broker Signature) Date

§ 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

© 2023, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by: REAL ESTATE BUSINESS SERVICES, LLC. a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020





SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 6/23)



COLDWELL BANKER
REALTY

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead:

NOTE TO SELLER: YOU ARE STRONGLY ADVISED TO CAREFULLY REVIEW THE DISCLOSURE INFORMATION ADVISORY (C.A.R. Form DIA) BEFORE YOU COMPLETE THIS SELLER PROPERTY QUESTIONNAIRE. ALL SELLERS OF CALIFORNIA REAL PROPERTY ARE REQUIRED TO PROVIDE VARIOUS DISCLOSURES, EITHER BY CONTRACT, OR BY STATUTE OR CASE LAW. MANY DISCLOSURES MUST BE MADE WITHIN CERTAIN TIME LIMITS. TIMELY AND THOROUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANSACTION.

Seller makes the following disclosures with regard to the real property or manufactured home described as 1802 Hillcrest Dr., Assessor's Parcel No. _____, situated in Hermosa Beach, County of Los Angeles California ("Property").

This property is a duplex, triplex or fourplex. A SPQ is required for all units. This SPQ is for all units (or only unit(s) _____).

1. **Disclosure Limitation:** The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

2. **Note to Seller, PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
• Answer based on actual knowledge and recollection at this time.
• Something that you do not consider material or significant may be perceived differently by a Buyer.
• Think about what you would want to know if you were buying the Property today.
• Read the questions carefully and take your time.
• If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

3. **Note to Buyer, PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.
• Something that may be material or significant to you may not be perceived the same way by the Seller.
• If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
• Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
• Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

4. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." A "yes" answer is appropriate no matter how long ago the item being asked about happened or was documented unless otherwise specified. Explain any "Yes" answers in the space provided or attach additional comments and check paragraph 19.

5. **DOCUMENTS:** **ARE YOU (SELLER) AWARE OF...**
Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction, and whether or not Seller acted upon the item), pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller Yes No

Note: If yes, provide any such documents in your possession to Buyer.

Explanation: graebe1 home inspection, roof inspection, termite report, All City roof quote

6. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:** **ARE YOU (SELLER) AWARE OF...**

A. Within the last 3 years, the death of an occupant of the Property upon the Property Yes No
(Note to seller: The manner of death may be a material fact to the Buyer, and should be disclosed, except for a death by HIV/AIDS.)

B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) Yes No

C. The release of an illegal controlled substance on or beneath the Property Yes No

D. Whether the Property is located in or adjacent to an "industrial use" zone Yes No
(In general, a zone or district allowing manufacturing, commercial or airport uses.)

E. Whether the Property is affected by a nuisance created by an "industrial use" zone Yes No

F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) Yes No

G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision Yes No



Property Address: **1802 Hillcrest Dr., Hermosa Beach, CA. 90254**

- H. Insurance claims affecting the Property within the past 5 years Yes No
 - I. Matters affecting title of the Property Yes No
 - J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 Yes No
 - K. Material facts or defects affecting the Property not otherwise disclosed to Buyer Yes No
- Explanation, or (if checked) see attached; _____

7. REPAIRS AND ALTERATIONS: ARE YOU (SELLER) AWARE OF...

- A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) Yes No
- B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? Yes No
- C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) Yes No
- D. Any part of the Property being painted within the past 12 months Yes No
- E. Whether the Property was built before 1978 (if No, leave (a) and (b) blank)..... Yes No
 - (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (b) blank) Yes No
 - (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule Yes No

Explanation: a. see addendum c. weekly gardener d. all exterior wood painted 7/23

partial stucco painted 7/23

8. STRUCTURAL, SYSTEMS AND APPLIANCES: ARE YOU (SELLER) AWARE OF...

- A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances Yes No
- B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank(s) Yes No
- C. An alternative septic system on or serving the Property Yes No

Explanation: _____

9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT: ARE YOU (SELLER) AWARE OF...

Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs

..... Yes No
If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property Yes No

(NOTE: If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)

Explanation: _____

10. WATER-RELATED AND MOLD ISSUES: ARE YOU (SELLER) AWARE OF...

- A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property Yes No
- B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property... Yes No
- C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood Yes No

Explanation: _____

11. PETS, ANIMALS AND PESTS: ARE YOU (SELLER) AWARE OF...

- A. Past or present pets on or in the Property Yes No
- B. Past or present problems with livestock, wildlife, insects or pests on or in the Property Yes No
- C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above Yes No
- D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above Yes No

If so, when and by whom _____

Explanation: dogs

12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: ARE YOU (SELLER) AWARE OF...

- A. Surveys, easements, encroachments or boundary disputes Yes No



Property Address: **1802 Hillcrest Dr., Hermosa Beach, CA. 90254**

- B. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage Yes No
 - C. Use of any neighboring property by you Yes No
- Explanation: _____

13. LANDSCAPING, POOL AND SPA:

ARE YOU (SELLER) AWARE OF...

- A. Diseases or infestations affecting trees, plants or vegetation on or near the Property Yes No
 - B. Operational sprinklers on the Property Yes No
 - (1) If yes, are they automatic or manually operated.
 - (2) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system Yes No
 - C. A pool heater on the Property Yes No
 - If yes, is it operational? Yes No
 - D. A spa heater on the Property Yes No
 - If yes, is it operational? Yes No
 - E. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired Yes No
- Explanation: _____

14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE)

ARE YOU (SELLER) AWARE OF...

- A. Property being a condominium or located in a planned unit development or other common interest subdivision.... Yes No
 - B. Any Homeowners' Association (HOA) which has any authority over the subject property..... Yes No
 - C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or other areas co-owned in undivided interest with others) Yes No
 - D. CC&R's or other deed restrictions or obligations Yes No
 - E. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property Yes No
 - F. CC&R's or other deed restrictions or obligations or any HOA Committee that has authority over improvements made on or to the Property Yes No
 - (1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration of restrictions or HOA Committee requirement Yes No
 - (2) If Yes to F, any improvements made on or to the Property without the required approval of an HOA Committee Yes No
- Explanation: _____

15. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS:

ARE YOU (SELLER) AWARE OF...

- A. Other than the Seller signing this form, any other person or entity with an ownership interest Yes No
 - B. Leases, options or claims affecting or relating to title or use of the Property Yes No
 - C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood Yes No
 - D. Features of the property shared in common with adjoining landowners, such as walls, fences and driveways, whose use or responsibility for maintenance may have an effect on the subject property..... Yes No
 - E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not Yes No
 - F. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. Yes No
 - G. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property Yes No
 - H. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill Yes No
- Explanation: shared fence with north & east neighbors. Majority of north fence recently replaced

16. NEIGHBORS/NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

- A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife Yes No



Property Address: **1802 Hillcrest Dr., Hermosa Beach, CA. 90254**

B. Any past or present disputes or issues with a neighbor which might impact the use, development and enjoyment of the Property Yes No

Explanation: _____

17. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property Yes No
- B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property Yes No
- C. Existing or contemplated building or use moratoria that apply to or could affect the Property Yes No
- D. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property Yes No
- E. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals Yes No
- F. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed Yes No
- G. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property..... Yes No
- H. Whether the Property is historically designated or falls within an existing or proposed Historic District Yes No
- I. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies Yes No
- J. Any differences between the name of the city in the postal/mailling address and the city which has jurisdiction over the property Yes No

Explanation: _____

18. OTHER:

ARE YOU (SELLER) AWARE OF...

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present Yes No
- B. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth Yes No
- C. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer Yes No

Explanation: _____

19. (IF CHECKED) **ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller  _____ **Paul Love** Date 7/27/2023 | 4:47 PDT

Seller  _____ **Debra Lynn Love** Date 7/27/2023 | 4:57 PDT

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer _____ Date _____

Buyer _____ Date _____

© 2022, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the California Association of REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020





ADDENDUM No. 1
(C.A.R. Form ADM, Revised 12/21)



The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR Residential Lease or Month-to-Month Rental Agreement, Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), Other **SPQ**
dated July 27, 2023, on property known as 1802 Hillcrest Dr.
Hermosa Beach, CA. 90254 ("Property/Premises"),

in which _____ is referred to as ("Buyer/Tenant")
and Paul Love, Debra Lynn Love is referred to as ("Seller/Landlord").
Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

Answers to 7.A regarding alterations made.

House taken to the studs in 2014, HVAC relocated from downstairs to attic allowing additional sq. ftg. to configure 2 bedrooms on entry level. Walls moved upstairs to create a primary suite and open floor plan, all work permitted.

Included in remodel :
new copper plumbing
new electrical including smart outlets
Cat 6 wiring for Smart Home services
New double paned windows, with Security film installed on first floor windows.
New water heater
New Garage door
Whole house water conditioning system installed

More recently:
Floors replaced with luxury vinyl tile- 2020
Majority of back fence & Wood trim in front garden replaced- 2022/2023
Refrigerator and microwave replaced- 2021

The foregoing terms and conditions are hereby agreed to, and the undersigned acknowledge receipt of a copy of this Addendum.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Landlord Paul Love Date 7/31/2023 | 11:15 PD
DocuSigned by: Paul Love

Seller/Landlord Debra Love Date 8/1/2023 | 1:59 PDT
DocuSigned by: Debra Lynn Love

© 2021, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

ADM REVISED 12/21 (PAGE 1 OF 1)



ADDENDUM (ADM PAGE 1 OF 1)



AGENT VISUAL INSPECTION DISCLOSURE (CALIFORNIA CIVIL CODE § 2079 ET SEQ.)

For use by an agent when a transfer disclosure statement is required or when a seller is exempt from completing a TDS
(C.A.R. Form AVID, Revised 12/21)



This inspection disclosure concerns the residential property situated in the City of Hermosa Beach,
County of Los Angeles, State of California, described as 1802 Hillcrest Dr.

This Property is a duplex, triplex, or fourplex. An AVID is required for all units. This AVID form is for all units (or only unit(s) _____). ("Property").

Inspection Performed By (Real Estate Broker Firm Name) Coldwell Banker Realty

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

© 2021 California Association of REALTORS®, Inc.

AVID REVISED 12/21 (PAGE 1 OF 3)

Buyer's Initials _____ / _____ Seller's Initials PL DL



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Inspection Performed By (Real Estate Broker Firm Name) Coldwell Banker Realty

Inspection Date/Time: 07/28/2023 Weather conditions: dry, sunny

Other persons present: co-listing agent

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Entry (excluding common areas): stain is worn in spots on exterior of front door

Living Room: marks on baseboards , right of fireplace.

Dining Room: chip on baseboard just outside primary (west side)

Kitchen: Counters are polished concrete & have natural variances and cracks. hairline crack across breakfast bar east end. Minor wear on cabinets in various spots. Chipped trim on kitchen window. Chip in wood surround to right of frig.

Other Room:

Hall/Stairs (excluding common areas): cracks in various areas on concrete treads.

Bedroom # 1 : Primary - scuffs on baseboards.

Bedroom # 2 : near FD - Nicks in door molding (hall side)

Bedroom # 3 : back- Nicks in door molding (hall side) marks on baseboards.

Bath # 1 : Primary - hairline cracks in concrete floor

Bath # 2 : down hall - nothing to note

Bath # _____:

Other Room:



If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____ .

Other: _____
Other: _____
Other: _____

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): stains on garage floor. Laundry in garage. Storage in garage.

Exterior Building and Yard - Front/Sides/Back: nothing to note

Other Observed or Known Conditions Not Specified Above: _____

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.
Real Estate Broker (Firm who performed the Inspection) Coldwell Banker Realty
By Tara Bucci / Leslie Weber Tara Bucci / Leslie Weber Date 7/28/2023
(Signature of Associate Licensee or Broker who performed the inspection)

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

Buyer _____ Date _____
Buyer _____ Date _____

I/we acknowledge that I/we have received a copy of this disclosure.
(The initials below are not required but can be used as evidence that the initialing party has received the completed form.)

Seller EL IX DL
Real Estate Broker (Firm Representing Seller) Coldwell Banker Realty
By Tara Bucci / Leslie Weber Tara Bucci / Leslie Weber Date 7/28/2023
(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____
By _____ Date _____
(Associate Licensee or Broker Signature)

© 2021, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, LLC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

AVID REVISED 12/21 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

