

# Property Disclosure Statement

Property Address: 2143 Golden Avenue, Long Beach, CA 90806

Owner of Record: Katherine Fugate and Troy Fugate

Approximate Age of Property: Built 1937 Date Purchased: 8/10/2018 Approximate Lot Size: 6325 sqft

**Personal Property Inclusions & Exclusions:** Check **N/A** if not present on property, **Yes** if included with property, and **No** if excluded from the sale. (Be sure items included are consistent with listing agreement.)

Property	N/A	Yes	No	Condition/Age	Property	N/A	Yes	No	Condition/Age
OVEN AND RANGE		X		Good/ Unknown	WATER SOFTENER	X			
VENT FANS		X		Back house/NEW/2022	WATER HEATER		X		good/ 2017
REFRIGERATOR		X		New 2021 & 2022	GARAGE DOOR OPENER	X			
MICROWAVE			X		WINDOW AC UNITS	X			
DISHWASHER		X		great/ unknown	POOL		X		needs to be refinished
WASHING MACHINE		X		good/ unknown	POOL EQUIPMENT		X		ok
CLOTHES DRYER		X		Good/unknown	HUMIDIFIER	X			
DISPOSAL		X		good/ New in back 2022	SMOKE ALARMS		X		good/unknown
TRASH COMPACTOR	X				SUMP PUMP(S)	X			
CEILING FAN(S)		X		good/new in back 2022	ATTACHED ANTENNA	X			
FIREPLACE EQUIPMENT	X				STORM WINDOWS		X		good/unknown
FIREPLACE INSERT		X		older	SCREENS		X		good unknown
WOOD BURNING STOVE	X				WINDOW TREATMENT(S)		X		good/ 50% replaced 2023
INCINERATOR	X				OTHER				
SOLAR EQUIPMENT	X				OTHER				

**House Systems:** Are you aware of any problems affecting the following?

- |                                 |                              |  |          |                   |                              |  |
|---------------------------------|------------------------------|--|----------|-------------------|------------------------------|--|
| Electrical                      | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |          | Siding/Gutters    | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Air conditioning/cooling system | <input type="checkbox"/> YES | <input type="checkbox"/> NO            | N/A      | Windows           | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Plumbing                        | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |          | Sewer             | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Heating                         | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | New 2018 | Pool/Hot Tubs/Spa | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Sump pump                       | <input type="checkbox"/> YES | <input type="checkbox"/> NO            | N/A      | Chimney/Fireplace | <input type="checkbox"/> YES | <input type="checkbox"/> NO            |
| Appliances                      | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |          | Water Heater      | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Floors                          | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |          | Roof              | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |
| Water System/Well               | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO |          | Other: _____      | <input type="checkbox"/> YES | <input type="checkbox"/> NO            |
| Sprinkler System                | <input type="checkbox"/> YES | <input checked="" type="checkbox"/> NO | New 2024 | Other: _____      | <input type="checkbox"/> YES | <input type="checkbox"/> NO            |

**If you answered "Yes" to any of the above, please provide additional detail:**

Unsure about status of fireplaces. Added bird blocks to clay tile roof in 2019.

**Roof/Siding:**

Original clay tile, unsure about age of Asphalt shingle roof on main house.

- Approximate age of Roof: \_\_\_\_\_ Years
- What type of siding do you have?
 

Aluminum	<input type="checkbox"/>	Hardcoat Stucco	<input checked="" type="checkbox"/>
Vinyl	<input type="checkbox"/>	Synthetic Stucco	<input type="checkbox"/>
Wood	<input checked="" type="checkbox"/>	Other: _____	
- Has the roof ever leaked during your ownership?  YES  NO
- Has the roof been replaced or repaired during your ownership?  YES  NO

**If you answered "Yes" to any of the above, please provide additional detail:**

Main house has never leaked. House purchased with leaking roof over garage, replaced in Winder 2023.

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## **Land/Foundation:** Are you aware of any of the following?

- Property located on filled or expansive soil?  YES  NO
- Sliding, settling, earth movement, upheaval or earth stability problems occurred on your property or in the immediate neighborhood?  YES  NO
- Defects or problems relating to the foundation/basement?  YES  NO
- Water or dampness condition ever existed in your basement/crawlspace?  YES  NO
- Is this property located in a flood plain zone?  YES  NO
- Has the property ever had drainage or flooding problem?  YES  NO
- Have any properties in the immediate neighborhood ever had drainage or flooding problem?  YES  NO

**If you answered "Yes" to any of the above, please provide additional detail:**

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## **Water/Sewer:**

- What type of sewer system do you have?      Municipal/public       Treatment system   
   Septic       Other: \_\_\_\_\_  
   Holding tank
- Are you aware of any problems relating to the sewer system?  YES  NO
- What type of water system do you have?      Municipal/public       Shared Well   
   Private well       Other: \_\_\_\_\_
- Are you aware of any problems relating to the water system?  YES  NO

**If you answered "Yes" to any of the above, please provide additional detail:**

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## **Additions/Remodels:**

- Any structural additions, changes, or repairs made to the property by former owners without obtaining all necessary permits and municipal approvals?  YES  NO
- Have you made any structural additions, changes or repairs to the property without obtaining all necessary permits and municipal approvals?  YES  NO

**If you answered "Yes" to any of the above, please provide additional detail:**

Back house was established in 1965 w/o permit. We replaced plumbing, electrical, structural supports, floor, windows, door,s kitchen ceiling, lighting, stucco and water tight the foundation

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## Homeowner Association Dues/Private Transfer Fees

- Is the property subject to rules and regulations of any homeowner's association?  YES  NO
- Are there any problems relating to any common area?  YES  NO
- Are there any conditions which may result in an increase in taxes or assessments?  YES  NO
- Are there any pending or threatened claims or lawsuits against the Homeowners Association?  YES  NO
- Are there any known development covenants requiring "private transfer fees" to be paid?  YES  NO

If you answered "Yes" to any of the above, please provide additional detail:

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## Miscellaneous:

- Does the property now contain or has it ever contained any toxic substances, asbestos or lead paint?  YES  NO  
If Yes, where? unsure, we stripped all paint from window frames and doors and repainted with non-lead based paint
- Does the property now contain or has it ever contained any underground tanks?  YES  NO  
If Yes, where? \_\_\_\_\_
- Are there any violations of local, state or federal government laws or regulations relating to this property?  YES  NO  
If Yes, what? \_\_\_\_\_
- Have any wood destroying organism pest reports on the property been prepared in the last five years?  YES  NO
- Are there any encroachments, boundary line disputes, or unrecorded easements relating to this property?  YES  NO
- Are there any existing or threatened legal actions affecting this property?  YES  NO  
If Yes, what? \_\_\_\_\_
- Are there any past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls, party walls on the property or adjacent properties?  YES  NO
- Is the property located on an earthquake fault? (No explanation required)  YES  NO
- Are there any bonds or assessments affecting this property?  YES  NO
- Is the property equipped with an operable smoke detector? (No explanation required)  YES  NO
- Are any of the property's systems (alarm, water softener, solar panels, hot water tank) leased or rented?  YES  NO  
**If "Yes", are the lease/rental agreements transferrable\*?**  YES  NO  
**\*Please provide lease/rental agreements for items that will be part of the sale.**
- Have there been any significant repairs made to the property or to any of its systems or components within the last five years? (If "Yes", please describe using additional sheets if necessary.)  YES  NO
- Is the property located next to or in close proximity of a dump, junk yard or toxic disposal site?  YES  NO
- Has the property been tested for radon gas?  YES  NO
- Are you aware of a fire occurring in any location of the property?  YES  NO  
If "Yes", please explain: \_\_\_\_\_
- Are you aware of the existence of MOLD in any location of the property?  YES  NO  
If "Yes", where? \_\_\_\_\_
- Do you know of any other facts, conditions, circumstances which may affect the value, beneficial use or desirability of this property?  YES  NO

If you answered "Yes" to any of the above, please provide additional detail:

upgrades to ADU- complete rebuild minus roof 2020-2023. Permitted concrete brick perimeter wall 2023, Installed new front patio with lighting (permitted) in 2023  
Relandscaped with new irrigation and lighting 2023, wood repair and house painting 2023, replaced garage roof 2023, replaced kitchen/back room flooring 2024,  
Refinished hardwood floors 2018

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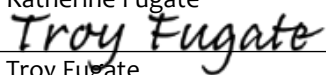
## Reports:

Please attach copies of all existing reports and documents relating to this property including:

- ✓ Surveys
- ✓ Structural inspection report
- ✓ Building permits
- ✓ Sewer/Septic maintenance reports
- ✓ Soil report
- ✓ Termite/Pest Control and warranties or maintenance contracts
- ✓ Radon inspection Report
- ✓ Lease agreements for rented items

IN CONNECTION WITH MY/OUR RELOCATION, I/WE MAKE THE FOLLOWING DISCLOSURES TO THE BEST OF MY/OUR KNOWLEDGE REGARDING MY/OUR PROPERTY WITH THE KNOWLEDGE THAT EVEN THOUGH THIS IS NOT A WARRANTY, PROSPECTIVE BUYERS MAY RELY ON THIS INFORMATION IN DECIDING WHETHER OR ON WHAT TERMS TO PURCHASE THE PROPERTY. I/WE HAVE NO NOTICE OR KNOWLEDGE OF ANY ADDITIONAL DEFECT OR PROBLEM WITH THE PROPERTY THAT HAS NOT BEEN SET FORTH HEREIN. I/WE FURTHER UNDERSTAND THAT AN OFFER TO PURCHASE WILL NOT BE MADE UNTIL THIS DISCLOSURE IS COMPLETED.

Owner of Record Acknowledgment:

 _____	4/16/2024 _____
Katherine Fugate	Date
 _____	4/16/2024 _____
Troy Fugate	Date

THE UNDERSIGNED PURCHASER(S) OF THIS PROPERTY ACKNOWLEDGE THAT THE SELLER, AND/OR ITS NOMINEE, IS A THIRD PARTY COMPANY AND HAS NEVER OCCUPIED THE PROPERTY. ANY KNOWLEDGE OF THE PROPERTY IS BASED SOLELY ON ANY DISCLOSURE STATEMENTS RECEIVED AND ANY INSPECTION REPORTS RECEIVED AND PROVIDED TO PURCHASER(S). SELLER, AND/OR ITS NOMINEE, MAKES NO REPRESENTATIONS OR WARRANTIES, EXPRESS OR IMPLIED, WITH REGARD TO THIS PROPERTY. PURCHASER(S) ARE AWARE THEY MAY REQUEST HOME INSPECTIONS, PER THE TERMS OF SELLER'S, AND/OR ITS NOMINEE, RELOCATION ADDENDUM. PURCHASER(S) ACKNOWLEDGE READING THE ABOVE INFORMATION.

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
Buyer Date

\_\_\_\_\_  
TRC Global Mobility, Inc. Date