



DISCLOSURE PACKAGE

132 1st Place

MANHATTAN BEACH, CA 90266



Laura Coffey

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Signatures

Buyers and Buyer Agents acknowledge receipt of all documents:

Buyer	_____	Date	_____
Buyer	_____	Date	_____
Buyer Agent	_____	Date	_____
Buyer Agent	_____	Date	_____



DISCLOSURE INFORMATION ADVISORY

(FOR SELLERS)

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

1. **INTRODUCTION:** All sellers in California are required to provide various disclosures in real property transactions. Among the disclosure requirements, sellers have an affirmative duty to disclose to buyers all material conditions, defects and/or issues known to them that might impact the value or desirability of the Property. Failing to provide those disclosures may lead to a claim or a lawsuit against you which can be very costly and time consuming. As a seller, you may be required to fill out one or more of the following: Real Estate Transfer Disclosure Statement ("TDS"); Seller Property Questionnaire ("SPQ"); Exempt Seller Disclosure ("ESD"). (Collectively, or individually, "Disclosure Forms"). Please read this document carefully and, if you have any questions, ask your broker or appropriate legal or tax advisor for help.
2. **PREPARING TO COMPLETE YOUR DISCLOSURE OBLIGATIONS:**
 - A. Read and carefully review all questions in the Disclosure Form(s) to make sure that you understand the full extent of the information that is being requested in each question.
 - B. While a seller does not have the duty to investigate or discover unknown issues, you may have been given disclosures either from the previous owner at the time of purchase or from a previous buyer who cancelled. Information about the Property may have been revealed if you may have posted or recorded information and material facts about the Property online (social media, blogs, personal websites, Facebook, advertisements, etc.) or received documents or correspondence from an Homeowners' Association ("HOA").
 - C. Use any known and available documentation to refresh your memory of past and current issues, condition and/or problems and then provide a copy of that paperwork with your fully completed Disclosure Forms. A seller does not have to find lost documents or to speculate about what was in the documents that they cannot remember, but if the documents are known and available to you, they should be used to assist you in completing the Disclosures forms.
 - D. Allow plenty of time to fully complete the Disclosure Forms.
 - E. Your knowledge may be based upon what you have been told orally (e.g., in a conversation with a neighbor) or received in writing (such as a repair estimate, report, invoice, an appraisal, or sources as informal as neighborhood or HOA newsletters). Keep in mind that if a neighbor told you something, they are likely to tell the new owner the same information after the transaction.
 - F. If you are unsure about whether something is important enough to be disclosed, you should probably disclose it. If you don't want to disclose a piece of information about the Property, think about your reasoning for why you do not want to disclose this information. If the answer is because you think a buyer will not want to buy the Property or will want to purchase at a lower price, that is exactly the reason why the fact ought to be disclosed; it materially affects the value or desirability of the Property.
3. **INSTRUCTIONS FOR COMPLETING ALL DISCLOSURE FORMS:**
 - A. **DO NOT** leave any questions blank or unanswered unless the section is not applicable. Answer all questions and provide all documents, information and explanations to every "Yes" response in the blank lines or in an addendum to the Disclosure Form.
 - B. Many questions on the Disclosure Forms ask if you "are aware" of a particular condition, fact or item. If you do not know the answer to any question, then you are "not aware" and should answer that question "No."
 - C. The Disclosure Forms are designed to get sellers to provide buyers with as much information as possible, and thus many of the questions on these forms may list multiple issues, conditions or problems and/or have subparts. It is important to address each aspect of each question and provide precise details so that Buyers will understand the "who, what, where, when and how."
 - D. The Disclosure Forms are written using very broad language. You should not limit the information, documents, and/or explanations that you provide Buyers.
 - E. Be specific and provide facts for each response; you should not let subjective beliefs limit, qualify or downplay your disclosures. Avoid words such as "never," "minor," "insignificant," "small" or "infrequent" as these terms may reflect your opinion but that opinion may not be shared by Buyers, professionals or others. Do not speculate as to what you guess the issue is, or assume something is true without actual knowledge. State your disclosures only to the extent of what you actually know.
 - F. Consider all issues, conditions or problems that impact your Property, even those that are not necessarily on your Property but are related to a neighbor's property (such as shared fences, lot-line debates) or exist in the neighborhood (such as noise, smells, disputes with neighbors, or other nuisances).

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DISCLOSURE INFORMATION ADVISORY (DIA PAGE 1 OF 3)

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

- G. Even if you have learned to live with an issue, condition or problem, disclose it.
- H. Even if you believe that an issue, condition or problem has been repaired, resolved or stopped, disclose the issue and what has been done, but do not speculate, predict or guarantee the quality or effectiveness of the repair or resolution.
- I. If there is conflicting information, data, and/or documents regarding any issue, condition or problem, disclose and identify everything.
- J. Do not assume that you know the answer to all questions; for example, unless you personally obtained or received copies of permits do not assume that anyone who did work on the Property obtained permits.
- K. If you are relying on written or oral information you received from someone else, even if you disagree with that information or are unsure as to its truth, disclose and identify the source of that information.

4. COMPLETING SPECIFIC TYPES OF DISCLOSURE DOCUMENTS:

REAL ESTATE TRANSFER DISCLOSURE STATEMENT ("TDS") (Civil Code Section 1102.6)

Section I allows sellers to incorporate and provide reports and disclosures that relate to the information requested in that Disclosure Form. Providing those "Substituted Disclosures" does not eliminate your responsibility to fully and completely disclose all information known by you that is requested in the TDS. **For the TDS to be complete, one of the three boxes provided in Section I must be checked. If no Substituted Disclosures are being provided, Seller should check the box that indicates "No substituted disclosures for this transfer."**

Section II A asks you to check a series of boxes to indicate what appliances, fixtures and other items exist on the property and asks whether any of those existing items are "not in operating condition", a term which is not defined. Consider whether the checked appliances, fixtures and items fully function as if they were new and if not, disclose any issues, limitations or problems. The TDS is not a contract and it does not control which items must remain with the property after close of escrow; the purchase agreement determines which items must remain. However, you should be careful not to represent an amenity that the property does not have, so do not assume that feature is there (i.e. sewer or central air conditioning), and only check the box if you know it is a part of the property.

Section II B asks if you are aware of any significant defects/malfunctions in certain identified areas of the property. There is no definition for "significant defects/malfunctions"; do not assume this terminology places any limits on what you need to disclose. If you check any of the boxes, please provide as much information as possible regarding the issues, conditions or problems that you know about the checked areas.

Section II C asks sixteen questions regarding the Property and the surrounding areas. These questions are written very broadly and contain multiple issues, conditions and/or problems. Make sure that you respond as to each issue, condition or problem. If you respond "Yes" to any question, you should provide as much information as possible about the issue. If you are answering any of these questions "No" because you lack familiarity with the Property or the topic of any question, then you can explain the reasons, such as that you have not seen the Property in a long time or at all. This may help the buyers to understand that your "No" answer reflects the lack of awareness of the item, not that you are representing that the problem, condition or issue does not exist.

Question 16 in section II C refers to various code sections which part of a law are concerning construction defects that is widely known as SB 800 or Title 7. This law (Civil Code Sections 895-945.5) applies to residential real property built by a "Builder" and sold for the first time on or after January 1, 2003. If you have any questions about the applicability to the Property of any of the laws referenced in Question 16, or how you should answer this question, your Listing Agent recommends that you consult with a qualified California real estate attorney for advice. Your Listing Agent cannot and will not give you legal advice on these matters.

SELLER PROPERTY QUESTIONNAIRE

The C.A.R. Residential Purchase Agreement requires Sellers to complete an SPQ for any transaction that requires a TDS because the **TDS** does not include questions regarding everything that sellers need to disclose to buyers. One example of a question not covered in the TDS but that is on the SPQ is whether there has been a death on the Property within the last 3 years (Civil Code Section 1710.2). Another example is the requirement that sellers of single family residences built prior to January 1, 1994 (and other properties built before that date) must disclose if the Property has any noncompliant plumbing fixtures (Civil Code Sections 1101.4 and 1101.5). This includes: 1. Any toilet that uses more than 1.6 GPF; 2. Any showerhead that has a flow capacity of more than 2.5 GPM and 3. Any interior faucet that emits more than 2.2 GPM. The SPQ should be used in conjunction with the TDS to help the seller carry out the obligation to disclose known material facts and defects affecting the value or desirability of the Property. One of the questions on the SPQ (and ESD, see next section) addresses the seller's obligation to provide to the buyer any relevant documents, including reports, whether past or current, in the seller's possession.



EXEMPT SELLER DISCLOSURE ("ESD")

Some sellers of real property may be legally exempt from completing the TDS. For example, probate and bankruptcy court sales and sales by governmental entities are exempt from the obligation to provide a TDS. Some property that is owned by a trust which has trustee(s) acting in the capacity of a seller may also be exempt; but not all trustee(s) are exempt. If a qualified California real estate attorney has advised you that you are exempt from completing the TDS, then you may choose not to complete that form or any supplement to the TDS, but you may still be required to complete the ESD. Being exempt from completing certain Disclosure Forms does not completely eliminate those disclosure obligations that apply to all sellers under federal, state or local laws, ordinances or regulations and/or by contractual agreement with the buyer. The seller is still obligated to disclose all known material facts that may affect the value of the property. Further, the C.A.R. Residential Purchase Agreement requires those sellers who are exempt from the TDS to fill out the ESD. Pay particular attention to the "catch all" question, which asks you to disclose your awareness of any other material facts or defects affecting the property.

5. FINAL RECOMMENDATIONS:

It is important that you fully complete any legally or contractually required Disclosure Forms. To that end, the real estate Broker, and, if different, the real estate licensee, who listed the property for sale ("Listing Broker") strongly recommend that you consider the following points when completing your Disclosure Forms:

- If you are aware of any planned or possible changes to your neighbor's property (such as an addition), changes in the neighborhood (such as new construction or road changes) that may affect traffic, views, noise levels or other issues, conditions or problems, disclose those plans or proposed changes even if you are not certain whether the change(s) will ever occur.
- Disclose any lawsuits, whether filed in the past, presently filed or that will be filed regarding the property or the neighborhood (such as an HOA dispute) even if you believe that the case has been resolved. Provide as much detail as possible about any lawsuit, including the name of the case and the County where the case was filed.
- If any disclosure that you have made becomes inadequate, incomplete, inaccurate or changes over time, including right up until the close of escrow, you should update and correct your Disclosure Forms in a timely fashion.
- **If you have any questions about the applicability of any law to the Property, your Listing Broker recommends that you consult with a qualified California real estate attorney for advice. Your Listing Broker cannot and will not tell you if any law is applicable to the Property.**
- **If you need help regarding what to disclose, how to disclose it or what changes need to be made to your Disclosure Forms, the best advice is to consult with a qualified California real estate attorney for advice. Your Listing Broker cannot and will not tell you what to disclose, how to disclose it or what changes need to be made to your answers.**
- While limited exceptions may exist, such as questions that may impact fair housing and discrimination laws, generally speaking, **when in doubt, the best answer to the question: "Do I need to disclose ...?" is almost always "YES, disclose it."**

Seller has read and understands this Advisory. By signing below, Seller acknowledges receipt of a copy of this Advisory.

Signed by: _____ Date 3/11/2025
 Seller Sally Kratz Richman, Trustee
Sally Kratz Richman, Trustee
 Seller _____ Date _____

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DISCLOSURE INFORMATION ADVISORY (DIA PAGE 3 OF 3)

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132 1st Pl,



CALIFORNIA
ASSOCIATION
OF REALTORS®

EXEMPT SELLER DISCLOSURE

Use by Sellers Who Are Exempt From Completing a TDS,
Or For Any Seller Who Does Not Provide a SPQ.
(C.A.R. Form ESD, Revised 6/23)

Seller makes the following disclosures with regard to the real property or manufactured home described as 132 1st Place, situated in Manhattan Beach (City), Los Angeles (County), California, 90266 (Zip Code), Assessor's Parcel No. 4180-018-021 ("Property").

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

1. **A.** Under California law (Civil Code §1102, et seq.) most Sellers of real property containing 1-4 residential units are required to provide prospective Buyers with a completed Real Estate Transfer Disclosure Statement ("TDS"). Certain Sellers are exempt from completing the TDS but not exempt from making other disclosures. Sellers who are not legally required to complete a TDS can use this form to make other required disclosures, including the disclosure of material facts of which they are aware.
- B.** Under Civil Code §§ 1101.4 and 1101.5, non-compliant plumbing fixtures in any single family or multi-family residential real property built before January 1, 1994 shall be replaced by the Property owner with water-conserving plumbing fixtures.
2. **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 AGENT(S) AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF SELLER OR BUYER DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY.**
3. **Are you (Seller) aware of any of the following? (Explain any "yes" answers below.)**
 - A.** Within the last 3 years, the death of an occupant of the Property upon the Property ☒ Yes ☐ No
 - 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
 - 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.** Any other material facts or defects affecting the Property, or material documents in Seller's possession affecting the Property, not otherwise disclosed to Buyer ☒ Yes ☐ No
Explanation, or ☐ (if checked) see attached; 3.A: The homeowner, Paul Kratz, was in hospice and died at home on June 13, 2024.
3.J: no knowledge about water saving devices except upstairs toilet seems to be low-flush
3.K: Water heater does not work; needs to be replaced.
home inspection report done in June 2024

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

Seller Sally Kratz Richman, Trustee Sally Kratz Richman, Trustee Date 3/11/2025
Seller F3CD5529B70746D... Date _____

By signing below, Buyer acknowledges Buyer has received, read, and understands this Exempt Seller Disclosure form.

Buyer _____ Date _____
Buyer _____ Date _____

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EXEMPT SELLER DISCLOSURE (ESD PAGE 1 OF 1)

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Staci's Home Inspections
310-948-9675



INSPECTION REPORT
132 1st Place
Manhattan Beach CA 90266

INSPECTED BY
Staci Goddard
Staci's Home
Inspections

INSPECTION DATE
📅 7/20/2024
🕒 10:00 AM

Signed by:

Sally Kratz Richman, Trustee

F3CD5529B70746D...

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General Info**Property Address**

132 1st Place
Manhattan Beach CA 90266

Date of Inspection

7/20/2024

Report ID**Customer(s)**

Sally Richman

Time of Inspection

10:00 AM

Real Estate Agent**Inspection Details****Standards of Practice:**

CREIA California

In Attendance:

Customer

Type of building:

Single Family (2 story)

Approximate age of building:

Over 50 Years

Temperature:

Over 70F

Weather:

Cloudy

Comment Key & Definitions**Limits of Liability Please Read Carefully**

This inspection report is the exclusive and sole property of Staci's Home Inspections and the Client(s) whose name appears in the area above the labeled Customer. Unauthorized reproduction and/or distribution of this report is strictly prohibited. Subsequent buyers, real estate agents, and/or sellers assume full responsibility for giving this inspection report to anyone who does not have a signed contract and written agreement with Staci's Home Inspections.

This inspection report is NOT to be relied upon for any purpose by anyone other than the named client and is a confidential document designed for the client's use only.

Due to the natural aging process of the materials used in constructing a home, and the normal wear and tear on the mechanical items in the home, THIS REPORT CAN ONLY REFLECT OBSERVATIONS MADE ON THE DAY OF THE INSPECTION. While every effort is made to inspect all areas of the house, visual inspections are by nature generally limited and some areas can go unnoticed--especially, but not limited to concealed areas such as in-between walls; concealed areas under and/or behind cabinetry, appliances, toilets, tubs, shower stalls, tile, carpet, furniture, personal belongings, insulation, etc.

Unless otherwise mentioned, items that are excluded (not inspected) are cosmetic details (which are only included as a courtesy), pools/spas, specifics on pool fencing, steam showers, saunas, irrigation components, fire sprinkler systems, septic systems, propane tanks/components/connections, washers, dryers, water filtration/softeners, trash compactors, sump pumps/ ejector pumps, shut off valves for the gas and water mains, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, water wells, zoning ordinances, intercoms, security systems, heat sensors, low-voltage wiring/systems, cosmetics, and other structures such as sheds, workshops, tree houses, playground equipment, detached un-permitted structures, detached decks, etc.

A home inspection is not an inspection for building code conformity. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their components. The report does not constitute any express or implied warranty or merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such.

The observations and opinions expressed within the written report take precedence over any verbal comments. It should be understood that the inspector is only on-site for a couple of hours and will not comment on insignificant deficiencies, but rather, confine the observations to truly significant visible defects or deficiencies that significantly affect the value, desirability, habitability or safety of the structure. The Client should consider all defects identified in this report and use only licensed contractors for repairs and/or further evaluations. It is also recommended that any licensed contractor look further into any issues that may not be identified at the time of inspection.

The inspection shall be limited to those specific systems, structures and components that are present and accessible. Finishes, insulation, vapor barriers, etc. are not removed during the course of a general home inspection. Thus, if a defect is present that is concealed behind finishes, that defect may remain undiscovered.

Components and systems shall be operated with normal user controls, and not forced or modified to work. Those components or systems that are found not to work at time of inspection will be reported, and those items should be further evaluated and repaired or replaced by a qualified and licensed specialist in that field. You must obtain cost estimates for any items noted in the report that require further evaluation or repair. The inspector cannot know what expense would be considered significant by the client, for everyone's budget is different. It is, therefore, the client's responsibility to obtain quotes/bids for repair costs prior to the end of the contingency period. This is very important, for once you pass the end of the contingency period or purchase the house, repairs become your sole responsibility. If you have questions about the significance of a repair item, call a licensed professional immediately.

Manufacturers recommend annual servicing as part of routine maintenance of all systems, including but not limited to: Roof coverings, Plumbing system(s), HVAC equipment, Pool/Spa equipment, Water Heater(s), Appliances, etc. If these systems have not been serviced within the last year it is recommended that a licensed specialist in these fields be retained for servicing before the close of escrow. It is also recommended to have a sewer scope completed before close of escrow.

The recommendations that the inspector makes in this report and/or further evaluations should be completed within the contingency period by licensed professionals, who may identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property. We caution you to be wary of anyone who has a vested interest, and particularly those who attempt to alarm you.

We feel that everything in this inspection report is significant. We cannot assume liability for an item, system, or component the client did not feel was significant at time of inspection, but later feels is. For this reason, we are informing you now that any item indicated in any portion of the inspection report, you must have that entire system further evaluated by a licensed specialist in that field before the end of your contingency period. These licensed specialists are encouraged to and may well identify additional defects or recommend some upgrades or replacements that could affect your evaluation of the property.

Paying Staci's Home Inspections for this general home inspection and written inspection report constitutes your understanding and agreement that this is a general survey that is not the same as a specialist inspection/evaluation. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be. Staci's Home Inspections is not authorized, and/or does not have the expertise to identify or test for environmental contaminants, comment on termite, dry rot, fungus, or mold. Any comments on those subjects or regarding environmental concerns (i.e. lead, asbestos, creosote, etc.) are provided as a courtesy and are not a substitute for a licensed expert evaluation. Similarly, we do not test the quality of the air within a residence. Clean air, however, is essential to good health, and we recommend air sampling and the cleaning of supply ducts as a wise investment in environmental hygiene. You should, therefore, schedule any such specialized inspections with the appropriate specialist before the close of escrow.

A house and its components are complicated, and because of this and the limitations of an onsite report, we offer unlimited consultation and encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties because we believe that is the only way to avoid stressful disputes and costly litigation. Remember, we only summarized the report onsite and it is essential that you read all of it

and that any recommendations that we make for service or evaluation by specialists/professionals/contractors should be completed and documented well before the close of escrow because additional defects could be revealed by specialists or some upgrades recommended that could affect your evaluation of the property. Our service does not include any form of warranty or guarantee.

Staci's Home Inspections is not a geological survey or soil testing company. Homes, Pools/Spas, Decks/Patios and any structures on hillsides, inherently have a higher risk of movement. We are not trained nor make any claims to know geology or the difference in soil types of any type of geographical area. Southern California is known for, but not limited to, earth movement and expansive soils. Although not required, it is recommended that you retain a licensed expert in this field for further evaluation before the close of escrow.

If you or a family member has health problems, or you are concerned about mold, it is YOUR responsibility to get an air quality or mold inspection regardless of the findings in this report.

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

This home is older than 50 years and the home inspector considers this while inspecting. It is common to have areas that no longer comply with current code. This is not a new home and this home cannot be expected to meet current code standards. While this inspection makes every effort to point out safety issues, it does not inspect for code. It is common that homes of any age will have had repairs performed and some repairs may not be in a workmanlike manner. Some areas may appear less than standard. This inspection looks for items that are not functioning as intended. It does not grade the repair. It is common to see old plumbing or mixed materials. Sometimes water signs/stains in attics, crawlspaces or basements could be years old from a problem that no longer exists. Or, it may still need further attention and repair. Determining this can be difficult in an older home. Sometimes in older homes there are signs of damage to wood from wood eating insects. Having this is typical and fairly common. If the home inspection reveals signs of damage you should have a pest control company inspect further for activity and possible hidden damage. The home inspection does not look for possible manufacturer re-calls on components that could be in this home. Always consider hiring the appropriate expert for any repairs or further inspection. Also it is generally recommended to have a sewer scope performed on older homes to determine the condition of the main drain/waste line.

1. Roofing

		IN	NI	NP	RR
1.0	ROOFING	•			
1.1	EXPOSED FLASHING	•			
1.2	RAINGUTTERS / EAVES			•	
1.3	VENTS/PLUMBING STACKS	•			
1.4	FASCIAS / SOFFITS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

1.0 NOTE: Portions of roof cover are inaccessible due to height; therefore, limited inspection of roof cover. Pictures were taken using a telescopic camera pole

Asphalt composite shingles roof covering requires periodic repairs and sealant, especially around roof penetrations. Suggest periodic evaluation and repairs as needed to aid in preventing water penetration into structure. Roof coverings are subject to unpredictable change. i.e. leaks may develop without warning.

(Asphalt composite shingles of the architectural type typically have a lifespan of 25-30 years. Note that lifespan depends on a variety of factors, such as climate, local conditions, attic cross-ventilation, quality of installation, quality of product, frequency of maintenance, etc.)

Item 2 - Missing ridge cap shingle noted. Recommend repairs by licensed roofer.

Item 5 - Shingles were installed with overhang at W side. Typically the overhang should be $\frac{1}{4}$ to $\frac{3}{4}$ inch past the drip edge. Current design has sag/droop, and the edges are vulnerable to wind uplift and premature wear.



1.0 Item 1 (Picture) Google Maps



1.0 Item 2 (Picture)



1.0 Item 3 (Picture) Missing ridge cap shingle noted. Recommend repairs.



1.0 Item 4 (Picture)



1.0 Item 5 (Picture) Shingles were installed with overhang at W side.

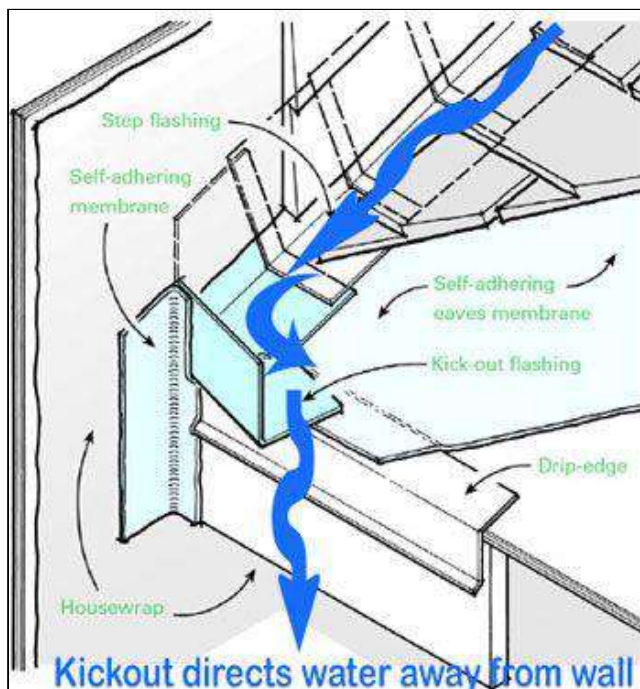


1.0 Item 6 (Picture) Wear noted at shingle

1.1 Inspection of flashings is limited to readily accessible and visible areas only. Monitor, seal, repair on an annual basis as part of routine maintenance.



1.1 Item 1 (Picture) No kick-out flashings were present at front area



1.1 Item 2 (Picture) Diagram of kick-out flashings

1.2 Consider adding gutters and downspouts at all roof edges to aid in controlling water run off and directing it away from structure to reduce water penetration /seepage..



1.2 Item 1 (Picture) No rain gutters noted

1.3 Gaps noted at roof penetrations. Seal all gaps to prevent leakage. Recommend further evaluation by a licensed roofer.

MAINTENANCE TIP: Roof penetrations usually require periodic maintenance every 3-7 years and repairs/ resealing to prevent leaks. (Note that the frequency of maintenance depends on the sealing product, quality of installation, exposure to sunlight/UV, and whether the mastic materials are coated with protective paint or compatible alternative.)

Older and worn vent covers noted. Anticipate replacement of corroded components. Suggest painting exterior metal materials to prevent corrosion/weathering.



1.3 Item 1 (Picture)



1.3 Item 2 (Picture)

1.4 (1) Inspection of fascias / soffits is limited to readily accessible and visible areas only. Monitor, seal, repair on an annual basis as part of routine maintenance.

Paint is peeling and/or loose at various locations at fascias / soffits. Older paint layers from before 1979 may contain lead. Suggest repairs and repainting to preserve wood components and protect materials from weathering. Recommend testing paint before working with materials for safety.



1.4 Item 1 (Picture) Peeled paint/wear noted



1.4 Item 2 (Picture) Peeled paint/wear noted

1.4 (2) Fascia board should have 1" clearance from roof covering to prevent moisture penetration and subsequent premature deterioration. Contact qualified contractor (i.e. licensed roofer) for repairs as needed.



1.4 Item 3 (Picture) Fascia board should have 1" clearance from roof covering

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior



		IN	NI	NP	RR
2.0	SIDING	•			
2.1	WINDOWS	•			
2.2	ENTRY DOORS	•			
2.3	STAIRS / STOOPS	•			
2.4	RAILINGS	•			
2.5	RETAINING WALL(S) / FENCING	•			
2.6	GROUNDSLOPE AT FOUNDATION	•			

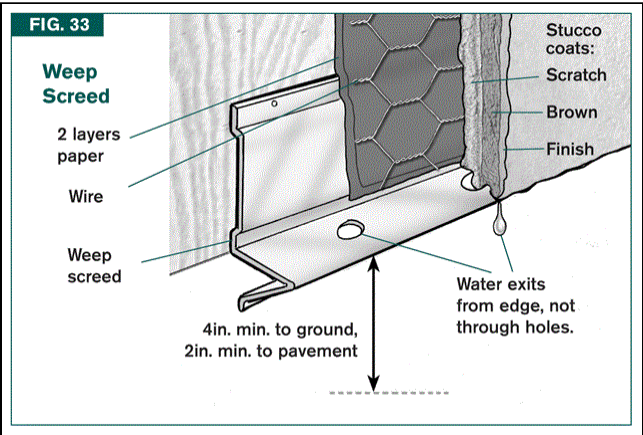
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

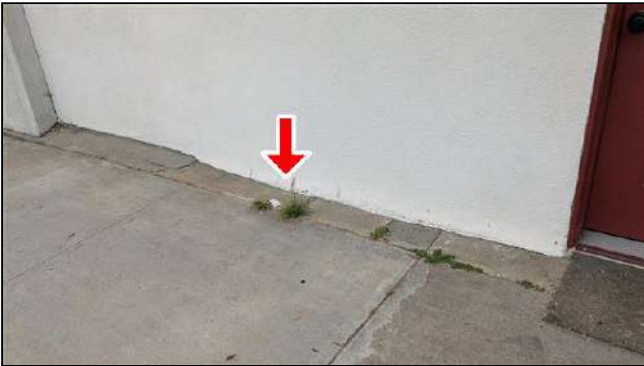
Comments:

2.0 Stucco exhibits wear/blistering/peeling at various locations of structure. Recommend repairs/ sealing at cracks, any gaps, around light fixtures, windows, doors, trim, penetrations, etc. as part of routine maintenance to aid in preventing water intrusion.

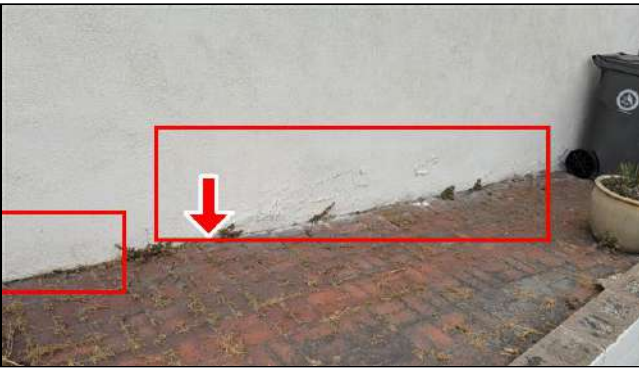
MAINTENANCE TIP: Weep Screed (bottom of the framed wall) is absent from stucco siding at portions of exterior, which is common in older structures in southern California. (NOTE: Weep Screeds were not required at time of construction). This condition may permit water to become trapped behind stucco. Recommend upgrades to landscape drainage/irrigation (See comments under Exterior: Groundslope) and roof drainage (See comments under Roofing: Raingutters). Consult qualified contractor for further evaluation and repairs to stucco siding as needed. Suggest sealing where pavement meets siding with elastomeric expansion joint to prevent water seepage at foundation area. OPTION: Acquire cost estimates from qualified contractor for installation of Weep Screed, which should have a minimum 4-6" clearance from soil and 2-4" clearance from pavement.



2.0 Item 1 (Picture) Diagram of weep screed



2.0 Item 2 (Picture) No weep screed noted at lower portions of stucco siding



2.0 Item 3 (Picture) Blistering/wear noted at lower portion of stucco siding. No weep screed was present.



2.0 Item 4 (Picture) Peeling/wear noted at lower portion of stucco siding. No weep screed was present.

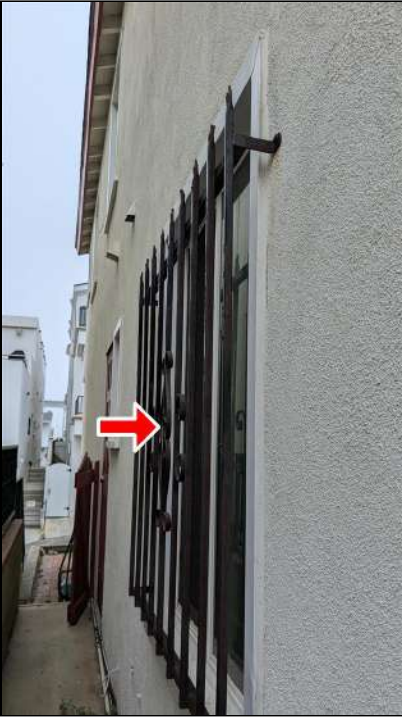


2.0 Item 5 (Picture) Gap noted at N siding. Recommend sealing/repairs to prevent moisture penetration and insect pest intrusion.

2.1 (1) Exterior windows -

MAINTENANCE TIP: Recommend sealing/repairs and repainting at exterior window frames now and on a periodic basis as part of routine maintenance to protect materials from moisture penetration/weathering.

2.1 (2) Security bars noted in structure. Suggest testing bars to make sure they operate properly in the event of a need to quickly escape during an emergency. If no quick releases are noted, removal of bars for safety reasons and emergency egress.



2.1 Item 1 (Picture)

MAINTENANCE TIP:

Recommend painting exterior metal to protect materials from premature wear/rust and for lasting performance.

2.2 (1) Item 2 - Staining noted by front entryway door. Recommend further evaluation of threshold and repairs as needed to prevent moisture penetration.

Item 4 - Rear Entryway Door - Dead bolt did not turn easily. Recommend adjustments/repairs for smooth operation.



2.2 Item 1 (Picture) Front Entryway door



2.2 Item 2 (Picture) Staining noted by front entryway door



2.2 Item 3 (Picture) View of front entryway door threshold



2.2 Item 4 (Picture) Rear Entryway Door - Dead bolt did not turn easily. Recommend adjustments/repairs for smooth operation.



2.2 Item 5 (Picture) Rear Entryway Door - Loose handle noted. Suggest repairs.

2.2 (2) Exterior door was locked at time of inspection. Possible storage room.



2.2 Item 6 (Picture) Exterior door was locked at time of inspection.

2.3 Exterior steps do not meet current building standards. Contact qualified contractor for further evaluation and repairs as desired for improved safety.

(NOTE: Riser height and tread depth should be uniform within each flight of stairs, Variations in riser height or tread depth shall not be over 1/4-inch (0.6 cm) on any stairway.)



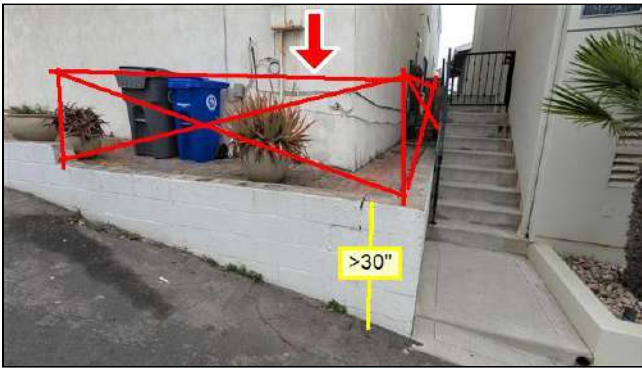
2.3 Item 1 (Picture) Exterior steps are not uniform, which may present a trip hazard



2.3 Item 2 (Picture) Close-up of Item 1 - Riser height at first step is higher than 7.5" maximum

2.4 No guard railings noted at applicable locations. Suggest adding for safety and fall protection. Consult

qualified contractor for cost estimates for repair options.



2.4 Item 1 (Picture) No guard railing noted at portion of retaining wall that is higher than 30". Recommend adding guard railing for fall protection and improved safety.

2.5 (1) Masonry block retaining walls noted. Unable to determine whether any rebar and/or tie-backs are present. Weep holes are not visible at retaining walls. Consult builder/ plans for possible underground drainage system behind wall. If no drain system was installed, consult qualified contractor for further evaluation and repairs to help prevent water pressure buildup behind walls.

Item 2 - Cracking/wear noted at retaining wall. Consult qualified contractor for further evaluation and repairs as needed for lasting performance



2.5 Item 1 (Picture) Masonry block retaining wall noted at slope



2.5 Item 2 (Picture)
Cracking/wear noted at rear retaining wall.



2.5 Item 3 (Picture) No weep holes and no built-in drainage was observed at retaining walls

2.5 (2) Wood fencing is weathered/worn at various locations. Recommend maintenance/repairs and painting/staining/sealing wood to preserve materials and extend their useful life and lasting performance.



2.5 Item 4 (Picture)
Wear, wood damage
noted at fencing



2.5 Item 5 (Picture) Loose fencing noted.
Recommend repairs.



2.5 Item 6 (Picture) Wear, wood damage noted
at fencing

2.6 Groundslope/Hillside - The property is located on a hillside/slope. Erosion control is important to prevent soil movement and to control runoff/water flow, directing it to drain away from supporting soil. Consult a drainage specialist for further evaluation.

To reduce the amount of water run off, erosion, or the possibility of water penetration and/or structural concerns, recommend maintaining proper grading along the foundation with positive fall to direct water away from base of building. Suggest upgrades to gutters/ downspouts at all roof edges. Monitor water/ drainage around foundation regularly, especially during rainfall and repair as needed for proper removal.

NOTE: This report DOES NOT include the evaluation of any soils or geological conditions/concerns. Consult a licensed geotechnical engineer as desired.



2.6 Item 1 (Picture)
Area of drainage concern - No subsurface drainage was observed at walkway



2.6 Item 2 (Picture) Area of drainage concern noted, rear. No subsurface drains were present. Evidence of ponding also noted



2.6 Item 3 (Picture) Area of drainage concern - Evidence of ponding noted, rear area



2.6 Item 4 (Picture) Another view of area of drainage concern from Item 3



2.6 Item 5 (Picture)
Area of drainage concern

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Garage

		IN	NI	NP	RR
3.0	GARAGE EXPOSED FRAMING	•			
3.1	GARAGE FLOOR/ SLAB / FOUNDATION	•			
3.2	GARAGE WALLS / CEILINGS	•			
3.3	VEHICLE DOORS	•			
3.4	VEHICLE DOOR OPERATOR(S)	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

3.0 (1)

Soft Story - Buildings with lower level garages constructed before 1978 are known as a "soft story", which may require reinforcements for improved stability, especially during seismic activity. Suggest further evaluation and analysis by licensed structural engineer as needed to determine whether any repairs/ upgrades are required for structural integrity and lasting performance.

3.0 (2) Garage - Wood damage noted at subfloor under Shared Bathroom (2nd Floor) toilet. Contact licensed pest control for further evaluation and treatment/repairs as needed.

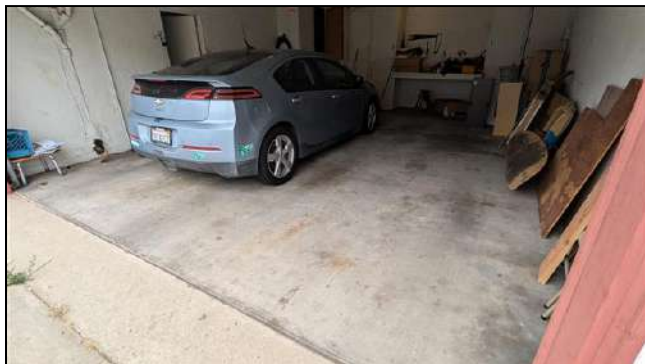


3.0 Item 1 (Picture)

3.1 Garage floor / slab is not fully visible due to personal items / obstructions; therefore, inspection is limited. Suggest careful walkthrough when fully visible.

Cracking and noted at garage floor slab. Contact qualified contractor for repairs.

Signs of moisture penetration noted at garage. Suggest drainage upgrades at exterior to help prevent moisture damage to structure.



3.1 Item 1 (Picture)



3.1 Item 2 (Picture) Cracking noted



3.1 Item 3 (Picture) Staining/efflorescence noted by vehicle door



3.1 Item 4 (Picture) Staining noted



3.1 Item 5 (Picture) Staining/moisture damage noted at lower portion of drywall

3.2 (1) Inspection of garage was limited due to personal items and storage blocking view. Suggest checking garage area carefully when fully accessible.

Item 1 - Solid door between house and garage needs to be a minimum 20min fire-rated and have a self-closing hinge so the door acts as a proper fire barrier between house and garage. Door should also self-latch. Recommend repairs / corrections to hardware for proper operation for safety.

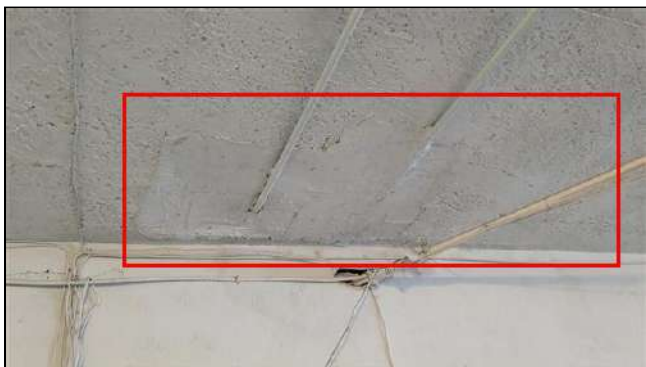
Evidence of repairs noted at various locations. Contact qualified contractor for further evaluation and to check for hidden damage.



3.2 Item 1 (Picture) Door that admits to garage is not solid. Recommend repairs/replacement with a door that is fire-rated



3.2 Item 2 (Picture)



3.2 Item 3 (Picture) Repairs noted.



3.2 Item 4 (Picture) Patching/repairs noted.

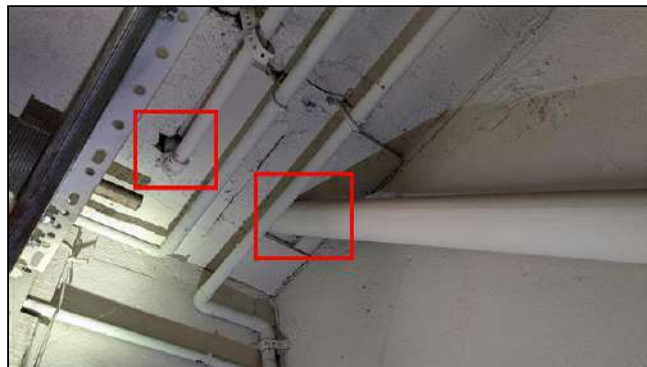


3.2 Item 5 (Picture) Patching/repairs noted

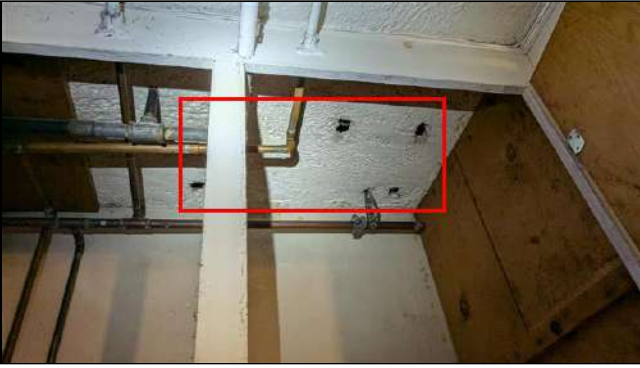
3.2 (2) Fire-rated assembly between garage and house is breached at walls and ceiling areas. Fire-blocking and fire-rated drywall should provide a barrier between the garage and the living spaces for safety and should consist of 5/8" gypsum and/or other approved materials. All penetrations and gaps between home and garage should be sealed with approved taping and fire caulking. Consult a qualified contractor for further evaluation and repairs for fire-life safety.



3.2 Item 6 (Picture) Breaches noted



3.2 Item 7 (Picture) Breaches noted



3.2 Item 8 (Picture) Breaches noted at ceiling within cabinet. Recommend repairs/sealing



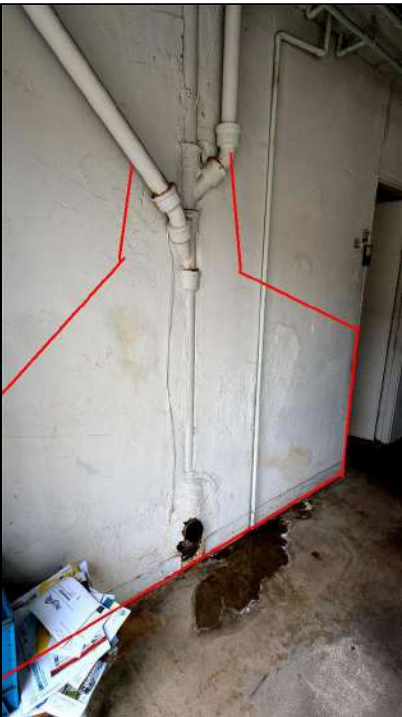
3.2 Item 9 (Picture) Breaches noted at wall within rear cabinet

3.2 (3) Garage - Staining/discoloration noted at walls, which may be indicative of mold growth. Recommend further testing by licensed mold inspector to determine whether mold is present. Conditions behind concealed areas remain indeterminate.

Consult restoration contractor with license in remediation for further evaluation and professional repairs/removal of any contaminated/water-damaged materials. Contractors should check for hidden damage.

NOTE: It is important to correct the source(s) of moisture intrusion. Any wet/damp building materials should be dried out within 24-48 hours to prevent conditions conducive to mold growth

Contact licensed plumber for further evaluation and repairs at any leaks that may be present at areas of concern.



3.2 Item 10 (Picture) Area of concern with staining observed



3.2 Item 11 (Picture) High moisture meter readings noted at area of concern. (Moisture meter readings were taken as a courtesy and are not part of a general home inspection.)



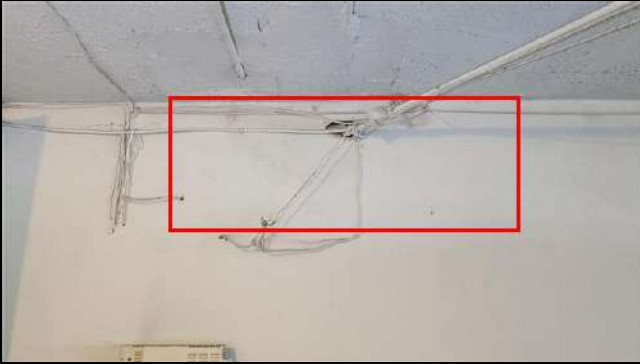
3.2 Item 12 (Picture) Close-up of area of concern - Discoloration, possible mold growth noted.



3.2 Item 13 (Picture) Garage - Staining noted at lower portion of garage wall



3.2 Item 14 (Picture) Garage - Staining noted at lower portion of garage wall to right of Item 13



3.2 Item 15 (Picture) Garage - Staining noted above Item 13



3.2 Item 16 (Picture) Area of concern at back of rear cabinet with discoloration, possible mold growth



3.2 Item 17 (Picture) Staining/moisture damage noted at lower portions of drywall, rear garage area



3.2 Item 18 (Picture) Staining/discoloration, possible mold growth noted at back of cabinet.



3.2 Item 19 (Picture) Garage - Discoloration, possible mold growth noted at back of cabinet



3.2 Item 20 (Picture) Close-up of discoloration, possible mold growth from Item 19

3.3 Vehicle Door - Satisfactory.

MAINTENANCE TIP: Recommend maintenance and lubrication of garage rollers and track on a routine basis for smooth operation.



3.3 Item 1 (Picture)

3.4 Infrared sensors operated; however, garage door opener did not retract when tested with hand pressure. This poses a safety concern. Suggest consulting manufacturer's instructions and recalibrating motor settings for safe and proper operation.

OPTION: Upgrade to system with battery back-up for additional safety/functionality (especially during power outages).



3.4 Item 1 (Picture)

4. Interiors

		IN	NI	NP	RR
4.0	WALLS/CEILINGS	•			
4.1	FLOORS	•			
4.2	STAIRS	•			
4.3	RAILINGS	•			
4.4	INTERIOR WINDOWS	•			
4.5	INTERIOR DOORS	•			
4.6	SMOKE / CO DETECTORS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

4.0 (1) Evidence of repairs noted at walls/ceilings at various locations. Contact qualified contractor for further evaluation. Check for hidden damage. MAINTENANCE TIP: Recommend routine repairs/sealing at exterior windows to prevent moisture intrusion.



4.0 Item 1 (Picture) Patching/repairs noted by front entryway door



4.0 Item 2 (Picture) En Suite Bathroom - Crack/repairs noted.



4.0 Item 3 (Picture) Crack/repairs noted by stairway window.



4.0 Item 4 (Picture) Crack/repairs noted by stairway window.

4.0 (2) Moisture damage, staining, and discoloration noted at walls, which may be indicative of mold growth. Recommend further evaluation and testing by licensed mold inspector to determine whether mold is present. Conditions behind concealed areas remain indeterminate.

Consult restoration contractor with license in remediation for further evaluation and the professional removal/disposal of any water-damaged/contaminated materials. Contractors should check for hidden damage.

NOTE: It is important to correct the source(s) of moisture intrusion. Any wet/damp building materials should be dried out within 24-48 hours to prevent conditions conducive to mold growth

Recommend further evaluation of exterior areas and repairs as needed to prevent moisture intrusion. Suggest drainage upgrades to help direct runoff away from base of structure.

(Also, see comments under Garage section regarding moisture damage that corresponds to staining observed at Item 10 and Item 11. See comments under En Suite Bathroom regarding moisture damage that corresponds to blistering observed at lower portion of walls in First Floor Bedroom) **Contact licensed plumber for further evaluation and repairs as needed at any plumbing near areas of concern.**



4.0 Item 5 (Picture) Foyer: Area of concern - Repairs noted at lower portion of walls



4.0 Item 6 (Picture) Foyer: Close-up of staining from Item 5



4.0 Item 7 (Picture) Foyer: Repairs noted with staining observed by front entryway door



4.0 Item 8 (Picture) Foyer: High moisture meter readings noted at area of concern. (NOTE: Moisture meter readings were taken as a courtesy and are not part of a general home inspection.)



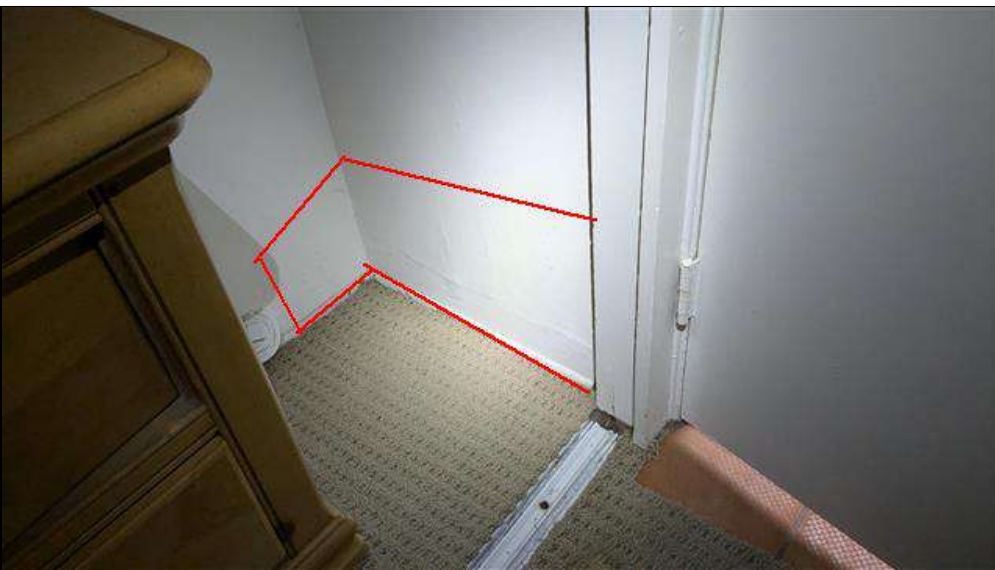
4.0 Item 9 (Picture) Foyer: Repairs noted at wall with staining observed to left of Item 7



4.0 Item 10 (Picture) Foyer: Area of concern - Repairs and staining noted at lower portion of walls to left of Item 9



4.0 Item 11 (Picture) Foyer: Close-up of staining, discoloration at area of concern



4.0 Item 12 (Picture) First Floor Bedroom - Area of concern - Blistering noted at lower portion of wall



4.0 Item 13 (Picture) First Floor Bedroom - Blistering noted at lower portion of wall



4.0 Item 14 (Picture) First Floor Bedroom - Blistering/repairs noted at closet ceiling



4.0 Item 15 (Picture) First Floor Bedroom - Area of concern with repairs and blistering noted.



4.0 Item 16 (Picture) Close-up of blistering from Item 15

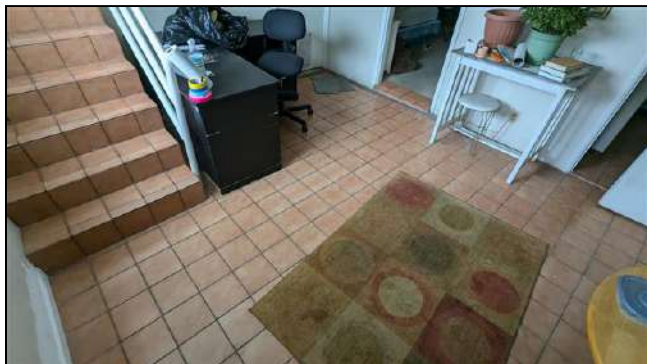


4.0 Item 17 (Picture) 2nd Floor Hallway - Repairs and staining noted at wall

4.1 NOTE: Inspection does not include conditions and areas that are concealed and not visible at the time of the inspection. Suggest removal and a careful walkthrough or re-inspection when fully visible as desired.

Older and worn floor coverings noted. Repair or replace as desired.

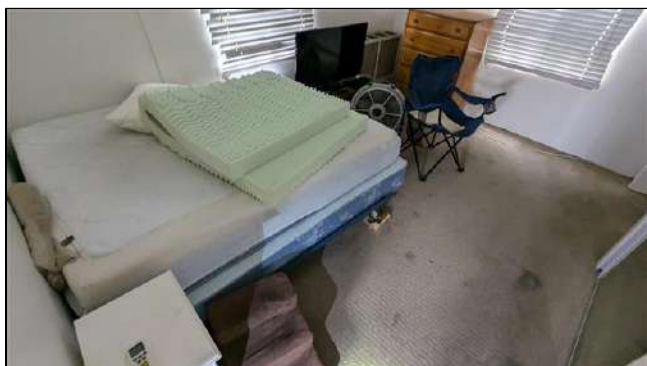
Out-of-level floors noted in various locations of structure. Consult a qualified flooring contractor for further evaluation and repairs if level floors are desired.



4.1 Item 1 (Picture) Foyer



4.1 Item 2 (Picture) Foyer - Cracked tiles noted by front entryway door. Recommend grout repairs/tile replacement as needed to prevent moisture penetration.



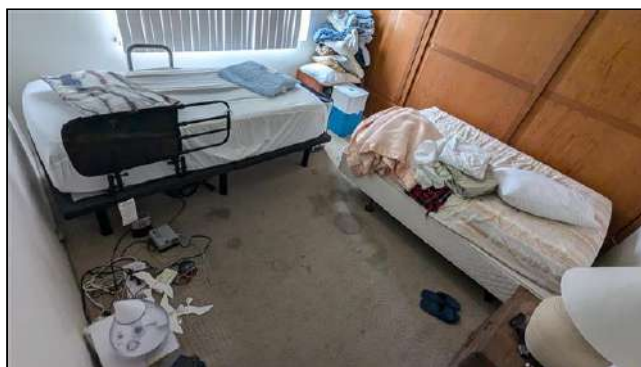
4.1 Item 3 (Picture) First Floor Bedroom - Staining/wear noted at carpet



4.1 Item 4 (Picture) Living Room (2nd Floor)



4.1 Item 5 (Picture) Dining Room (2nd Floor)



4.1 Item 6 (Picture) SE Bedroom (2nd Floor)



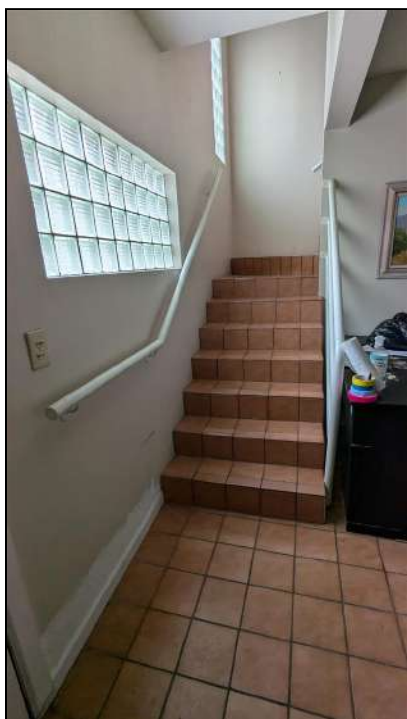
4.1 Item 7 (Picture) NE Bedroom (2nd Floor)



4.1 Item 8 (Picture) NE Bedroom (2nd Floor) - Staining noted at carpet

4.2 (1) Item 2 - Winder treads noted at interior stairwell, which do not meet modern building and safety standards. The tread depth at winder steps is less than 6" at inside corner, which may present a trip concern. Exercise caution while using steps, especially if steps are wet and while carrying items. Contact qualified contractor for further evaluation and repairs as desired to reduce the risk factors for improved safety.

Item 3 - Unconventional installation noted. No landing was present at top of stairway. Landing typically extends 36" in direction of travel.



4.2 Item 1 (Picture)



4.2 Item 2 (Picture) Winder treads noted

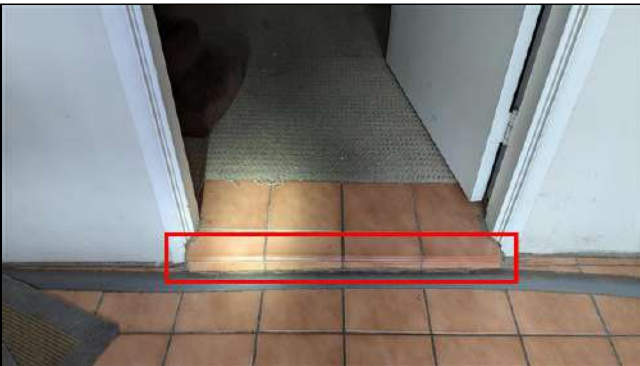


4.2 Item 3 (Picture) Unconventional installation noted. No landing was present at top of stairway



4.2 Item 4 (Picture) Cracked tiles noted at steps. Recommend grout repairs/tile replacement as needed.

4.2 (2) Foyer - Step by First Floor Bedroom is less than 4" high and presents a trip concern. Suggest repairs as desired for improved safety.



4.2 Item 5 (Picture) Foyer - Step by First Floor Bedroom is less than 4" high and presents a trip concern.

4.3 Item 1 - Per current building standards, the ends of hand railings should return to wall for safety. Consult with a qualified contractor for repairs as desired for improved safety and to prevent snagging on clothing/purses.

Although acceptable at time of construction, railings do not meet current building standards (34" minimum hand railing height). Suggest contacting qualified contractor for upgrades for improved safety and accessibility as desired.

Spaces between railings are wider than 4" sphere, which presents a safety concern in the presence of small children, who may fall through. Suggest upgrades for added safety and fall protection.

Item 4 - Hand railing is loose. Recommend repairs.



4.3 Item 1 (Picture) Per current building standards, the ends of hand railings should return to wall for safety.



4.3 Item 2 (Picture) Hand railing is less than 34-36" high



4.3 Item 3 (Picture) Space between rails is greater than 4" sphere



4.3 Item 4 (Picture) Hand railing is loose. Recommend repairs.

4.4 (1) Dual pane windows noted. Sometimes due to the sun and weather it is hard to tell if the windows are fogged. Suggest checking windows carefully when possible at various times of the day to make sure seals are

not compromised. Unless otherwise noted, the presence of safety glazing and/or broken seals at doors and windows are not evaluated.

Staining/moisture damage noted at interior window frames at various locations. Contact qualified restoration contractor (with license in remediation) for further evaluation and repairs as needed. Check for hidden damage. Also recommend repairs at window exterior areas to prevent moisture intrusion.)

Item 10 - Shared Bathroom (2nd Floor) - Window does not open easily. Recommend repairs.



4.4 Item 1 (Picture) First Floor Bedroom - Staining/moisture damage noted at window frame.



4.4 Item 2 (Picture) First Floor Bedroom - Staining/moisture damage noted at window frame.



4.4 Item 3 (Picture) First Floor Bedroom - Staining/moisture damage noted at window frame.

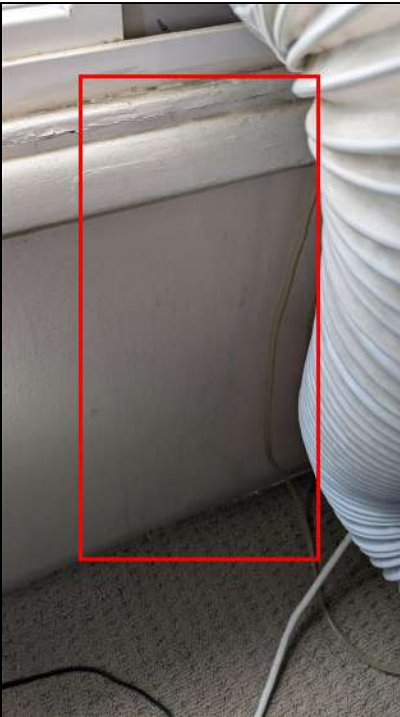


4.4 Item 4 (Picture) First Floor Bedroom - Staining/moisture damage noted at window frame.



4.4 Item 6 (Picture) Living Room (2nd Floor) - Wear noted at window sill

4.4 Item 5 (Picture) Living Room (2nd Floor) - Staining, possible wood damage noted, S



4.4 Item 8 (Picture) Kitchen - Wear, possible wood damage noted at window frame

4.4 Item 7 (Picture) Living Room (2nd Floor) - Staining noted below window



4.4 Item 9 (Picture) SE Bedroom (2nd Floor) - No window screen noted. Suggest adding window screen to prevent insect pest intrusion.



4.4 Item 10 (Picture) Shared Bathroom (2nd Floor) - Window does not open easily. Recommend repairs.

4.4 (2) Upper story, openable windows at various locations have sill heights that are lower than 42". (See below for examples) Although this was acceptable at time of construction, it doesn't meet current building

standards and presents a safety concern. Recommend repairs and adding a compatible guard railing for fall protection and improved safety. OPTION: Repairs/upgrades at window assemblies (i.e. adding opening restrictors) so that each window does not open more than 4".



4.4 Item 11 (Picture) Living Room (2nd Floor) - Openable windows have sill heights less than 42"



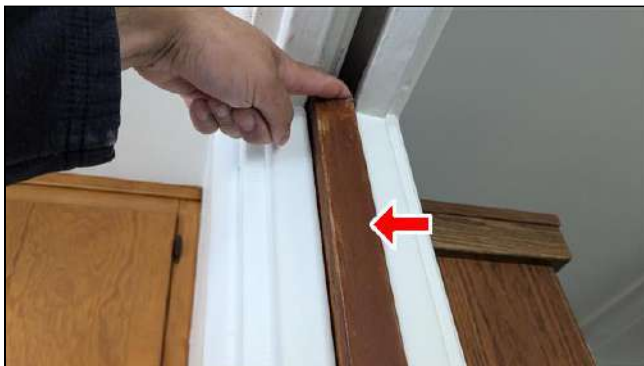
4.4 Item 12 (Picture) Living Room (2nd Floor) - Openable window has sill height less than 42"



4.4 Item 13 (Picture) SE Bedroom (2nd Floor) - Openable window has sill height less than 42"



4.4 Item 14 (Picture) NE Bedroom (2nd Floor) - Openable window has sill height less than 42"

4.5 Pocket doors do not open easily. Suggest repairs as desired.

4.5 Item 1 (Picture) Kitchen pocket door does not open easily



4.5 Item 2 (Picture) Pocket door at 2nd Floor hallway area does not open easily and snags on carpet. Suggest repairs.



4.5 Item 3 (Picture) SE Bedroom (2nd Floor) - Cracking/wear noted at closet door with missing pull hardware. Suggest repairs.

4.6 Smoke detectors and CO detectors are required on each level. A smoke detector should be placed in each bedroom and in hallways outside of bedrooms. CO detectors in bedrooms are considered an upgrade; however, on levels where there are bedrooms, CO detector should also be placed in hallway outside of bedrooms. Suggest testing on a routine basis to ensure proper operation for safety.

NOTE: All smoke alarms older than 10yrs are required to be upgraded/replaced in order to comply with approved devices listed by OSFM, which include the date of manufacture, a place to write the date of installation, a hush feature, and a nonremovable battery that lasts at least 10 years. Certain exemptions may apply. See: <http://osfm.fire.ca.gov>

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Structural Components

		IN	NI	NP	RR
5.0	INTERIOR STRUCTURAL CONDITIONS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

5.0 Slab Foundation Note: Report comments are based on conditions observable at the time of inspection. Also note that certain slab foundation conditions are difficult to detect with thick carpet covering, floor finishes, and obstructing furniture. A final walkthrough is recommended once items are cleared.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A) . All Over Plumbing

		IN	NI	NP	RR
6.0.A	WATER PIPING	•			
6.1.A	DRAIN / WASTE PIPING	•			
6.2.A	FIXTURE DRAINAGE	•			
6.3.A	EXTERIOR FAUCETS/ HOSE BIBS	•			
6.4.A	LAUNDRY AREA	•			
6.5.A	GAS PIPING	•			
6.6.A	WATER HEATER	•			
6.7.A	VENT CONNECTOR	•			
6.8.A	GAS / FUEL LINES AT UNIT	•			
6.9.A	SAFETY VALVE PROVISIONS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

INNI NP RR

Comments:

6.0.A (1) Water pressure was too high at the time of the inspection (100+PSI). Normal range is 35- 80 pounds. Contact a licensed plumber for further evaluation and repairs to prevent possible damage to piping. (NOTE: If a pressure regulator (reducing valve) is installed to address the high water pressure, an expansion tank with strapping would be required to be installed at the water heater.)



6.0.A Item 1 (Picture)



6.0.A Item 2 (Picture) Garage - Location of water main shut-off valve

6.0.A (2) Galvanized supply piping noted in garage area, which may be abandoned. Recommend further evaluation by licensed plumber

MAINTENANCE TIP: Galvanized piping tends to have a lifespan of 35-40 years. Note that galvanized piping has a tendency to accrue corrosion/oxidation build-up within piping as the piping ages--which results in constricted water flow and eventual leaking. This process is often apparent with external signs of corrosion along piping. Ask seller for history of repairs. (NOTE: If upgrading water heater to tankless unit, galvanized piping would have to be upgraded/replaced with either copper piping or PEX)



6.0.A Item 3 (Picture) Galvanized supply piping noted, view from Garage

6.1.A (1) DRAIN/ WASTE/ VENT PIPES are not visible at all locations due to design and construction methods; and, therefore, the inspection is limited. Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or in ground piping is excluded from a standard inspection

Due to age of property, recommend having sewer scope performed to determine conditions of main drain/waste line connection.



6.1.A Item 1 (Picture) Location of sewer line clean-out



6.1.A Item 2 (Picture) Garage - Location of clean-out

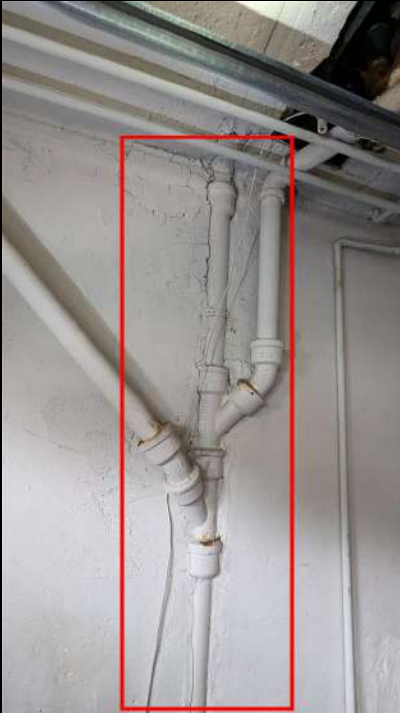
6.1.A (2) Rusting and wear noted at cast iron drain lines. Corrosion noted at galvanized drain piping. Monitor and replace as needed to prevent leaks. Anticipate replacement of pipes in the future. Consult licensed plumber for cost estimates.

Item 3 - Garage - Older/worn cast iron drain piping noted. Given that moisture damage and staining was observed at nearby areas, recommend further evaluation by licensed plumber and repairs as needed.

Item 4 - Garage - Older/worn, cast-iron drain-waste piping noted under Shared Bathroom (2nd Floor). Piping appears to have an active leak. Contact licensed plumber for further evaluation and repairs as needed. (NOTE: Shared Bathroom toilet was also loose.)

Item 6 - Garage - Older/worn drain piping noted with corrosion/rust. Recommend replacement to prevent leaks and for lasting performance.

Item 8 and Item 9 - Garage - Corrosion noted at drain piping with possible leak. Contact licensed plumber for further evaluation and repairs as needed.



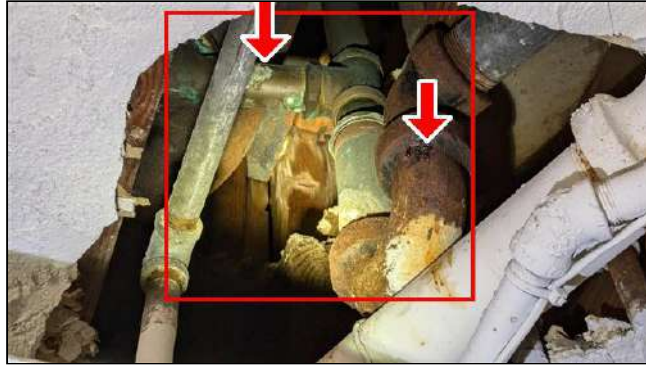
6.1.A Item 3 (Picture) Garage - Older/worn cast iron drain piping noted. Given that moisture damage and staining was observed at nearby wall, recommend further evaluation by licensed plumber and repairs as needed.



6.1.A Item 4 (Picture) Older/worn, cast-iron drain-waste piping noted under Shared Bathroom (2nd Floor), view from Garage. Signs of leaking were observed.



6.1.A Item 5 (Picture) Another view of Item 4



6.1.A Item 6 (Picture) Garage - Older/worn drain piping noted with corrosion/rust. Recommend replacement to prevent leaks and for lasting performance.



6.1.A Item 7 (Picture) Garage - Older drain piping noted



6.1.A Item 8 (Picture) Garage - Corrosion noted at drain piping.



6.1.A Item 9 (Picture) Garage - Corrosion noted at drain piping

6.1.A (3) NOTE: Often times older/worn cast iron drain piping may be embedded in the slabs of older homes. After 50-70 years, the drain pipes may have reached the end of their useful life; however, it is difficult to identify issues beyond concealed areas.

Check with local building department for permit history. If no records of drain piping replacement are available, recommend further evaluation by licensed plumber using available clean-outs to check the condition of drain piping and provide cost estimates for repairs/replacement as needed.

6.2.A Fixture Drainage - Satisfactory.

6.3.A Item 1 - Garage - Leak noted at hose bib. Contact plumber for repairs.

Lack of anti-siphon valves noted at hose bibs at various locations. Suggest installing antisiphon valves for upgrades to keep water in hose from entering back into the potable water supply.



6.3.A Item 1 (Picture) Garage - Leak noted at hose bib

6.4.A (1) Recommend annual cleaning of dryer vent and vent system for fire-life safety. Refer to manufacturer's instructions for specific maintenance requirements for dryer unit and maintain vent ducting to prevent lint build-up, which poses a fire-risk over time.

Steel-braided hoses are suggested at laundry area on washing machine as an upgrade due to interior location of laundry room. Rubber hoses have been known to have a higher rate of failure and could create water damage.

NOTE: Neither the laundry equipment nor the utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Concerns related to any laundry equipment or hook-up needs of new equipment should be assessed by a reputable and qualified tradesman.

MAINTENANCE TIP: Recommend adding overflow/drain pan under washing machine to protect interior from moisture damage.

Recommend adding vent at Laundry Room for gas-fueled dryer make-up air provisions. Consult dryer manufacturer's instructions for dimensions. OPTION: Keep laundry room door open while dryer is in use.



6.4.A Item 1 (Picture)



6.4.A Item 2 (Picture) Laundry Room - Wear, corrosion noted at drain piping. Recommend monitoring over time and repairs as needed to prevent leaks



6.4.A Item 3 (Picture)
Steel-braided hoses are suggested at laundry area on washing machine

6.4.A (2) Red Tag noted at gas line by dryer in Laundry Room, which is generally left by the local gas utility to indicate a safety hazard they identified during a visit. Usually an accompanying

receipt/description of the issue is left on a separate tag at the same location; however, no secondary tag was observed. Normally whenever a red tag is posted at a gas-fueled appliance, the gas valve for the appliance is turned "OFF" until a licensed professional completes repairs as needed for proper installation and safety.

Item 5 - Gas odor noted. Recommend replacing grease pack valve with ball valve for improved performance and to prevent leaks in gas line. Grease pack valves are known to have a higher rate of failure and/or are subject to leaks. Contact licensed plumber for repairs as needed for safety. (NOTE: Gas valve was turned to the "OFF" position for safety.)

Contact licensed plumber for further evaluation and repairs as needed. (See next section regarding dryer vent)



6.4.A Item 4 (Picture) Red Tag noted at gas line by dryer in Laundry Room,



6.4.A Item 5 (Picture) Grease pack valve noted.

6.4.A (3) Item 6 - Laundry Room - Flex dryer ducting has kinks. Recommend repairs/replacement to prevent lint clogs

Item 7 - Flex dryer ducting noted in garage. Dryer vent flex ducting should only extend from appliance to wall penetration. The remaining run of dryer vent ducting should be rigid 4" piping, no greater than 14ft long with taping at joints (no screws). Dryer vent should terminate at exterior with proper vent covering and damper.

Contact qualified contractor for further evaluation and repairs as needed for proper installation of dryer vent ducting.



6.4.A Item 6 (Picture) Laundry Room - Flex dryer ducting has kinks. Recommend repairs/replacement to prevent lint clogs



6.4.A Item 7 (Picture) Flex dryer ducting noted in garage.

6.5.A NOTE: Due to design and construction methods, not all gas piping is visible. Conditions are subject to unpredictable change, i.e. leaks may develop.

Item 1 - Although not required by local jurisdiction, a seismic shut-off valve is recommended, for it improves safety during seismic activity by providing instantaneous shut-off of gas flow at gas main.

Item 2 - Gas piping noted low, in direct contact with pavement. Suggest adding protective pipe guard/wrap/sleeve to prevent corrosion/wear at piping from moisture at pavement/grade.



6.5.A Item 1 (Picture)
No seismic shut-off
valve noted
downstream of gas
meter



6.5.A Item 2 (Picture) Gas
piping noted low, in direct
contact with pavement.

6.6.A (1) Water Heater 2010 was offline at time of inspection and requires replacement. Contact licensed plumber for cost estimates for repairs options.

(Suggest considering a "direct vent" water heater for improved safety. Direct vent water heaters have vent piping that includes an intake in order to draw oxygen from the exterior. The current set-up draws oxygen from the interior areas, which is generally not recommended.)

No hot water was available at plumbing fixtures throughout; therefore, limited inspection noted. Once water heater is replaced, recommend checking all fixtures to make sure hot is on the left and cold on the right to prevent accidental scalding.

NOTE: Manufacturers recommend annual servicing as part of routine maintenance.

Item 4 - Water noted at garage area from overflow pan drain piping. Recommend repairs to extend overflow drain piping to terminate at exterior to prevent water damage at interior building materials

Item 5 - Corrosion noted at copper piping by water heater. Contact licensed plumber for further evaluation and repairs as needed to prevent leaks.



6.6.A Item 1 (Picture) 2nd Floor hallway closet



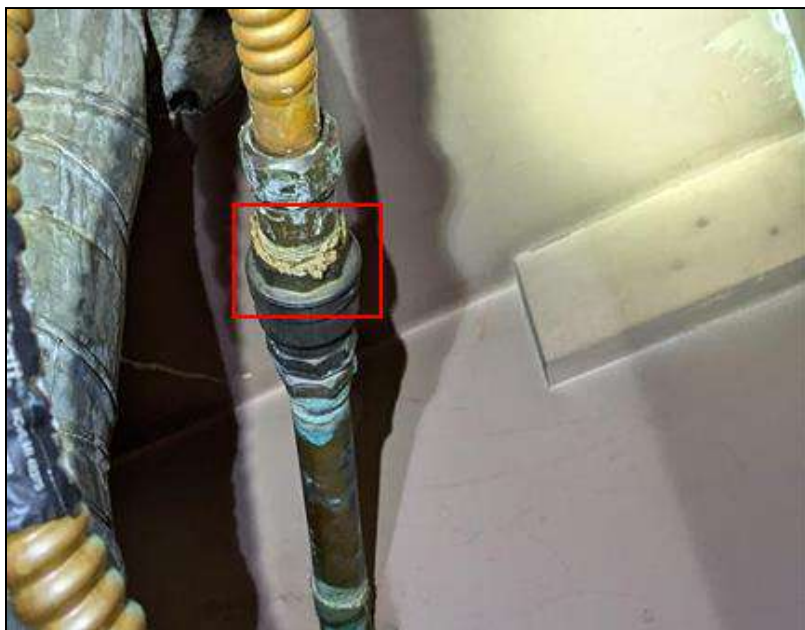
6.6.A Item 2 (Picture) Water Heater is older than 10 years



6.6.A Item 3 (Picture) Water noted at overflow pan



6.6.A Item 4 (Picture) Water noted at garage area. Recommend repairs to extend overflow drain piping to terminate at exterior to prevent water damage at interior building materials



6.6.A Item 5 (Picture) Corrosion noted at copper piping

6.6.A (2) Staining noted at water heater closet platform and cabinet below. Contact qualified contractor for further evaluation and repairs as needed. Check for hidden damage.



6.6.A Item 6 (Picture) Staining noted at platform



6.6.A Item 7 (Picture) Staining noted under platform



6.6.A Item 8 (Picture) Staining noted under platform



6.6.A Item 9 (Picture) Staining noted below water heater cabinet.

6.7.A (1) No screws noted in vent pipe connector. Recommend adding 3 screws to each joint of single-wall vent piping to keep joints connected properly, especially during possible seismic activity. Loose and/or damaged vent pipes pose a possible safety concern. Consult licensed plumber for repairs.



6.7.A Item 1 (Picture) No screws noted

6.7.A (2) Staining noted at top of water heater tank. Possible water intrusion from rooftop. Recommend further evaluation and repairs by licensed roofer to prevent leaks.

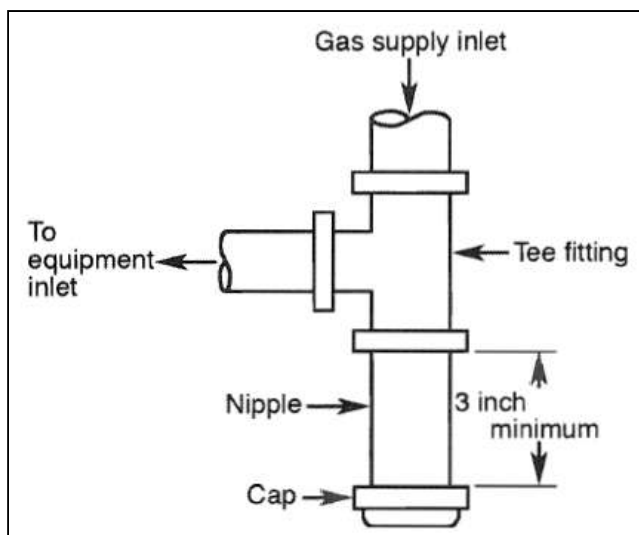


6.7.A Item 2 (Picture)

6.8.A Sediment trap was not installed at water heater gas line. Sediment trap should be installed after the gas flex connector, and it should be positioned where the gas flow in piping changes direction. Consult licensed plumber for proper installation as desired.



6.8.A Item 1 (Picture) No sediment trap noted.



6.8.A Item 2 (Picture) Diagram of sediment trap

6.9.A TPRV (temperature pressure relief valve) discharge piping was not installed properly. Piping should terminate "outside" of the building no closer than 6 inches or further than 24 inches from grade. TPR valve discharge pipe must be aimed downward with no threads on the end of piping. Consult licensed plumber for proper installation to prevent water damage and for safety.



6.9.A Item 1 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(B) . En Suite Bathroom (1st Floor)

		IN	NI	NP	RR
6.0.B	SINK	•			
6.1.B	TOILET	•			
6.2.B	STALL SHOWER	•			
6.3.B	BATHROOM FLOOR(ING)	•			
6.4.B	BATHROOM WALLS / CEILING	•			
6.5.B	BATHROOM VENTILATION	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

6.0.B NOTE: Hot water was not available at plumbing fixtures throughout at time of inspection. (See comments under All Over Plumbing: Water Heater)

Item 3 - Hot water handle did not work properly when tested. Item 4 - Leaking noted at faucet fixture. Recommend repairs/hardware replacement by licensed plumber for lasting performance and to prevent leaks.

Item 6 - Corrosion noted at plumbing under sink. Contact licensed plumber for further evaluation and repairs as needed to prevent leaks.

Staining/ moisture damage noted under sink area. Monitor condition and have repairs made as needed to prevent leaks. Anticipate repairs and/or replacement of shut off valves and/or trap. Suggest repairs/removal of any water-damaged materials. Check for hidden damage.



6.0.B Item 1 (Picture)



6.0.B Item 2 (Picture) MAINTENANCE TIP:
Recommend caulking where countertop meets
backsplash to prevent water seepage behind
cabinet



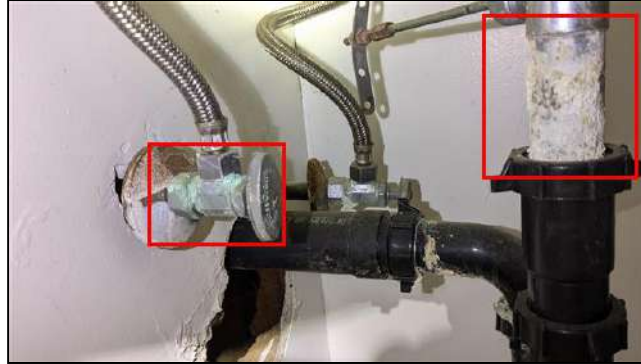
6.0.B Item 3 (Picture) Hot water handle did not work properly when tested



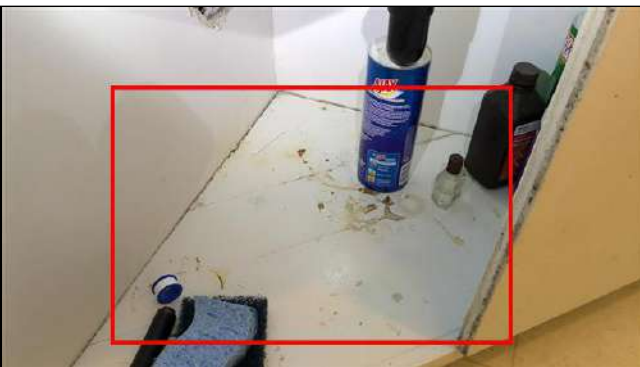
6.0.B Item 4 (Picture) Leaking noted at faucet fixture.



6.0.B Item 5 (Picture)
Recommend repairs/sealing
at wall penetration.



6.0.B Item 6 (Picture) Corrosion noted at
plumbing under sink



6.0.B Item 7 (Picture) Staining noted

6.1.B En Suite Bath Toilet - Item 1 - Corrosion noted at steel-braided connector. Recommend repairs/replacement to prevent leaks.



6.1.B Item 1 (Picture) Suggest adding cover at toilet



6.1.B Item 2 (Picture) Corrosion noted at steel-braided connector. Recommend repairs/replacement to prevent leaks.

6.2.B (1) Cracked tiles noted. Recommend grout repairs/tile replacement as needed to prevent moisture penetration and for lasting performance

Cracked tiles and cracking/wear noted at grout at lower portions of shower stall. Generally whenever cracking is present at the shower enclosure floor area, it is recommended to have further evaluation by a qualified tile contractor to check shower pan and determine whether any leaks are present. Anticipate shower pan replacement. Consult tile contractor for cost estimates for repairs as needed.

Item 14 - Shower head detached. Recommend hardware replacement. Contact licensed plumber as needed.

Item 15 - Cold water handle was stiff and did not turn on. Recommend repairs by licensed plumber.

Item 16 - Leaking noted at hot water handle. Recommend repairs by licensed plumber.



6.2.B Item 1 (Picture)



6.2.B Item 2 (Picture)



6.2.B Item 3 (Picture)



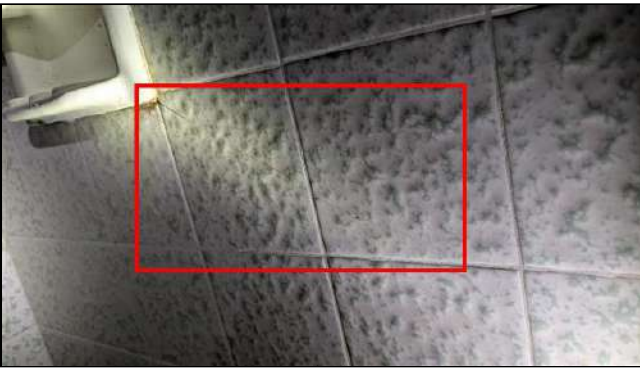
6.2.B Item 4 (Picture) Wear noted at shower door sweep. Recommend replacement to prevent water seepage while bathing



6.2.B Item 5 (Picture) No escutcheon noted. Recommend repairs.



6.2.B Item 6 (Picture) Cracking noted at grout



6.2.B Item 7 (Picture) Cracked tiles noted



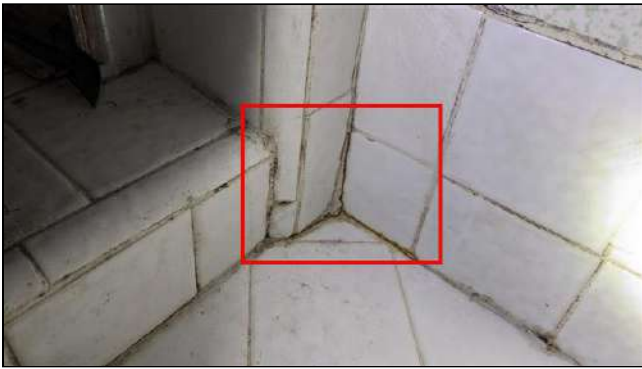
6.2.B Item 8 (Picture) Cracked tiles noted



6.2.B Item 9 (Picture) Cracked tiles noted.



6.2.B Item 10 (Picture) Wear/fissures noted at tiles by drain



6.2.B Item 11 (Picture) Cracking/wear noted at grout. Cracked tile noted



6.2.B Item 12 (Picture) Cracking/wear noted at grout



6.2.B Item 13 (Picture) Fissures/wear noted at lower tiles



6.2.B Item 14 (Picture) Shower head detached. Recommend hardware replacement.



6.2.B Item 15 (Picture) Cold water handle was stiff and did not turn on.



6.2.B Item 16 (Picture) Leaking noted at hot water handle

6.2.B (2) NOTE: Older tiles from before 1978 often used a porcelain enamel coating that contained lead. Recommend testing to determine whether lead is present before working with older materials (i.e. during remodeling activities) or if any other lead hazard concerns exist. Consult an environmental contractor as needed. **OPTION:** Refinishing or replacement.

6.3.B MAINTENANCE TIP: Caulking/ grout repair is recommended as part of routine maintenance to sink, sink countertop, backsplash, tile, tub/ shower and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind walls, flooring was indeterminate at the time of the inspection.

Older vinyl flooring from before 1984 may contain asbestos materials. If removal is desired, suggest having tested for asbestos beforehand by licensed/certified asbestos inspector. Recommend evaluation by licensed asbestos abatement contractor before working with materials. Otherwise avoid disturbing.



6.3.B Item 1 (Picture) Rolled vinyl flooring noted. Unable to determine age. Note that older vinyl flooring from before 1984 may contain asbestos in the flooring materials and/ or the adhesive.

6.4.B Moisture damage, staining noted at walls, which may be indicative of mold growth. Recommend further evaluation and testing by licensed mold inspector to determine whether mold is present. Conditions behind concealed areas remain indeterminate.

Contact restoration contractor with license in remediation for the professional removal/disposal of any water-damaged/contaminated materials. Contractors should check for hidden damage.

NOTE: It is important to correct the source(s) of moisture intrusion. Any wet/damp building materials should be dried out within 24-48 hours to prevent conditions conducive to mold growth.



6.4.B Item 1 (Picture) Staining/moisture damage noted at lower portion of wall by shower stall and rear entryway door.



6.4.B Item 2 (Picture) Moisture damage/blistering noted at wall above Item 1



6.4.B Item 3 (Picture) Staining noted at lower portion of Rear entryway door frame



6.4.B Item 4 (Picture) Repairs, possible moisture damage noted by shower stall



6.4.B Item 5 (Picture)
Blistering/repairs noted.



6.4.B Item 6 (Picture) Areas of concern at lower portions of drywall



6.4.B Item 7 (Picture) High moisture meter readings noted at lower portion of wall by toilet. (Moisture meter readings were taken as a courtesy and are not part of a general home inspection.



6.4.B Item 8 (Picture) High moisture meter readings noted at lower portion of wall by sink cabinet. (Moisture meter readings were taken as a courtesy and are not part of a general home inspection.

6.5.B En Suite Bathroom exhaust vent fans - Operated; however, both fans are loud/noisy. Recommend repairs/replacement for improved performance.



6.5.B Item 1 (Picture)



6.5.B Item 2 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(C) . Shared Bathroom (2nd Floor)

		IN	NI	NP	RR
6.0.C	SINK	•			
6.1.C	TOILET	•			
6.2.C	BATHTUB	•			
6.3.C	BATHROOM FLOOR(ING)	•			
6.4.C	BATHROOM WALLS / CEILING	•			
6.5.C	BATHROOM VENTILATION	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

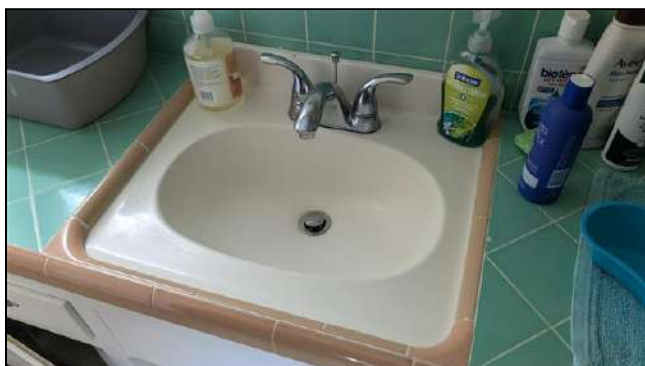
IN NI NP RR

6.0.C (1) NOTE: Hot water was not available at plumbing fixtures throughout at time of inspection. (See comments under All Over Plumbing: Water Heater)

Item 1 - Leak noted at faucet hardware. Contact licensed plumber for further evaluation and repairs/hardware replacement as needed.

Item 3 - Flexible drain piping noted under sink area. These connectors are prone to clogging/ leaks. Recommend consulting licensed plumber for installation of piping with smooth interior to prevent water damage.

Staining/ moisture damage noted under sink area. Corrosion noted at plumbing. Monitor condition and have repairs made as needed to prevent leaks. Anticipate repairs and/or replacement of shut off valves and/or trap. Suggest repairs/removal of any water-damaged materials. Check for hidden damage.



6.0.C Item 1 (Picture)



6.0.C Item 2 (Picture) Leak noted at faucet hardware.



6.0.C Item 3 (Picture)
Flexible drain piping
noted under sink



6.0.C Item 4 (Picture) Staining noted



6.0.C Item 5 (Picture)
Staining/moisture damage
noted



6.0.C Item 6 (Picture) Corrosion noted at angle
stop valve

6.0.C (2) Staining/moisture damage, possible mold growth noted under sink area. Recommend further evaluation and testing by licensed mold inspector to determine whether mold is present. Conditions behind concealed areas remain indeterminate.

Recommend contacting restoration contractor with license in remediation for professional removal and disposal of any water-damaged/contaminated materials and to check for hidden damage.



6.0.C Item 7 (Picture)
Moisture damage,
discoloration, possible mold
growth noted.

6.1.C Loose toilet noted where toilet connects to floor. Contact a licensed plumber for further evaluation and repairs. Recommend having toilet pulled to check for damage/water penetration. Toilet should be resecured/reset--and monitored/repared as needed to prevent moisture damage around unit.



6.1.C Item 1 (Picture) Loose toilet noted



6.1.C Item 2 (Picture) Staining noted at base of toilet

6.2.C (1) Item 3 - Shower diverter does not properly operate. Not all water diverts to shower head when shower diverter is pulled. Contact licensed plumber for repairs and/or replacement.

Cracked tiles noted. Recommend grout repairs/tile replacement to prevent moisture penetration.

Item 7 - Sliding glass door does not open/close easily and appears off track. Recommend repairs.



6.2.C Item 1 (Picture)



6.2.C Item 2 (Picture) MAINTENANCE TIP: Grout noted around bathtub, which is not waterproof. Recommend caulking to prevent water penetration to underlying materials. Conditions beyond concealed areas remain indeterminate.



6.2.C Item 3 (Picture) Shower diverter did not work properly



6.2.C Item 4 (Picture) Wear/damage noted at tile. Recommend grout repairs/tile replacement as needed to prevent moisture penetration



6.2.C Item 5 (Picture) Cracked tiles noted



6.2.C Item 6 (Picture) Cracked tiles noted



6.2.C Item 7 (Picture) Sliding glass door does not open/close easily and appears off track.



6.2.C Item 8 (Picture) Drain stopper did not work properly. Suggest repairs.

6.2.C (2) NOTE: Older cast-iron bathtubs and older tiles from before 1978 often used a porcelain enamel coating that contained lead. Recommend testing to determine whether lead is present before working with older materials (i.e. during remodeling activities) or if any other lead hazard concerns exist. Consult an environmental contractor as needed. OPTION: Refinishing or replacement.



6.2.C Item 9 (Picture)

6.3.C MAINTENANCE TIP: Caulking/ grout repair is recommended as part of routine maintenance to sink, sink countertop, backsplash, tile, tub/ shower and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind walls, flooring was indeterminate at the time of the inspection.

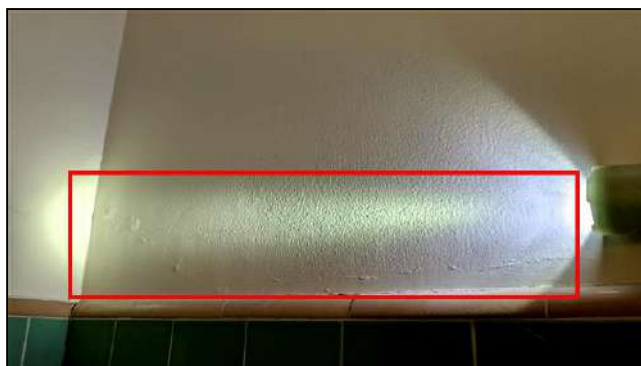


6.3.C Item 1 (Picture)

6.4.C Blistering noted at wall above bathtub enclosure. Possible result of moisture penetration. Contact qualified contractor (i.e. restoration contractor with license in remediation for further evaluation and repairs as needed. Check for hidden damage.



6.4.C Item 1 (Picture) Blistering noted at wall above bathtub enclosure



6.4.C Item 2 (Picture) Blistering noted at wall

6.5.C Shared Bath Ventilation Fan - Operated



6.5.C Item 1 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Electrical System

		IN	NI	NP	RR
7.0	SERVICE ENTRANCE LINE		•		
7.1	SERVICE GROUNDING / PROVISIONS	•			
7.2	MAIN SERVICE PANEL / DISTRIBUTION PANEL(S)	•			
7.3	DEVICES	•			
7.4	WIRING / CONDUCTORS	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

- 7.0 Service wires are underground, not visible, and not able to be inspected.
- 7.1 One grounding rod was observed. Generally 2 are required. Contact licensed electrician for further evaluation and repairs as needed for proper grounding/bonding of system.



7.1 Item 1 (Picture)

7.2 Main Panel - 100 amps

Rust noted at main electrical panel enclosure. Given proximity to ocean, suggest upgrades/ replacement with a corrosion-resistant electrical enclosure (i.e.. NEMA 4) to protect interior components from saline/corrosive ocean area, for lasting performance, and safety.

Rust and corrosion at several wires in panel. Corrosion also noted at bus bars. This condition may inhibit connectivity of conductors. Recommend further evaluation by licensed electrician and repairs/upgrades as needed for fire-life safety. Given age/condition, anticipate full electrical panel replacement.



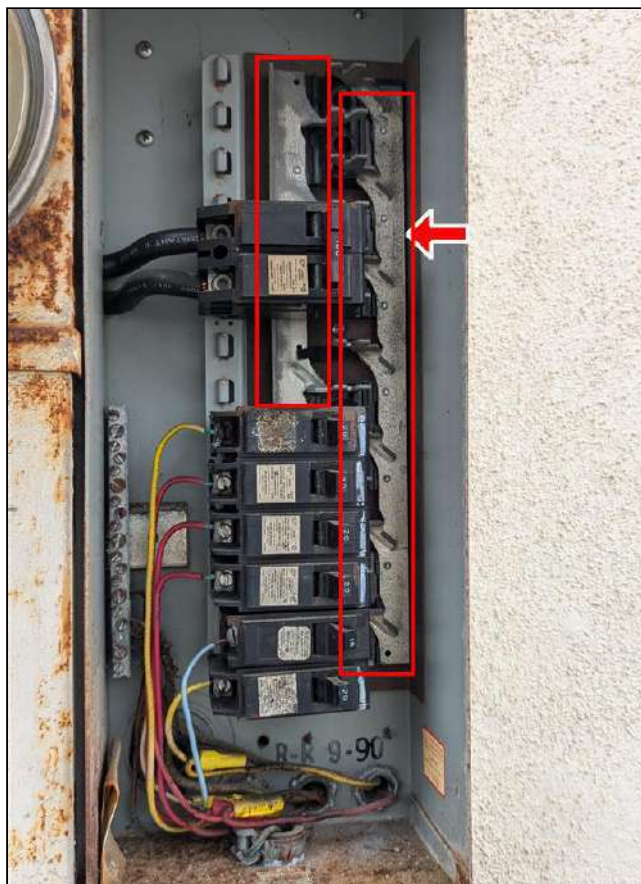
7.2 Item 1 (Picture) Rust noted at main electrical panel enclosure



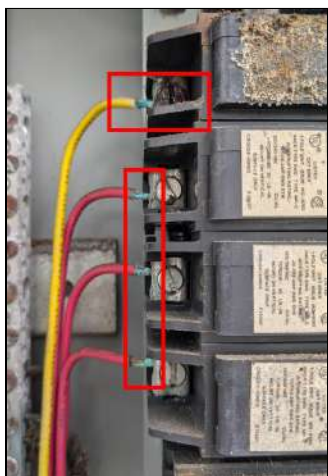
7.2 Item 2 (Picture)



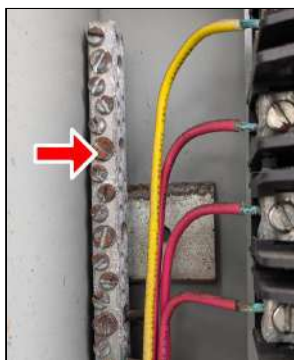
7.2 Item 3 (Picture) Rust noted at dead front (interior coverplate)



7.2 Item 4 (Picture) Corrosion noted at bus bars



7.2 Item 5 (Picture)
Corrosion noted at lug
and conductors/wires



7.2 Item 6 (Picture)
Corrosion noted at
bus bar



7.2 Item 7 (Picture) Unable to operate latch to secure exterior coverplate due to rust.



7.2 Item 8 (Picture) Wear, rust noted at enclosure near main panel. Recommend repairs/replacement with NEMA 4-rated box for lasting performance and to protect the interior components from wear

7.3 (1) Recommend upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at all applicable locations. Suggest testing trip buttons on regular basis to ensure proper operation of GFCI system. Consult a licensed electrician for locations and installation for safety.

GFCI outlets Locations. Ground Fault Circuit Interrupter (GFCI) outlets are required in bathrooms, at kitchen countertops, at laundry and wet bar sinks, in garages, in crawlspaces, in unfinished basements, and outdoors.

Item 3 - Kitchen - Countertop outlets, Not GFCI. The outlets also produced a buzzing sound whenever the garbage disposal was activated. This may indicate loose wiring or defective equipment. Recommend further evaluation by licensed electrician and repairs as needed for safety and proper operation

Outlet tester was loose when plugged into branch circuit outlets at various locations. The connection was also loose and flickered between "powered" and "bad/false ground" readings. Recommend further evaluation by licensed electrician and considering upgrades to tamper resistant (TR) outlets for improved safety.



7.3 Item 1 (Picture) Laundry area outlets, Not GFCI



7.3 Item 2 (Picture) En Suite Bathroom - Outlets, Not GFCI



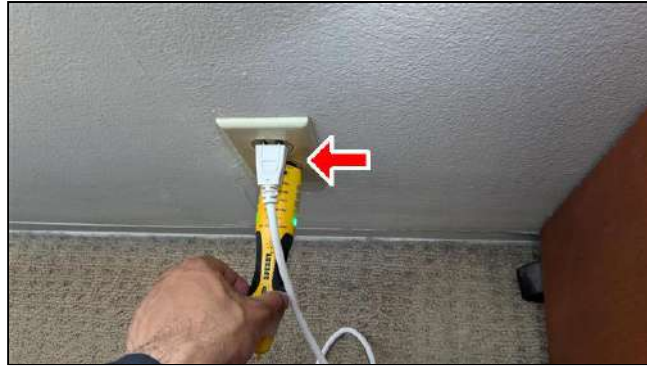
7.3 Item 3 (Picture) Kitchen - Countertop outlets, Not GFCI. The outlets also produced a buzzing sound whenever the garbage disposal was activated.



7.3 Item 4 (Picture) Kitchen countertop outlets, Not GFCI



7.3 Item 5 (Picture) Kitchen countertop outlets, Not GFCI



7.3 Item 6 (Picture) SE Bedroom (2nd Floor) - Outlet tester was loose when plugged into outlets. Readings flickered from bad/false ground to "powered"



7.3 Item 7 (Picture) Shared Bathroom (2nd Floor) outlets, Not GFCI

7.3 (2) Light bulbs appear to be burnt out/missing and light fixtures did not light. Suggest changing bulbs and checking light fixtures before close of escrow to ensure proper and safe operation.

Unable to determine operation of various light switches in structure. Consult electrician for repairs as needed.

Recommend checking to ensure that there is an operational light fixture in the stairway with a switch that activates it at the top and bottom of the steps in order to provide illumination for safety.



7.3 Item 8 (Picture) Foyer - Loose light switch noted. Recommend repairs.



7.3 Item 9 (Picture) First Floor Bedroom - Dim bulb noted. Recommend repairs/replacement



7.3 Item 10 (Picture) En Suite Bathroom - Light out



7.3 Item 11 (Picture) Shared Bathroom (2nd Floor) - Missing bulb noted

7.3 (3) NOTE: Older structures generally have fewer outlets than what meets the needs of a modern household. Power strips and extension cord wiring were observed at various locations. Contact licensed electrician for further evaluation and cost estimates to add receptacles for improved accessibility as desired. (i.e. dedicated outlets for Kitchen refrigerator, outlets in garage)

7.4 Loose cables noted at various locations, which may be subject to accidental/mechanical damage. (NOTE: Some cabling may be low voltage.) Contact licensed electrician for further evaluation and repairs for proper installation and strapping as needed for improved safety.

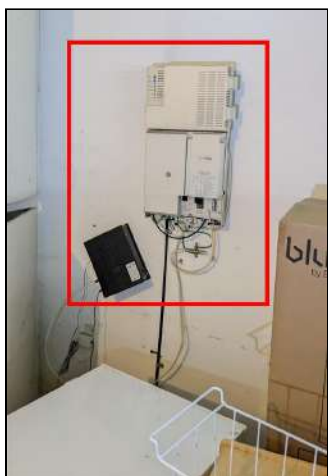
NOTE: Low voltage systems are not part of a general home inspection. Any comments are provided as a courtesy.



7.4 Item 1 (Picture) Loose cable noted at exterior, rear



7.4 Item 2 (Picture) Low voltage wiring noted, N



7.4 Item 3 (Picture)
Garage - Low voltage
equipment noted



7.4 Item 4 (Picture) Garage - Extension cord
cabling noted in garage area. Suggest further
evaluation and repairs (i.e. adding outlets/
receptacles at garage) as needed for improved
functionality/accessibility.



7.4 Item 5 (Picture) Foyer - Cord protectors
noted from extension cabling. Suggest adding
receptacles/outlets where needed for improved
safety.

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Heating / Central Air Conditioning

		IN	NI	NP	RR
8.0	COOLING SYSTEM			•	
8.1	HEATING UNIT	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

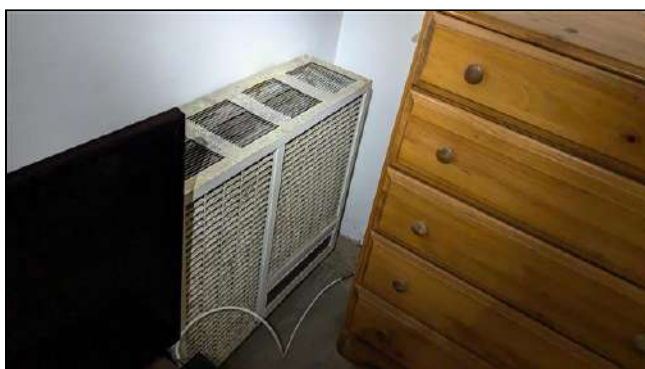
Comments:

8.1 (1) First Floor Bedroom - Direct Vent Heating Unit (gas-fueled furnace)

Heating unit is older/worn and pilot was not lit at time of inspection. Given age/condition, recommend contacting licensed HVAC technician for full evaluation, cleaning, and repairs as needed for safety and proper operation. OPTION: Replacement.

NOTE: Unable to locate gas valve by heating unit. Gas valve should be readily visible and accessible to occupants for emergency shut-off. Recommend repairs as needed for safety.

MAINTENANCE TIP: Recommend annual maintenance/servicing and cleaning for safety and lasting performance.



8.1 Item 1 (Picture) First Floor Bedroom - Direct Vent Heating Unit



8.1 Item 2 (Picture) First Floor Bedroom - Direct Vent Heating Unit



8.1 Item 3 (Picture) First Floor Bedroom - Direct Vent Heating Unit

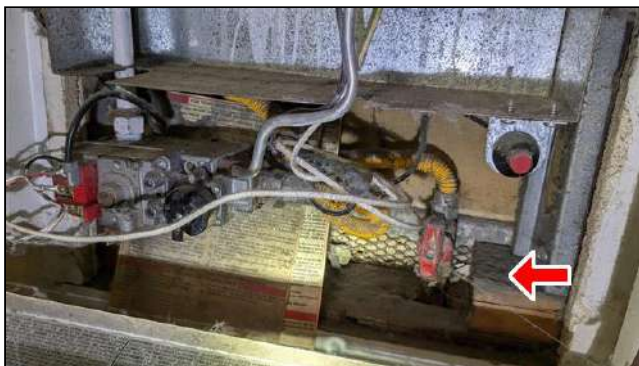
8.1 (2) 2nd Floor Heating Unit - Wall Furnace (gas-fueled)

Heating unit is older/worn and pilot was not lit at time of inspection. System is very dirty and poses a safety concern if used. Recommend contacting licensed HVAC technician for full evaluation, cleaning, and repairs as needed for safety and proper operation.

MAINTENANCE TIP: Recommend annual maintenance/servicing and cleaning for safety and lasting performance.



8.1 Item 4 (Picture) 2nd Floor Heating Unit - Wall Furnace



8.1 Item 5 (Picture) 2nd Floor Heating Unit - Wall Furnace - Dust noted. Recommend deep cleaning for safety



8.1 Item 6 (Picture) 2nd Floor Heating Unit - Wall Furnace



8.1 Item 7 (Picture)
Thermostat for 2nd Floor
Heating Unit - Wall Furnace

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Insulation and Ventilation

		IN	NI	NP	RR
9.0	ATTIC ROOF FRAMING	•			
9.1	ATTIC ROOF DECK / SHEATHING	•			
9.2	ATTIC VENTILATION PROVISIONS	•			
9.3	ATTIC INSULATION	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

Comments:

9.0 (1) NOTE: Due to typical design/accessibility constraints (insulation, storage, etc..) evaluation of the attic areas, roof decking, sheathing, gas lines, electrical and plumbing elements, condensate lines, including structural components, is generally limited. Additional items may also affect the ability to enter attic area, security wires, electrical and/or added alterations to attic and its components.

9.0 (2) Flue pipe lining may contain asbestos materials. Suggest having tested by a licensed asbestos inspector if removal is desired. Suggest further evaluation by licensed asbestos abatement contractor before working with materials. Otherwise, avoid disturbing.



9.0 Item 1 (Picture)

9.1 Stains noted at various locations of framing in the attic area. Unable to determine if active. Monitor condition and repair leaks as needed to prevent moisture penetration and damage. Any notation of leakage or stains does not preclude additional areas of leakage and/or hidden damage. Any ongoing and/or questionable situations should be assessed and corrected.

Given the characteristics of the staining observed in the attic area, recommend further evaluation of roof covering by licensed roofer and maintenance/repairs as needed to prevent

leaks.



9.1 Item 1 (Picture) Staining noted



9.1 Item 2 (Picture) Staining noted



9.1 Item 3 (Picture) Staining noted



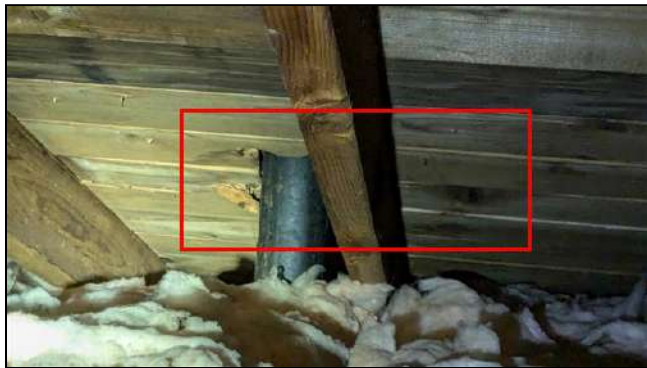
9.1 Item 4 (Picture) Staining noted



9.1 Item 5 (Picture) Staining noted



9.1 Item 6 (Picture) Staining noted



9.1 Item 7 (Picture) Staining noted



9.1 Item 8 (Picture) Staining noted



9.1 Item 9 (Picture) Staining noted



9.1 Item 10 (Picture) Staining noted



9.1 Item 11 (Picture) Staining noted



9.1 Item 12 (Picture) Staining noted



9.1 Item 13 (Picture) Staining noted

9.2 Bath exhaust vent terminates in attic, where water vapor from showering/bathroom can cause excessive moisture and the possibility of consequential environmental damage. Contact qualified contractor for repairs as needed for proper installation. Exhaust ventilation unit should have ducting and terminate at exterior location with proper vent covering and damper. NOTE: Bath vents should not terminate at attic gable vents, for they may block/interfere with cross-ventilation.



9.2 Item 1 (Picture) Shared Bathroom (2nd Floor) exhaust vent ducting terminates in attic area

9.3 Any comments on insulation levels and/or materials are for general informational purposes only. Comfort levels and insulation needs vary from person to person. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing.



9.3 Item 1 (Picture)

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

10. Built-In Kitchen Appliances

		IN	NI	NP	RR
10.0	KITCHEN SINK(S)	•			
10.1	KITCHEN FLOOR(ING)	•			
10.2	COOKING UNIT(S)	•			
10.3	REFRIGERATOR	•			
10.4	DISPOSAL	•			
10.5	VENTILATOR	•			
10.6	KITCHEN CABINETRY	•			
10.7	KITCHEN COUNTERTOP	•			

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

IN NI NP RR

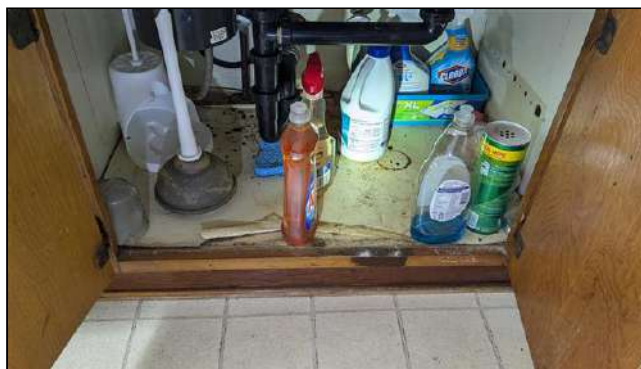
Comments:

10.0 NOTE: Hot water was not available at plumbing fixtures throughout at time of inspection. (See comments under All Over Plumbing: Water Heater)

Stains/ Moisture damage noted under kitchen sink area. Corrosion noted at plumbing. Monitor and repair components/piping as needed to prevent leaks. Unable to determine condition behind concealed areas. Suggest repairs/removal of any water-damaged materials. Check for hidden damage.



10.0 Item 1 (Picture)



10.0 Item 2 (Picture) Inspection under kitchen sink is limited due to personal items blocking view and access. Suggest careful evaluation when fully visible and accessible.



10.0 Item 3 (Picture)
Staining noted



10.0 Item 4 (Picture) Staining noted under
countertop behind sink basins



10.0 Item 5 (Picture) Blistering, possible
moisture damage noted.



10.0 Item 6 (Picture) Staining noted under
countertop behind sink basins



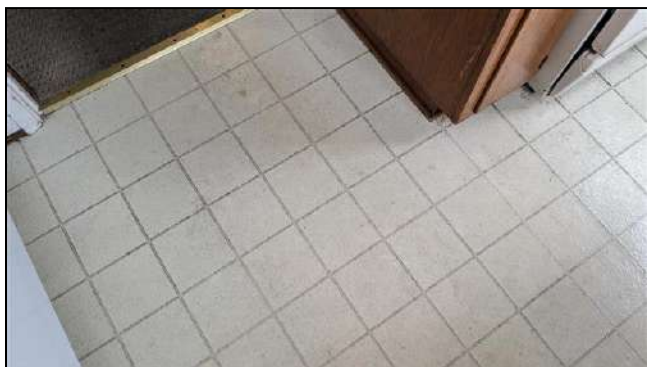
10.0 Item 7 (Picture) Staining/discoloration
noted



10.0 Item 8 (Picture) Corrosion noted

10.1 MAINTENANCE TIP: Caulking/ grout repair is recommended as part of routine maintenance to sink, countertop, backsplash, and flooring areas on an annual basis to help prevent moisture intrusion, damage and mold build-up. Condition behind walls, flooring was indeterminate at the time of the inspection.

Older vinyl flooring from before 1984 may contain asbestos materials. If removal is desired, suggest having tested for asbestos beforehand by licensed/certified asbestos inspector. Recommend evaluation by licensed asbestos abatement contractor before working with materials. Otherwise avoid disturbing.



10.1 Item 1 (Picture) Vinyl, rolled flooring noted. Unable to determine age

10.2 Range / Oven - Operated

NOTE: Suggest installing anti-tip brackets at cooking unit for safety and to prevent accidental injury if children are present.



10.2 Item 1 (Picture)

10.3 Refrigerator - Operated. Ice Maker and Water Dispenser are not tested as part of a standard inspection.

10.3 Item 1 (Picture)

10.4 Garbage Disposal - Operated**10.5 Rangehood ventilator did not activate/operate when tested. Contact qualified technician for further evaluation and repairs as needed.**

Item 2 - Ducting joints should be sealed with properly-rated, UL-listed tape (typically Aluminum-backed and rated for high temperature/humidity). Recommend repairs for improved safety.



10.5 Item 1 (Picture) Rangehood ventilator



10.5 Item 2 (Picture) View of ducting above rangehood ventilator. Ducting joints should be sealed with properly-rated, UL-listed tape (typically Aluminum-backed and rated for high temperature/humidity)

10.6 (1) Older and worn cabinets noted. Repair/ replace doors/ hardware, etc.. as desired.



10.6 Item 1 (Picture)



10.6 Item 2 (Picture)

10.6 (2) Discoloration, possible mold growth noted in cabinets. Recommend further evaluation and testing by licensed mold inspector to determine whether mold is present.

Recommend contacting restoration contractor with license in remediation for professional removal and disposal of any water-damaged/contaminated materials and to check for hidden damage.

Note that cabinets and closets often become condensing areas for humidity, which is common in areas by the ocean (especially in older, mid-century homes.) Older homes often have drywall with a higher plaster content and also seldom have insulation behind the drywall. Recommend considering repairs at areas of concern and adding insulation at peripheral walls to reduce/prevent condensation at cooling surfaces within cabinets. OPTION: Paint interior of cabinets with mold/mildew-inhibitive paint.

MAINTENANCE TIP: Recommend adding dehumidifiers or other drying and moisture-absorbing agents to reduce the humidity in the back of cabinets/closets where needed.



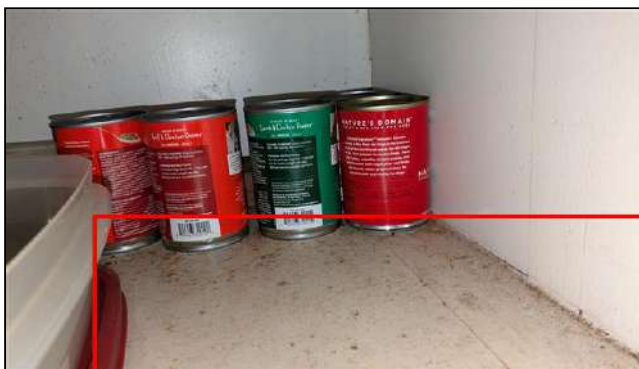
10.6 Item 3 (Picture) Discoloration, possible mold growth noted



10.6 Item 4 (Picture) Discoloration, possible mold growth noted



10.6 Item 5 (Picture) Discoloration, possible mold growth noted



10.6 Item 6 (Picture) Discoloration, possible mold growth noted



10.6 Item 7 (Picture)
Discoloration, possible mold growth noted



10.6 Item 8 (Picture) Discoloration, possible mold growth noted



10.6 Item 9 (Picture) Discoloration, possible mold growth noted



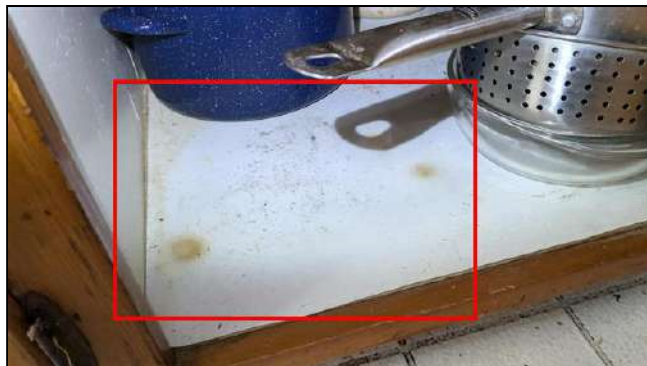
10.6 Item 10 (Picture)
Discoloration, possible mold growth noted



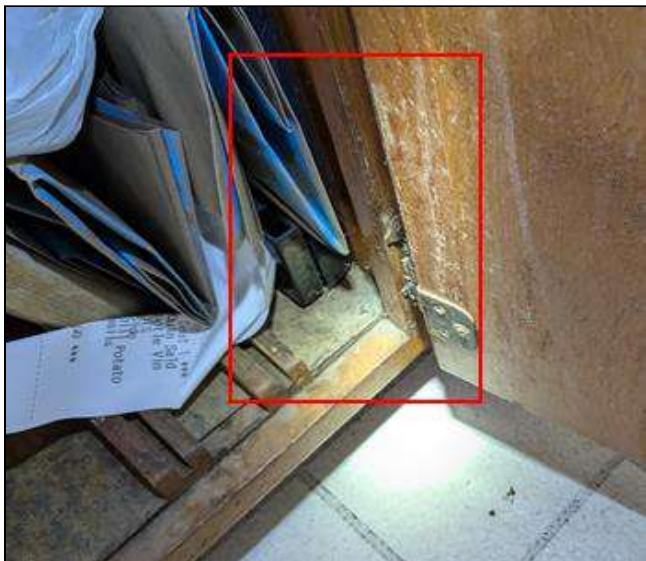
10.6 Item 11 (Picture)
Discoloration, possible mold growth noted



10.6 Item 12 (Picture) Discoloration, possible mold growth noted



10.6 Item 13 (Picture) Discoloration, possible mold growth noted



10.6 Item 14 (Picture) Discoloration, possible mold growth noted.

10.7 Cracked tiles and worn grout noted at countertop. Repair/ replace tiles to prevent water seepage into cabinet. (NOTE: Older kitchen countertop tiles from before 1978 may contain lead in the glazing. Suggest testing before working with older materials and/or before remodeling activities, which may generate dust.)

MAINTENANCE TIP: Recommend caulking where countertop meets backsplash now with 100% silicone caulk and as part of annual maintenance to prevent water seepage behind cabinets.



10.7 Item 1 (Picture) Cracked tiles and worn grout noted at countertop.

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



Staci's Home Inspections

310-948-9675

Staci's Home Inspections

**Staci Goddard -
home.inspector.staci@gmail.com
5233 Bellingham Ave. Apt 16
Valley Vista, CA 91607
310-948-9675
www.inspectorstaci.net**

Report Attachments

ATTENTION: This inspection report is incomplete without reading the information included herein at these links/attachments. Note If you received a printed version of this page and did not receive a copy of the report through the internet please contact your inspector for a printed copy of the attachments.

[Home Inspection Contract](#)

Signed by:

Sally Kratz Richman, Trustee

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**132 1st Pl
Manhattan Blvd, CA 90266**

Below is a list of the Repairs that were made to the property:

1. New carpet and carpet pad throughout the house
2. New smoke/CO detectors in bedrooms and hallways both floors

First Floor

3. Foyer: patching and painting
4. 1st Floor bedroom:
 - a. New carpet and carpet pad
 - b. Patching and painting
5. En Suite Bathroom (1st floor)
 - a. Patching and painting
 - b. New toilet seat, connector and internal mechanism
 - c. Bulbs replaced
 - d. New shower head and escutcheon, cold water handle and leak repaired
 - e. Door deadbolt lock and loose handle repaired
6. Laundry room
 - a. Washer and dryer and ducts removed
 - b. New faucets and supply lines for hot and cold water
 - c. New gas shutoff valve
7. Stairwell
 - a. Patching and painting
 - b. Painted handrails

Second Floor

8. Patching and painting throughout 2nd floor
9. New carpet and carpet pads
10. Kitchen pocket door repaired
11. Stove/oven removed
12. Range hood removed
13. Bathroom sink leak repaired
14. Missing hardware on closet door replaced



Residential Earthquake Risk Disclosure Statement (2020 Edition)

Name Sally Kratz Richman, Trustee APN 4180-018-021

Street Address 132 1st Place Year Built 1956

City Manhattan Beach County Los Angeles Zip Code 90266

Answer these questions to the best of your knowledge. If any of the questions are answered "No," your home is likely to have an elevated/disclosable earthquake risk. If you do not have actual knowledge as to whether these risks exist, answer "Don't Know." Questions answered "Don't Know" may indicate a need for further evaluation. If your home does not have the feature, answer "Doesn't Apply." If you corrected one or more of these risks, describe the work on a separate page. The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

	Yes	No	Doesn't Apply	Don't Know	See Page
1. Is the water heater braced to resist falling during an earthquake?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	14
2. Is your home bolted to its foundation?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	15
3. If your home has crawl space (cripple) walls:					
a. Are the exterior crawl space (cripple) walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	17
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	18
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	19
5. If your home is on a hillside:					
a. Are the exterior tall foundation walls braced?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20
b. Are the tall posts or columns either built to resist earthquakes or have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	20
6. If the exterior walls of your home are made of unreinforced masonry, either completely or partially, have they been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	21
7. If your home has a room over the garage, is the wall around the garage door opening built to resist earthquakes or has it been strengthened?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	22
8. Is your home outside an Alquist-Priolo Earthquake Fault Zone (an area immediately surrounding known active earthquake faults)?	To be reported on the Natural Hazard Disclosure Statement				
9. Is your home outside a Seismic Hazard Zone (an area identified as susceptible to liquefaction or a landslide)?	To be reported on the Natural Hazard Disclosure Statement				

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake risks it may have.

EXECUTED BY

Signed by:

Sally Kratz Richman, Trustee
Sally Kratz Richman, Trustee

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Seller

3/11/2025

Date

I acknowledge receipt of the *Homeowner's Guide to Earthquake Safety* and this Disclosure Statement, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if the seller has indicated a lack of knowledge, there may be one or more earthquake risks in this home.

Buyer

Buyer

Date

This Disclosure Statement is made in addition to the standard real estate transfer disclosure statement also required by law.

Residential Earthquake Risk Disclosure Statement Addendum

132 1st Place, Manhattan Beach, CA 90266

If you corrected one or more earthquake weaknesses, please describe the work performed:

Is there anything else you would like to disclose?

Signed by:

Sally Kratz Richman, Trustee

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CALIFORNIA
ASSOCIATION
OF REALTORS®

**LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS
DISCLOSURE, ACKNOWLEDGMENT AND ADDENDUM For
Pre-1978 Housing Sales, Leases, or Rentals**
(C.A.R. Form LPD, Revised 12/24)

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, ☐ Other: _____,
 dated _____, on property known as: 132 1st Place, Manhattan Beach, CA 90266 ("Property")
 in which _____ is referred to as Buyer or Tenant
 and Sally Kratz Richman, Trustee is referred to as Seller or Housing Provider.
 Buyer/Tenant and Seller/Housing Provider are referred to as the "Parties."

LEAD WARNING STATEMENT (SALE OR PURCHASE): Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligent quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

LEAD WARNING STATEMENT (LEASE OR RENTAL): Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive federally approved pamphlet on lead poisoning prevention.

EPA'S LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE: The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at www.epa.gov/lead for more information.

1. SELLER'S OR HOUSING PROVIDER'S DISCLOSURE:

A. I (we) have no knowledge of lead-based paint and/or lead-based paint hazards in the housing other than the following: Since the house was built before 1978, we assume that lead-based paint was used in the past.

B. I (we) have no records or reports pertaining to lead-based paint and/or lead based paint hazards in the housing other than the following, which, previously or as an attachment to this addendum, have been provided to Buyer or Tenant: None

C. I (we), previously or as an attachment to this addendum, have provided Buyer or Tenant with the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for use in the State such as "The Homeowner's Guide to Environmental Hazards and Earthquake Safety."

For Sales Transactions Only: Buyer has **10 days** unless otherwise agreed in the real estate contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Signed by:

Sally Kratz Richman, Trustee
 Seller or Housing Provider

Sally Kratz Richman, Trustee

3/11/2025

Date

Seller or Housing Provider

Date



Property Address: 132 1st Place, Manhattan Beach, CA 90266

2. LISTING AGENT’S ACKNOWLEDGMENT:

Seller or Housing Provider’s Agent has informed Seller or Housing Provider of Seller’s or Housing Provider’s obligations under § 42 U.S.C. 4852d and is aware of Agent’s responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

REAL Brokerage Technologies

Agent (Broker representing Seller or Housing Provider)
(Please print)

DocuSigned by:
By Laura Coffey
Associate-Licensee or Broker Signature
Laura Coffey

3/11/2025

Date

3. BUYER’S OR TENANT’S ACKNOWLEDGMENT:

- A. (1) I (we) have received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed, if any, in **paragraph 1** above
(2) (if initialed) _____/_____ I have not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing.
- B. I have received the pamphlet “Protect Your Family From Lead In Your Home” or an equivalent pamphlet approved for use in the State such as “The Homeowner’s Guide to Environmental Hazards and Earthquake Safety.”
- C. If delivery of any of the disclosures or pamphlet referenced in paragraph 1 above occurs after Acceptance of an offer to purchase, Buyer has a right to cancel pursuant to the purchase contract. If you wish to cancel, you must act within the prescribed period.
- D. For Sales Transactions Only: Buyer acknowledges the right for **10 days**, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR, (if checked) ☐ Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

_____	_____	_____	_____
Buyer or Tenant	Date	Buyer or Tenant	Date

4. BUYER OR TENANT AGENT’S ACKNOWLEDGMENT:

Buyer or Tenant’s Agent has informed Seller or Housing Provider, through the Listing Agent if the property is listed, of Seller’s or Housing Provider’s obligations under § 42 U.S.C. 4852d and is aware of Agent’s responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

_____	By _____	_____
Agent (Broker obtaining the Offer) (Please print)	Associate-Licensee or Broker Signature	Date



Property Address: **132 1ST PL, MANHATTAN BEACH, CA 90266, LOS ANGELES COUNTY**APN: **4180-018-021** | Report Date: **01/29/2025** | Report Number: **3407216**

Statutory Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

DISCLAIMER: This NHD Summary (a) is not valid unless delivered with the complete FANHD Disclosure Report which buyer must read and acknowledge before close of escrow, and (b) is subject to the Terms and Conditions contained in that complete Disclosure Report.

The seller and seller's agent(s) or a third-party consultant disclose 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 Property. Seller hereby authorizes any agent(s) representing any principal(s) in this action 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 and seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency

Yes _____ No **X** Do not know and information not available from local jurisdiction _____

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.

Yes _____ No **X** Do not know and information not available from local jurisdiction _____

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.

Yes _____ No **X**

High FHSZ in a state responsibility area _____

Very High FHSZ in a state responsibility area _____

Very High FHSZ in a local responsibility area _____

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.

Yes _____ No **X**

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.

Yes _____ No **X**

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.

Yes (Landslide Zone) _____ Yes (Liquefaction Zone) _____

No **X** Map not yet released by state _____

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. SELLER(S) AND BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THESE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Sally Kratochvil, Trustee
Signature of Seller(s)
F3CD5529570796D...

3/11/2025

Date
3/11/2025

Signature of Seller(s)

Date

Laura Cohen
Signature of Seller's Agent
6698571F5CC940A...

Date

Signature of Seller's Agent

Date

☐ Seller(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

☒ Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Section 1103.4 of the Civil Code. Neither seller(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) **FIRST AMERICAN REAL ESTATE DISCLOSURES CORPORATION OPERATING THROUGH ITS FANHD DIVISION.**

Date 29 January 2025

Buyer represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller(s) or agent's disclosure obligations in this transaction.

Signature of Buyer(s)

Date

Signature of Buyer(s)

Date

BUYER(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE FANHD DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:

- Additional Property-specific Statutory Disclosures: Fire Hazard Severity Zone (AB 38), Fire Hazard Severity Zone Pursuant to Gov. Code §51179, Former Military Ordnance Site, Commercial/Industrial Use Zone, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only), California Energy Commission Duct Sealing Requirement, Notice of Statewide Right to Farm, Notice of Mining Operations, Sex Offender Database (Megan's Law), Gas and Hazardous Liquid Transmission Pipeline Database.
- Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
- General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only).
- Additional Reports - Enclosed if ordered: (1) PROPERTY TAX REPORT (includes state-required Notices of Mello-Roos and 1915 Bond Act Assessments, and Notice of Supplemental Property Tax Bill, (2) ENVIRONMENTAL SCREENING REPORT (discloses Transmission Pipelines, Contaminated Sites, and Oil & Gas Wells). Enclosed if applicable: Local Addenda.
- Government Guides in Combined Booklet with Report. Refer to Booklet: (1) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants"; (2) EARTHQUAKE SAFETY: "The Homeowners Guide To Earthquake Safety" and included "RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM"; (3) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home"; (4) BRIEF GUIDE TO MOLD, MOISTURE AND YOUR HOME; (5) WHAT IS YOUR HOME ENERGY RATING? Government Guides are also available on the Company's "Electronic Bookshelf" at: https://orderform.fanhd.com/resources/electronic_bookshelf/regulatory_pamphlets.



First American
Natural Hazard Disclosures™



MARKET CONDITIONS ADVISORY

(C.A.R. Form MCA, Revised 6/24)

1. **MARKET CONDITIONS:** Real estate markets are cyclical and can change over time. It is impossible to predict future market conditions with accuracy. In a competitive or "hot" real estate market, there are generally more Buyers than Sellers. This will often lead to multiple buyers competing for the same property. As a result, in order to make their offers more attractive, some Buyers may offer more than originally planned or eliminate certain contingencies in their offers. In a less competitive or "cool" market there are generally more Sellers than Buyers, often causing real estate prices to level off or drop, sometimes precipitously. The sales price of homes being sold as foreclosures and short sales is difficult to anticipate and can affect the value of other homes in the area. Brokers, appraisers, Sellers and Buyers take these "distressed" property sales and listings into consideration when valuing property. In light of the real estate market's cyclical nature it is important that Buyers understand the potential for little or no appreciation in value, or an actual loss in value, of the property they purchase. This Advisory discusses some of the potential risks inherent in changing market conditions.
2. **BUYER CONSIDERATIONS:**
 - A. **OFFERING PRICE:** AS A BUYER, YOU ARE RESPONSIBLE FOR DETERMINING THE PRICE YOU WANT TO OFFER FOR A PROPERTY. Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All buyers should be sure they are comfortable with the price they are offering or the price they are accepting in a counter offer. You should be aware of and think about the following: (i) If your offer is accepted, the property's value may not increase and may even decrease. (ii) If your offer is accepted, you may have "Buyer's remorse" that you paid too much. (iii) If your offer is rejected there can be no guarantee that you will find a similar property at the same price. (iv) If your offer is rejected, you may not be satisfied that the amount you offered was right for you. Only you can determine that your offer was reasonable and prudent in light of the property and your circumstances.
 - B. **NON-CONTINGENT OFFERS:** Most residential purchase agreements contain contingencies allowing a Buyer within a specified period of time to cancel a purchase if: (i) the Buyer cannot obtain a loan; (ii) if the property does not appraise at a certain value ; (iii) if the Buyer is dissatisfied with the property's condition after an inspection; (iv) if an insurance policy cannot be obtained for an acceptable cost; or (v) for any other contingency within the purchase agreement. To make their offers more attractive, Buyers will sometimes write offers with few or no contingencies or offer to remove contingencies within a short period of time. In a "hot" market, sellers will sometimes insist that Buyers write offers with no contingencies. Broker recommends that Buyers do not write non-contingent offers and if you do so, you are acting against Broker's advice. However, if you do write a non-contingent offer these are some of the contractual rights you may be giving up:
 - (1) **LOAN CONTINGENCY:** If you give up your loan contingency, and you cannot obtain a loan, whether through your fault or the fault of your lender, and as a result, you do not or cannot purchase the property, you may legally be in default under the contract and required to pay damages or forfeit your deposit to the seller.
 - (2) **APPRAISAL CONTINGENCY:** If your lender's (or your own) appraiser does not believe the property is worth what you have agreed to pay for it, your lender may not loan the full amount needed for the purchase or may not loan any amount at all because of a low appraisal. As a result, if you do not purchase the property, and you have removed your appraisal contingency, you may legally be in default under the contract and could be required to pay damages to, or forfeit your deposit to, the Seller. The Seller is not obligated to reduce the purchase price to match the appraised value.
 - (3) **INVESTIGATION CONTINGENCY:** If you disapprove of the condition of the property and as a result, you do not purchase the property, you may legally be in default under the contract and required to pay damages to, or forfeit your deposit to, the Seller if you have removed your investigation contingency. However, even if you make an offer without an investigation contingency or you remove that contingency, the Seller may still be obligated to disclose to you material facts about the property. In some cases, once you receive that information the law gives you an independent right to cancel for a limited period of time.



- (4) **INSURANCE CONTINGENCY:** If you cannot obtain insurance or disapprove of the cost, and you do not purchase the property, you may legally be in default under the contract and required to pay damages to, or forfeit your deposit to, the Seller if you have removed your insurance contingency.

There is inherent risk in writing a non-contingent offer. Only you, after careful consultation and deliberation with your attorney, accountant, or financial advisor can decide how much risk you are willing to take. IT IS YOUR DECISION ALONE AND CANNOT BE MADE BY YOUR BROKER OR REAL ESTATE AGENT.

C. BROKER RECOMMENDATIONS. Broker recommends that you do not write a non-contingent offer, even if you are planning on paying all cash for the property. If you intend to write a non-contingent offer, Broker recommends that, prior to writing the offer, you: (i) review all available Seller reports, disclosures, information and documents; (ii) have an appropriate professional inspect the property (even if it is being sold "as is" in its present condition); and (iii) carefully assess your financial position and risk with your attorney, accountant or financial advisor.

D. MULTIPLE OFFERS: At times Buyers may write offers on more than one property even though the Buyer intends to purchase only one. This may occur in a short sale when the approval process can take a considerable amount of time, or it could also occur in a hot market when the Buyer is having difficulty getting an offer accepted. While it is not illegal to make offers on multiple properties with intent to purchase only one, the Buyer can be obligated to many Sellers if more than one accepts the Buyer's offers. Additionally, if any offer is accepted without contingencies, and the buyer does not perform, there can be a breach. If the Buyer has not disclosed that the Buyer is writing multiple offers with the intent to purchase only one and the Buyer subsequently cancels without using a contingency created for this purpose, the Seller may claim the Buyer is in breach of contract because the Buyer fraudulently induced the Seller to enter into a contract. This claim may even be possible when the Buyer has all the standard contingencies remaining in the contract, as the Seller could argue that a cancellation for this reason would not fall under the good faith exercise of any of those contingencies.

3. SELLER CONSIDERATIONS: As a Seller, you are responsible for determining the asking price for your property. Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All Sellers should be sure they are comfortable with the asking price they are setting and the price they are accepting. There is not, and cannot be, any guarantee that the price you decide to ask for your property, or the price at which you agree to sell your property is the highest available price obtainable for the property. It is solely your decision as to how much to ask for your property and at which price to sell your property.

Buyer/Seller acknowledges each has read, understands and has received a copy of this Market Conditions Advisory.

Buyer _____ Date _____

Buyer _____ Date _____

Signed by:
 Seller Sally Kratz Richman, Trustee Date 3/11/2025
Sally Kratz Richman, Trustee

Seller _____ Date _____

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MCA REVISED 6/24 (PAGE 2 OF 2)

MARKET CONDITIONS ADVISORY (MCA PAGE 2 OF 2)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

132 1st Pl,



WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR ADVISORY

(C.A.R. Form WCMD, Revised 6/24)

1. WATER-CONSERVING PLUMBING FIXTURES

A. INSTALLATION:

- (1) **Requirements:** California law (Civil Code §§ 1101.4 and 1101.5) requires all single-family residences, multi-family and commercial property built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures. Additionally, a residential and commercial property 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 if the alteration or improvement increases floor area space by more than 10 percent, or has a cost greater than \$150,000, or for any room in a building which requires a building permit.
- (2) **Exceptions:** These requirements do not apply to (i) registered historical sites, (ii) real property for which a licensed plumber certified that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible, or (iii) a building for which water service is permanently disconnected. Additionally, there is a one-year exemption for any building slated for demolition, and any city or county that has adopted a retrofit requirement prior to 2009 is itself exempt. (Civil Code §§1101.6, 1101.7, and 1101.9.)

B. Disclosure of Water-Conserving Plumbing Fixtures: Although the installation of water-conserving plumbing fixtures is not a point-of-sale requirement, California Civil Code §§ 1101.4 (single family properties beginning 2017) and 1101.5 (multifamily and commercial properties beginning 2019) require the seller to disclose to the buyer the requirements concerning water-conserving plumbing fixtures and whether the property contains any noncompliant water fixtures.

C. Noncompliant Water Fixtures: Noncompliant water fixtures are any of the following: (i) any toilet manufactured to use more than 1.6 gallons of water per flush, (ii) any urinal manufactured to use more than one gallon of water per flush, (iii) any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (iv) any interior faucet that emits more than 2.2 gallons of water per minute. (Civil Code § 1101.3.) Buyer and Seller are each advised to consult with their own home inspector or contractor to determine if any water fixture is noncompliant. Buyer is advised to investigate the cost to bring any noncompliant water fixtures into compliance before removing the investigation contingency.

2. CARBON MONOXIDE DETECTORS:

A. INSTALLATION:

- (1) **Requirements:** As of January 1, 2013, California law (Health and Safety Code §§ 13260 to 13263 and 17926 to 17926.2) has required the following types of dwelling units intended for human occupancy have carbon monoxide detectors installed: single-family dwellings, duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others.
- (2) **Exceptions:** The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are **no other owner exemptions** from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties.

B. DISCLOSURE OF CARBON MONOXIDE DETECTORS: The Health and Safety Code does not require a disclosure regarding the existence of carbon monoxide detectors in a dwelling. However, a seller of residential 1-4 property who is required to complete a Real Estate Transfer Disclosure Statement, (C.A.R. Form TDS) or a Manufactured Home and Mobilehome Transfer Disclosure Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose whether or not the dwelling unit has a carbon monoxide detector.

C. COMPLIANCE WITH INSTALLATION REQUIREMENT: State building code requires at a minimum, placement of carbon monoxide detectors in applicable properties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depending on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector when required by law and continues to fail to install the detector after being given notice by a governmental agency could be liable for a fine for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detectors, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages, plus court costs and attorney fees. Buyer and Seller are each advised to consult with their own home inspector, contractor or building department to determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional of Buyer's choosing to determine whether the property has carbon monoxide detector(s) installed as required by law, and if not to discuss with their counsel the potential consequences.

3. LOCAL REQUIREMENTS: Some localities maintain their own retrofit or point of sale requirements which may include the requirement that water-conserving plumbing fixtures and/or a carbon monoxide detector be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding point of sale or retrofit requirements when transferring property.

By signing below, Buyer and Seller each acknowledge that they have read, understand, and have received a copy of this Water-Conserving Plumbing Fixtures and Carbon Monoxide Detector Advisory

Signed by:		3/11/2025
Seller	<u>Sally Kratz Richman, Trustee</u> Sally Kratz Richman, Trustee	Date
Seller	F3CD5529B70746D...	Date
Buyer		Date
Buyer		Date

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WCMD REVISED 6/24 (PAGE 1 OF 1)

WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR ADVISORY (WCMD PAGE 1 OF 1)

Real Brokerage Technologies, Inc., 39899 Balentine Dr. # 200 Newark CA 94560 Laura Coffey	Phone: 6618570620 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201	Fax: www.lwolf.com	132 1st Pl,
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Provided for Convenience Only.

ACKNOWLEDGMENT OF RECEIPT OF CONSUMER INFORMATION PAMPHLETS AND DISCLAIMER

Property Address: 132 1ST PL, MANHATTAN BEACH, CA 90266

The accompanying pages are "signature pages" requiring signatures of acknowledgment that were compiled for your convenience relating to the purchase transaction of the above referenced property from the following five (5) sources listed below. Prior to signing this page, or, the accompanying pages, read the IMPORTANT DISCLAIMER set forth below.

1. **Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants** from the California Environmental Protection Agency available at:
<https://orderform.fanhd.com/Content/Files/ElectronicBookshelf/Resid-Enviro-Hazards-Guide-English-f.pdf>
2. **Protect Your Family from Lead in Your Home** from the United States Environmental Protection Agency available at:
<https://orderform.fanhd.com/Content/Files/ElectronicBookshelf/Lead-in-Your-Home-English.pdf>
3. **What is your Home Energy Rating (HERS)** from the California Energy Commission available at:
<https://orderform.fanhd.com/Content/Files/ElectronicBookshelf/Home-Energy-Rating-color.pdf>
4. **Homeowner's Guide to Earthquake Safety** from the California Seismic Safety Commission available at:
<https://orderform.fanhd.com/Content/Files/ElectronicBookshelf/Homeowners-Guide-to-EQ-Safety-English.pdf>
(Signature for Homeowner's Guide to Earthquake Safety only necessary if Property built before 1960.)
5. **A Brief Guide To Mold, Moisture and Your Home** from the United States Environmental Protection Agency available at:
<https://orderform.fanhd.com/Content/Files/ElectronicBookshelf/Mold-Guide-English.pdf>

I acknowledge receipt of the five (5) listed pamphlet(s) via the links set forth above.

I acknowledge that I have read the IMPORTANT DISCLAIMER below these signature lines.

Signed by:
Seller: Sally Kratz Richman, Trustee
F30D5529B76748D1
Date: 3/11/2025

Buyer: _____
Date: _____

Seller: _____
Date: _____

Buyer: _____
Date: _____

DocuSigned by:
Seller's Agent: Laura Coffey
6608571F5CC940A...
Date: 3/11/2025

Buyer's Agent: _____
Date: _____

IMPORTANT DISCLAIMER: THE ACCOMPANYING CONSOLIDATED SIGNATURE PAGES, INCLUDING THIS PAGE, ARE PROVIDED SOLELY FOR CONVENIENCE PURPOSES. ALL PARTIES INVOLVED SHOULD NOT RELY ON THESE CONSOLIDATED SIGNATURE PAGES AS A TRUE REPRESENTATION OF ALL THE CLOSING DOCUMENTS INVOLVED IN THE REAL ESTATE TRANSACTION THAT REQUIRE SIGNATURES PRIOR TO CLOSING. ALL SIGNORS SHOULD CONSULT AN ATTORNEY PRIOR TO SIGNING. BUYER AND SELLER SHOULD READ ALL DOCUMENTS PRIOR TO SIGNING ANY REQUIRED SIGNATURE PAGE(S). THESE CONSOLIDATED SIGNATURE PAGES ARE ONLY A SMALL PORTION OF CERTAIN LEGAL DOCUMENTS THAT REQUIRE SIGNATURE(S). IT IS STRONGLY RECOMMENDED THAT ALL PARTIES INVOLVED ASK FOR OR SEEK THE ENTIRE DOCUMENT(S) THAT BELONGS TO EACH SIGNATURE PAGE PRIOR TO SIGNING. THE PARTIES ARE ENCOURAGED TO ENSURE THAT THEY HAVE READ THE ENTIRE DOCUMENT(S) BELONGING TO EACH RESPECTIVE SIGNATURE PAGE PRIOR TO SIGNING SUCH SIGNATURE PAGE. FIRST AMERICAN REAL ESTATE DISCLOSURES CORPORATION. (FAREDC) DISCLAIMS ALL SIGNATURE PAGES FOR ACCURACY AND CURRENCY WHETHER EXPRESSED OR IMPLIED. FAREDC DISCLAIMS ANY AND ALL LIABILITY TO ANY PERSON OR ENTITY FOR ANY TYPES OF CLAIMS ARISING FROM THE SIGNATURE PAGES SET FORTH ON THIS PAGE, OR, ON THE ACCOMPANYING PAGES.



REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (FOR SELLER REPRESENTATIVES)

(C.A.R. Form RCSD-S, Revised 6/23)

This form is not an assignment. It should not be used to add new parties after a contract has been formed. The purpose of this form is to identify who the principal is in the transaction and who has authority to sign documents on behalf of the principal.

☐ The disclosure in this form supersedes any Legally Authorized Signer representation or Representative Capacity Signature Disclosure made in the Agreement specified below or on separate form.

This is a disclosure to the Purchase Agreement, OR ☒ Listing Agreement, ☐ Other _____ ("Agreement"),

dated 01/28/2025, for the property known as 132 1st Pl, Manhattan Beach, CA 90266 ("Property"),
between Real Brokerage Technologies, Inc. ("Buyer", ☒ Listing Broker, ☐ Other).
and Sally Kratz Richman, Trustee ("Seller").

Buyer and Seller are referred to as the "Parties." If a trust, in the blank line above identify Seller as the trustee(s) of the trust or by simplified trust name (ex. John Doe, co-trustee, Jane Doe, co-trustee or Doe Revocable Family Trust 3.). Full name of trust should be identified in 1A below. If power of attorney, insert principal's name as Seller.

1. A. ☒ **TRUST:** (1) The Property is held in trust pursuant to a trust document, titled (Full name of trust): PAUL M. KRATZ FAMILY TRUST Dated September 16, 1988, as amended and restated on February 23, 2000, as amended and restated on April 27, 2011 and as amended on June 20, 2023

dated _____

(2) The person(s) signing below is/are Sole/Co/Successor Trustee(s) of the Trust.

B. ☐ **ENTITY:** Seller is a ☐ Corporation, ☐ Limited Liability Company, ☐ Partnership ☐ Other: _____ which has authorized the officer(s), managing member(s), partner(s) or person(s) signing below to act on its behalf. An authorizing resolution of the applicable body of the entity described above ☐ is ☐ is not attached.

C. ☐ **POWER OF ATTORNEY:** Seller ("Principal") has authorized the person(s) signing below ("Attorney-In-Fact", "Power of Attorney" or "POA") to act on his/her behalf pursuant to a General Power of Attorney (☐ Specific Power of Attorney for the Property), dated _____. **This form is not a Power of Attorney. A Power of Attorney must have already been executed before this form is used.**

D. ☐ **ESTATE:** (1) Seller is an ☐ estate, ☐ conservatorship, or ☐ guardianship, identified by Superior Court Case name as _____, Case # _____.

(2) The person(s) signing below is/are court approved representatives (whether designated as Sole or Co-Executor, Administrator, Conservator, Guardian) of the estate, conservatorship or guardianship identified above.

2. Seller's Representative represents that the trust, entity or power of attorney for which that Party is acting already exists.

Seller:

Signed by:

By Sally Kratz Richman, Trustee Date: 1/28/2025
(Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-in-Fact or Administrator/Executor)
(Print Representative Name) Sally Kratz Richman Title: Trustee

By _____ Date: _____
(Sign Name of Trustee, Officer, Managing Member, Partner, Attorney-in-Fact or Administrator/Executor)
(Print Representative Name) _____ Title: _____

Acknowledgement of Receipt by Other Party:

Buyer/Broker/Other _____ Date: _____

Buyer/Broker/Other _____ Date: _____

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REPRESENTATIVE CAPACITY SIGNATURE DISCLOSURE (RCSD-S PAGE 1 OF 1)



TRUST ADVISORY
For Properties Being Sold by the Trustee of a Trust
 (C.A.R. Form TA, Revised 12/21)

Property Address: 132 1st Pl, Manhattan Beach, CA 90266 ("Property").

Property is being held in a revocable or irrevocable trust for the benefit of those persons or entities named as beneficiaries in the trust. For the purpose of the sale of Property, the trustee of the trust is treated as the Seller. Even if Seller is exempt from some obligations, Seller must still comply with many others. This Advisory is intended to inform Buyer and Seller of their rights and obligations independent of those established by the contract between them. **If Property is placed in a trust, any trustee must complete a TDS and other disclosures that would be required of other owners if: (i) any such trustee is a natural person AND (ii) the trust is a revocable trust, AND (iii) the trustee either is the former owner of Property or was an occupant in possession of Property within the preceding year. The disclosures are required of any trustee who meets the above requirements even if other trustees do not.**

1. SELLER MUST COMPLY WITH THE FOLLOWING:

- A. Known Material Fact Disclosures:** Seller is obligated to disclose known material facts affecting the value and desirability of the Property even if the specific Real Estate Transfer Disclosure Statement Form is not required to be completed.
- B. Hazard Zones:** Seller is not exempt from applicable statutory obligations to disclose earthquake fault zones, seismic hazard zones, state fire responsibility areas, very high fire hazard severity zones, special flood hazard areas and flood hazard zones pursuant to the Public Resources Code, Government Code and United States.
- C. Smoke Detectors:** The sale is not exempt from the State requirements that, for single family residences, operable smoke detectors be in place. It is negotiable between Buyer and Seller who is to pay for the cost of compliance.
- D. Water Heaters:** The sale is not exempt from the State requirement that water heaters be properly anchored, braced or strapped and that Seller provide a written statement of compliance to Buyer.
- E. Lead-based Paint:** The Seller is not exempt from the federal obligation to: (i) disclose known lead-based paint and lead-based paint hazards; (ii) provide Buyer copies of reports or studies covering lead-based paint and hazards on the Property; (iii) provide Buyer with the pamphlet "Protect Your Family From Lead In Your Home;" and (iv) give Buyer a 10-day opportunity to inspect for lead-based paint and hazards, if the Property contains residential dwelling units and was constructed prior to 1978.
- F. Carbon Monoxide Devices:** The sale is not exempt from the State requirement that on or before July 1, 2011, for all existing single family dwelling units, and on or before January 1, 2013, for all other existing dwelling units, the owner must install a carbon monoxide device approved and listed by the State Fire Marshall in the dwelling unit if the dwelling unit has a fossil fuel burning heater or appliance, fireplace, or an attached garage.
- G. Water Conserving Plumbing Fixtures:** The Sale is not exempt from the State requirement that (i) single family residences built before January 1, 1994 be equipped with water conserving plumbing fixtures by January 1, 2017 and multi-family and commercial properties be equipped with water conserving plumbing fixtures by January 1, 2019; (ii) Sellers disclose to Buyers the requirements of the law; and (iii) sellers disclose to Buyers whether the Property contains any non-compliant plumbing fixtures. See C.A.R. Form WCMD for further information.
- H. Tax Withholding:** The sale is not exempt from providing information pertaining to the withholding obligation under either the federal "FIRPTA" or the California withholding requirements upon the sale of real property. **Federal:** For federal purposes, a non-resident alien includes a fiduciary. A trustee is treated as a non-resident even if all beneficiaries are citizens or residents of the United States. **State:** The trust may be exempt from withholding (but not the completion of the real estate withholding certificate) if: (i) the trust was revocable prior to the decedent's death; (ii) the Property was last used as the decedent's principal residence; and (iii) the trustee is electing to treat the trust as part of the decedent's estate under IRC § 645 (see Instructions for FTB Form 593-C).
- I. Megan's Law Database Disclosure:** The sale is not exempt from the requirement that residential sales contracts contain the following notice regarding the availability of information about registered sex offenders: "Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides." (Neither Seller nor Brokers are required to check this website. If Buyer wants further information, Broker recommends that Buyer obtain information from this website during Buyer's inspection contingency period. Brokers do not have expertise in this area.)

(With Listing) Broker's Initials

(With RPA) Buyer's Initials

Seller's Initials



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TRUST ADVISORY (TA PAGE 1 OF 2)

2. SELLER MAY BE EXEMPT FROM THE FOLLOWING:

A. (i) Disclosure Statements: Seller, unless specified in 2A(ii), does not have to complete, sign and provide Buyer with a Real Estate Transfer Disclosure Statement or Natural Hazard Disclosure Statement (C.A.R. Forms TDS and NHD). **Seller remains obligated to make the disclosures and comply with the items specified in Paragraph 1.**

(ii) If Property has been placed in a trust, the trustee(s) of the trust is considered the Seller for the purpose of complying with disclosure laws. Seller must complete, sign and provide Buyer with a TDS if (1) the Seller is a natural person, AND (2) the trust is a revocable trust, AND (3) the trustee is either a former owner of the Property or was an occupant in possession of the Property within the preceding year.

B. Other Exemptions: Unless paragraph 2A(ii) applies, Seller is exempt from providing Buyer with a Mello- Roos district lien disclosure, an Improvement Bond Act of 1915 notice, a Supplemental Property Tax notice, a Notice of Private Transfer Fee pursuant to California Civil Code §§ 1102 et seq. completing and providing either a Homeowner's or Commercial Property Owners Guide to Earthquake Safety, including any corresponding form.

C. Exempt Seller Disclosures: Even exempt Sellers have statutory or contractual obligations to make certain disclosures and may, or are required by contract to, use an Exempt Seller Disclosure (C.A.R. Form ESD) and is strongly encouraged to do so.

3. OTHER CONSIDERATIONS:

A. Local Law: Local law may impose obligations on the transfer of real property (such as the installation of low flow toilets or shower heads, emergency gas shut-off valves or installation of smoke detectors). Local law should be consulted to determine if sales by a trustee of a trust are exempt from such requirements.

B. Death: If the Property is being sold because of the death of an occupant of the Property, and if Buyer has concerns about the manner, location or details of the death, then Buyer should direct any specific questions to Seller.

4. BROKERS:

A. Inspection: The sale is not exempt from the Broker's obligation to conduct a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to Buyer material facts revealed by such an inspection in the sale of residential property containing one-to-four dwelling units. Brokers may do so on C.A.R. Form AVID.

B. Agency: The sale is not exempt from the obligation to provide agency relationship disclosure and confirmation forms in the sale of residential property containing one-to-four dwelling units, commercial Property and vacant land.

By signing below, the undersigned acknowledge that each has read, understands and has received a copy of this Trust Advisory.

Seller Sally Kratz Richman, Trustee **Sally Kratz Richman, Trustee** Date 3/11/2025
 Seller _____ Date _____

AT TIME OF LISTING

Real Estate Broker **Real Brokerage Technologies, Inc.**

By Laura Coffey **Laura Coffey** Date 3/11/2025

AT TIME OF SALE

Buyer _____ Date _____
 Buyer _____ Date _____

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TRUST ADVISORY (TA PAGE 2 OF 2)

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132 1st Pl,





STATEWIDE BUYER AND SELLER ADVISORY
(This Form Does Not Replace Local Condition Disclosures.
Additional Advisories or Disclosures May Be Attached)
(C.A.R. Form SBSA, Revised 6/24)

BUYER RIGHTS AND DUTIES:

- The physical condition of the land and improvements being purchased are not guaranteed by Seller or Brokers.
- You should conduct thorough investigations of the Property both personally and with appropriate professionals.
- If professionals recommend further inspections, you should contact qualified experts to conduct such inspections.
- You should retain your own professional even if Seller or Broker has provided you with existing reports.
- You should read all written reports given to you and discuss those reports with the persons who prepared them. It is possible that different reports provided to you contain conflicting information. If there are discrepancies between reports, disclosures or other information, you are responsible for contacting appropriate professionals to confirm the accuracy of correctness of the reports, disclosures or information.
- You have the right to request that the Seller make repairs or corrections or take other actions based on inspections or disclosures, but the Seller is not obligated to respond to you or make any such repairs, corrections or other requested actions.
- If the Seller is unwilling or unable to satisfy your requests, and you act within certain time periods, you may have the right to cancel the Agreement (the Purchase Agreement and any Counter Offer and Addenda together are the "Agreement"). If you cancel outside of these periods, you may be in breach of the Agreement and your deposit might be at risk.

YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

SELLER RIGHTS AND DUTIES:

- You have a duty to disclose material facts known to you that affect the value or desirability of the Property.
- You are obligated to make the Property available to the Buyer and have utilities on for inspections as allowed by the Agreement.
- This form is not a substitute for completing a Real Estate Transfer Disclosure Statement, if required, and any other property-specific questionnaires or disclosures.

BROKER RIGHTS AND DUTIES:

- Brokers do not have expertise in all areas and matters affecting the Property or your evaluation of it.
- For most sales of residential properties with no more than four units, Brokers have a duty to make a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to you material facts or defects that the inspection reveals.
- Many defects and conditions may not be discoverable by a Broker's visual inspection.
- If Brokers give a referral to another professional, Brokers do not guarantee that person's performance. You may select any professional of your own choosing.
- If a Broker gives you reports or other documents, unless otherwise specified, it is possible that different reports provided to you contain conflicting information. Broker has not and will not verify or otherwise investigate the information contained therein.
- Any written agreement between a Broker and either Buyer or Seller or both establishes the rights and responsibilities of those parties.

LEGAL, TAX AND CONTRACT CONSIDERATIONS FOR BOTH BUYER AND SELLER:

- You are advised to seek legal, tax, and other assistance from appropriate professionals in order to fully understand the implications of any documents or actions during the transaction. You should contact a CPA or tax attorney to determine (i) the basis of the property for income tax purposes; and (ii) any calculations necessary to determine if a sale, and what price, would result in any capital gains taxes that may need to be reported to State and Federal taxing agencies. In addition, you should consult with the CPA or tax attorney regarding what factors affect how the property tax basis is determined. If you are doing a 1031 exchange, you are advised to contact an exchange accommodator to discuss the proper method and timing of the exchange.
- The terms of the Agreement and any counter offers and addenda establish your rights and responsibilities to each other.

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STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 1 OF 15)

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A. Investigation of Physical Conditions

- EASEMENTS, ACCESS AND ENCROACHMENTS:** Buyer and Seller are advised that confirming the exact location of easements, shared or private driveways or roadways, and encroachments on or to the Property may be possible only by conducting a survey. There may be unrecorded easements, access rights, encroachments and other agreements affecting the Property that may not be disclosed by a survey. Representations regarding these items that are made in a Multiple Listing Service or advertisements, or plotted by a title company are often approximations, or based upon inaccurate or incomplete records. Unless otherwise specified by Broker in writing, Brokers have not verified any such matters or any representations made by Seller(s) or others. If Buyer wants further information, Buyer is advised and Broker(s) recommend that Buyer hire a licensed surveyor during Buyer's inspection contingency period. Brokers do not have expertise in this area.



2. **ENVIRONMENTAL HAZARDS:** Buyer and Seller are advised that the presence of certain kinds of organisms, toxins and contaminants, including, but not limited to, mold (airborne, toxic or otherwise), fungi, mildew, lead-based paint and other lead contamination, asbestos, formaldehyde, radon, pcb's, methane, other gases, fuel oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, urea formaldehyde, or other materials may adversely affect the Property and the health of individuals who live on or work at the property as well as pets. Some municipalities may impose additional requirements regarding underground storage tanks, which may be more common in certain areas and cities throughout the State, especially where there are larger, older homes built before 1935. It is possible that these tanks, either now or in the future, may require inspections or abatement. If Buyer wants further information, Buyer is advised, and Broker(s) recommends, that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Buyer is also advised to consult with appropriate experts regarding this topic during Buyer's inspection contingency period. Broker recommends that Buyer and Seller read the booklets titled, "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants," and "Protect Your Family From Lead In Your Home." Brokers do not have expertise in this area.
3. **FORMALDEHYDE:** Formaldehyde is a substance known to the State of California to cause cancer. Exposure to formaldehyde may be caused by materials used in the construction of homes. The United States Environmental Protection Agency, the California Air Resources Board, and other agencies have measured the presence of formaldehyde in the indoor air of select homes in California. Levels of formaldehyde that present a significant cancer risk have been measured in most homes that were tested. Formaldehyde is present in the air because it is emitted by a variety of building materials and home products used in construction. The materials include carpeting, pressed wood products, insulation, plastics, and glues. Most homes that have been tested elsewhere do contain formaldehyde, although the concentrations vary from home to home with no obvious explanation for the differences. One of the problems is that many suppliers of building materials and home products do not provide information on chemical ingredients to builders. Buyers may have further questions about these issues. Buyer is advised to consult with appropriate experts regarding this topic during Buyer's inspection contingency period. Broker(s) recommend that Buyer and Seller read the booklet titled "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants." Brokers do not have expertise in this area.
4. **GEOLOGIC HAZARDS:** Buyer and Seller are advised that California has experienced earthquakes in the past, and there is always a potential of future earthquakes. Damage caused by an earthquake may not be discoverable by a visual inspection of Buyer(s) or Broker(s). Inspection by a licensed, qualified professional is strongly recommended to determine the structural integrity and safety of all structures and improvements on the Property. If the Property is a condominium, or located in a planned unit development or in a common interest subdivision, Buyer is advised to contact the homeowners association about earthquake repairs and retrofit work and the possibility of an increased or special assessment to defray the costs of earthquake repairs or retrofit work. Buyer is encouraged to obtain and read the booklet entitled, "The Homeowner's Guide to Earthquake Safety." In most cases a questionnaire within the booklet must be completed by Seller and the entire booklet given to the Buyer if the Property was built prior to 1960. If the Property was built before 1975, and contains structures constructed of masonry or precast (tilt up) concrete walls, with wood frame floors or roof, or if the building has unreinforced masonry walls, then Seller must provide Buyer a pamphlet entitled "The Commercial Property Owner's Guide to Earthquake Safety." Many areas have a wide range of geologic problems and numerous studies have been made of these conditions. Some of this information is available for public review at city and county planning departments. Buyer is encouraged to review the public maps and reports and/or obtain a geologist's inspection report. Buyer may be able to obtain earthquake insurance to protect their interest in the Property. Sellers who agree to provide financing should also consider requiring Buyers to obtain such insurance naming Seller(s) as insured lien holder(s). Brokers do not have expertise in this area.
5. **INSPECTIONS:** Buyer and Seller are advised that Buyer has the right to obtain various inspections of the Property under most residential purchase agreements. Buyer is advised to have the Property inspected by a professional property inspection service within Buyer's inspection contingency period. A licensed building contractor or other professional may perform these services. The inspector generally does not look behind walls or under carpets, or take equipment apart. Certain items on the Property, such as chimneys and spark arresters, plumbing, heating, air conditioning, electrical wiring, pool and spa, septic system, well, roof, foundation and structural items may need to be inspected by another professional, such as a chimney sweep, plumber, electrician, pool and spa service, septic or well company or roofer. A general physical inspection typically will not test for mold, wood destroying pests, lead-based paint, radon, asbestos and other environmental hazards, geologic conditions, age, remaining useful life or water-tightness of roof, cracks, leaks or operational problems associated with a pool or spa or connection of the Property to a sewer system. If Buyer wants further information on any aspect of the Property, Broker recommends that Buyer have a discussion with the professional property inspector and that Buyer hire an appropriate professional for the area of concern to Buyer. Brokers do not verify the results of any such inspection or guarantee the performance of any such inspector or service. Any election by Buyer to waive the right to a physical inspection of the Property or to rely on somebody other than an appropriate professional is against the advice of Brokers. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Brokers do not have expertise in these area.
6. **MOLD:** Buyer and Seller are advised that the presence of certain kinds of mold, fungi, mildew and other organisms, sometimes referred to as "toxic mold" (collectively "Mold"), may adversely affect the Property and the health of individuals who live on or work at the Property as well as pets. Mold does not affect all people the same way, and may not affect some people at all. Mold may be caused by water leaks or other sources of moisture such as, but not limited



to, flooding, and leaks in windows, pipes and roof. Seller is advised to disclose the existence of any such conditions of which he or she is aware. Buyer should carefully review all of Seller's disclosures for any indication that any of these conditions exist. It is, however, possible that Mold may be hidden and that Seller is completely unaware of its existence. In addition, Mold is often undetectable from a visual inspection, a professional general property inspection and even a structural pest control inspection. Brokers do not have expertise in this area. If Buyer wants further information, Broker recommends that Buyer have the Property tested for Mold by an environmental hygienist or other appropriate professional during Buyer's inspection contingency period. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Brokers do not have expertise in this area.

- 7. PETS AND ANIMALS:** Buyer and Seller are advised that the current or previous owner(s) may have had domesticated or other pets and animals at the Property. Odors from animal urine or other contamination may be dormant for long periods of time and then become active because of heat, humidity or other factors and might not be eliminated by cleaning or replacing carpets or other cleaning methods. Pet urine and feces can also damage hardwood floors and other floor coverings. Additionally, an animal may have had fleas, ticks and other pests that remain on the Property after the animal has been removed. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 8. SEPTIC SYSTEMS:** Buyer and Seller are advised that a property may be served by one or more septic systems even though adjoining properties are connected to a sewer line. Buyer and Seller are also advised that some septic tanks and systems may have been abandoned or have leaked into ground water sources. Buyer is advised to contact the appropriate government agency to verify that the Property is connected to a sewer or served by a septic system. If the Property is served by a septic system, it may consist of a septic tank, cesspool, pits, leach lines or a combination of such mechanisms ("collectively, System"). No representation or warranty is made by Seller or Broker concerning the condition, operability, size, capacity or future expansion of a System, nor whether a System is adequate for use by the intended occupants of the Property. A change in the number of occupants or the quantity, composition or methods of depositing waste may affect the efficiency of the System. In addition, the amount of rainfall and ground water table may also affect the efficiency of the System. Many factors including, but not limited to, natural forces, age, deterioration of materials and the load imposed on a System can cause the System to fail at any time. Broker recommends that Buyer obtain an independent evaluation of any System by a qualified sanitation professional during Buyer's inspection contingency period. Buyer should consult with their sanitation professional to determine if their report includes the tank only, or other additional components of the System such as pits and leach fields. Not all inspectors are licensed and licenses are not available for all types of inspection activities. In some cases, Buyer's lender as well as local government agencies may require System inspection. System-related maintenance costs may include, but not be limited to, locating, pumping or providing outlets to ground level. Brokers are unable to advise Buyer or Seller regarding System-related issues or associated costs, which may be significant. If Buyer and Seller agree to obtain a System inspection, Buyer and Seller are cautioned that the inspection cost may include, but not be limited to, the costs of locating, pumping or providing outlets to ground level. Brokers do not have expertise in this area.
- 9. SOIL AND GEOLOGIC CONDITIONS:** Buyer and Seller are advised that real estate in California is subject to settling, slippage, contraction, expansion erosion, subsidence, earthquakes and other land movement. The Property may be constructed on fill or improperly compacted soil and may have inadequate drainage capability. Any of these matters can cause structural problems to improvements on the Property. Civil or geo-technical engineers are best suited to evaluate soil stability, grading, drainage and other soil conditions. Additionally, the Property may contain known or unknown mines, mills, caves or wells. If Buyer wants further information, Broker recommends that Buyer hire an appropriate professional. Not all inspectors are licensed and licenses are not available for all types of inspections. Brokers do not have expertise in this area.
- 10. SQUARE FOOTAGE, LOT SIZE, BOUNDARIES AND SURVEYS:** Buyer and Seller are advised that only an appraiser or land surveyor, as applicable, can reliably confirm square footage, lot size, Property corners and exact boundaries of the Property. Representations regarding these items that are made in a Multiple Listing Service, advertisements, and from property tax assessor records are often approximations, or based upon inaccurate or incomplete records. Fences, hedges, walls or other barriers may not represent actual boundary lines. Unless otherwise specified by Broker in writing, Brokers have not verified any such boundary lines or any representations made by Seller or others concerning square footage, lot size, Property corners or exact boundaries. Standard title insurance does not insure the boundaries of the Property. If the exact square footage or lot size or location of Property corners or boundaries is an important consideration in Buyer's decision to purchase the Property and/or how much Buyer is willing to pay for the Property, then Buyer must independently conduct Buyer's own investigation through appropriate professionals, appraisers, or licensed surveyors and rely solely on their data, recognizing that all measurements may not be consistent and that different sources may have different size assessments. Brokers do not have expertise in this area.
- 11. WATER INTRUSION:** Buyer and Seller are advised that many homes suffer from water intrusion or leakage. The causes of water intrusion are varied, and can include defective construction, faulty grading, deterioration of building materials and absence of waterproof barriers. Water intrusion can cause serious damage to the Property. This damage can consist of wood rot, mold, mildew and even damage to the structural integrity of the Property. The cost of repairing and remediating water intrusion damage and its causes can be very significant. The existence and cause of water intrusion is often difficult to detect. Because you, your Broker or a general home inspector cannot visually observe any effects of water intrusion, Buyer and Seller should not assume that such intrusion does not exist. Broker recommends that Buyer have the Property inspected for water intrusion by an appropriate professional. Brokers do not have expertise in this area.



- 12. WELL AND WATER SYSTEM(S):** Buyer and Seller are advised that the Property may be served by one or more water wells, springs, or private community or public water systems. Any of these private or public water systems may contain bacteria, chemicals, minerals and metals, such as chromium. Well(s) may have been abandoned on the Property. Buyer is advised to have both the quality and the quantity of water evaluated, and to obtain an analysis of the quality of any domestic and agricultural water in use, or to be used at the Property, from whatever source. Water quality tests can include not only tests for bacteria, such as coliform, but also tests for organic and inorganic chemicals, metals, mineral content and gross alpha testing for radioactivity. Broker recommends that Buyer consult with a licensed, qualified well and pump company and local government agency to determine whether any well/spring or water system will adequately serve Buyer's intended use and that Buyer have a well consultant perform an extended well output test for this purpose. Water well or spring capacity, quantity output and quality may change at any time. There are no guarantees as to the future water quality, quantity or duration of any well or spring. If Buyer wants further information, Broker(s) recommend that Buyer obtain an inspection of the condition, age, adequacy and performance of all components of the well/spring and any water system during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 13. WOOD DESTROYING PESTS:** Buyer and Seller are advised that the presence of, or conditions likely to lead to the presence of infestation or infection of wood destroying pests and organisms may adversely affect the Property. Inspection reports covering these items can be separated into two sections: Section 1 identifies areas where infestation or infection is evident. Section 2 identifies areas where there are conditions likely to lead to infestation or infection. If Buyer wants further information, Buyer is advised and Broker recommends that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation, by a registered structural pest control company during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 14. FIRE HARDENING, DEFENSIBLE SPACE, AND WILDFIRE DISASTERS:** California is subject to wildfires which have resulted in damage and destruction of many properties located in the state. Several recent state laws have mandated disclosures by sellers when selling properties in certain identified zones, such as "high" or "very high" fire severity zones. Additionally, state law mandates that sellers provide buyers with statements of compliance with local mandates if adopted by local agencies. The Property may be located in a high or very high fire severity zone. This may impact the availability of insurance and the ability to build or rebuild structures on the Property. Additionally, there may be requirements that certain fire prevention steps may be mandated. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website <http://www.readyforwildfire.org>. Cal Fire has made available a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. The viewer is available at <https://egis.fire.ca.gov/FHSZ/>. Below is a partial list of potential resources provided as a starting point for Buyer/Lessee investigations and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice.
- A. California Department of Insurance ("Wildfire Resource") <http://insurance.ca.gov/01-consumers/140-catastrophes/WildfireResources.cfm>; 1-800-927-4357
 - B. Governor's Office of Emergency Services ("Cal OES") California Wildfires Statewide Recovery Resources <http://wildfirerecovery.org/>
 - C. California Department of Forestry and Fire ("Cal Fire") <http://fire.ca.gov/> and <https://www.readyforwildfire.org/>
 - D. California Department of Transportation <https://calsta.ca.gov/>
 - E. California Attorney General <https://oag.ca.gov/consumers/pricegougingduringdisasters#8C1>

Brokers do not have expertise in this area.

- 15. PRELIMINARY (TITLE) REPORT:** A preliminary report is a document prepared by a title company which shows the conditions upon which the title company is willing to offer a policy of title insurance. However, a preliminary report is not an "abstract of title;" the title company does not conduct an exhaustive search of the title record and does not guarantee the condition of title. Nevertheless, the preliminary report documents many matters that have been recorded that can impact an owner's use of the property such as known easements, access rights, and encroachments and, if applicable, governing documents and restrictions for a homeowners' association (HOA). Among many other restrictions that may appear in the HOA documents are restrictions on the number and weight of pets that are allowed. A preliminary report may contain links to important documents referred to in the report. Broker recommends that Buyer reviews the preliminary report and any documents referenced by links and keep a printed or electronic copy of the preliminary report and documents referenced by link. Brokers do not have expertise in this area.

B. Property Use and Ownership

- 1. ACCESSORY DWELLING UNITS:** Accessory Dwelling Units (ADUs) are known by many names: granny flats, in-law units, backyard cottages, secondary units and more. California has passed laws to promote the development of ADUs. Additional information about ADUs can be found at <http://hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>. Buyer is advised to check with appropriate government agencies or third party professionals to verify permits and legal requirements and the effect of such requirements on current and future use and rentability of the Property, its development and size. Brokers do not have expertise in this area.
- 2. BUILDING PERMITS, ZONING AND CODE COMPLIANCE:** Buyer and Seller are advised that any structure on the Property, including the original structure and any addition, modification, remodel or improvement may have been built without permits, not according to building codes, or in violation of zoning laws. Further, even if such structure was built according to the then-existing code or zoning requirement, it may not be in compliance with current building standards



or local zoning. It is also possible that local law may not permit structures that now exist to be rebuilt in the event of damage or destruction. Certain governmental agencies may require periodic inspections to occur in the future. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.

3. **BUYER INTENDED FUTURE USE OF, AND MODIFICATIONS TO, THE PROPERTY:** Buyer and Seller are advised that Seller's existing use of the property may not be consistent with Buyer's intended use or any future use that Buyer makes of the property, whether or not Buyer has any current plans to change the use. Buyer is advised to check with appropriate government agencies or third party professionals to verify what legal requirements are needed to accommodate any change in use. In addition, neither Seller nor Broker make any representations as to what modifications Buyer can make to the Property after close of escrow as well as any cost factors associated with any such modifications. Buyer is advised to check with his own licensed contractor and other such professionals as well as with the appropriate government agencies to determine what modifications Buyer will be allowed to make after close of escrow. Brokers do not have expertise in this area.
4. **CALIFORNIA FAIR PLAN:** Buyer and Seller are advised that insurance for certain hillside, oceanfront and brush properties may be available only from the California Fair Plan. This may increase the cost of insurance for such properties and coverage may be limited. Broker(s) recommend that Buyer consult with Buyer's own insurance agent during Buyer's inspection contingency period regarding the availability of coverage under the California Fair Plan and the length of time it may take for processing of a California Fair Plan application. Brokers do not have expertise in this area.
5. **FUTURE REPAIRS, REPLACEMENTS AND REMODELS:** Buyer and Seller are advised that replacement or repairs of certain systems or rebuilding or remodeling of all or a portion of the Property may trigger requirements that homeowners comply with laws and regulations that either come into effect after Close of Escrow or are not required to be complied with until the replacement, repair, rebuild or remodel has occurred. Permit or code requirements or building standards may change after Close of Escrow, resulting in increasing costs to repair existing features. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.
6. **HEATING VENTILATING AND AIR CONDITIONING SYSTEMS:** Changes to state and federal energy efficiency regulations impact the installation, replacement and some repairs of heating and air conditioning units (HVAC): (i) Federal regulations now require manufacturers of HVAC units to produce only units meeting a new higher Seasonal Energy Efficiency Rating (SEER). This will likely impact repairs and replacements of existing HVAC units. State regulations now require that when installing or replacing HVAC units, with some exceptions, duct work must be tested for leaks. Duct work leaking more than 15 percent must be repaired to reduce leaks. The average existing duct work typically leaks 30 percent. More information is available at the California Energy Commission's website <https://www.energy.ca.gov/programs-and-topics/programs/home-energy-rating-system-hers-program>. Home warranty policies may not cover such inspections or repairs, (ii) the phase out of the use of HCFC-22 (R-22 Freon) will have an impact on repairs and replacement of existing air conditioning units and heat pumps. The production and import of HCFC-22 ended January 1, 2020. Existing systems may continue to be used and HCFC-22 recovered and reclaimed or that was produced prior to 2020 can help meet the needs of existing systems, however, costs may rise. More information is available from the Environmental Protection Agency at https://www.epa.gov/sites/production/files/2018-08/documents/residential_air_conditioning_and_the_phaseout_of_hcfc-22_what_you_need_to_know.pdf and <http://www.epa.gov/ozone/title6/phaseout/22phaseout.html>, and (iii) New efficiency standards are also in place for water heaters. As a consequence, replacement water heaters will generally be larger than existing units and may not fit in the existing space. Additional venting and other modifications may be required as well. More information is available from the U.S. Department of Energy at http://www.eere.energy.gov/buildings/appliance_standards/product.aspx/productid/27. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.
7. **HISTORICAL DESIGNATION, COASTAL COMMISSION, ARCHITECTURAL, LANDSCAPE, AGRICULTURAL OR OPEN SPACE AND OTHER RESTRICTIONS ON BUILDINGS OR IMPROVEMENTS:** Buyer and Seller are advised that the Property may be: (i) designated as a historical landmark, (ii) protected by a historical conservancy, (iii) subject to an architectural or landscaping review process, (iv) within the jurisdiction of the California Coastal Commission or other government agency, or (v) subject to a contract preserving use of all or part of the Property for agriculture or open space. If the Property is so designated or within the jurisdiction of any such, or similar, government agency, then there may be restrictions or requirements regarding Buyer's ability to develop, remove or trim trees or other landscaping, remodel, make improvements to and build on or rebuild the Property. Broker(s) recommend that Buyer satisfy him/herself during Buyer's inspection contingency period if any of these issues are of concern to Buyer. Brokers do not have expertise in this area.
8. **INSURANCE, TITLE INSURANCE AND TITLE INSURANCE AFTER FORECLOSURE:** Buyer and Seller are advised that Buyer may have difficulty obtaining insurance regarding the Property if there has been a prior insurance claim affecting the Property or made by Buyer but unrelated to the Property. Seller is required by C.A.R. Form RPA to disclose known insurance claims made during the past five years (C.A.R. Form SPQ or ESD). Sellers may not be aware of claims prior to their ownership. If Buyer wants further information, Broker(s) recommend that, during Buyer's inspection contingency period, Buyer conduct his or her own investigation for past claims. Buyer may need to obtain Seller's consent in order to have access to certain investigation reports. If the Property is a condominium, or is located in a planned unit development or other common interest subdivision, Buyer and Seller are advised to determine if the individual unit is covered by the Homeowner's Association Insurance and the type of insurance coverage that Buyer may purchase. Broker(s) recommend that Buyer consult Buyer's insurance agents during Buyer's inspection contingency period to determine the need, availability and possibility of securing any and all forms of other insurance or coverage



or any conditions imposed by insurer as a requirement of issuing insurance. If Buyer does any repairs to the property during the escrow period or Buyer takes possession prior to Close of Escrow or Seller remains in possession after Close of Escrow, whether for a limited or extended period of time, Broker(s) recommend that Buyer and Seller each consult with their own insurance agent regarding insurance or coverage that could protect them in the transaction (including but not limited to: personal property, flood, earthquake, umbrella and renter's). Buyer and Seller are advised that traditional title insurance generally protects Buyer's title acquired through the sale of the property. While all title insurance policies, as do all insurance policies, contain some exclusions, some title insurance policies contain exclusions for any liability arising from a previous foreclosure. This can occur when a short sale has occurred but the lender mistakenly has also proceeded with a foreclosure. Buyer is strongly advised to consult with a title insurer to satisfy themselves that the policy to be provided adequately protects their title to the property against other possible claimants. Brokers do not have expertise in this area.

9. **LAND LEASE:** Buyer and Seller are advised that certain developments are built on leased land. This means that: (i) Buyer does not own the land, (ii) the right to occupy the land will terminate at some point in time, (iii) the cost to lease the land may increase at some point in the future, and (iv) Buyer may not be able to obtain title insurance or may have to obtain a different type of title insurance. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an attorney or other appropriate professional. Brokers do not have expertise in this area.
10. **MARIJUANA, CANNABIS, AND METHAMPHETAMINE LABS:** Buyer and Seller are advised that California law permits individual patients to cultivate, possess and use marijuana for medical purposes. Furthermore, California law permits primary caregivers, lawfully organized cooperatives, and collectives to cultivate, distribute and possess marijuana for medicinal purposes. California law also allows recreational use of marijuana for adults, as well as limited rights for individuals to grow and cultivate marijuana, and rights of others, subject to a licensing process, to grow, cultivate and distribute marijuana for recreational use. California's medical and recreational marijuana laws are in direct conflict with federal law which recognizes no lawful use for marijuana and has no exemptions for medical use. Federal criminal penalties, some of which mandate prison time, remain in effect for the possession, cultivation and distribution of marijuana. Buyer and Seller are strongly advised to seek legal counsel as to the legal risks and issues surrounding owning or purchasing a property where medical or any other marijuana activity is taking place. Marijuana storage, cultivation and processing carry the risk of causing mold, fungus or moisture damage to a property, additionally, some properties where marijuana has been cultivated have had alterations to the structure or the electrical system which may not have been done to code or with permits and may affect the safety of the structure or the safe operation of the electrical system. Buyer is strongly advised to retain an environmental hygienist contractor and other appropriate professionals to inspect a property where medical or any other marijuana activity has taken place. Broker recommends that Buyer and Seller involved with a property where there is medical marijuana activity or where it may take place review the California Attorney General's Guidelines for the "Security and Non-Diversion of Marijuana Grown for Medical Use" <https://oag.ca.gov/system/files/attachments/press-docs/MEDICINAL%20CANNABIS%20Guidelines.pdf> and the U.S. Department of Justice memo regarding marijuana prosecutions at <https://www.justice.gov/opa/press-release/file/1022196/download>. Brokers do not have expertise in this area. While no state law permits the private production of methamphetamine, some properties have been the site of an illegal methamphetamine laboratory. State law imposes an obligation to notify occupants, a ban on occupying the property and clean up requirements when authorities identify a property as being contaminated by methamphetamine. Buyer is advised that a property where methamphetamine has been produced may pose a very serious health risk to occupants. Buyer is strongly advised to retain an environmental hygienist contractor or other appropriate professionals to inspect the property if methamphetamine production is suspected to have taken place. Brokers do not have expertise in this area.
11. **OWNER'S TITLE INSURANCE:** The Truth in Lending/RESPA integrated disclosure (TRID) established by the Consumer Financial Protection Bureau (CFPB) requires that lenders must tell borrowers that title insurance is "optional." While obtaining an owner's policy of title insurance may be "optional", it may be a contractual requirement as between Buyer and Seller. Furthermore, California Civil Code § 1057.6 requires that Buyers be provided with the following notice: "IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING."

Additionally, even the CFPB on its "ask CFPB" "What is owner's title insurance?" page advises "You may want to buy an owner's title insurance policy, which can help protect your financial interest in the home." Moreover, not obtaining an owner's policy may increase the cost of the lender's policy (required by most lenders), possibly require the separate purchase of a preliminary title report, and may have an impact on the sale of the Property in the future.

Buyers who decide to opt out of obtaining an owner's title insurance policy are acting against the advice of Brokers as well as the advice provided in the California Civil Code § 1057.6 and by the CFPB. Brokers do not have expertise in this area.



- 12. RENT AND EVICTION CONTROL LAWS AND ORDINANCES:** Buyer and Seller are advised that California and some cities and counties impose or may impose restrictions that limit the rent that can be charged to a tenant, the maximum number of tenants who can occupy the property, the right of a landlord to terminate a tenancy and the costs to do so, and the consequences of terminating a tenancy unlawfully. Even if property that is currently vacant was previously tenant occupied, the termination of that previous tenancy may affect a buyer's rights such as the legal use of the property and who may occupy the property in the future. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority or a qualified California real estate attorney during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 13. RETROFIT, BUILDING REQUIREMENTS, AND POINT OF SALE REQUIREMENTS:** Buyer and Seller are advised that state and local Law may require (i) the installation of operable smoke detectors, (ii) bracing or strapping of water heaters, and (iii) upon sale completion of a corresponding written statement of compliance that is delivered to Buyer. Although not a point of sale or retrofit obligation, state law may require the property to have operable carbon monoxide detection devices. Additionally, some city and county governments may impose additional retrofit standards at time of sale including, but not limited to, installing or retrofitting low-flow toilets and showerheads, gas shut-off valves, fireplaces, and tempered glass. Further, there may be potential health impacts from air pollution caused from burning wood. Exposure to particulate matter from the smoke may cause short-term and long-term health effects. Buyers should consult with licensed professional to inspect, properly maintain, and operate a wood burning stove or fireplace. Broker(s) recommend that Buyer and Seller consult with the appropriate government agencies, inspectors, and other professionals to determine the retrofit standards for the Property, the extent to which the Property complies with such standards, and the costs, if any, of compliance. Brokers do not have expertise in this area.
- 14. SHORT TERM RENTALS AND RESTRICTIONS:** Buyer and Seller are advised that some cities, counties and Homeowner Associations (HOAs) do impose or may impose restrictions that limit or prohibit the right of the owner or occupant to rent-out the Property for short periods of time (usually 30 Days or less). In short term rentals, as well as all rentals, Buyer and Seller are advised to seek assistance to ensure compliance with all fair housing laws and regulations. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority or HOA during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 15. VIEWS:** Buyer and Seller are advised that present views from the Property may be affected by future development or growth of trees and vegetation on adjacent properties and any other property within the line of sight of the Property. Brokers make no representation regarding the preservation of existing views. If Buyer wants further information, Broker(s) recommend that Buyer review covenants, conditions and restrictions, if any, and contact neighboring property owners, government agencies and homeowner associations, if any, during Buyer's inspection contingency period. Brokers do not have expertise in this area.
- 16. SWIMMING POOL, SECURITY AND SAFETY:** Buyer and Seller are advised that state and local Law may require the installation of barriers, anti-entrapment grates, access alarms, self-latching mechanisms, pool covers, exit alarms and/or other measures to decrease the risk to children and other persons of existing swimming pools and hot tubs, as well as various fire safety and other measures concerning other features of the Property. Compliance requirements differ from city to city and county to county. Unless specifically agreed, the Property may not be in compliance with these requirements. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions and other requirements. State law requires that new pools and spas be equipped with at least two of seven specified drowning prevention safety features. Home inspectors have a statutory obligation to perform a non-invasive physical examination of the pool area to identify which safety features are present. Brokers do not have expertise in this area.
- 17. WATER SHORTAGES AND CONSERVATION:** Buyer and Seller are advised that the Property may be located in an area that could experience water shortages. The policies of local water districts and the city or county in which the Property is located can result in the occurrence of any or all of the following: (i) limitations on the amount of water available to the Property, (ii) restrictions on the use of water, and (iii) an increasingly graduated cost per unit of water use, including, but not limited to, penalties for excess usage. For further information, Broker recommends that Buyer contact the supplier of water to the Property regarding the supplier's current or anticipated policies on water usage and to determine the extent to which those policies may affect Buyer's intended use of the Property. If the Property is serviced by a private well, Buyer is advised that drought conditions and/or a low water table may make it necessary to arrange, through a private supplier, for delivery of water to the Property. Buyers should contact water truck companies for the costs involved. Brokers do not have expertise in this area.
- 18. 1915 IMPROVEMENT BOND MELLO-ROOS COMMUNITY DISTRICT, AND OTHER ASSESSMENT DISTRICTS:** Buyer and Seller are advised that the Property may be subject to an improvement bond assessment under the Improvement Bond Act of 1915, a levy of a special tax pursuant to a Mello-Roos Community Facilities district, and/or a contractual assessment as provided in § 5898.24 of the Streets And Highways Code or other assessment districts. Seller is generally required to make a good faith effort to obtain a disclosure notice from any local agency collecting such taxes and deliver such notice to Buyers. If there is a question as to whether an existing bond or assessment will be prorated as of the close of escrow, or whether Seller will pay off the bond or assessment at close of escrow, Buyers are advised to discuss the matter with the appropriate entity and address the responsibility for payment in negotiations for the purchase agreement or amendment prior to removing contingencies. Some cities and other localities have begun, or have the intention to begin, the process of requiring the replacement of utility poles by requiring that utility lines be buried underground. These projects can result in special tax assessments and set-up costs that are imposed on individual property owners. Brokers do not have expertise in this area.



C. Off-Site and Neighborhood Conditions

1. **GOLF COURSE DISCLOSURES:** Buyer and Seller are advised that if the Property is located adjacent to or near a golf course the following may apply: (i) Stray golf balls – Any residence near a golf course may be affected by errant golf balls, resulting in personal injury or destruction to property. Golfers may attempt to trespass on adjacent property to retrieve golf balls even though the project restrictions may expressly prohibit such retrieval. (ii) Noise and lighting – The noise of lawn mowers irrigation systems and utility vehicles may create disturbances to homeowners. Maintenance operations may occur in the early morning hours. Residents living near the clubhouse may be affected by extra lighting, noise, and traffic. (iii) Pesticides and fertilizer use – A golf course may be heavily fertilized, as well as subjected to other chemicals during certain periods of the year. (iv) Irrigation system – Golf course sprinkler systems may cause water overspray upon adjacent property and structures. Also the irrigation system of a golf course may use reclaimed and retreated wastewater. (v) Golf carts – Certain lots may be affected more than others by the use of golf carts. Lots adjacent to a tee or putting green may be subject to noise disturbances and loss of privacy. (vi) Access to golf course from residences – It is likely that most residences will not have direct access from their lots to the golf course. The project restrictions may disclaim any right of access or other easements from a resident's lot onto the golf course. (vii) View obstruction – Residents living near a golf course may have their views over the golf course impacted by maturing trees and landscaping or by changes to the course's configuration. (viii) Water restrictions – As some municipalities face water shortages, the continued availability of water to the golf course may be restricted or otherwise reduced by the local water agency. If Buyer wants further information, Broker(s) recommend that Buyer contact the local water agency regarding this matter. Brokers do not have expertise in this area.
2. **NEIGHBORHOOD, AREA, PERSONAL FACTORS, BUYER INTENDED USE, HIGH SPEED RAILS, AND SMOKING RESTRICTIONS:** Buyer and Seller are advised that the following may affect the Property or Buyer's intended use of it: neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime, fire protection, other government services, availability, adequacy and cost of any speed-wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to medical marijuana growing or distribution locations, cell phone towers, manufacturing, commercial, industrial, airport or agricultural activities or military ordnance locations, existing and proposed transportation, construction, and development, any other source that may affect noise, view, traffic, or odor, wild and domestic animals, susceptibility to tsunami and adequacy of tsunami warnings, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally-protected sites or improvements, cemeteries, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer and FAA requirements for recreational and non-recreational use of Unmanned Aircraft Systems (UAS) (drones) (see UAS frequently asked questions <http://www.faa.gov/uas/faqs/>). California is potentially moving toward high speed rail service between Northern and Southern California. This rail line could have an impact on the Property if it is located nearby. More information on the timing of the project and routes is available from the California High-Speed Rail Authority at www.cahighspeedrail.ca.gov/. The State of California has long-standing no smoking laws in place restricting smoking in most business and some public spaces. Local jurisdictions may enact laws that are more restrictive than state law. Many California cities have enacted restrictions on smoking in parks, public sidewalks, beaches and shopping areas. Some jurisdictions have restrictions entirely banning smoking inside privately owned apartments and condominiums as well as in the common areas of such structures, or limiting smoking to certain designated areas. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions. Brokers do not have expertise in this area.
3. **NEIGHBORHOOD NOISE SOURCES:** Buyer and Seller are advised that even if the Property is not in an identified airport noise influence area, the Property may still be subject to noise and air disturbances resulting from airplanes and other aircraft, commercial or military or both, flying overhead. Other common sources of noise include nearby commercial districts, schools, traffic on streets, highways and freeways, trains and general neighborhood noise from people, dogs and other animals. Noise levels and types of noise that bother one person may be acceptable to others. Buyer is advised to satisfy him/herself with regard to any sources of and amounts of noise at different times of day and night. Brokers do not have expertise in this area.
4. **SCHOOLS:** Buyer and Seller are advised that children living in the Property may not, for numerous reasons, be permitted to attend the school nearest the Property. Various factors including, but not limited to, open enrollment policies, busing, overcrowding and class size reductions may affect which public school serves the Property. School district boundaries are subject to change. Buyer is advised to verify whether the Property is now, and at the Close of Escrow will be, in the school district Buyer understands it to be in and whether residing in the Property entitles a person to attend any specific school in which that Buyer is interested. Broker(s) recommend that Buyer contact the local school or school district for additional information during Buyer's inspection contingency period. Brokers do not have expertise in this area.
5. **UNDERGROUND PIPELINES AND UTILITIES:** Throughout California underground pipelines transport natural gas, liquid fuel and other potentially hazardous materials. These pipelines may or may not provide utility services to the Property. Information about the location of some of the pipelines may be available from a company that also provides disclosures of natural and other hazards or from other sources of public maps or records. Proximity to underground pipelines, in and of itself, does not affirmatively establish the risk or safety of the property. If Buyer wants further information about these underground pipelines and utilities, Buyer is advised to consult with appropriate experts during Buyer's inspection contingency period. Brokers do not have expertise in this area.
6. **WILDLIFE:** California is the home to many species of wildlife. The location of homes in California continues to expand into areas that are the natural habitat of wildlife and the Property may be in such an area. Wildlife may become a nuisance especially if the availability of their natural sources of food or water is limited. Buyer should investigate the need to

implement mitigation measures at the Property including but not limited to the use of animal-resistant garbage containers, and other appropriate measures depending on the species and habitat involved. Brokers do not have expertise in this area.

- 7. SEA LEVEL RISE/COASTAL PROPERTIES:** Sea level rise has the potential to affect coastal residents, recreation, and development. Coastal communities may or may not have addressed the potential impact. The following is a non-exclusive list of issues that may be impacted by sea level rise: **(i)** Shoreline, beach and bluff erosion, and flooding; **(ii)** The effectiveness of seawalls and bulkheads, whether built with or without permits; **(iii)** Seaward construction, development or improvement to existing structures; **(iv)** The enactment of geological hazard abatement districts and assessments; and **(v)** The location of the "mean high tide line" which is used to delineate shoreline boundaries for some coastal properties.

Below is a non-exhaustive list of potential resources provided as a starting point for Buyer investigations into sea level rise, and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice.

- A. California Coastal Commission contact information: <https://www.coastal.ca.gov/contact/#/>
- B. State Lands Commission contact information: <https://www.slc.ca.gov/contact-us/>
- C. National Oceanic and Atmospheric Administration (sea level rise page): <https://coast.noaa.gov/slr/>
- D. California Coastal Commission (sea level rise page): <https://www.coastal.ca.gov/climate/slr/>
- E. Federal Emergency Management Agency (FEMA): <https://www.fema.gov/flood-maps>; <https://msc.fema.gov>

If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's inspection contingency period. Brokers do not have expertise in this area.

D. Legal Requirements (Federal, State and Local)

- 1. DEATH ON THE PROPERTY:** California Civil Code § 1710.2 protects a seller from: **(i)** failing to disclose a death on the property that occurred more than 3 years before a buyer has made an offer on a property; and **(ii)** failing to disclose if an occupant of a property was afflicted with HIV/AIDS, regardless of whether a death occurred or if so, when § 1710.2 does not protect a seller from making a misrepresentation in response to a direct inquiry. If the Buyer has any concerns about whether a death occurred on the Property or the manner, location, details or timing of a death, the buyer should direct any specific questions to the Seller in writing. Brokers do not have expertise in this area.
- 2. EARTHQUAKE FAULT ZONES AND SEISMIC HAZARD ZONES:** Buyer and Seller are advised that California Public Resources Code §§ 2622 and 2696 require the delineation and mapping of "Earthquake Fault Zones" along known active faults and "Seismic Hazard Zones" in California. Affected cities and counties must regulate certain development projects within these zones. Construction or development on affected properties may be subject to the findings of a geological report prepared by a registered California geologist. Generally, Seller must disclose if the Property is in such a zone and can use a research company to aid in the process. If Buyer wants further information, Broker recommends that, during Buyer's inspection contingency period, Buyer make independent inquiries with such research companies or with appropriate government agencies concerning the use and improvement of the Property. Buyer is advised that there is a potential for earthquakes and seismic hazards even outside designated zones. Brokers do not have expertise in this area.
- 3. EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE:** The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at <http://www.epa.gov/lead> for more information. Buyer and Seller are advised to consult an appropriate professional. Brokers do not have expertise in this area.
- 4. FIRE HAZARDS:** Buyer and Seller are advised that fires annually cause the destruction of thousands of homes. Due to varied climate and topography, certain areas have higher risks of fires than others. Certain types of materials used in home construction create a greater risk of fire than others. If the Property is located within a State Fire Responsibility Area or a Very High Fire Hazard Zone, generally Seller must disclose that fact to Buyer under California Public Resources Code § 4136 and California Government Code §§ 51178 and 51183.5, and may use a research company to aid in the process. Owners of property may be assessed a fire prevention fee on each structure on each parcel in such zones. The fee may be adjusted annually commencing July 1, 2013. If Buyer wants further information, Broker recommends that, during Buyer's inspection contingency period, Buyer contact the local fire department and Buyer's insurance agent regarding the risk of fire. Buyer is advised that there is a potential for fires even outside designated zones. Brokers do not have expertise in this area.
- 5. FIRPTA/CALIFORNIA WITHHOLDING:** Buyer and Seller are advised that: **(i)** Internal Revenue Code § 1445, as of February 17, 2016, requires a Buyer to withhold and to remit to the Internal Revenue Service 15% of the purchase price of the property if the Seller is a non-resident alien, unless an express exemption applies. Only 10% needs to be withheld if the Buyer acquires the property as Buyer's residence and the price does not exceed \$1,000,000. Seller may avoid withholding by providing Buyer a statement of non-foreign status. The statement must be signed by Seller under penalty of perjury and must include Seller's tax identification number. Buyer can also avoid having to withhold Federal taxes from Seller's Proceeds if the property price is \$300,000 or less, and the Buyer signs an affidavit stating Buyer intends to occupy the property as a principal residence. **(ii)** California Revenue and Taxation Code § 18662 requires that a Buyer withhold and remit to the California Franchise Tax Board 3 1/3% of the purchase price of the property unless the Seller



signs an affidavit that the property was the Seller's (or the decedent's, if a trust or probate sale) principal residence or that the sales price is \$100,000 or less or another express exemption applies. Exemptions from withholding also apply to legal entities such as corporations, LLCs, and partnerships. Brokers cannot give tax or legal advice. Broker recommends that Buyer and Seller seek advice from a CPA, attorney or taxing authority. Brokers do not have expertise in this area.

6. **FLOOD HAZARDS:** Buyer and Seller are advised that if the Property is located within a Special Flood Hazard Area, as designated by the Federal Emergency Management Agency (FEMA), or an area of Potential Flooding pursuant to California Government Code § 8589.3, generally Seller must disclose this fact to Buyer and may use a research company to aid in the process. The National Flood Insurance Program was established to identify all flood plain areas and establish flood-risk zones within those areas. The program mandates flood insurance for properties within high-risk zones if loans are obtained from a federally-regulated financial institution or are insured by any agency of the United States Government. The extent of coverage and costs may vary. If Buyer wants further information, Broker(s) recommend that Buyer consult his or her lender and/or insurance agent during Buyer's inspection contingency period. Buyer is advised that there is a potential for flooding even outside designated zones. Brokers do not have expertise in this area.
7. **MEGAN'S LAW DATABASE DISCLOSURE:** Notice: Pursuant to § 290.46 of the Penal Code, information about specific registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at <http://www.meganslaw.ca.gov/>. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Seller nor Brokers, in any, are required to check this website. If Buyer wants further information, Buyer should obtain information directly from this website.) Brokers do not have expertise in this area.
8. **NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL; ACCURATE SALES PRICE REPORTING:** Buyer and Seller are advised that pursuant to Civil Code § 1102.6(c), Seller, or his or her agent, is required to provide the following notice to the Buyer:

"California property tax law requires the Assessor to revalue real property at the time the ownership of property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. Even if you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any questions concerning this matter, please call your Tax Collector's Office."

Although the notice refers to loan closing as a trigger, it is actually the change of ownership which triggers this reassessment of property taxes. Therefore, the Property can be reassessed even if there is no loan involved in the purchase of the Property. The Purchase Agreement may allocate supplemental tax bills received after the Close of Escrow to the Buyer. A change (preliminary change) of ownership form is generally required to be filed by the Buyer with the local taxing agency. The form identifies the sales price of the Property. An assessor may value the Property at its fair market value regardless of the sales price declared by the Buyer. If Buyer wants further information concerning these matters, Broker(s) recommend that Buyer discuss the issue with the County Assessor or Tax Collector or their own tax or legal advisor. Brokers do not have expertise in this area.

9. **ZONE MAPS MAY CHANGE:** Maps that designate, among other things, Earthquake Fault Zones, Seismic Hazard Zones, State Fire Responsibility Areas, Very High Fire Hazard Zones, Special Flood Hazard Areas, and Potential Flooding Areas are occasionally redrawn by the applicable Government Agency. Properties that are currently designated in a specified zone or area could be removed and properties that are not now designated in a specified zone or area could be placed in one or more such zones or areas in the future. A property owner may dispute a FEMA flood hazard location by submitting an application to FEMA. Brokers do not have expertise in this area.
10. **ELECTRIFICATION OF ENERGY SOURCE:** Several local jurisdictions in California have enacted laws which prohibit the use of natural gas appliances in new construction. Other local jurisdictions, and State of California, are considering bans, and may even prohibit the replacement, sale or installation of appliances that use any fuel source other than electricity. Brokers do not have expertise in this area.

E. Contract Related Issues and Terms

1. **SIGNING DOCUMENTS ELECTRONICALLY:** The ability to use electronic signatures to sign legal documents is a great convenience, however Buyers and Sellers should understand they are signing a legally binding agreement. Read it carefully. Although electronic signature programs make it easy to skip from one signature or initial line to another, Buyers and Sellers are cautioned to only sign if they have taken the time necessary to read each document thoroughly, understand the entire document, and agree to all of its terms. Do not just scroll through or skip to the next signature or initial line, even if you have reviewed an earlier draft of the document. If you have questions or do not understand a provision, before you sign ask your Broker, Agent or legal advisor about the contract term and sign only if you agree to be bound by it. Some signature or initial lines are optional, such as for the liquidated damages and arbitration clauses. Consider your decision before signing or initialing. See below for more information on the liquidated damages and arbitration clauses. If there are more than one buyer or seller, each must sign or initial on their own. Do not sign or initial for anyone else unless you have a power of attorney for that person or are otherwise legally authorized, in writing, to

sign or initial for another. Print or electronically store a copy of the document for your own records. Brokers do not have expertise in this area.

2. **LIQUIDATED DAMAGES:** Buyer and Seller are advised that a liquidated damages clause is a provision Buyer and Seller can use to agree in advance to the amount of damages that a seller will receive if a buyer breaches the Agreement. The clause usually provides that a seller will retain a buyer's initial deposit paid if a buyer breaches the agreement, and generally must be separately initiated by both parties and meet other statutory requirements to be enforceable. For any additional deposits to be covered by the liquidated damages clause, there generally must be another separately signed or initialed agreement (see C.A.R. Form DID). However, if the Property contains from 1 to 4 units, one of which a buyer intends to occupy, California Civil Code Section 1675 limits the amount of the deposit subject to liquidated damages to 3% of the purchase price. Even though both parties have agreed to a liquidated damages clause, an escrow company will usually require either a judge's or arbitrator's decision or instructions signed by both parties in order to release a buyer's deposit to a seller. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to a liquidated damages clause. Brokers do not have expertise in this area.
3. **MEDIATION:** Buyer and Seller are advised that mediation is a process by which the parties hire a neutral person to facilitate discussion and negotiation between the parties with the goal of helping them reach a settlement of their dispute. The parties generally share in the cost of this confidential, non-binding negotiation. If no agreement is reached, either party can pursue further legal action. Under C.A.R. Form RPA: (i) the parties must mediate any dispute arising out of their agreement (with a few limited exceptions, such as matters within the jurisdiction of a small claims court) before they resort to arbitration or court, and (ii) if a party proceeds to arbitration or court without having first attempted to mediate the dispute, that party risks losing the right to recover attorney fees and costs even if he or she prevails. Brokers do not have expertise in this area.
4. **ARBITRATION:** Buyer and Seller are advised that arbitration is a process by which the disputing parties hire a neutral person to render a binding decision. Generally, arbitration is faster and less expensive than resolving disputes by litigating in court. The rules are usually less formal than in court, and it is a private process not a matter of public record. By agreeing to arbitration, the parties give up the right to a jury trial and to appeal the arbitrator's decision. Arbitration decisions have been upheld even when arbitrators have made a mistake as to the law or the facts. If the parties agree to arbitration, then after first attempting to settle the dispute through mediation, any dispute arising out of their agreement (with a few limited exceptions) must be submitted to binding arbitration. Buyer and Seller must weigh the benefits of a potentially quicker and less expensive arbitration against giving up the right to a jury trial and the right to appeal. Brokers cannot give legal advice regarding these matters. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to arbitration. Brokers do not have expertise in this area.
5. **ESCROW FUNDS:** Buyer and Seller are advised that California Insurance Code § 12413.1 provides that escrow companies cannot disburse funds unless there are sufficient "good funds" to cover the disbursement. "Good funds" are defined as cash, wire transfers and cashiers' or certified checks drawn on California depositories. Escrow companies vary in their own definitions of "good funds." Broker(s) recommend that Buyer and Seller ask the escrow company regarding its treatment of "good funds." All samples and out-of-state checks are subject to waiting periods and do not constitute "good funds" until the money is physically transferred to and received by the escrow holder. Brokers do not have expertise in this area.
6. **HOME WARRANTY:** Buyer and Seller are advised that Buyer and Seller can purchase home warranty plans covering certain standard systems of the Property both before and after Close of Escrow. Seller can obtain coverage for the Property during the listing period. For an additional premium, an upgraded policy providing additional coverage for air conditioning, pool and spa and other features can be purchased. Home warranties do not cover every aspect of the Property and may not cover inspections or upgrades for repairs required by state or federal laws or pre-existing conditions. Broker(s) recommend that Buyer review the policy for details. Brokers do not have expertise in this area.
7. **IDENTIFICATION OF NATURAL PERSONS BEHIND SHELL COMPANIES IN ALL-CASH TRANSACTIONS:**
The U.S. Treasury Department's Financial Crimes Enforcement Network (FinCEN) has issued Geographic Targeting Orders (GTOs) targeting alleged money laundering risk in the real estate sector. The GTOs will temporarily require U.S. title insurance companies to identify the natural persons behind shell companies used to pay "all cash" for high- end residential real estate in certain major metropolitan areas. FinCEN explained that it remains concerned that all- cash purchases (i.e., those without bank financing) may be conducted by individuals attempting to hide their assets and identity by purchasing residential properties through limited liability companies or other similar structures. Since the original issuance, the GTOs have been renewed and may continue to be renewed. The GTOs cover the following areas in California: Los Angeles, San Francisco, San Mateo, Santa Clara and San Diego Counties. The monetary thresholds for each county is \$300,000. GTOs have helped law enforcement identify possible illicit activity. FinCEN reported that a significant portion of covered transactions have dictated possible criminal activity associated with the individuals reported to be the beneficial owners behind shell company purchasers. Brokers do not have expertise in this area.
8. **NON CONFIDENTIALITY OF OFFERS:** Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer, unless all parties and their agent have signed a written confidentiality agreement (such as C.A.R. Form CND). Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller. Brokers do not have expertise in this area.
9. **ONLINE OR WIRE FUNDS TRANSFERS:** Instructions for the online or wire transfer of escrow deposits have been known to be intercepted by hackers who alter them so that Buyer's funds are actually wired to accounts controlled by criminals rather than the escrow company. Buyers should exercise extreme caution in making electronic funds transfers,



verifying that the organization they are transferring funds to is, in fact, the escrow company and that their own bank account information is not being exposed. See C.A.R. Form WFA for further information. Brokers do not have expertise in this area.

F. Other Factors Affecting Property

1. **COMMUNITY ENHANCEMENT AND PRIVATE TRANSFER FEES:** Buyer and Seller are advised that some areas or communities may have enhancement fees or user-type fees, or private transfer taxes and fees, over and above any stated fees. The Federal Housing Finance Agency has issued a rule that prohibits Fannie Mae and Freddie Mac from purchasing loans made on properties with private transfer fees if those fees were established on or after February 8, 2011. See title 12 Code of Federal Regulations § 1228 for more information and exceptions. Private transfer fees: (i) may last for a fixed period of time or in perpetuity, (ii) are typically calculated as a percentage of the sales price, and (iii) may have private parties, charitable organizations or interest-based groups as their recipients who may use the funds for social issues unrelated to the property. Brokers do not have expertise in this area.
2. **GENERAL RECALL/DEFECTIVE PRODUCT/CLASS ACTION INFORMATION:** Buyer and Seller are advised that government entities and manufacturers may at any time issue recall notices and/or warnings about products that may be present in the Property, and that these notices or warnings can change. The following nonexclusive, non-exhaustive list contains examples of recalled/defective products/class action information: horizontal furnaces, Whirlpool Microwave Hood Combination; RE-ConBuilding products roof tiles; Central Sprinkler Company Fire Sprinklers; Robert Shaw Water Heater Gas Control Valves; Trex Decking; water heaters; aluminum wiring; galvanized, abs, polybutylene PEX, KITEC® and copper pipe; and dry wall manufactured in China. There is no single, all-inclusive source of information on product recalls, defective products or class actions; however, the U.S. Consumer Product Safety Commission (CPSC) maintains a website that contains useful information. If Buyer wants further information regarding the items listed above, Broker(s) recommend that Buyer review the CPSC website at <http://www.cpsc.gov/> during Buyer's inspection contingency period. Another source affiliated with the CPSC is <http://saferproducts.gov/> which allows a Buyer to search by product type or product name. Buyer may also search using the various search engines on the Internet for the specified product or products in question. Brokers recommend that Buyer satisfy themselves regarding recalled or defective products. Brokers will not determine if any aspect of the Property is subject to a recall or is affected by a class action lawsuit. Brokers do not have expertise in this area.
3. **HOMEOWNER ASSOCIATIONS AND COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&Rs"); CHARGING STATIONS; FHA/VA APPROVAL:** Buyer and Seller are advised that if the Property is a condominium, or located in a planned unit development, or in a common interest subdivision, there are typically restrictions on use of the Property and rules that must be followed. Restrictions and rules are commonly found in Declarations and other governing documents. Further there is likely to be a homeowner association (HOA) that has the authority to affect the Property and its use. Whether or not there is a HOA, the Property may still be subject to CC&Rs restricting use of the Property. The HOA typically has the authority to enforce the rules of the association, assess monetary payments (both regular monthly dues and special assessments) to provide for the upkeep and maintenance of the common areas, and enforce the rules and assessment obligations. If you fail to abide by the rules or pay monies owed to the HOA, the HOA may put a lien against your Property. Additionally, if an electric vehicle charging station is installed in a common area or an exclusive use common area, each Seller whose parking space is on or near that charging station must disclose its existence and that the Buyer will have the responsibilities set forth in California Civil Code §4745. The law requires the Seller to provide the Buyer with the CC&Rs and other governing documents, as well as a copy of the HOA's current financial statement and operating budget, among other documents. Effective July 1, 2016, a Common Interest Development (CID) will be required to include in its annual budget report a separate statement describing the status of the CID as a Federal Housing Administration or Department of Veterans Affairs approved Development. While the purchase agreement and the law require that the annual budget be provided by Seller to Buyer, Brokers will not and cannot verify the accuracy of information provided by the CID. Buyer is advised to carefully review all HOA documents provided by Seller and the CC&Rs, if any, and satisfy him/herself regarding the use and restrictions of the Property, the amount of monthly dues and/or assessments, the adequacy of reserves, current and past insurance coverage and claims, and the possibility of any legal action that may be taken by or against the HOA. The HOA may not have insurance or may not cover personal property belonging to the owner of the unit in the condominium, common interest or planned unit development. For more information Buyer may request from Broker the C.A.R. Legal Q&A titled: "Homeowners' Associations: A Guide for REALTORS®". Brokers do not have expertise in this area.

Although unenforceable, it is possible the CC&Rs, deed or other document on title may contain a covenant which at one time may have purported to discriminate against persons based on race, religion or other protected class or characteristics. You have the right to request the assistance of the title or escrow company to help you prepare a form which will be provided to the County and may result in the discriminatory language being removed from the public record. You may also get a notice informing you of these rights from the Broker or title or escrow company. For more information Buyer may request from Broker the C.A.R. Legal Quick Guide titled: "Agent Disclosure of Discriminatory Covenants Based on Actual Knowledge."
4. **LEGAL ACTION:** Buyer and Seller are advised that if Seller or a previous owner was involved in a legal action (litigation or arbitration) affecting the Property, Buyer should obtain and review public and other available records regarding the



legal action to determine: (i) whether the legal action or any resolution of it affects Buyer and the Property, (ii) if any rights against any parties involved in the legal action survive the legal action or have been terminated or waived as a result of the legal action, whether or not involving the same issue as in the legal action, and (iii) if any recommendations or requirements resulting from the legal action have been fulfilled and, if so, that Buyer is satisfied with any such action. Buyer should seek legal advice regarding these matters. Brokers do not have expertise in this area.

5. **MARKETING; INTERNET ADVERTISING; INTERNET BLOGS; SOCIAL MEDIA:** Buyer and Seller are advised that Broker may employ a "staging" company to assist in the presentation of the Property. The furnishings and decorations in the staging are generally not included in the sale unless specifically noted in the Agreement. Statements and inclusion in the MLS entry, flyers, and other marketing materials are NOT part of the Agreement. In addition, Broker may employ a service to provide a "virtual tour" or "virtual staging" or Internet marketing of the Property, permitting potential buyers to view the Property over the Internet. While they are supposed to be an accurate representation of the property, the photos may be enhanced and not fully representative of the actual condition of the property. Further, neither the service provider nor Broker have total control over who will obtain access to materials placed on the internet or what action such persons might take. Additionally, some Internet sites and other social media provide formats for comments or opinions of value of properties that are for sale. Information on the Property, or its owner, neighborhood, or any homeowner association having governance over the Property may be found on the internet on individual or commercial web sites, blogs, Facebook pages, or other social media. Any such information may be accurate, speculative, truthful or lies, and it may or may not reflect the opinions or representations by the Broker. Broker will not investigate any such sites, blogs, social media or other internet sites or the representations contained therein. Buyer is advised to make an independent search of electronic media and online sources prior to removing any investigation contingency. Buyer and Seller are advised that Broker has no control over how long the information or photos concerning the Property will be available on the Internet or through social media, and Broker will not be responsible for removing any such content from the internet or MLS. Brokers do not have expertise in this area.
6. **PACE LOANS AND LIENS:** The acronym PACE stands for Property Assessed Clean Energy. PACE programs allow property owners to finance energy and water conservation improvements and pay for them through an assessment on the owner's property. PACE programs are available in most areas for both residential one to four unit properties and commercial properties. PACE programs may be referred to by different names such as HERO or SCEIP, among others. If a PACE project is approved, an assessment lien is placed on a property for the amount owed plus interest. A property owner repays the entity for the improvements as a special tax assessment on the property tax bill over a period of years. A PACE lien is similar to a property tax lien in that it has "super priority." Sellers are obligated to disclose, pursuant to the C.A.R. Residential Purchase Agreement (C.A.R. Form RPA), whether any improvement is subject to a lien such as a PACE lien. Properties that are subject to PACE liens made on or after July 6, 2010 may not be eligible for financing. For more information, Buyer may request from Broker the C.A.R. Legal Q&A titled: "PACE Programs and Solar Leases". Brokers do not have expertise in this area.
7. **RE-KEYING:** All locks should be re-keyed immediately upon close of escrow so as to ensure the Buyer's safety and security of their persons as well as their personal belongings. Alarms, if any, should be serviced by professionals and codes should be changed. Garage door openers and remotes should be re-coded. In the event of a lease back to Seller after the close of escrow, Seller is advised that the Buyer is entitled to the keys as the Owner of the Property even though the Seller stays in possession of the Property as provided in the RPA. Brokers do not have expertise in this area.
8. **SOLAR PANELS AND NET ENERGY METERING:** Solar panel or power systems may be owned or leased. Although leased systems are probably personal property, they are included in the sale by the C.A.R. purchase agreement which also obligates the Seller to make a disclosure to the Buyer and provide the Buyer with documentation concerning the lease and system. Leasing companies generally secure payments by filing a UCC-1 (a Uniform Commercial Code form giving notice of a creditor's security interest) against the property. Sellers are required to provide material information about solar panels (C.A.R. form SOLAR may be used). Buyers are given a contingency right to investigate the solar related system and documentation and assume any lease. Assumption of the lease may require Buyer to provide financial information to the leasing company who may require a credit report be obtained on the Buyer. Should a solar panel or power system be on the Property, Buyers should determine if the system is leased or owned. Buyers willingness to assume any such lease is a contingency in favor of Seller. For more information, Buyer may request from Broker the C.A.R. Legal Q&A titled: "PACE Programs and Solar Leases". Solar panel systems may have net energy metering. Payback rates from utilities to property owners with their own source of energy (such as rooftop solar panels) who contribute electricity back to the grid may change from those currently in place and may differ upon change of ownership in the property. Fees for new solar installation may be added or changed. Buyers should discuss with the applicable utility if applicable to the property. Brokers do not have expertise in this area.
9. **RECORDING DEVICES:** Audio or video recording devices or both may be present on the Property, whether or not notice of any such devices has been posted. Seller may or may not even be aware of the capability of such devices. Brokers do not have expertise in this area.
10. **WOOD BALCONIES, STAIRS AND OTHER STRUCTURES:** Prior to January 1, 2025, and periodically thereafter, buildings with three units or more, may be required to obtain an inspection of exterior balconies, stairways, walkways, or decks that are supported



in whole or in substantial part by a wood or wood-based materials. For condos, the HOA will be responsible for the inspections per its governing documents. For other buildings, it is the owner's responsibility. An inspection report must be incorporated into a condo HOA's study of reserve account requirements. This could in turn affect lender certification requirements as well as future dues and assessments. A balcony report that identifies an immediate threat to the safety of the occupants will require the condo HOA or owner to prevent access to the balcony further impacting a property's marketability.

G. Local Disclosures and Advisories

LOCAL ADVISORIES OR DISCLOSURES (IF CHECKED):

The following disclosures or advisories are attached:

- A. ☐ _____
- B. ☐ _____
- C. ☐ _____
- D. ☐ _____

Buyer and Seller are encouraged to read all 15 pages of this Advisory carefully. By signing below, Buyer and Seller acknowledge that each has read, understands and received a copy of all 15 pages of this Advisory.

BUYER _____ Date _____
BUYER _____ Date _____
SELLER

Signed by:

Sally Kratz Richman, Trustee

F3CD5529B70746D...

 Sally Kratz Richman, Trustee Date 3/11/2025
SELLER _____ Date _____



REAL BROKERAGE TECHNOLOGIES, INC.

Affiliated Business Arrangement Disclosure Statement

To: Sally Kratz Richman, Trustee

From: Real Brokerage Technologies, Inc.

Property: 132 1st Pl, Manhattan Blvd, CA 90266

Date: 3/11/2025

This is to give you notice that Real Brokerage Technologies, Inc. (“Real Broker”) has a business relationship with the entities listed below. The nature of the business relationship is that these entities are corporate affiliates. Specifically, The Real Brokerage Inc. owns, indirectly, a 100% interest in each of Real Broker and One Real Mortgage Corp.

Because of this relationship, your selection of One Real Mortgage Corp. may provide Real Broker a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for settlement of your loan on or purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

One Real Mortgage Corp.

<u>Settlement Service</u>	<u>Range of Charges</u>
% of Loan Amount (points)	0% - 3% of the loan amount
Loan Origination Fee	0% - 3% of the loan amount
Commitment Fee	\$0 - \$1,500
Underwriting Fee	\$0 - \$1,500
Credit Report Fee	\$0 - \$150
Flood Certification	\$0 - \$25
MERS Registration	\$0 - \$25
Processing Fee	\$0 - \$300
Appraisal Fee Paid to Appraiser	\$0 - \$1,300
Appraisal Schedule Fee Paid to Appraiser	\$0 - \$150
Final Inspection Fee Paid to Appraiser	\$0 - \$250
Flood Certification Paid to Outside Agency	\$0 - \$25
Condo Questionnaire Paid to HOA	\$0 - \$400
Condo Budget/Bylaws/Master Paid to HOA	\$0 - \$200
Tax Service Fee	\$0 - \$100

Wire Transfer Fee	\$0 - \$100
Verification of Employment	\$0 - \$200

Note: The actual fees charged may vary based on the size of your loan, loan program and interest rate you choose. There also will be other third-party charges. You will receive a loan estimate when you apply for your mortgage loan that will give you an estimate of all anticipated charges.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Real Broker is referring me/us to purchase the above-described settlement services and may receive a financial or other benefit as the result of this referral.

Signed by:	
 Sally Kratz Richman, Trustee	3/11/2025
Client	Date
_____	_____
Client	Date

REAL BROKERAGE TECHNOLOGIES, INC.

Affiliated Business Arrangement Disclosure Statement

To: Sally Kratz Richman, Trustee

From: Real Brokerage Technologies, Inc.

Agent: _____ (if Checked Below)

Property: 132 1st Pl, Manhattan Blvd, CA 90266

Date: 3/11/2025

This is to give you notice that Real Brokerage Technologies, Inc. ("Real Broker") has a business relationship with the entities listed below. The nature of the business relationship is that these entities are corporate affiliates. Specifically, The Real Brokerage Inc. owns, directly or indirectly, a 100% interest in Real Broker. Additionally, The Real Brokerage Inc. owns, directly or indirectly, a 100% interest in One Real Title Inc. which has a 100% ownership interest in the following entity:

One Real Escrow Services, Inc.
(the "Title and/or Escrow Entities")

Additionally, One Real Title Inc. has a 55% ownership interest and agents affiliated with Real Broker (or entities owned by agents affiliated with Real Broker) have a 45% interest in in The Real Open Escrow Holding Company, LLC which wholly owns the following entity:

The Real Open Escrow of California, Inc.
(also included in the "Title and/or Escrow Entities")

Additionally, One Real Title Inc. has a 55% interest and Xavier Dean Enterprises (an entity owned by agents affiliated with Real Broker) has a 45% interest in The Real Escrow Holding Company, LLC which wholly owns the following entity:

Stratis Escrow, Inc. (also included in the "Title and/or Escrow Entities")

Additionally, Real Broker provides some title and/or escrow services in the State of California.

(check if applicable)

Further, Agent (or an Agent-owned entity) owns a greater than 1% interest in the Entities checked below:

The Real Open Escrow of California, Inc.
Xavier Dean Enterprises

Because of these relationships, your selection of any of the Title and/or Escrow Entities or Real Broker for title and/or escrow services may provide Real Broker, agents affiliated with Real Broker and/or Agent a financial or other benefit.

Set forth below is the estimated charge or range of charges for the settlement services listed. You are NOT required to use the listed providers as a condition for settlement of your loan on or purchase, sale, or refinance of the subject property. THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

All Title and/or Escrow Entities (including Real Broker)

California

Settlement Service

Range of Charges


Owner’s Policy	\$0 - \$802 for sales price between \$0 - \$100,000
	\$802 - \$2,632 for sales price between \$100,000 - \$1,000,000
	\$2,632 - \$5,787 for sales price between \$1,000,000 - \$5,000,000
	\$5,787 - \$8,675 for sales price between \$5,000,000 - \$10,000,000
Lender’s Policy	\$0 - \$380 for loan amount between \$0 - \$100,000
	\$380 - \$720 for loan amount between \$100,000 - \$1,000,000
	\$720 - \$3,630 for loan amount between \$1,000,000 - \$5,000,000
	\$3,630 - \$6,130 for loan amount between \$5,000,000 - \$10,000,000

For coverage amounts exceeding the above published rates, please contact The Title and/or Escrow Entities. for a quote. The charge for a title search depends on the property being purchased and the county in which the property is located.

Closing Services Fee	\$399 - \$899
Mobile Notary	\$170 - \$250
Other Endorsements	\$0 - \$500

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that Real Broker and/or Agent is referring me/us to purchase the above-described settlement services and may receive a financial or other benefit as the result of this referral.

Signed by:

Client

3/11/2025
Date

Client

Date