

Relocation Property Disclosure Statement / Seller's Condition Report

Property Address: 16112 Palomino Valley Court, San Diego, CA 92127

Owner of Record: Anthony D'Agnese

Approximate Age of Property: 20 years
 Date Purchased: 2010-06-04
 Approximate Lot Size: .33 acres

Personal Property Inclusions & Exclusions:

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

Property	Selection	Condition / Age
OVEN AND RANGE	YES	20
VENT FANS	YES	20
REFRIGERATOR	YES	14
MICROWAVE	YES	5
DISHWASHER	YES	4
WASHING MACHINE	YES	1
CLOTHES DRYER	YES	1
DISPOSAL	YES	8
TRASH COMPACTOR	NO	
CEILING FAN(S)	YES	7
FIREPLACE EQUIPMENT	NO	
FIREPLACE INSERT	YES	20
WOOD BURNING STOVE	NO	
INCINERATOR	NO	
SOLAR EQUIPMENT	YES	5

Property	Selection	Condition / Age
WATER SOFTENER	NO	
WATER HEATER	YES	13
GARAGE DOOR OPENER	YES	13
WINDOW AC UNITS	NO	
POOL	NO	
POOL EQUIPMENT	NO	
HUMIDIFIER	NO	
SMOKE ALARMS	YES	1
SUMP PUMP(S)	NO	
ATTACHED ANTENNA	NO	
STORM WINDOWS	NO	
SCREENS	YES	various
WINDOW TREATMENT(S)	YES	14
OTHER		

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

Electrical:	NO	Siding/Gutters:	NO
Air conditioning/cooling system:	NO	Windows:	NO
Plumbing:	NO	Sewer:	NO
Heating:	NO	Pool/Hot Tubs/Spa:	NO
Sump pump:	NO	Chimney/Fireplace:	NO
Appliances:	NO	Water Heater:	NO
Floors:	NO	Roof:	NO
Water System/Well:	NO	Other: _____	
Sprinkler System:	NO	Other: _____	

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

the house doesn't have -pool/hot tubs/spa
the house doesn't have-Sump Pump

Roof/Siding:

Approximate age of Roof: 20 Years

What type of siding do you have? Hardcoat Stucco

If other, please specify

Has the roof ever leaked during your ownership? YES

Has the roof been replaced or repaired during your ownership? YES

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

in storms during winter of 2024 we had a minor leak and it was repair by Oney Roofing , Escondido California.

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

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

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

N/A

Water/Sewer:

What type of sewer system do you have? Municipal/public

If other sewer system, please specify

Are you aware of any problems relating to the sewer system? NO

What type of water system do you have? Municipal/public

If other water system, please specify

Are you aware of any problems relating to the water system? NO

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

N/A

Additions/Remodels:

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

Have you made any structural additions, changes or repairs to the property without obtaining all necessary permits and municipal approvals? NO

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

N/A

Homeowner Association Dues/Private Transfer Fees:

Is the property subject to rules and regulations of any homeowner's association? YES

Are there any problems relating to any common area? NO

Are there any conditions which may result in an increase in taxes or assessments? NO

Are there any pending or threatened claims or lawsuits against the Homeowners Association? NO

Are there any known development covenants requiring "private transfer fees" to be paid? NO

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

The HOA is the 4S ranch Master Association

Miscellaneous:

Does the property now contain or has it ever contained any toxic substances, asbestos or lead paint? NO

If Yes, where?

Does the property now contain or has it ever contained any underground tanks? NO

If Yes, where?

Are there any violations of local, state or federal government laws or regulations relating to this property? NO

If Yes, what?

Have any wood destroying organism pest reports on the property been prepared in the last five years? NO

Are there any encroachments, boundary line disputes, or unrecorded easements relating to this property? NO

Are there any existing or threatened legal actions affecting this property? NO

If Yes, what?

Are there any past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls, party walls on the property or adjacent properties? NO

Is the property located on an earthquake fault? (No explanation required) NO

Are there any bonds or assessments affecting this property? NO

Is the property equipped with an operable smoke detector? (No explanation required) YES

Are any of the property's systems (alarm, water softener, solar panels, hot water tank) leased or rented? NO

If "Yes", are the lease/rental agreements transferrable*? Please explain below
***Please provide lease/rental agreements for items that will be part of the sale.**

Miscellaneous Continued

Have there been any significant repairs made to the property or to any of its systems or components within the last five years? (If “Yes”, please describe below) YES

Is the property located next to or in close proximity of a dump, junk yard or toxic disposal site? NO

Has the property been tested for radon gas? NO

Are you aware of a fire occurring in any location of the property? NO

If “Yes”, please explain:

Are you aware of the existence of MOLD in any location of the property? NO

If “Yes”, where?

Do you know of any other facts, conditions, circumstances which may affect the value, beneficial use or desirability of this property? NO

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

The home was painted.
 Flooring upgraded on main floor.
 Xeriscape was installed in front and side yard.

Reports:

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

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

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

Owner of Record Acknowledgment:

Anthony F. D'Agnese

2024-07-08

Anthony D'Agnese

Date

Carol J. D'Agnese

07 / 08 / 2024

Carol Jansen D'Agnese

Date

The undersigned Purchaser(s) of this property acknowledge that the Seller, and/or its nominee, is a third party company and has never occupied the property. Any knowledge of the property is based solely on any Disclosure Statements received and any inspection reports received and provided to Purchaser(s). Seller, and/or its nominee, makes no representations or warranties, express or implied, with regard to this property. Purchaser(s) are aware they may request home inspections, per the terms of Seller's, and/or its nominee, Relocation Addendum. Purchaser(s) acknowledge reading the above information.

Buyer

Date

Buyer

Date

TRC Global Mobility, Inc.

Date



SELLER PROPERTY QUESTIONNAIRE

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



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

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

Seller makes the following disclosures with regard to the real property or manufactured home described as 16112 Palomino Valley Ct, Assessor's Parcel No. 312-265-06-00, situated in San Diego, County of San Diego California ("Property").

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

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

2. Note to Seller, PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

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

3. Note to Buyer, PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

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

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

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

Explanation: _____

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

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

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

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

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

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

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

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

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



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- K. Any inspection reports on any exterior balconies, stairways or other "Elevated Elements" on buildings with 3 or more units on the Property prepared within the last 6 years, or 9 years for condominiums Yes No
 - L. Material facts or defects affecting the Property not otherwise disclosed to Buyer Yes No
- Explanation, or (if checked) see attached; G.H.: Insurance Claim filed for a broken washing machine discharge pipe. Repaired by a licensed plumber and flooring replaced through claim by USAA.

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

- A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) Yes No
 - B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? Yes No
 - C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) Yes No
 - D. Any part of the Property being painted within the past 12 months Yes No
 - E. Whether the Property was built before 1978 (if No, leave (1) and (2) blank)..... Yes No
 - (1) If yes, whether any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed (if No, leave (2) blank) Yes No
 - (2) If yes to (1), whether such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule Yes No
 - F. Whether you purchased the property within 18 months of accepting an offer to sell it..... Yes No
 - (1) If yes, have any room additions, structural modifications, or other alterations or repairs (collectively "Improvements") been performed by a contractor while you have owned the Property..... Yes No

Note 1: If yes to F(1), Seller shall provide in the Explanation below: (i) a list of such Improvements and (ii) the name and contact information for each contractor who performed services of \$500 or more.
Note 2: If yes to F(1), Seller shall provide in the Explanation below (i) a list of those Improvements for which seller has obtained permits and Seller shall attach copies of those permits to this SPQ and (ii) for those Improvements for which Seller does not have a permit, Seller shall include a statement identifying those Improvements and that Seller was not provided permits by the third party making the Improvement and the contact information for such third parties from whom the buyer may obtain those permits.
- Explanation, or (if checked) see attached: See Addendum 1.

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

- A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances Yes No
 - B. The existence of a solar power system (if yes, Seller to provide C.A.R. Form SOLAR)..... Yes No
 - C. The leasing of any of the following on or serving the Property: solar power system, water softener system, water purifier system, alarm system, or propane tank(s) Yes No
 - D. An alternative septic system on or serving the Property Yes No
 - E. Whether any structure on the Property other than the main improvement is used as a dwelling Yes No
 - (1) If Yes to E, whether there are separate utilities and meters for the dwelling..... Yes No
 - (2) If Yes to E, whether the dwelling received a permit or other government approval as an Accessory Dwelling Unit (ADU) Yes No
- Explanation: See Addendum 1.

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

- Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs Yes No
- If yes, was federal flood disaster assistance conditioned upon obtaining and maintain flood insurance on the Property Yes No
- (NOTE:** If the assistance was conditioned upon maintaining flood insurance, Buyer is informed that federal law, 42 USC 5154a requires Buyer to maintain such insurance on the Property and if it is not, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)
- Explanation: _____

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

- A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property Yes No
 - B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property.. Yes No
 - C. Rivers, streams, flood channels, underground springs, high watertable, floods, or tides, on or affecting the Property or neighborhood Yes No
- Explanation: See Addendum 1

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

- A. Past or present pets on or in the Property Yes No

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

If so, when and by whom _____
Explanation: See Addendum 1.

12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:

ARE YOU (SELLER) AWARE OF...

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

Explanation: _____

13. LANDSCAPING, POOL AND SPA:

ARE YOU (SELLER) AWARE OF...

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

Explanation: _____

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

ARE YOU (SELLER) AWARE OF...

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

Explanation: See Addendum 1.

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

ARE YOU (SELLER) AWARE OF...

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

Explanation: 15. c. The previous owners sued the builder. The current owners are not aware of any defects.



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16. NEIGHBORS/NEIGHBORHOOD:

ARE YOU (SELLER) AWARE OF...

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

Explanation: _____

17. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

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

Explanation: _____

18. OTHER:

ARE YOU (SELLER) AWARE OF...

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present Yes No
- B. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth Yes No
- C. Whether the Property was originally constructed as a Manufactured or Mobile home Yes No
- D. Whether the property is tenant occupied Yes No
- E. Whether the Property was previously tenant occupied even if vacant now Yes No

Explanation: _____

19. MATERIAL FACTS:

- A. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer Yes No
- B. **(IF CHECKED) ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Explanation: _____

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

Seller _____ Date _____

Seller _____ Date _____

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

Buyer _____ Date _____

Buyer _____ Date _____

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REAL ESTATE TRANSFER DISCLOSURE STATEMENT (CALIFORNIA CIVIL CODE §1102, ET SEQ.) (C.A.R. Form TDS, Revised 6/24)



This property is a duplex, triplex or fourplex. A TDS is required for all units. This TDS is for ALL units (or only unit(s)). THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF San Diego, COUNTY OF San Diego, STATE OF CALIFORNIA, DESCRIBED AS 16112 Palomino Valley Ct, San Diego, CA 92127

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE). IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

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

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

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
Additional inspection reports or disclosures:

No substituted disclosures for this transfer.

II. SELLER'S INFORMATION

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

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

Seller is is not occupying the property.

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

- Range, Oven, Microwave, Dishwasher, Trash Compactor, Garbage Disposal, Washer/Dryer Hookups, Rain Gutters, Burglar Alarms, Carbon Monoxide Device(s), Smoke Detector(s), Fire Alarm, TV Antenna, Satellite Dish, Intercom, Central Heating, Central Air Conditioning, Evaporator Cooler(s), Wall/Window Air Conditioning, Sprinklers, Public Sewer System, Septic Tank, Sump Pump, Water Softener, Patio/Decking, Built-in Barbecue, Gazebo, Security Gate(s), Garage: Attached Not Attached, Carport, Automatic Garage Door Opener(s), Number Remote Controls, Sauna, Hot Tub/Spa: Locking Safety Cover, Pool: Child Resistant Barrier, Pool/Spa Heater: Gas Solar Electric, Water Heater: Gas Solar Electric, Water Supply: City Well Private Utility or Other, Gas Supply: Utility Bottled (Tank), Window Screens, Window Security Bars, Quick Release Mechanism on Bedroom Windows, Water-Conserving Plumbing Fixtures

Exhaust Fan(s) in kitchen cooktop 220 Volt Wiring in Garage Fireplace(s) in Family Room
Gas Starter Roof(s): Type: Red Tile Concrete Age: 20 (approx.)
Other:

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

(*see note on page 2)



Property Address: 16112 Palomino Valley Ct, San Diego, CA 92127

Date: 9/11/2024

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

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

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

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

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

- 1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property [] Yes [X] No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property [X] Yes [] No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property [] Yes [X] No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. [] Yes [X] No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes [] Yes [X] No
(Note to C4 and C5: If transferor acquired the property within 18 months of accepting an offer to sell it, transferor shall make additional disclosures regarding the room additions, structural modifications, or other alterations or repairs on a Seller Property Questionnaire (C.A.R. Form SPQ).)
6. Fill (compacted or otherwise) on the property or any portion thereof [] Yes [X] No
7. Any settling from any cause, or slippage, sliding, or other soil problems [] Yes [X] No
8. Flooding, drainage or grading problems [] Yes [X] No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides [] Yes [X] No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements [] Yes [X] No
11. Neighborhood noise problems or other nuisances [] Yes [X] No
12. CC&R's or other deed restrictions or obligations [X] Yes [] No
13. Homeowners' Association which has any authority over the subject property [X] Yes [] No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) [] Yes [X] No
15. Any notices of abatement or citations against the property [] Yes [X] No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) [X] Yes [] No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): _____

Fence is shared by three (3) adjacent neighbors. Property subject to 4S Ranch Master Association and CC&R's. The previous owners sued the builder. The current owners are not aware of any defects.

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

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

Seller _____ Date 9/11/2024

Seller _____ Date 9/11/2024



III. AGENT'S INSPECTION DISCLOSURE

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

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

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

~~Agent recommends and encourages buyer(s) to obtain professional inspections deemed necessary to alleviate any concerns they may have regarding the physical and/or environmental condition of the property.~~

Agent (Broker Representing Seller) Berkshire Hathaway HomeServices By Simona Giuffrida Date 9/11/2024
(Please Print) (Associate Licensee or Broker Signature)
Simona Giuffrida

IV. AGENT'S INSPECTION DISCLOSURE

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

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

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

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

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

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

Seller _____ Date 9/11/2024 Buyer _____ Date _____

Seller _____ Date 9/11/2024 Buyer _____ Date _____

Agent (Broker Representing Seller) Berkshire Hathaway HomeServices California By Simona Giuffrida Date 9/11/2024
(Please Print) (Associate Licensee or Broker Signature)
Simona Giuffrida

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

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

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

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



The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR Residential Lease or Month-to-Month Rental Agreement, Transfer Disclosure Statement (Note: An amendment to the TDS may give the Buyer a right to rescind), Other SPQ, dated September 11, 2024, on property known as 16112 Palomino Valley Ct

San Diego, CA 92127 ("Property/Premises"), in which _____ is referred to as ("Buyer/Tenant") and Anthony F. D'Agnese, Carol J. D'agnese is referred to as ("Seller/Landlord"). Buyer/Tenant and Seller/Landlord are referred to as the "Parties."

7A. New Luxury Vinyl Flooring, Exterior Fencing, Crown Molding throughout Home, Double Glass Doors installed in office, Security System Throughout home's exterior and interior, Chair railing in dining room and two (2) bedrooms, Shutters installed in Primary Bedroom and Primary Bathroom, Built in closet units in Primary Bedroom and two (2) bedrooms, Planted four (4) additional fruit trees.

7B. Solar Power, Ecobee Smart Thermostat, wireless Irrigation Control, Rhino Shield Exterior Paint, Drought tolerant, water-friendly Xeriscape in front and side yards. Insulated garage door.

7C. Pest Control Service with Terminix

7D. Interior of home was painted in May, 2023

8B. Owned solar Power

10A. Aforementioned insurance claim via USAA, April, 2023

11A. Pet - Dog

14D. CC&Rs provided by 4S Ranch Master Association

14F. Homeowners Association is 4S Ranch Master Association.

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

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Landlord _____ Date _____

Seller/Landlord _____ Date _____

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ADM REVISED 12/21 (PAGE 1 OF 1)

ADDENDUM (ADM PAGE 1 OF 1)



SOLAR ADVISORY AND QUESTIONNAIRE
(C.A.R. Form SOLAR, Revised 6/24)



Property Address: 16112 Palomino Valley Ct, San Diego, CA 92127 Date: _____

1. SOLAR OWNERSHIP: Solar power systems may be owned outright, owned with financing, owned with a lien or security interest on the real property, or leased. Many property owners who believe that they own their solar power system may not have free and clear ownership of that system. Ownership could be subject to a note and deed of trust issued when a solar power system was financed or a UCC-1 financing statement filed with the California Secretary of State. Financing of the solar power system may also be secured by an assessment against the real property that is collected through additional property tax payments for the period of financing (e.g., HERO or PACE). Because a seller's property tax statement will reference the solar lien, sellers may not remember the lien or consider it as a separate lien; nonetheless it should be disclosed. Some owners obtain private lending to purchase a solar power system that is not secured by the real property or panels or other equipment attached to it. If the seller is intending for these private loans to be paid off as part of a sale, terms may need to be added in the agreement to address this situation.

2. SOLAR LIENS, POWER PURCHASE AGREEMENTS, AND SOLAR LEASES: Many solar power systems are not owned but instead are leased. While a leased system typically has a fixed or scheduled monthly payment, other systems may have a power purchase agreement requiring the purchase of all or a portion of the solar power generated at an agreed contractual rate from the solar company with an ability to sell any excess energy to the electrical provider company (e.g., PG&E) in accordance with the system's governing regulatory scheme. Payments under such an arrangement can vary depending on the amount of energy created and used. Even solar power systems that are leased may have security interests attached such as a UCC-1 or fixture filing recorded in the county where the property is located.

In some cases, the lender or lien holder for the solar power system may allow a buyer to assume the existing loan and may agree to allow the solar lien to subordinate to, or become secondary to, a new purchase loan. However, in many cases, the holder of the security interest will not release the priority of its security interest which means that the solar loan must either be paid off when the property is sold or that any buyer must purchase without obtaining any new financing.

When there is a solar lease, a buyer may be permitted to assume the terms of a solar lease but only with the approval of the solar company. For leased systems, there may be a provision enabling the purchase of the solar equipment prior to the end of the lease term, or a provision allowing the termination of the lease at cost with no retained ownership of the solar equipment (a "Buyout"). There may also be a clause enabling the purchase of the equipment or the termination of the lease without any pre-agreed cost; in those cases, the cost will be an appraised value determined by the solar company.

If a solar power system is owned by the seller, the seller may have the right to remove the system or its components and install them on another property. If the system has been financed and the financing is secured by a lien on the property or the component parts, the seller should consult with the company about both the effect of removal of the system or its components on the lien and the consequence of any damage caused by the removal.

3. ADVERTISING MATERIAL: All parties are advised that the Multiple Listing Service ("MLS") and other advertisements that are used to list and market a property for sale and are not contractual agreements. Thus, it is imperative that buyers of Property with a solar power system ("Solar Property") receive and carefully review copies of all documents, including any solar agreement, underlying security agreements for owned equipment, or any other material that the seller possesses prior to the buyer making any final decision regarding the solar power system. Buyers should not simply rely on the information in the MLS or any other advertising material.

4. PURCHASE CONTRACT AND TRANSFER ISSUES: The C.A.R. Purchase Agreements include a contingency for the review of leased or lien items and systems, in order for the buyer to review any agreements or documents related to any solar power system and to properly evaluate all of the present and future terms and conditions, including the costs of accepting the existing solar power system. The default language provides that the system is being transferred, and the buyer has a contingency to determine whether the buyer is willing or able to assume any lease, lien, or other agreement. If the solar power system is not intended to be transferred with the property, the contract may need to be modified to address this.

If a leased or lien system is to be assumed by the buyer, the solar company may take steps to insure its priority interest against the property and/or the buyer's lender may require a solar endorsement from the title company; if this occurs, escrow could be delayed. Buyers and sellers should be aware that because any buyout or assumption of a solar power system could impact closing escrow, they should consider including a provision in the purchase agreement to allow for the possible extension of the closing date to facilitate dealing with any problems that may arise because of the solar power system.

5. SOLAR EVALUATION, RECOMMENDATIONS, AND LEGAL ADVICE: Real estate brokers and their agents are not qualified to evaluate the terms, conditions and/or the security interests in a solar power system. They are also not qualified to determine the quality of solar equipment or the impact of any regulatory scheme on the ownership or use of solar equipment. Buyers and sellers of Solar Property should consider retaining the services of a solar photovoltaic system inspector if one is available in the area where the property is located.

Brokers recommend that sellers and buyers of Solar Property exercise diligence in obtaining copies of any contracts, agreements or other documents related to any possible solar power system security interests as soon as practicable to enable a prompt evaluation of what may be required to facilitate a sale of the property. Additionally, obtaining a buyout or obtaining any agreement for a buyer to assume the solar agreement may take considerable time and/or be of an uncertain cost. Therefore, sellers of Solar Property should, prior to entering into a purchase agreement, determine if a Buyout or loan assumption is available and at what cost or terms so as to make full and complete disclosure to potential buyer and to avoid delays in closing escrow.

Whether or not a solar photovoltaic system inspector is used, buyers and sellers should consult with a qualified California real estate attorney prior to entering into any agreement to purchase or sell Solar Property; that attorney should evaluate the existing solar documentation and properly craft language to be included in the purchase agreement that will best protect the interests of their clients. Real estate brokers and their agents are allowed to prepare standard real estate transaction documents, but they are not qualified to create specialized contract language that may be needed to deal with the specific issues involved in any specific Solar Property.



Property Address: 16112 Palomino Valley Ct, San Diego, CA 92127 Date: _____

6. SOLAR PROPERTY QUESTIONNAIRE (IF YES TO ANY QUESTION, PROVIDE EXPLANATION):

A. GENERAL SOLAR POWER SYSTEM ISSUES:

ARE YOU (SELLER) AWARE OF...

- (1) Approximate age of the solar power system? [X] Yes [] No
(2) Name of the installation company? [X] Yes [] No
(3) Does the solar power system provide power only for a portion of the property? [] Yes [X] No
(4) Approximate size of the system (# of panels, Kilowatt size)? [X] Yes [] No
(5) Whether the system is central inverter or micro inverters? [X] Yes [] No
(6) Whether the system is on-grid only, on and off grid, or off-grid only? [X] Yes [] No
(7) Whether there is a battery bank or power wall that enables the system to run off-grid? [] Yes [X] No
(8) Whether any portion of the system is installed anywhere other than the roof? [] Yes [X] No
(9) Regardless of whether the solar power system is owned, leased, or subject to a power purchase agreement, any transfer fee or any other fee for change of ownership? [] Yes [X] No
(10) Whether there is a maintenance agreement for the solar power system? [X] Yes [] No
(11) Material Facts or information related to the solar power system? [] Yes [X] No

Explanation: 6A.1-5yrs July2019;6A.2-Baker Electric Home Energy; 6A.4-11.39Kw 34 panels
6A.5-Central Inverter; 6A.6:On-grid; 6A.10-20 remaining on maintenance and warranty

B. IF APPLICABLE, OWNED-SOLAR POWER SYSTEMS THAT ARE CONVEYING WITH THE PROPERTY:

ARE YOU (SELLER) AWARE OF...

- (1) Whether the system still has a balance due on any financing? [] Yes [X] No
(A) If Yes, what is the balance? \$ _____
(B) If Yes, what is the monthly payment due on the financing? \$ _____
(C) If Yes, is it secured by an interest on title? [] Yes [] No
(D) If Yes, is the loan transferrable to or assumable by buyer? [] Yes [] No
NOTE: if it is not secured on title, the agreement may have to be amended for Buyer to be responsible for the balance.
(2) Whether there is an annual true-up bill from the power company? [X] Yes [] No
If Yes, what is the approximate bill amount? \$ Credit only
(3) Whether there is any other type of lien or encumbrance on title, on a property tax bill or otherwise? [] Yes [X] No
(4) Whether there is a power purchase agreement (if yes, complete 6C below)? [] Yes [X] No

Explanation: B2- we have consistently recieved a credit from the electric company

C. IF APPLICABLE, LEASED SOLAR POWER SYSTEMS OR SYSTEMS WITH POWER PURCHASE AGREEMENTS:

ARE YOU (SELLER) AWARE OF...

- (1) The name of the company with the lease or power purchase agreement? [] Yes [X] No
If Yes, what is the name? _____
(2) The year that the agreement expires? [] Yes [X] No
If Yes, what is the year? _____
(3) The current monthly solar payments? [] Yes [X] No
If Yes, what is the amount? \$ _____
(4) Whether the payments are fixed or vary over the life of the agreement? [] Yes [X] No
(5) Whether the lease or power purchase agreement is transferrable to or assumable by buyer? [] Yes [X] No
(6) Whether the solar power system is not owned at the end of the agreement? [] Yes [X] No
If not owned, can the equipment be purchased? [] Yes [] No
If Yes, what is the estimated amount that would be owed? \$ _____

Explanation: _____

Seller acknowledges that Seller has read, understands and has received a copy of this Solar Advisory and Questionnaire, and Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller.

Seller _____ Date _____

Seller _____ Date _____

Buyer acknowledges that Buyer has read, understands and has received a copy of this Solar Advisory and Questionnaire.

Buyer _____ Date _____

Buyer _____ Date _____

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FIRE HARDENING AND DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM (C.A.R. Form FHDS, Revised 6/22)



This is a disclosure and addendum to the Purchase Agreement, OR [] Other [] ("Agreement"), dated [] on property known as 16112 Palomino Valley Ct, San Diego, CA 92127 ("Property"), in which [] is referred to as Buyer, and TRC Global Mobility, Inc. is referred to as Seller.

- 1. LAW APPLICABILITY: If this property does not meet the conditions stated in paragraph 1A or 1B, there is no requirement to complete the subsequent applicable paragraphs. A. Home Fire Hardening Disclosure: The Notice and disclosure of vulnerabilities in paragraph 2 are only required for sellers of residential properties if: (i) the Property contains one to four units; (ii) the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); (iii) the Property is located in either a high or very high fire hazard severity zone; and (iv) the improvement(s) on the Property were constructed before January 1, 2010. B. Defensible Space Compliance: The disclosures and requirements specified in paragraph 3 are only required for sellers of residential properties if (i) the Property contains one to four units; (ii) the seller is required to complete a Real Estate Transfer Disclosure Statement (C.A.R. Form TDS); and (iii) the Property is located in either a high or very high fire hazard severity zone. C. Fire Hazard Severity Zone Status: It may be possible to determine if a property is in a high or very high fire hazard severity zone by consulting with a natural hazard zone disclosure company or reviewing the company's report.

- 2. FIRE HARDENING DISCLOSURE (Paragraph 2B is only required to be completed if all four conditions in paragraph 1A are met): A. FIRE HARDENING STATUTORY NOTICE: "THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND THIS HOME WAS BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. B. FIRE HARDENING VULNERABILITIES: Are you (Seller) aware of the following features that may make the home vulnerable to wildfire and flying embers... (1) Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant [] Yes [X] No (2) Roof coverings made of untreated wood shingles or shakes. [] Yes [X] No (3) Combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck. [] Yes [X] No (4) Single pane or non-tempered glass windows. [] Yes [X] No (5) Loose or missing bird stopping or roof flashing. [] Yes [X] No (6) Rain gutters without metal or noncombustible gutter covers. [X] Yes [] No

- 3. DEFENSIBLE SPACE DISCLOSURE AND ADDENDUM: (Paragraph 3 is only required to be completed if all three conditions in paragraph 1B are met) (The Defensible Space Decision Tree (C.A.R. Form DSDT) may be consulted for additional information on how to complete this paragraph): A. LOCAL COMPLIANCE REQUIREMENTS: The Property [] IS, [X] IS NOT subject to a local vegetation management ordinance requiring defensible space around an improvement on the Property. B. SELLER REPRESENTATION OF PROPERTY COMPLIANCE with the applicable State defensible space requirement or local vegetation management ordinance (hereafter, State or local defensible space law) at the time of Seller signature: (1) Seller is UNAWARE of whether the Property is in compliance with the applicable State or local defensible space law. Seller does NOT have a report prepared by an Authorized Defensible Space Inspector. OR (2) [X] Property IS in compliance with State or local defensible space law, whichever is applicable. OR (3) [] Property is NOT in compliance with State or local defensible space law, whichever is applicable. C. BUYER AND SELLER AGREEMENT REGARDING WHICH PARTY SHALL OBTAIN COMPLIANCE WITH APPLICABLE STATE OR LOCAL DEFENSIBLE SPACE REQUIREMENTS: (1) BUYER RESPONSIBILITY - NO LOCAL ORDINANCE. Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow.*



- OR (2) **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance allows either Seller or Buyer to obtain documentation of compliance. Buyer shall comply with the requirements of the ordinance after Close Of Escrow.
 - OR (3) **BUYER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which does NOT require compliance as a result of a sale of the Property. Buyer shall obtain documentation of compliance with the State defensible space law within one year of Close Of Escrow,* or if applicable comply with the local requirement after Close Of Escrow.
 - OR (4) **SELLER RESPONSIBILITY – LOCAL VEGETATION MANAGEMENT ORDINANCE IN EFFECT** which requires compliance as a result of a sale of the Property. The local ordinance requires Seller to obtain documentation of compliance prior to Close of Escrow. Seller shall obtain document of compliance prior to the time for Buyer's final verification of condition.
 - OR (5) **SELLER RESPONSIBILITY – STATE OR LOCAL COMPLIANCE ALREADY COMPLETE.** If ONLY state law applies, Seller has obtained documentation of compliance with State defensible space requirement within the last 6 months. For either State or local law, Seller shall Deliver documentation of compliance to Buyer;
 - OR (6) **SELLER RESPONSIBILITY – AGREEMENT TO OBTAIN COMPLIANCE.** Seller shall obtain documentation of compliance and Deliver to Buyer prior to the time for Buyer's final verification of condition.
- D. The local agency from which a copy of the documentation in **paragraph 3B(2), 3B(3), 3C(4), 3C(5), or 3C(6)**, as applicable, may be obtained is Rancho Santa Fe Fire Protection District, which may be contacted at (858)756-6006.

* The requirement to provide documentation of compliance with State defensible space requirements only applies if there is a state or local agency, or other governmental entity, or qualified non-profit entity in the jurisdiction where the Property is located that is authorized to inspect the Property and provide documentation of compliance ("Authorized Defensible Space Inspector").

4. **FINAL INSPECTION REPORT DISCLOSURE:** Seller has obtained a final inspection report addressing compliance with home fire hardening or defensible space requirements as described in Government Code § 51182. Seller has a copy of the report, and it is attached, or Seller does not have a copy of the report and buyer may obtain a copy at _____.

Seller represents that Seller has provided the answers on paragraphs 2B and 3B of this form based on Seller's awareness on the date of Seller's signature. Seller acknowledged applicable terms in paragraph 3C.

Seller _____ Date _____

Seller _____ Date _____

Buyer acknowledges receipt of this Fire Hardening and Defensible Space Disclosure and Addendum and agrees to the applicable terms in paragraph 3C.

Buyer _____ Date _____

Buyer _____ Date _____

_____ **Date:** _____

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 525 South Virgil Avenue, Los Angeles, California 90020





Rancho Santa Fe Fire Protection District

P.O. Box 410 • 18027 Calle Ambiente • Rancho Santa Fe • California 92067-0410
Tel. (858) 756-5971 • Fax (858) 756-4799 • Scheduling@rsf-fire.org

DEFENSIBLE SPACE/FIRE HARDENING INSPECTION FORM

DATE: 7/9/24

ADDRESS: 16112 Palomino Valley Court

SELLER: Carol D'Agnesse

E-MAIL: Cdagnese1@gmail.com

FIRE SEVERITY ZONE:

- This home IS located in high or very high fire hazard severity zone.
- The home is NOT in a high or very high fire hazard severity zone - this inspection form is completed as a voluntary disclosure.

DEFENSIBLE SPACE COMPLIANCE:

Public Resources Code § 4291 requires that, in order to minimize the risk of fire affecting a building or structure on the Property, a defensible space around the improvement be maintained within 100 feet of the improvement. Many local governments, including the Rancho Santa Fe Fire Protection District (RSFFPD) have enacted a local vegetation management ordinance (RSFFPD Ordinance 2019-02) for that same purpose. Effective July 1, 2021, Civil Code § 1102.19 requires disclosures regarding compliance with defensible space for certain specified properties.

Clear and maintain an effective fuel modification zone/defensible space of one hundred (100) feet from any structure. This space is broken down into three (3) distinct zones (Section 5 - RSFFPD Ordinance 2019-02).

Sufficient Compliance	Action Required
--------------------------	--------------------

ZONE 1: 0-5 (feet) from a building or structure:

<input type="checkbox"/>	<input type="checkbox"/>	Remove dead or dying vegetation, combustible materials such as accumulation of ground needles and leaf litter removed from roofs, rain gutters, deck, and porches.
--------------------------	--------------------------	--

Remove mulch from around foundation of home dependent on construction date of home:

<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/> a) Twelve (12) inches (pre 2020); or
		<input type="checkbox"/> b) Five (5) feet (post 2020)

<input type="checkbox"/>	<input type="checkbox"/>	Trim tree(s) canopies up to ten (10) feet from rooflines.
--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	Remove any portion of tree(s), which extend within ten (10) feet of a chimney.
--------------------------	--------------------------	--

ZONE 2: Six (6) to fifty (50) feet from a building or structure:

<input type="checkbox"/>	<input type="checkbox"/>	Vegetation is cleared that is not fire resistant. If re-planted, it shall be with irrigated fire-resistant plants.
--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	Weeds or dead grasses shall be cut to a height not to exceed four (4) inches.
--------------------------	--------------------------	---

Sufficient Compliance	Action Required
--------------------------	--------------------

<input type="checkbox"/>	<input type="checkbox"/>	All trees and shrubs properly maintained free of deadwood, litter or dead palm fronds.
--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	Composted wood chip mulch is used in a limited non-continuous fashion for landscaping purposes. Depth shall not exceed 3 (inches). Course non-composted wood or vegetation chips, bark or wood nuggets, rubber mulch, or other shredded mulch shall not be utilized within thirty (30) feet of habitable structures.
--------------------------	--------------------------	--

ZONE 3: 51 - 100 (feet) from a building or structure:

<input type="checkbox"/>	<input type="checkbox"/>	Native vegetation removed as identified in horizontal and vertical spacing requirements by methods such as mowing, thinning and trimming, or by other means modification of that leave the plant root structure intact to stabilize the soil.
--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	Weeds and annual grasses shall be mowed to a height not exceeding four (4) inches.
--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	Accumulated leaf litter or any combustible mulch in this zone may not exceed three (3) inches in depth.
--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	Mature trees within one hundred (100) feet of structures are maintained and trimmed six (6) feet above the ground. If shrubs are planted underneath the tree, the tree shall be trimmed three (3) times the height of the materials planted under the tree or up to one third (1/3) of the tree height.
--------------------------	--------------------------	---

OTHER REQUIREMENTS:

<input type="checkbox"/>	<input type="checkbox"/>	Dead, dying, or diseased vegetation are removed from property. This includes pest or pathogen infested trees, abandoned/neglected groves other dead trees or vegetation, which are in a dying condition or no longer living. (RSFFPD Ordinance 2019-02 Section 10)
--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	Areas within twenty (20) feet of highways, private streets, and roads are properly thinned of combustible vegetation according to horizontal and vertical spacing requirements, trees are be skirted off the ground a minimum six (6) feet, dead or dying vegetation is removed, and weeds and annual grasses mowed to a height not exceeding four (4) inches. (RSFFPD Ordinance No. 2019-02 Section 9)
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<input type="checkbox"/>	<input type="checkbox"/>	Firewood is stored a minimum of thirty (30) feet from any structure unless covered in a fire resistive material; or thirty (30) from the property line if there is an adjoining structure to the property line. There shall be a clearance of at least 10 feet from all natural vegetation around all firewood piles. (RSFFPD Ordinance No. 2019-02 Section 5.01.6)
--------------------------	--------------------------	---

<input type="checkbox"/>	<input type="checkbox"/>	Address is properly displayed (4" minimum size) in contrasting colors and must be readable from the street or access. No vegetation is obstructing its visibility. (RSFFPD Ordinance No. 2019-02 Section 5.02.6)
--------------------------	--------------------------	--

<input type="checkbox"/>	<input type="checkbox"/>	Clear and maintain a minimum of ten (10) feet of clearance with no combustible vegetation around all photovoltaic or solar arrays. (RSFFPD Ordinance No. 2020-01 Section 1204.4.3)
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Sufficient Compliance	Action Required	
<input type="checkbox"/>	<input type="checkbox"/>	Electric gates are equipped with a Knox Switch for Fire Department Access. (RSFFPD Ordinance No. 2020-01 Section 503.6)
<input type="checkbox"/>	<input type="checkbox"/>	Keep all palm trees free of dead palm fronds including older leaves that persist on the tree, forming a "skirt" of brown thatch. (RSFFPD Ordinance No. 2019-02 Section 5.02.3)
<input type="checkbox"/>	<input type="checkbox"/>	Mow all weeds and annual grasses on your property to a stubble height of no more than four (4) inches. (RSFFPD Ordinance No. 2019-02 Section 5 & Section 8)
<input type="checkbox"/>	<input type="checkbox"/>	Piles of green waste, rubbish, mulch products and other such accumulations of combustible materials are not within one hundred (100) feet of any structure designed or intended for occupancy by humans or animals, or along any roadway or property line. (RSFFPD Ordinance No. 2019-02 Section 2.01.1 & 4.01)
<input type="checkbox"/>	<input type="checkbox"/>	Trees and other vegetation are maintained so that it does not protrude into the roadway and has a minimum of thirteen (13) feet six (6) inches vertical clearance free of vegetation so to provide adequate vertical clearance for emergency vehicles. (RSFFPD Ordinance No. 2019-02 Section 9.02)
<input type="checkbox"/>	<input type="checkbox"/>	All orchards, groves, and vineyards free of dead and/or downed trees, combustible debris, dead branches and dead foliage. All dead grasses between rows of trees or vines shall either be mowed or disked to bare soil unless erosion is a factor. (RSFFPD Ordinance No. 2019-02 Section 10)
<input type="checkbox"/>	<input type="checkbox"/>	Clear and maintain a minimum of ten (10) feet of bare mineral soil clearance with no flammable vegetation around all LPG/Propane Gas tanks. (RSFFPD Ordinance No. 2019-02 Section 5.02.5)

DEFENSIBLE SPACE DEFICIENCIES OR RECOMMENDATIONS:

1. First 5' of fencing should be non-combustible.
2. Roof gutters should have non-combustible gutter screens.

FIRE HARDENING DISCLOSURE:

THIS HOME IS LOCATED IN A HIGH OR VERY HIGH FIRE HAZARD SEVERITY ZONE AND MAY HAVE BEEN BUILT BEFORE THE IMPLEMENTATION OF THE WILDFIRE URBAN INTERFACE BUILDING CODES WHICH HELP TO FIRE HARDEN A HOME. TO BETTER PROTECT YOUR HOME FROM WILDFIRE, YOU MIGHT NEED TO CONSIDER IMPROVEMENTS. 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](http://www.readyforwildfire.org)".

The Rancho Santa Fire Protection District highly encourages cost-effective structure hardening and retrofitting that creates fire-resistant homes, businesses, and public buildings. A list of the following features that may make the home vulnerable to wildfire and flying embers is listed below. This inspection report shall disclose those listed features that RSFFPD could reasonably verify. It shall remain the Sellers obligation to disclose those items if the seller is aware that these features exist on the home.

Field Inspection verified:

(check if present)

- Eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant.
- Roof coverings made of untreated wood shingles or shakes.
- Single pane or non-tempered glass windows.
- Loose or missing bird stopping or roof flashing.
- Rain gutters without noncombustible gutter covers.
- Attachments such as fencing, trellises, gazebos, carports, sheds, etc., are not built with heavy timber or wildfire resistant construction.

PROPERTY COMPLIANCE:

This inspection has been conducted subject to the best interpretation of requirements under Ordinance 2019-02. RSFFPD finds the property at the time of the inspection:

- IN COMPLIANCE** with applicable defensible space regulations.
- REQUIRES ACTION** as noted on this inspection report to be considered in compliance.

All conditions and obligations as required by law shall be between the Seller and the Buyer. Seller or Buyer (whoever assumes responsibility) will make a best effort to take all actions and to do all things necessary to comply with all of the terms of this inspection report. It is duly noted that all parcels of land must be in compliance with State and Local Ordinances in regards to defensible space year around. If a property remains in a non-compliant status, RSFFPD reserves the right to serve notice to correct noted violations within 30 days, regardless if a real property transaction occurs.

INSPECTOR SIGNATURE:

NAME:

Conor Lenehan

PROPERTY REPRESENTATIVE
SIGNATURE:

NAME:

Carol D'Agnese

Please email scheduling@rsf-fire.org to schedule a re-inspection.



AGENT VISUAL INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)
For use by an agent when a transfer disclosure statement is
required or when a seller is exempt from completing a TDS
(C.A.R. Form AVID, Revised 6/24)



This inspection disclosure concerns the residential property situated in the City of San Diego, County of San Diego, State of California, described as 16112 Palomino Valley Ct ("Property").

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

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

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

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

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

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

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

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

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

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

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

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

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

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



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

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

Entry (excluding common areas): Some cracks on front porch by columns; ring door bell;

Living Room: Large rug on floor under coffee table

Dining Room: Large rug on floor under dining table

Kitchen: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1

Other Room: Office downstairs: large rug on floor in front of desk.

Hall/Stairs (excluding common areas): Two carpeted staircases.

Bedroom # 1: Primary: plantation shutters; double door to access Trex deck; Ecobee thermostat on wall; his and hers closets with custom cabinets.

Bedroom # 2: Bedroom closer to kitchen staircase: dual color paint with decorative wainscoting molding; hand-shaped stains on carpet and additional discolored spots; blinds.

Bedroom # 3: Bedroom connects to Bedroom #2 via Jack and Jill: 3 door closet.

Bedroom # 4: Blue and green bedroom with decorative wainscoting molding; white device on wall next to closet doors; blinds; access to Jack & Jill bath #2.

Bath # 1: Half bath in lower level: pedestal sink; cabinet over toilet; no windows.

Bath # 2: Jack & Jill bath closer to kitchen staircase; tile counters on vanities; no windows.

Bath # 3: Primary: Two pedestal sinks divided by vanity; shower and tub; water stains on shower tiles; plantation shutters; scuff marks on brown wall in WC; no privacy door between bedroom and bath.

Bath # 4: Jack & Jill #2: Tiled counters; magnifying mirror installed on wall; no windows.



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

Other: Bedroom lower level with private bath: Murphy bed; white devices installed on one of the alcoves.

Other: Laundry room: sink in built-in cabinets; bar to hang clothes over washer and dryer.

Other: Media room (optional bedroom #6): Built in cabinets; plantation shutters and blinds; signs of previous furniture on carpet; one area on wall shows touch up paint (opposite side of built-in cabinets).

See Addendum for additional rooms/structures: Family room: fireplace and built in cabinet/entertainment center; large rug on floor.

Garage/Parking (excluding common areas): Wide driveway with two concrete extensions on each side; 4 car garage (tandem) with built in cabinets and overhead storage racks; concrete floor; partial visual inspection due to personal belongings present in garage at the time of the inspection

Exterior Building and Yard - Front/Sides/Back: Cameras installed on stucco; side gates; stains on concrete in backyard; ceiling fan on ceiling under patio; patio also has little hooks to hang lights all around and also recess lights; fountain and firepit combo; concrete repair over old deck pillars (3);

Other Observed or Known Conditions Not Specified Above: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 2

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Name of Firm that performed the inspection): Berkshire Hathaway HomeServices California Properties

Inspection Performed By (Name of individual agent or broker): Simona Giuffrida

Inspection Date/Time: 07/10/2024 11:20 am Weather conditions: Clear and sunny day

Other persons present: Homeowners

By Simona Giuffrida Date 7/14/2024
(Signature of Associate Licensee or Broker who performed the inspection)

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

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

Buyer _____ Date _____
Buyer _____ Date _____

I/we acknowledge that I/we have received a copy of this disclosure.

(The initials below and Broker signature are not required but can be used as evidence that the initialing or signing party has received the completed form.)

Seller _____ / _____

Real Estate Broker (that did NOT fill out this AVID) _____

By _____ Date _____
(Associate Licensee or Broker Signature)

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TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 16112 Palomino Valley Ct, San Diego, CA 92127 ("Property"),
in which _____ is referred to as ("Buyer/Tenant")
and _____ is referred to as ("Seller/Housing Provider").

1) AVID, Kitchen:

Double sided butlers pantry and two islands, one with sink and one with room for stools on 3 sides; some outlets on cabinet in island with sink; some scuff marks inside sink; double oven; gas cooktop; Doors to access backyard (removable protective screen in front of glass to avoid scratches from dog); light switches by door are labeled.

2) AVID, Other Observed:

Cameras for audio&video surveillance. LVP flooring on lower level; carpet in both staircases and upper level; tiles in baths and laundry room; fire sprinklers on ceilings; Ceiling fans in 4 of the 5 bedrooms; property subject to Master HOA rules and regulations and CC&R's and Mello Roos.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Housing Provider _____ Date _____

Seller/Housing Provider _____ Date _____

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TOA REVISED 6/23 (PAGE 1 OF 1)



TEXT OVERFLOW ADDENDUM (TOA PAGE 1 OF 1)

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No. 16449 FELICE DR., SAN DIEGO, 92128		Street, City, Zip		Date of Inspection 21 Jun 2024	Number of Pages 6
TERMINIX INTERNATIONAL, BRANCH #2153 1234 SIMPSON WAY STE B ESCONDIDO, CA 92029 PH: 7607788103			Firm Registration No PR 0801 Report No.: 3765-062124215836-4946		
Ordered by: CAROL D'AGNESE 16449 FELICE DR. SAN DIEGO CA 92128		Property Owner or Party of Interest: CAROL D'AGNESE 16449 FELICE DR. SAN DIEGO CA 92128		Report sent to: CAROL D'AGNESE 16449 FELICE DR. SAN DIEGO CA 92128	
COMPLETE REPORT		LIMITED REPORT		SUPPLEMENTAL REPORT	
				REINSPECTION REPORT	
General Description: 1 Story(s), Single Family Dwelling, Attached Garage, Occupied and Furnished				Inspection Tag Posted: Attic	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.				Other Tags Posted: N/A	
Subterranean Termites <input type="checkbox"/> Drywood Termites <input type="checkbox"/> Fungus / Dryrot <input type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input type="checkbox"/>					
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.					

(PLEASE SEE THE GRAPH DIAGRAM ON THE FOLLOWING PAGE)

Inspected by: GORDON, CHAUNCEY L. State License No. FR 37392 Signature 

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815
 NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-41 (REV. 04/2015)

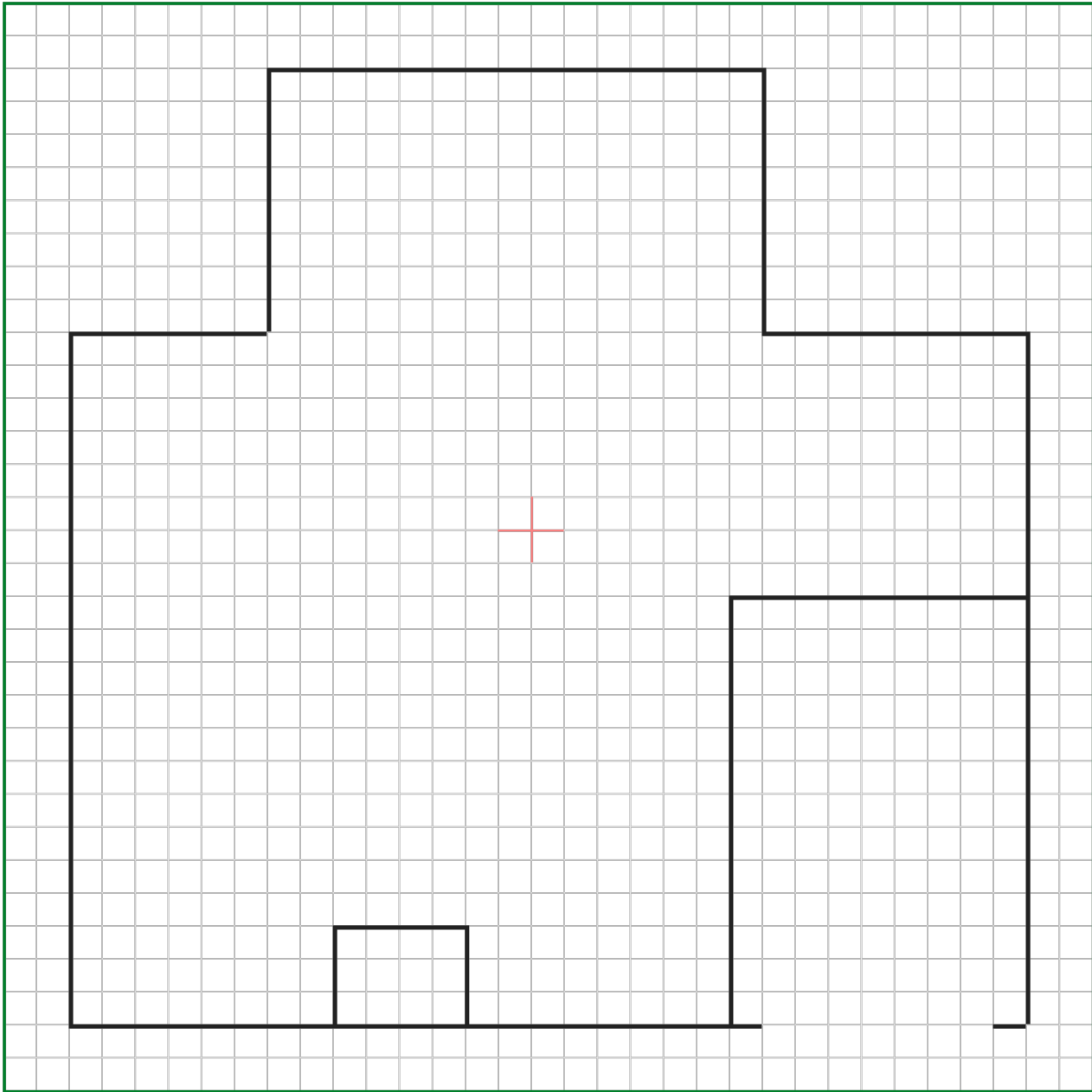


ESCONDIDO
1234 SIMPSON WAY STE B
ESCONDIDO, CA 92029
7607788103

Contract #: 3765-062124215836-4946

Inspection Date: 21 Jun 2024

Inspector: GORDON, CHAUNCEY L.



Scale 1:

This graph is a record of a visual, non-destructive inspection by Terminix of certain readily accessible areas of the identified property for visible termite infestation/damage. Terminix is not responsible for repairs to damages disclosed above. In addition, hidden damage may exist in concealed, obstructed or inaccessible areas. No attempt to remove siding, plastic or sheetrock insulation, carpeting, paneling, etc. to search for hidden damage was made. Terminix cannot guarantee that the damage disclosed by visual inspection of the premises shown above represents the entirety of the damage which may exist as of the date of the initial control application. Terminix shall not be responsible for repair of any existing damage including without limitation, any damage which existed in areas or in structural members which were not accessible for visual inspection as of the date of this graph.



ESCONDIDO
1234 SIMPSON WAY STE B
ESCONDIDO, CA 92029
7607788103

Contract #: 3765-062124215836-4946
Inspection Date: 21 Jun 2024
Inspector: GORDON, CHAUNCEY L.

GENERAL NOTES:

Please see general notes following the findings and recommendations for additional conditions governing this report.

READ THIS DOCUMENT. It explains the scope and limitations of a Structural Pest Control Inspection and Wood Destroying Pest and Organism Inspection Report.

A Wood Destroying Pest and Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying insects or organisms (fungi/rot) in visible and accessible areas on the date of inspection. It contains our recommendations for correcting any infestations, infections or conditions found. The contents of the Wood Destroying Pest and Organism Inspection Report are governed by the Structural Pest Control Act and the rules and regulations of the Structural Pest Control Board.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: THE INTERIORS OF HOLLOW WALLS AND ALL ENCLOSED SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW; AREAS BETWEEN ABUTTING/ATTACHED ROW HOUSES, TOWNHOUSES, CONDOMINIUMS AND SIMILAR STRUCTURES; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTIONS OF THE ATTIC CONCEALED OR MADE INACCESSIBLE BY DUCTING, PORTIONS OF THE ATTIC OR ROOF CAVITY CONCEALED DUE TO AN INADEQUATE CRAWL SPACE; THE INTERIORS OF BOXED EAVES; EAVES CONCEALED BY PATIO COVERS OR OTHER ABUTMENTS; PORTIONS OF THE SUBAREA CONCEALED OR MADE INACCESSIBLE BY INSULATION; PORTE COCHERES; ENCLOSED BAY WINDOWS; AREAS BENEATH WOOD FLOORS OVER CONCRETE; AREAS CONCEALED BY BUILT-IN CABINET WORK; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS WALL-TO-WALL CARPETING, LINOLEUM, CERAMIC TILE, ETC.; AND AREAS CONCEALED BY BUILT-IN APPLIANCES.

NOTE: THE FOLLOWING AREAS, WHEN THEY EXIST, ARE CONSIDERED INACCESSIBLE FOR INSPECTION: AREAS CONCEALED BY INTERIOR FURNISHINGS; AREAS CONCEALED BY FLOOR COVERINGS, SUCH AS AREA RUGS, THROW RUGS, BATH AND KITCHEN MATS, ETC.; AREAS CONCEALED BY FREE STANDING APPLIANCES; AREAS CONCEALED BY STORAGE; AREAS CONCEALED BY HEAVY VEGETATION; AND AREAS WHERE LOCKS PREVENTED ACCESS. THESE AREAS WILL BE INSPECTED FOR A FEE, IF THEY ARE MADE ACCESSIBLE AT THE OWNER'S EXPENSE. A SUPPLEMENTAL REPORT WILL BE ISSUED AND ANY FINDINGS AND RECOMMENDATIONS WILL BE LISTED ALONG WITH ESTIMATES FOR REPAIR AND/OR TREATMENT, IF WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS. NO OPINION IS RENDERED CONCERNING CONDITIONS IN THE AREAS AT THIS TIME.

NOTE: INSPECTIONS ARE MADE AND REPORTS ARE ISSUED ON THE BASIS OF WHAT WAS VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION. THE ABSENCE OF VISIBLE EVIDENCE OF WOOD DESTROYING ORGANISMS IN THE VISIBLE AND ACCESSIBLE PORTIONS OF THE STRUCTURE IS NO ASSURANCE THAT WOOD DESTROYING ORGANISMS ARE NOT PRESENT IN INACCESSIBLE AREAS NOR THAT FUTURE INFESTATIONS WILL NOT OCCUR. THEREFORE, WE DO NOT ASSUME ANY RESPONSIBILITY FOR THE PRESENCE OF WOOD DESTROYING ORGANISMS, OR DAMAGE DUE TO SUCH ORGANISMS, IN AREAS THAT WERE NOT VISIBLE AND ACCESSIBLE AT THE TIME OF THE INSPECTION OR THAT MAY OCCUR IN THE FUTURE.

NOTICE: THIS COMPANY WILL REINSPECT REPAIRS DONE BY OTHERS WITHIN FOUR MONTHS OF THE ORIGINAL INSPECTION. A CHARGE, IF ANY, CAN BE NO GREATER THAN THE ORIGINAL INSPECTION FEE FOR EACH INSPECTION. THE REINSPECTION MUST BE DONE WITHIN TEN WORKING DAYS OF REQUEST. THE REINSPECTION IS A VISUAL INSPECTION AND IF INSPECTION OF CONCEALED AREAS IS DESIRED, INSPECTION OF WORK IN PROGRESS WILL BE NECESSARY, ANY GUARANTEES MUST BE RECEIVED FROM PARTIES PERFORMING THE REPAIRS.

NOTE: A VISUAL INSPECTION WAS PERFORMED AND THE INSPECTOR DID NOT DEFACE NOR PROBE INTO FINISHED WINDOW OR DOOR FRAMES, TRIM WORK, FLOOR COVERINGS, WALLS, CEILINGS, OR OTHER FINISHED SURFACES.

NOTE: THE EXTERIOR AREAS OF THIS STRUCTURE WERE VISUALLY INSPECTED FROM THE GROUND LEVEL. AREAS OF THE EXTERIOR THAT EXHIBITED VISIBLE SIGNS OF INFESTATION, INFECTION, OR DAMAGE FROM SAME WILL BE DESCRIBED IN THE BODY OF THIS REPORT.

NOTE: IF ANY INFESTATION, INFECTION, OR DAMAGE IS DISCOVERED IN A CONCEALED AREA DURING THE COURSE OF PERFORMING ANY RECOMMENDATION IN THIS REPORT, THIS COMPANY WILL ISSUE A SUPPLEMENTAL REPORT. THIS COMPANY IS NOT RESPONSIBLE FOR CONTROLLING SUCH INFESTATIONS OR INFECTIONS OR FOR REPAIRING SUCH DAMAGE. IF THE ADDITIONAL WORK REQUIRED IS WITHIN THE SCOPE OF THIS COMPANY'S OPERATIONS, A COST ESTIMATE WILL BE PROVIDED WITH THE SUPPLEMENTAL REPORT.

NOTE: THE OWNER OF THIS PROPERTY HAS CERTAIN RESPONSIBILITIES REGARDING THE NORMAL MAINTENANCE THAT PERTAINS TO THE DETERRENCE OF WOOD DESTROYING ORGANISMS. THESE NORMAL MAINTENANCE PROCEDURES INCLUDE, BUT ARE NOT LIMITED TO: MAINTENANCE OF THE ROOF, GUTTERS, AND DOWNSPOUTS; CAULKING AROUND DOORS, WINDOWS, VENTS, TUB AND SHOWER ENCLOSURES; KEEPING SOIL LEVELS BELOW THE TOP OF THE FOUNDATIONS; KEEPING STORED ITEMS (INCLUDING FIREWOOD) AT LEAST TWELVE (12) INCHES AWAY FROM THE STRUCTURE; ADJUSTING SPRINKLERS SO THAT THEY DO NOT SPRAY ONTO THE STRUCTURE; PROHIBITING SOIL FROM CONTACTING THE WOOD COMPONENTS OF THE STRUCTURE; AND PREVENTING VEGETATION OR OTHER ITEMS FROM BLOCKING VENTS.



ESCONDIDO
1234 SIMPSON WAY STE B
ESCONDIDO, CA 92029
7607788103

Contract #: 3765-062124215836-4946

Inspection Date: 21 Jun 2024

Inspector: GORDON, CHAUNCEY L.

SEE BELOW FOR YOUR FINDINGS AND RECOMMENDATIONS:



ESCONDIDO
1234 SIMPSON WAY STE B
ESCONDIDO, CA 92029
7607788103

Contract #: 3765-062124215836-4946
Inspection Date: 21 Jun 2024
Inspector: GORDON, CHAUNCEY L.

GENERAL NOTES:

NOTE: THE EXTERIOR SURFACE OF THE ROOF HAS NOT BEEN INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTACTORS STATE LICENSE BOARD.

NOTICE: REPORTS ON THIS STRUCTURE PREPARED BY VARIOUS REGISTERED COMPANIES SHOULD LIST THE SAME FINDINGS (I.E. TERMITE INFESTATION, TERMITE DAMAGE, FUNGUS DAMAGE, ETC.). HOWEVER, RECOMMENDATIONS TO CORRECT THESE FINDINGS MAY VARY FROM COMPANY TO COMPANY. YOU HAVE A RIGHT TO SEEK A SECOND OPINION FROM ANOTHER COMPANY.

NOTICE TO OWNER: UNDER THE CALIFORNIA MECHANICS LIEN LAW, ANY STRUCTURAL PEST CONTROL COMPANY WHICH CONTRACTS TO DO WORK FOR YOU, ANY CONTRACTOR, SUBCONTRACTOR, LABORER, SUPPLIER, OR OTHER PERSON WHO HELPS TO IMPROVE YOUR PROPERTY, BUT IS NOT PAID FOR HIS OR HER WORK OR SUPPLIES, HAS A RIGHT TO ENFORCE A CLAIM AGAINST YOUR PROPERTY, THIS MEANS THAT AFTER A COURT HEARING, YOUR PROPERTY COULD BE SOLD BY A COURT OFFICER AND THE PROCEEDS OF THE SALE USED TO SATISFY THE INDEBTEDNESS. THIS CAN HAPPEN EVEN IF YOU HAVE PAID YOUR STRUCTURAL PEST CONTROL COMPANY IN FULL IF THE SUBCONTRACTOR, LABORERS, OR SUPPLIERS REMAIN UNPAID.

TO PRESERVE THEIR RIGHT TO FILE A CLAIM OR LIEN AGAINST YOUR PROPERTY, CERTAIN CLAIMANTS SUCH AS SUBCONTRACTORS OR MATERIAL SUPPLIERS ARE REQUIRED TO PROVIDE YOU WITH A DOCUMENT ENTITLED PRELIMINARY NOTICE. PRIME CONTRACTORS AND LABORERS FOR WAGES DO NOT HAVE TO PROVIDE THIS NOTICE. A PRELIMINARY NOTICE IS NOT A LIEN AGAINST YOUR PROPERTY. ITS PURPOSE IS TO NOTIFY YOU OF PERSONS WHO MAY HAVE A RIGHT TO FILE A LIEN AGAINST YOUR PROPERTY IF THEY ARE NOT PAID.

NOTE: IF DURING THE COURSE OF PERFORMING ANY REPAIRS, ANY FIXTURE OR PLUMBING IS FOUND TO BE UNSERVICEABLE, DAMAGED, OR DEFECTIVE, THERE WILL BE AN ADDITIONAL CHARGE FOR REPAIR AND/OR REPLACEMENT, AS NECESSARY.

NOTE: IT IS RECOMMENDED THAT BUILDING PERMITS BE OBTAINED FOR ALL WORK REQUIRING PERMITS, PRIOR TO BEGINNING THE RECOMMENDED REPAIRS. FOR INFORMATION CONCERNING THE BUILDING DEPARTMENT AND PERMIT REQUIREMENTS, CONTACT THE LOCAL BUILDING DEPARTMENT. WORK PERFORMED AS REQUIRED UNDER PERMIT FROM THE BUILDING DEPARTMENT SHOULD BE APPROVED, ACCEPTED, AND SIGNED OFF BY THE DEPARTMENT PRIOR TO CONSIDERING SUCH WORK TO BE COMPLETED. THE BUILDING DEPARTMENT MAY REQUIRE INSTALLATION OF SMOKE/HEAT DETECTORS AS A CONDITION OF OBTAINING A BUILDING PERMIT.

Some structures may not comply with building code requirements or may have structural, plumbing, electrical, heating and air conditioning, or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest and Organism Inspection Report does not contain information about such defects as they are not within the scope of the license of the inspector or the company issuing this report. Nor does a Wood Destroying Pest and Organism Inspection Report contain information about asbestos or any other environmental or safety hazard. Should interested parties desire opinions regarding these items, it is recommended that the owner engage the services of a reputable whole house inspection company.

This property was not inspected for the presence or absence of health related molds or fungi. By California law, we are neither qualified, authorized, nor licensed to inspect for health related molds or fungi. If you desire information about the presence or absence of health related molds or fungi, you should contact an industrial hygienist.

The Structural Pest Control Board Mold Policy Statement is as follows:

“Molds, sometimes called mildew, are not wood-destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. This does not modify the Structural Pest Control Act or related regulations.”

This statement is being provided to you for informational purposes.

NOTICE TO OWNER / TENANT

State law requires that you be given the following information:

CAUTION – PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application, you experience headache, dizziness, nausea, tearing, coughing, nose and throat irritation or develop shortness of breath, double vision, unusual drowsiness and weakness, or tremors, contact your physician or poison control center (see below) and your pest control operator immediately. If rodenticide ingestion occurs, you may experience symptoms of mild shock and/or bleeding.

For further information, contract any of the following:

Terminix International	1-800-TERMINIX
Poison Control Center	1-800-876-4766
Regulatory information - Structural Pest Control Board	1-916-561-8700 2005 Evergreen St, Ste. 1500, Sacramento, CA 95815-3831

HEALTH QUESTIONS - CALIFORNIA COUNTY AGRICULTURAL COMMISSIONERS

Alameda (510) 670-5232	Marin (415) 499-6700	San Luis Obispo (805) 781-5910
Alpine (see El Dorado)	Mariposa (209) 966-2075	San Mateo (650) 363-4700
Amador (209) 223-6487	Mendocino (707) 463-4208	Santa Barbara (805) 681-5600
Butte (530) 538-7381	Merced (209) 385-7431	Santa Clara (408) 918-4600
Calaveras (209) 754-6504	Modoc (530) 233-6401	Santa Cruz (831) 763-8080
Colusa (530) 458-0580	Mono See Inyo County	Shasta (530) 224-4949
Contra Costa (925) 646-5250	Monterey (831) 759-7325	Sierra See Plumas County
Del Norte (707) 464-7235	Napa (707) 253-4357	Siskiyou (530) 841-4025
El Dorado (530) 621-5520	Nevada (530) 273-2648	Solano (707) 784-1310
Fresno (559) 456-7510	Orange (714) 995-0100	Sonoma (707) 565-2371
Glenn (530) 934-6501	Placer (530) 889-7372	Stanislaus (209) 525-4730
Humboldt (707) 445-7223 ext. 0	Plumas (530) 283-6365	Sutter (530) 822-7500
Imperial (760) 482-4314	Riverside (951) 955-3045	Tehama (530) 527-4504
Inyo (760) 873-7860	Sacramento (916) 875-6603	Trinity (530) 623-1356
Kern (661) 868-6300	San Benito (831) 637-5344	Tulare (559) 685-3323
Kings (559) 582-3211 #2831	San Bernardino (909) 387-2105	Tuolumne (209) 533-5691
Lake (707) 263-0217	San Diego (858) 694-2739	Ventura (805) 388-4222
Lassen (530) 251-8110	San Francisco (415) 252-3830	Yolo (530) 666-8140
Los Angeles (626) 575-5466	San Joaquin (209) 468-3300	Yuba (530) 749-5400
Madera (559) 675-7876		

APPLICATION INFORMATION - CALIFORNIA COUNTY HEALTH DEPARTMENTS

Alameda (510) 267-8000	Madera (559) 675-7893	San Joaquin (209) 468-3411
Alpine (530) 694-2146	Marin (415) 499-3696	San Luis Obispo (805) 781-5500
Amador (209) 223-6407	Mariposa (209) 966-3689	San Mateo (650) 573-2764
Berkley City (510) 981-5310	Mendocino (707) 472-2600	Santa Barbara (805) 681-5102
Butte (530) 538-7581	Merced (209) 381-1200	Santa Clara (408) 792-5040
Calaveras (209) 754-6460	Modoc (530) 233-6311	Santa Cruz (831) 454-4000
Colusa (530) 458-0380	Mono (760) 932-7485	Shasta (530) 225-5591
Contra Costa (925) 957-5400	Monterey (831) 755-4500	Sierra (530) 993-6701
Del Norte (707) 464-3191	Napa (707) 253-4231	Siskiyou (530) 841-4040 ext. 0
El Dorado (530) 621-6100	Nevada (530) 265-1450	Solano (707) 784-8600
Fresno (559) 445-0666	Orange (714) 834-8180	Sonoma (707) 565-4567
Glenn (530) 934-6588	Pasadena (626) 744-6004	Stanislaus (209) 558-5670
Humboldt (707) 445-6200	Placer (530) 889-7141	Sutter (530) 822-7215
Imperial (760) 482-4438	Plumas (530) 283-6337	Tehama (530) 527-6824
Inyo (760) 783-7868	Riverside (951) 782-2974	Trinity (530) 623-8209
Kern (661) 868-0302	Sacramento (916) 875-5881	Tulare (559) 737-4660 ext. 0
Kings (559) 584-1402 - Ask for "Nurse of the Day"	San Benito (831) 637-5367	Tuolumne (209) 533-7400
Lake (707) 263-8929	San Bernardino (909) 387-6280	Ventura (805) 677-5200
Lassen (530) 251-8183	San Diego (619) 515-6555	Yolo (530) 666-8645
Long Beach City (562) 570-4000	San Francisco (415) 554-2500	Yuba (530) 741-6366
Los Angeles (213) 240-8117		

One or more of the following chemicals may be applied to your property:

ADVANCE (Diflubenzuron) BOR-RAM (Disodium Octaborate Tetrahydrate) BORA-CARE (Disodium Octaborate Tetrahydrate) BORATHOR (Disodium Octaborate Tetrahydrate) CIMEXA (Silicon Dioxide) CY-KICK (Cyfluthrin) DRAGNET SFR(Permethrin) DRIONE INSECTICIDE DUST (Amor, Silica Aerogel, Pyrethrins, Piperonyl Butoxide) PHANTOM (Chlorfenapyr) PRELUDE (Permethrin) PREMISE 75 INSECTICIDE (Imidacloprid) PT TRI-DIE DUST (Amor, Silica Aerogel, Pyrethrins, Piperonyl Butoxide) RECRUIT HD (Noviflumuron) TAP INSULATION (Orthoboric Acid) TEMPO WP (Cyfluthrin) TEMPO SC ULTRA (Cyfluthrin) TIM-BOR (Disodium Octaborate Tetrahydrate) TERMIDOR (Fipronil) TTRELONA (Novaluron) VIKANE (Sulfuryl Fluoride) NOTE: Chloropicrin is use as a warning agent on all structural fumigations.

Thank you for calling Terminix. Should you have any questions regarding this report, please call 1-800-TERMINIX.





21 Jun 2024

TERMITE ANNUAL INSPECTION REPORT

CAROL D'AGNESE
16449 FELICE DR.
SAN DIEGO, CA, 92128
8583950807
cdagnese1@gmail.com

Customer #:
9481359

Work Order #:
19695112424



Terminix Branch:

ESCONDIDO
1234 SIMPSON WAY STE B
ESCONDIDO, CA 92029
7607788103

Terminix Representative:

GORDON, CHAUNCEY L.
License/Cert #:
FR 37392



21 Jun 2024

MAINTAINING YOUR TERMITE COVERAGE

Your annual termite inspection is a key part of maintaining your termite plan. It allows us to ensure that if termites have gotten in, we're able to stop them dead in their tracks — before any major damage is done.

WHY ONGOING PROTECTION IS VITAL

- Termites infest 1 in 20 U.S. homes we've inspected[†]
- The average cost of termite treatments and damage repairs is \$8,184[‡]
- Most homeowners insurance doesn't cover termite treatments and damage repairs

ABOUT YOUR ANNUAL INSPECTION

Your professional inspection is performed by a trained Terminix® technician. It includes a thorough check of accessible areas of the home's interior and exterior, as well as your home's crawl space, if applicable. Your technician looks for subtle signs — like mud tubes and freshly shed termite swarmer wings — and checks for the sound of hollow spaces in the wood supporting your home.



EASY WAY TO RENEW

Once you receive your renewal form in the mail, you can renew by your online account portal, by phone or by mail:

- Log in to your account at **Terminix.com**, or
- Call **1.866.638.8429** and get help from a representative, or
- Complete and return your renewal by mail

[†] Infestation odds within the designated market area are based on 2010–2012 Terminix inspections and presence of termite activity.

[‡] Avg repairs: \$7,184 from 2011 survey by Decision Analysts for TMX of independent contractors in the TMX network. Estimated treatment: \$1,000. Every home is different; repair costs may vary.

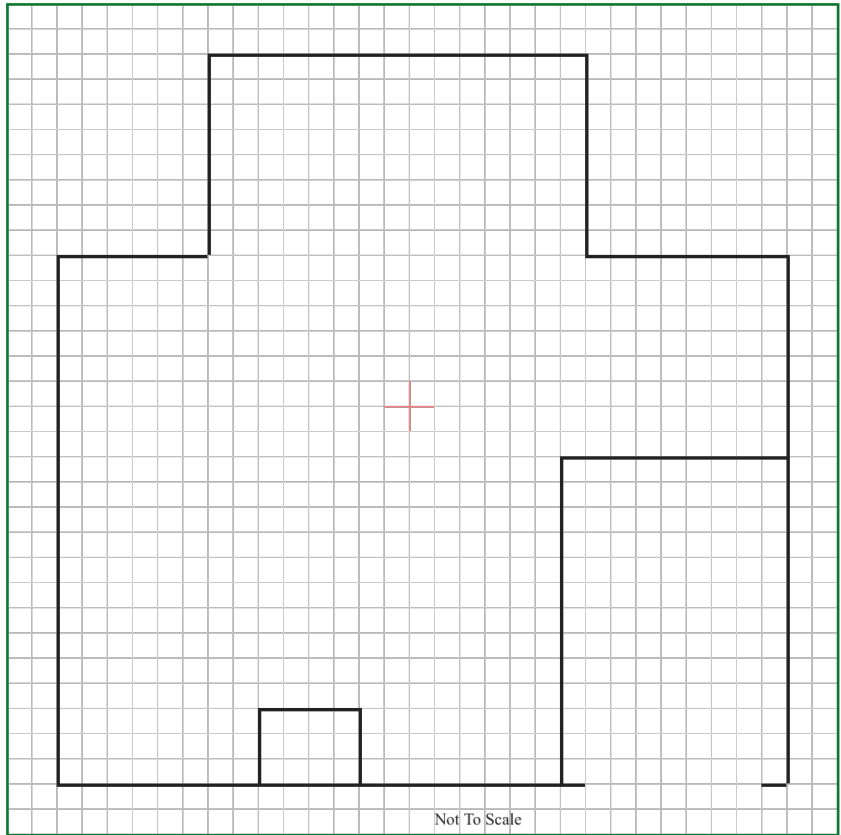
TERMITE ANNUAL INSPECTION

EXTERIOR INSPECTION	Y	N	N/A	Comments
1. Are there Indications of termite activity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Are there conditions allowing water to collect around structure?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Do gutters and downspouts create debris and standing water?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Are there conditions on or around the foundation that are conducive to termite attack?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
5. Is there 6 inches or more of clearance between the exterior siding of the structure and the soil?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Are there trees/shrubs in contact with or overhanging the home?	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	
7. Are there other findings on the exterior?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
INTERIOR INSPECTION	Y	N	N/A	Comments
1. Are there indications of termite activity?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Are there signs of leaks?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
3. Is there evidence of termite activity in windows, trim or wall surfaces?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
4. Were bath traps inspected (slab homes only)?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Are there signs of termite activity or conducive conditions in accessible areas of the attic?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
6. Are there other findings on the interior?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
CRAWL SPACE INSPECTION	Y	N	N/A	Comments
1. Are there indications of termite activity?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
2. Is the entire crawl space accessible?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
3. Is there wood debris, material or structure to ground contact?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
4. Is there excessive moisture/standing water or visible plumbing leaks?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
5. Is there adequate ventilation?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
6. Are there cracks in foundation walls or supports?	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	
INSPECTION STATUS AND ADDITIONAL COMMENTS	Y	N	N/A	Comments
1. Are additional actions required by the customer?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	
2. Are additional actions required by Terminix?	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	

This inspection has been performed under the terms of your Terminix termite plan. All findings reflect evidence that was visible and accessible at the time of the inspection.



FINDINGS



Scale 1:

This graph is a record of a visual inspection by Terminix of certain readily accessible areas of the identified property for visible termite infestation/damage. No attempt to remove siding, plastic or sheetrock insulation, carpeting, paneling, etc. to search for hidden damage was made.

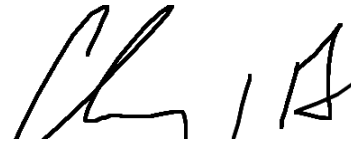
KEY TO EVIDENCE									
	Access Holes Allowing Pest Entry		Ant Activity		Bed Bug Activity		Bird Activity		Carpenter Ants Fume
	Carpenter Ants Local Treatment		Carpenter Bee Local Treatment		Cellulose Debris		Cistern		Cracks In Foundation Wall
	Cracks In Stucco		Dampwood Termites		Drywood Termites Local Treatment		Drywood Termites (Existing Customer)		Drywood Termite Preventative Treatment
	Drywood Termites Fumigation		Earth Contact		Excessive Moisture		Excessive Moisture In Subarea		Exterior Slab Over Basement Area
	Faulty Grade		Faulty Grade At Vent		Faulty Grade Flash Wall		Firewood At Foundation		Flaking Peeling Wall
	Flies		Fungus		Gnaw Marks/Debris (Rodent)		Heavy Vegetation		Inaccessible Area(s) Attic: Duct Work
	Inaccessible Area(s) Attic: Insulation		Inaccessible Area(s) Attic: No Clearance		Inaccessible Area(s) Attic: No Opening		Inaccessible Area(s) Attic: Storage		Inaccessible Area(s) Attic: Closet Storage
	Inaccessible Area(s) Attic: High Temp		Inaccessible Area(s) Deck: No Clearance		Inaccessible Area(s) Deck: No Clearance		Inaccessible Area(s) Garage: Storage		Inaccessible Area(s)
	Inaccessible Subarea		Inadequate Ventilation		Large Gaps		Mice		Mosquitoes
	Missing Screens/Vent Covers		Plumbing Leak		Powder Post Beetles Fume		Roaches		Rodents
	Rodent Droppings		Rodent Tunneling In Insulation		Rodent Tunneling Under Slab Or Concrete Pad		Rodent Waste (Droppings)		Siding Less Than 6" From Grade
	Spiders		Standing Water In Subarea		Stucco Below Grade		Styrofoam Insulation Or DRI-Vit Below Grade		Subterranean Termites (Existing Customer)
	Subterranean Termites Preventative Treatment		Subterranean Termites Liquid Treatment		Subterranean Termites Local Treatment		Subterranean Termites Curative Bait		Vent Below Grade
	Water Stains		Water Stains: Deck Stucco		Water Stains: Garage Ceiling		Water Stains: Attic		Wood Embedded In Concrete

SUMMARY OF CHARGES

Previous balance	\$ 108.61
Credit	\$ 0.00
Subtotal	\$
Tax	\$ 0.00
Total	\$ 108.61
Payments	\$

Customer
Signature:

Service Technician
Signature:



Date: 06/21/2024

Date: 06/21/2024

Any additions or alterations to the identified property that have not been inspected, treated and identified by Terminix on the inspection graph are not covered by this renewal

MANAGE YOUR TERMINIX ACCOUNT 24/7.

Sign up for the new Terminix MyAccount at Terminix.com/my-account.

- View and reschedule upcoming service appointments
- Schedule follow-up pest services
- Make payments
- View billing history
- Provide updated contact information
- Access from any device – computer, tablet or mobile, 24/7

SIGNING UP IS EASY.

Simply enter your customer number when prompted:
9481359