



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

This property is a duplex, triplex or fourplex. A TDS is required for all units. This TDS is for all units (or only unit(s) _____).
THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Imperial Beach, **COUNTY OF** San Diego, **STATE OF CALIFORNIA,**

DESCRIBED AS 404 Carnation Ave, Imperial Beach, CA 91932
THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY
COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 04-10-2024. **NOT A WARRANTY OF ANY**
KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND
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 air pollution, earthquake, fire, flood, 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 receipt for deposit.
- Additional inspection reports disclosures: _____
 Seller may have obtained a limited number of third-party inspections that will be supplied to Buyer at buyers request if available.
- 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 his information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in his transaction to provide a copy of this statement to any person 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 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:*

- | | | | |
|--|--|---|---|
| <input checked="" type="checkbox"/> Range
<input type="checkbox"/> Oven
<input type="checkbox"/> Microwave
<input checked="" type="checkbox"/> Dishwasher
<input type="checkbox"/> Trash Compactor
<input type="checkbox"/> Garbage Disposal
<input type="checkbox"/> Washer/Dryer Hookups
<input checked="" type="checkbox"/> Rain Gutters
<input checked="" type="checkbox"/> Burglar Alarms
<input type="checkbox"/> Carbon Monoxide Device(s)
<input checked="" type="checkbox"/> Smoke Detector(s)
<input type="checkbox"/> Fire Alarm
<input type="checkbox"/> TV Antenna
<input type="checkbox"/> Satellite Dish
<input type="checkbox"/> Intercom
<input checked="" type="checkbox"/> Central Heating
<input type="checkbox"/> Central Air Conditioning
<input type="checkbox"/> Evaporator Cooler(s)
Exhaust Fan(s) in _____
<input type="checkbox"/> Gas Starter _____
<input type="checkbox"/> Other: _____ | Buyer is aware that the security system does not convey with sale of the home. Electronic Locksets, Kwikset 914 (or similar, present and in place) will be removed and replaced with a standard lock prior to the close of escrow. | <input type="checkbox"/> Wall/Window Air Conditioning
<input type="checkbox"/> Sprinklers
<input checked="" type="checkbox"/> Public Sewer System
<input type="checkbox"/> Septic Tank
<input type="checkbox"/> Sump Pump
<input type="checkbox"/> Water Softener
<input checked="" type="checkbox"/> Patio/Decking
<input type="checkbox"/> Built-in Barbecue
<input type="checkbox"/> Gazebo
<input type="checkbox"/> Security Gate(s)
<input checked="" type="checkbox"/> Garage:
<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached
<input type="checkbox"/> Carport
<input type="checkbox"/> Automatic Garage Door Opener(s)
<input type="checkbox"/> Number Remote Controls _____
<input type="checkbox"/> Sauna
<input type="checkbox"/> Hot Tub/Spa:
<input type="checkbox"/> Locking Safety Cover | <input type="checkbox"/> Pool:
<input type="checkbox"/> Child Resistant Barrier
<input type="checkbox"/> Pool/Spa Heater:
<input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric
<input checked="" type="checkbox"/> Water Heater:
<input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric
<input checked="" type="checkbox"/> Water Supply:
<input checked="" type="checkbox"/> City <input type="checkbox"/> Well
<input type="checkbox"/> Private Utility
Other <u>California American Water</u>
<input checked="" type="checkbox"/> Gas Supply:
<input checked="" type="checkbox"/> Utility <input type="checkbox"/> Bottled (Tank)
<input type="checkbox"/> Window Screens
<input type="checkbox"/> Window Security Bars
<input type="checkbox"/> Quick Release Mechanism on Bedroom Windows
<input type="checkbox"/> Water-Conserving Plumbing Fixtures |
|--|--|---|---|
- 220 Volt Wiring in _____ Fireplace(s) in Living room
 Age: Unknown (approx.)

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition? Yes/ No. If yes, then describe. (Attach additional sheets if necessary): _____
 List of items in the home may not be complete. Any items remaining in home at time of sale will be left.

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

(*see note on page 2)

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Buyer's Initials _____ / _____

Seller's Initials MM / _____



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)

Property Address: 404 Carnation Ave, Imperial Beach, CA 91932 Date: 04-10-2024

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

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

(Describe: Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property)

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

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

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

Seller has never occupied this property. Seller encourages Buyer to have their own inspections performed and verify all information relating to this property

2) Shared fence line with adjoining house. 12) Buyer to confirm CC&Rs per neighborhood.

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, 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 Megan Meyer Authorized Signer on Behalf of _____ Date 04-10-2024
Opendoor Property Trust I

Seller _____ Date _____

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Buyer's Initials _____ / _____

Seller's Initials MM / _____



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 2 OF 3)

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

Property Address: 404 Carnation Ave, Imperial Beach, CA 91932 : 04-10-2024

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 For)
- Agent notes no items for disclosure.
- Agent notes the following items: _____

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Gabriel Valdez Date 04-10-2024
(Please Print) (Associate Licensee or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE

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

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

- See attached Agent Visual Inspection Disclosure (AVID For)
- 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 INSPECTION 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 Megan Meyer Authorized Signer on Behalf of Opendoor Property Trust I Date 04-10-2024 Buyer _____ Date _____

Seller _____ Date _____ Buyer _____ Date _____

Agent (Broker Representing Seller) Opendoor Brokerage Inc. By Gabriel Valdez Date 04-10-2024
(Please Print) (Associate Licensee or Broker Signature)

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 QUALIFIES TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 3 OF 3)

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



SELLER PROPERTY QUESTIONNAIRE
(C.A.R. Form SPQ, Revised 12/23)

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.

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.

Seller makes the following disclosures with regard to the real property or manufactured home described as 404 Carnation Ave, Imperial Beach, CA 91932, Assessor's Parcel No. 625-080-01-00, situated in Imperial Beach, 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.

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.

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.

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
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
E. Whether the Property is affected by a nuisance created by an "industrial use" zone Yes No
F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) Yes No
G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision Yes No



Property Address: 404 Carnation Ave, Imperial Beach, CA 91932

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

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

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

Explanation: B. Owned solar panels present in the property, buyer should have their own inspection. D. Exterior and Interior painting done for the property. E. Home was built prior to 1978 - See lead Based Paint Addendum.

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

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

Explanation: A. replaced angle stop(s). Replaced 3 battery operated smoke detectors. Installed stainless steel vent hood. Replaced carpet at all previously carpeted locations. Previous seller replaced both hot and cold with copper plumbing due to leak during prior ownership - details unknown. Previous seller indicates that the Electrical panel failed, age and upgraded to 200 amp panel during prior ownership - details unknown.

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: Previous seller filed a claim for Plumbing leak during prior owner ship - details unknown.

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

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

Explanation: _____

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

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

Explanation: A) Previous seller had pet(s)-details unknown.



Property Address: 404 Carnation Ave, Imperial Beach, CA 91932

- 12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: ARE YOU (SELLER) AWARE OF...
A. Surveys, easements, encroachments or boundary disputes
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
C. Use of any neighboring property by you
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
B. Operational sprinklers on the Property
(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
C. A pool heater on the Property
If yes, is it operational?
D. A spa heater on the Property
If yes, is it operational?
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
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
B. Any Homeowners' Association (HOA) which has any authority over the subject property
C. Any "common area" (facilities such as pools, fitness centers, walkways, conference rooms, or other areas co-owned in undivided interest with others)
D. CC&R's or other deed restrictions or obligations
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
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
(1) If Yes to F, any improvements made on or to the Property inconsistent with any declaration of restrictions or HOA Committee requirement
(2) If Yes to F, any improvements made on or to the Property without the required approval of an HOA Committee
Explanation: D) Buyer to confirm CC&Rs per neighborhood.

- 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
B. Leases, options or claims affecting or relating to title or use of the Property
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
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
E. Any encroachments, easements, boundary disputes, or similar matters that may affect your interest in the subject property, whether in writing or not
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
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
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
Explanation:

SPQ REVISED 12/23 (PAGE 3 OF 4) Buyer's Initials / Seller's Initials MM



Property Address: 404 Carnation Ave, Imperial Beach, CA 91932

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/ mailing 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. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer Yes No

Explanation: _____

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

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

Authorized Signer on Behalf of

Seller Megan Meyer Opendoor Property Trust I Date 04-10-2024
 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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 525 South Virgil Avenue, Los Angeles, California 90020



SPQ REVISED 12/23 (PAGE 4 OF 4)

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)

Re: 404 Carnation Avenue, Imperial Beach, CA 91932:

9108842 ACTIVE

Requesting proof of Solar Panels Paid in Full: CA105254:

28T2MJKNN3KHW



13 mins ago

Active

SOLAR ENERGY SYSTEM DISCLOSURE DOCUMENT

This disclosure shall be printed on the front page or cover page of every solar energy contract for the installation of a solar energy system on a residential building.

The **TOTAL COST** for the solar energy system (including financing and energy/power cost if applicable) is: \$ 19,096.

To make a complaint against a contractor who installs this system and/or the home improvement salesperson who sold this system, contact the Contractors State License Board (CSLB) through their website at www.cslb.ca.gov (search: "complaint form"), by telephone at 800-321-CSLB (2752), or by writing to P.O. Box 26000, Sacramento, CA 95826.

If the attached contract was not negotiated at the contractor's place of business, you have a Three-Day Right to Cancel the contract, pursuant to Business and Professions Code (BPC) section 7159, as noted below. For further details on canceling the contract, see the Notice of Cancellation, which must be included in your contract.

Three-Day Right to Cancel

You, the buyer, have the right to cancel this contract within three business days. You may cancel by e-mailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the third business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received the signed copy of the contract and this notice.

This document was developed through coordination of the California Contractors State License Board and the California Public Utilities Commission pursuant to Business and Professions Code section 7169.



SOLAR CONTRACT

(The "Notice of Cancellation" may be sent to the Contractor at the address noted below)
This form complies with professional standards in effect January 12019 - December 31, 2019

Blalock Electric & Solar Inc.

License C-10 915397
31885 Corydon St. #160
Lake Elsinore, CA. 92530
PHONE (951) 440-0583

CONTRACT ENTERED
INTO THIS DATE:
8/14/2019

BUYER/
OWNER

NAME	[REDACTED]		
RESIDENCE ADDRESS	CITY	STATE/ZIP	PHONE
404 Carnation Avenue Imperial Beach, CA 91932			[REDACTED]
EMAIL ADDRESS	[REDACTED]		PHONE
			[REDACTED]

LENDER: (If Any): N/A
(Name/Branch/Address of Lender)

DESCRIPTION OF THE SOLAR PROJECT AND DESCRIPTION OF THE SIGNIFICANT MATERIALS TO BE USED AND EQUIPMENT TO BE INSTALLED:

- x Panels 20 LG320N1K-A5
- x Inverter 20 SolarEdge P370 Optimizers, 1 SolarEdge StorEdge Inverter
- x Mounting System - Roof Mount / Ground Mount (Indicate on scope of work page 4).
- x Balance of Required System – Including Wire, Conduit, A/C & D/C Disconnects if required, Integrated Combiner Boxes, Fuses and Breakers.
- x All labor and equipment provided as required to complete photovoltaic solar system installation.
- x System Warranty - 1 year Unconditional, 10 year Craftsmanship & Roof Penetrations, 12 years Inverter(s), and 25 year Solar Panel performance. Both Inverter and Solar Panel equipment are covered under the Manufacturer's Work performed at 404 Carnation Avenue Imperial Beach, CA 91932
(Street Address And Legal Description If Known)

TIME FOR STARTING AND COMPLETION: The work to be performed by Contractor pursuant to this Agreement shall be commenced within sixty (60) days from this date or approximately on (Date): 10/14/19 and shall be substantially completed within sixty (60) days or approximately on (Date): 10/31/19. Buyer/Owner acknowledges that this is only an approximate estimate and said project may take longer to complete.

PAYMENT: Owner agrees to pay Contractor a total price of \$ 19,096 Dollars.

If using financing agency please indicate the company here N/A

FOR CASH PURCHASES, ONLY MAKE CHECKS OUT TO: BLALOCK ELECTRIC & SOLAR INC. FOR YOUR BEST INTEREST DO NOT EVER GIVE CASH TO SALES REPRESENTATIVE

THE DOWN PAYMENT MAY NOT EXCEED \$1,000 OR 10% PERCENT OF THE CONTRACT PRICE, WHICHEVER IS LESS. Down Payment: \$ 0.00 The schedule of progress payments must specifically describe each phase of work, including the type and amount of work or services scheduled to be supplied in each phase, along with the amount of each proposed progress payment.

The Schedule of Progress Payments will be:

\$ 0.00 Due at Signing / \$ 15,277 Due upon material delivery / \$ 3,819 Due upon completion of work and successful final inspection by building department.

Upon satisfactory payment being made for any portion of the work performed, the Contractor shall, prior to any further payment being made furnish to the person contracting for the residential improvement a full and unconditional release from any claim or Mechanic's Lien, pursuant to Section 3114 of the California Civil Code, for that portion of the work for which payment has been made.



IT IS AGAINST THE LAW FOR A CONTRACTOR TO COLLECT PAYMENT FOR WORK NOT YET COMPLETED, OR FOR MATERIALS NOT YET DELIVERED. HOWEVER, A CONTRACTOR MAY REQUIRE A DOWNPAYMENT.

ALLOWANCES: The following items or specific prices as indicated are included in the contract price as allowances. The contract price shall be adjusted upward / downward based upon actual amounts rather than estimated amounts herein

TERMS AND CONDITIONS

The terms and conditions on the following pages are expressly incorporated into this Agreement. This Agreement constitutes the entire understanding of the parties. No other understanding or representations, verbal or otherwise, shall be binding unless in writing and signed by both parties. This Agreement shall not become effective or binding upon Contractor until signed by Contractor or a principal of Contractor. By signature below, Owner acknowledges receipt of a fully completed copy of the Agreement.

The buyer may not require a contractor to perform extra or change-order work without providing written authorization prior to the commencement of any work covered by the new change order. Extra work or a change order is not enforceable against a buyer unless the change order also identifies all of the following in writing prior to the commencement of any work covered by the new change order: (1) the scope of work encompassed by the order. (2) The amount to be added or subtracted from the contract. (3) The effect the order will make in the progress payments or the completion date. The contractor's failure to comply with the requirements of this paragraph does not preclude the recovery of compensation for work performed based upon legal or equitable remedies designed to prevent unjust enrichment.

NOTICE

Contractors are required by law to be licensed and regulated by the Contractors' State License Board which has jurisdiction to investigate complaints against contractors if a complaint regarding a patent act or omission is filed within four years of the date of the alleged violation. A complaint regarding a latent act or omission pertaining to any structural defects must be filed within 10 years of the date of the alleged violation. Any questions concerning a contractor may be referred to the Registrar, Contractors' State License Board, P O Box 26000, Sacramento, California 95826.

You, as Owner or Tenant, have the right to require the Contractor to have a Performance and Payment Bond.

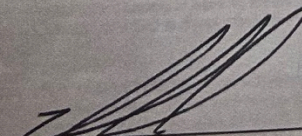
List of Documents to be incorporated into the Contract: (1) Notice of Right to Cancel, if required; (2) Notice of Cancellation, if required; (3) Notice to Owner; (4) Insurance Notice. A notice concerning commercial general liability insurance is attached to this contract. A notice concerning workers' compensation insurance is attached to this contract.

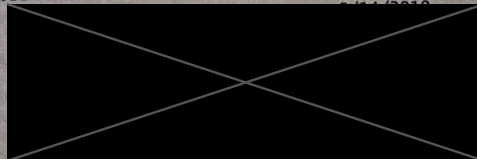
You are entitled to a completely filled in copy of this agreement, signed by both you and the contractor, before any work may be started. Unless the customer initiated services at the contractor's place of business, the law requires that the contractor give you a notice explaining your right to cancel.



Initial the checkbox if the contractor has given you a Notice of Your Right to Cancel.

THIS AGREEMENT CONSISTS OF 7 PAGES AND 0 ATTACHMENTS

X 
CONTRACTOR SIGNATURE
BY: NICK BLALOCK - PRESIDENT



TERMS AND CONDITIONS

1. **CHANGES IN THE WORK.** Should the Owner, project or construction lender, or any public body or inspector direct any modification or addition to the work covered by this contract, the contract price shall be adjusted accordingly.

NOTE ABOUT EXTRA WORK AND CHANGE ORDERS. Extra Work and Change Orders become part of the contract once the order is prepared in writing and signed by the parties prior to the commencement of any work covered by the new change order. The order must describe the scope of the extra work or change, the cost to be added or subtracted from the contract, and the effect the order will have on the schedule of progress payments. Failure to have written authorization shall not be deemed fatal to the collection of the extra work.

2. **RESPONSIBILITIES OF THE PARTIES.** Contractor shall promptly notify the Owner of (a) subsurface or latent physical conditions at the site differing materially from those indicated in this contract, or (b) unknown physical conditions differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this contract. Owner as added work shall pay for any expense incurred due to such conditions. The Owner is responsible to supply water, gas, sewer and electrical utilities unless otherwise agreed to in writing. Electricity and water to the site is necessary. Owner agrees to allow and provide Contractor and his equipment access to the property. The Owner is responsible for having sufficient funds to comply with this agreement. This is a cash transaction unless otherwise specified. The Owner is responsible to remove or protect any personal property and Contractor is not responsible for it or for any existing damages to driveway, lawns, shrubs, etc unless it was caused by the contractor, the Owner will point out and warrant the property lines to contractor if none are visible.

3. **DELAYS.** Contractor agrees to start and diligently pursue work through to completion, but shall not be responsible for delays for any of the following reasons: failure of the issuance of all necessary building permits within a reasonable length of time, funding of loans, disbursement of funds into funding control or escrow, acts of neglect or omission of Owner or Owner's employees or Owner's agent, acts of God, stormy or inclement weather, strikes, lockouts, boycotts, or other labor union activities, Extra Work ordered by Owner, acts of public enemy, riots or civil commotion, inability to secure material through regular recognized channels, imposition of government priority or allocation of materials, failure of Owner to make payments when due, or delays caused by inspection or changes ordered by the inspectors of authorized governmental bodies, or for acts of independent contractors, or holidays, or other causes beyond Contractor's reasonable control.

4. **PLANS & SPECIFICATIONS.** If plans and specifications are prepared for this job, they shall be attached to and become a part of the agreement.

5. **SUBCONTRACTS.** The Contractor may subcontract portions of this work to properly licensed and qualified subcontractors.

6. **FEES, TAXES AND ASSESSMENTS.** Owner will pay for taxes and assessments of all descriptions. Contractor will obtain and pay for all required building permits, but Owner will pay assessments and charges required by public bodies and utilities for financing or repaying the cost of sewers, storm drains, water service, schools and school facilities, other utilities, hook-up charges and the like.

7. **INSURANCE AND DEPOSITS.** Owner will procure at Owner's expense and before the commencement of any work hereunder, fire insurance with course of construction, vandalism and malicious mischief clauses attached, such insurance to be a sum at least equal to the contract price with loss, if any, payable to any beneficiary under any deed of trust covering the project, such insurance shall also name the Contractor and any subcontractors as additional insured, and to include sufficient funds to protect Owner, Contractor, subcontractors and construction lender as their interests may appear. Should Owner fail to do so, Contractor may procure such insurance as agent for and at the expenses of Owner, but is not required to do so. If the project is destroyed or damaged by accident, disaster or calamity, such as fire, storm, earthquake, flood, landslide, or by theft or vandalism, any work done by the Contractor in rebuilding or restoring the project shall be paid by the owner as extra work.

employees and persons under Owner's direction and persons on the job site at Owner's invitation. Contractor carries commercial liability insurance and workers comp as required per CA law.

8. **RIGHT TO STOP WORK.** Contractor shall have the right to stop work if any payment shall not be made, when due, to Contractor under this agreement. Contractor may keep the job idle until all payments due are received. This remedy is in addition to any other right or remedy that the Contractor may have. Such failure to make payment when due, is a material breach of this agreement. Owner acknowledges that the additional costs for the delay in stopping and starting the project shall be treated as an extra and allow Contractor additional costs in accordance with paragraph one hereof.

9. **ROOF CONDITION.** Buyer/Owner warrants and represents that they have conducted a thorough and complete roof inspection prior to the solar installation. In the event the roof condition is not suitable for solar panel installation, Contractor shall retain twenty-five percent (25%) of the total contract price.

10. **MONITORING.** After solar installation, Contractor is not responsible for monitoring solar energy production. Buyer/Owner is solely responsible for monitoring the solar production through the online system. Contractor is not responsible for any utility charges assessed to Buyer/Owner for insufficient solar production.

11. **CLEAN-UP.** Contractor will remove from Owner's property debris and surplus material created by this operation and leave it in a neat and broom clean condition.

12. **LIMITATIONS.** No action of any character arising from or related to this contract, or the performance thereof shall be commenced by either party against the other more than two years after completion of the project or cessation of work under this contract.

13. **ATTORNEY FEES.** In the event there is any litigation or arbitration arising out of this agreement, the prevailing party shall be entitled to its reasonable attorney fees and costs.

14. **PAYMENT.** Upon satisfactory payment being made for any portion of the work performed, the Contractor shall, prior to any further payment being made, furnish to the persons contracting for the improvement, a full and unconditional release from any claim or Mechanic's Lien pursuant to Section 3114 of the Civil Code, for that portion of the work for which payment has been made.

15. **ASBESTOS AND HAZARDOUS WASTE.** Unless the contract specifically calls for the removal disturbance, or transportation of asbestos or other hazardous substances, the parties acknowledge that such work requires special procedure, precautions, and/or licenses. Therefore, unless the contract specifically calls for same, if Contractor encounters such substances, Contractor shall immediately stop work and allow the Owner to obtain duly qualified asbestos and/or hazardous material contractor to perform the work or the Contractor may perform the work at contractor's option. Said work will be treated as an extra under the contract.

16. **ARBITRATION, VALIDITY AND DAMAGES.** Any controversy or claim arising out of or related to this contract, or the breach thereof, shall be settled by arbitration in accordance with the Construction Industry Arbitration Rules of the American Arbitration Association, and judgment upon the award rendered by the Arbitrator(s) may be entered in any court having jurisdiction thereof.



SOLAR CONTRACT

(The "Notice of Cancellation" may be sent to the Contractor at the address noted below)
This form complies with professional standards in effect January 12019 - December 31, 2019

Blalock Electric & Solar Inc.

License C-10 915397
31885 Corydon St. #160
Lake Elsinore, CA. 92530
PHONE (951) 440-0583

CONTRACT ENTERED
INTO THIS DATE:
8/14/2019

BUYER/ OWNER	NAME			PHONE
	RESIDENCE ADDRESS			PHONE
	CITY	STATE/ZIP		
	ALTERNATE ADDRESS (IF ANY)			PHONE

SCOPE OF WORK

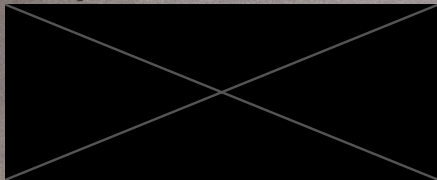
Roof mounted solar system
 LG320N1K-A5 panels come with 25 year product & 25 year efficiency warranty from LG
 SolarEdge P370 Optimizers come with 25 year warranty from SolarEdge
 SolarEdge StorEdge Inverter comes with 12 year warranty from SolarEdge
 SolarEdge on-line and app monitoring system included

WORK TO BE EXCLUDED

Main or sub panel upgrade not included. Solar to tie into existing service panel.

YOU, THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION, SEE ATTACHED NOTICE OF CANCELLATION FORM FOR AN EXPLANATION OF THIS RIGHT. YOU HAVE THE RIGHT TO REQUIRE THE CONTRACTOR TO HAVE A PERFORMANCE AND PAYMENT BOND.

Your signature below confirms acceptance of the following on this 14 day of August, 2019



Representative's Signature: Jordan M. Litrownik
 Print name: Jordan Litrownik
 HIS #: 85326 SP



TEN-YEAR WARRANTY FORM

Blalock Electric & Solar Inc.

License C-10 915397
31885 Corydon St. #160
Lake Elsinore, CA. 92530
PHONE (951) 440-0583

DATE:

8/14/2019

Warranty coverage. This warranty ("Warranty Form") applies to the 6.365 kW/DC renewable energy electric generating system ("System") located at 404 Carnation Avenue Imperial Beach, CA 919

Estimated Annual Production at Year 1: tbid per final engineering

Limited Ten-Year Warranty. Blalock Electric & Solar Inc. in combination with the Solar System ("System") component manufacturer provides a warranty for the System against defective workmanship, system or component breakdown, or degradation in electrical output of more than fifteen percent (15%) its originally rated electrical output for a period of ten years. The manufacturers of the solar panels and inverters separately and exclusively warrant their System components to the fullest extent of their respective warranties. (See applicable warranties). This warranty covers only the System and provides for no-cost repair or replacement of the System or System components, including any associated labor during the warranty period. Blalock Electric & Solar Inc. measurement to determine the actual power output of the System shall be the sole determination for purposes of warranty settlement. This warranty specifically excludes any and all rot and underlying damage caused by the System's installation that manifests after 5 years and that is a result of pre-existing roofing and underlying conditions. If the System fails to conform to this warranty, Blalock Electric & Solar Inc. will, at its sole option, either repair or replace any System or System component at no cost to the customer. This repair or replacement remedy shall be the sole and exclusive remedy provided under this warranty and the original System warranty period remains in effect and will not be extended, nor will a new warranty period begin, upon repair or replacement of defective System components. This warranty is effective from date of completion of the System installation.

General Terms. This limited warranty extends to the original purchaser and to any subsequent purchasers or owners (the "Purchaser") at the same location during the warranty period, provide that the System is not removed or modified without the prior written consent of Blalock Electric & Solar Inc. and that Blalock Electric & Solar Inc. is the qualified installer for purposes of the new interconnection agreement. For the purpose of this warranty, the terms "purchaser", "subsequent purchaser or owner" and "purchase" include a new home or business buyer, lessee, assignee of a lease, and a lease transaction.


Limited Warranty Exclusions. The warranty and obligations stated here shall not apply to damage, malfunction, or degradation of electrical output caused by any of the following:

- a. Failure to properly operate or maintain the System in accordance with the printed instructions provided with the System.
- b. Any repair or replacement using a part or service not provided or authorized in writing by Blalock Electric & Solar inc.
- c. Purchaser or third party abuse, accident, alteration, improper maintenance, misuse, negligence or vandalism, or from earthquake, fire, flood, or other acts of God.

Limitation of Warranty. THE EXPRESS WARRANTIES SET FORTH HEREIN SHALL CONSTITUTE THE ONLY WARRANTIES APPLICABLE TO THE SYSTEM AND BLALOCK ELECTRIC'S WORK. BLALOCK ELECTRIC & SOLAR INC. HEREBY EXPRESSLY DISCLAIMS ANY AND ALL OTHER WARRANTIES, EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION THE WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE, USE, OR APPLICATION, AND ALL OTHER OBLIGATIONS OR LIABILITIES ON BLALOCK ELECTRIC & SOLAR INC. PART, UNLESS SUCH OTHER WARRANTIES, OBLIGATIONS, OR LIABILITIES ARE EXPRESSLY AGREED TO IN WRITING BY BLALOCK ELECTRIC & SOLAR INC. IN NO EVENT SHALL BLALOCK ELECTRIC & SOLAR INC. BE LIABLE FOR INCIDENTAL, CONSEQUENTIAL OR SPECIAL DAMAGES, LOSS OF USE, LOSS OF PROFITS, LOSS OF PRODUCTION, OR LOSS OF REVENUES FOR ANY REASON WHATSOEVER.

Replacements. System components that are replaced by Blalock Electric & Solar Inc. shall become the property of Blalock Electric & Solar Inc. Blalock Electric & Solar Inc. reserves the right, at its sole option, to deliver another type of new or refurbished System component that may differ in size, color, shape, model number, and/or power level.

I HAVE READ THE WARRANTY AND CONDITIONS ABOVE HEREOF AND AGREE THAT THEY ARE PART OF THIS PURCHASE:

Buyers Signature: 

Date: 8/14/19



NOTICE OF CANCELLATION

(The "Notice of Cancellation" may be sent to the Contractor at the address noted below)
This form complies with professional standards in effect January 12019 - December 31, 2019

Blalock Electric & Solar Inc.

DATE OF TRANSACTION:

License C-10 915397
31885 Corydon St. #160
Lake Elsinore, CA. 92530
PHONE (951) 440-0583

8/14/2019

You may cancel this transaction, without any penalty or obligation, within three business days from the above date.

If you cancel, any property traded, in any payments made by you under the contract or sale, and any negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be cancelled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return of shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

If the contract is cancelled after the three (3) business day rescission period, Contractor will charge a twenty-five percent (25%) cancellation fee. The cancellation fee will be based on the total contract price.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to:

Blalock Electric & Solar, Inc.
(Name of Seller)

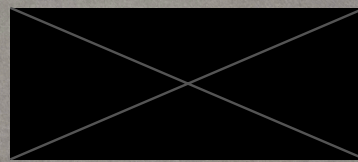
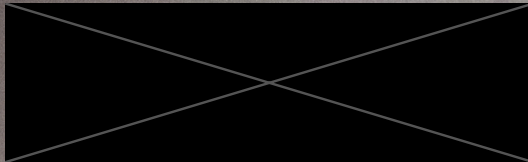
at: 31885 Corydon St. #160, Lake Elsinore, CA 92530
(Address of Seller's Place of Business)

Not later than midnight of: 3 days from the date of this contract.

Only If you wish to cancel this transaction:

Owner/Buyer Signature X _____

Date: _____



you replied

4 hrs ago

Bcc: rwod@osnational.com

Closed

Perfect thank you so much!!!



4 hrs ago

PRIVACY POLICY: <https://osnational.com/privacy-policy>

LEGAL DISCLAIMER: No attorney-client relationship is created by this message. The information transmitted is intended solely for the individual or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you have received this email in error, please contact the sender and delete the material from any computer.



4 hrs ago

Active

Got it! I will get that to you. I called and left a message with the solar company.
Karen

you replied

5 hrs ago

Bcc: rwod@osnational.com

Closed

Hello, the solar document you provided does not clarify that the panels are paid in full, I sent that email to OpenDoor for approval but upon further review I know they will ask for more documentation clearly stating it is paid in full.



5 hrs ago

Active

So we're good on the solar you don't need anything else?

you replied

6 hrs ago

Bcc: rwod@osnational.com

you, Closed

Received, thank you!

Workflow Move to Assigned was triggered

6 hrs ago



6 hrs ago

Anyone, Active

Let me know if you need anything else.
Karen

PRIVACY POLICY: <https://osnational.com/privacy-policy>

LEGAL DISCLAIMER: No attorney-client relationship is created by this message. The information transmitted is intended solely for the individual or entity to which it is addressed and may contain confidential and/or privileged material. Any review, retransmission, dissemination or other use of or taking action in reliance upon this information by persons or entities other than the intended recipient is prohibited. If you have received this email in error, please contact the sender and delete the material from any computer.

Sent from my iPhone

> On Mar 7, 2024, at 9:24 AM, Lindsay Simpson wrote:

>



>

>

>

> We are working the sale of your property to Opendoor. Please provide copies of documentation that your solar panels are paid in full. Thank you in advance for your assistance. If you have any questions, please reach out to me.

>

>

>

> Thank you

>

> Lindsay Simpson

> LindsaySimpson@osnational.com

> Escrow Officer

> OS National, LLC

> www.osnational.com

> Phone: (470) 708-6568

>

> ***WARNING*** Be aware! Online banking fraud is on the rise. If you receive an email containing WIRE TRANSFER INSTRUCTIONS call us immediately to verify the information prior to sending funds.

>

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prohibited. If you have received this email in error please contact the sender and delete the material from any computer.



Previous Conversations

- ✉ Re: 404 Carnation Avenue,
Imperial Beach, CA 91932:
Request for Approval of Sola

Blalock Electric & Solar, Inc.
 31885 Corydon St. #160
 Lake Elsinore, CA 92530 US
 9517604638
 blalockelectric@yahoo.com
 www.blalock-electric.com



INVOICE

BILL TO

██████████
 404 Carnation Avenue
 Imperial Beach, CA 91932

INVOICE # 1324
DATE 08/14/2019
DUE DATE 09/24/2019
TERMS 80% on install 20%
 on inspection

PROJECT

██████████

FINANCING

N/A

DATE	ACTIVITY	DESCRIPTION	QTY	RATE	AMOUNT
08/14/2019	Solar Install	Installation of 6.4 solar system including panels, inverters, and balance of system. Solar Module 330w Inverters SolarEdge StorEdge 7600A Per contract 80% to be paid on install (Material Delivery) and 20% on passing inspection with the city/county.	1	19,096.00	19,096.00

PAYMENT
 BALANCE DUE

19,096.00
\$0.00