

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 Vista

, COUNTY OF _

DESCRIBED AS

San Diego 1026 Eucalyptus Avenue , STATE OF CALIFORNIA,

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) <u>03/03/2025</u>. 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:*

~ .	The subject property has the h	,1110	S CHECKEU DEIOW.			
	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 Heating Central Air Conditioning Evaporator Cooler(s)		Public Sewer System Septic Tank Sump Pump Water Softener Patio/Decking Built-in Barbecue Gazebo Security Gate(s) Garage: I Attached I Not Attached Carport Automatic Garage Door Opener(s) Number Remote Controls _3 Sauna Hot Tub/Spa: Locking Safety Cover	بر الا	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	i
	Wall/Window Air Conditioning Sprinklers		Pool/Spa Heater: □ Gas □ Solar □ Electric			
Exh	naust Fan(s) in <u>primary bathroom</u> 220	Volt	Wiring in <u>See overflow paragraph 1</u> F	ireplac	ce(s) in Family Room	
	Gas Starter 🛛 Roof(s): Type: Other:		Asphalt Shingles		Age: (approx	ĸ.)
Are	there, to the best of your (Seller's) knowle each additional sheets if necessary):	-	-	-	-	e.
(*s	ee note on page 2)					
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Buyer's Initials _____/

Jacob Mathers | Pinnacle Realty Advisors | Generated 60

Seller's Initial

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

Docusign Envelope ID: 90DC4345-9C3F-4CF1-A8BA-6515D6E1ECB3

Property Address: 1026 Eucalyptus Avenue, Vista, CA 92084

Date: 03/03/2025

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following?
Yes/IM 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.

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

Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, 1. formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property

 (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		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 Any encroachments, easements or similar matters that may affect your interest in the subject property	□ Yes □ Yes	5 🛛 No 6 🖾 No
 7. Any settling from any cause, or slippage, sliding, or other soil problems		shall make additional disclosures regarding the room additions, structural modifications, or other alterations or		
	7. 8. 9. 10. 11. 12. 13.	Any settling from any cause, or slippage, sliding, or other soil problems Flooding, drainage or grading problems	□ Yes □ Yes □ Yes □ Yes □ Yes □ Yes	Image: second
with others)	14.			s 🙀 No

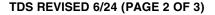
15. Any notices of abatement or citations against the property..... D Yes 🛛 No 16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) 🗆 Yes 🖬 No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): C. 2: 2 fences are shared. Rear of the property with 960 Eucalyptus and east @ 1028 Eucalyptus

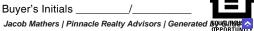
- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.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

Seller	Jacob Maturs	Jacob Mathers Date
Seller	CFCA1E0BDB70412	Date



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2 /2 /2025

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

Docusign Envelope ID: 90DC4345-9C3F-4CF1-A8BA-6515D6E1ECB3

1026 Eucalyptus Avenue, Vista, CA 92084 Property Address: _

Date: 03/03/2025

III. AGENT'S INSPECTION DISCLOSURE

(To be completed	only if the Seller is represented by an agent in this transaction	n.)	
PROPERTY AND BASED ON A R	THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE REASONABLY COMPETENT AND DILIGENT VISUAL IN PERTY IN CONJUNCTION WITH THAT INQUIRY, STATES	ISPEC	CTION OF THE
See attached Agent Visual Inspection D	Disclosure (AVID Form)		
□ Agent notes no items for disclosure.			
□ Agent notes the following items:			
Agent (Broker Representing Seller)	Pinnacle Realty Advisors Jacob Mathers		(Please Print) 3/3/2025
CFCA1E0BDB70412	(Associate Licensee or Broker Signature)	Dale_	
(To be completed only i THE UNDERSIGNED, BASED ON A ACCESSIBLE AREAS OF THE PROF	IV. AGENT'S INSPECTION DISCLOSURE f the agent who has obtained the offer is other than the agent REASONABLY COMPETENT AND DILIGENT VISUAL I PERTY, STATES THE FOLLOWING:		
□ See attached Agent Visual Inspection D	Disclosure (AVID Form)		
□ Agent notes no items for disclosure.			
Agent (Broker Obtaining the Offer)			(Please Print)
By			
	(Associate Licensee or Broker Signature)		
PROPERTY AND TO PROVIDE FO SELLER(S) WITH RESPECT TO A	WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INS DR APPROPRIATE PROVISIONS IN A CONTRACT BETWI ANY ADVICE/INSPECTIONS/DEFECTS.	PECT EEN B	IONS OF THE UYER AND
I/WE ACKNOWLEDGE RECEIPT OF A C			2 /2 /2025
Seller Jacob Mathers	Jacob Mathers	Date _	3/3/2025
Seller		Date _	
Buyer		Date _	
•			
-	Pinnacle Realty Advisors Jacob Mathers (Associate Licensee or Broker Signature)		
ByCFCA1E0BDB70412	(Associate Licensee or Broker Signature)	Date _	
Agent (Broker Obtaining the Offer)			(Please Print)
	(Associate Licensee or Broker Signature)	Duto _	
SIGNING OF AN OFFER TO PURCH THE PRESCRIBED PERIOD. A REAL ESTATE BROKER IS QUA CONSULT YOUR ATTORNEY.	OVIDES A BUYER WITH THE RIGHT TO RESCIND A PU R THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OF ASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU ALIFIED TO ADVISE ON REAL ESTATE. IF YOU DES	u mus Ire l	ST ACT WITHIN EGAL ADVICE,
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TEXT OVERFLOW ADDENDUM No.

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

This addendum is given in connection with the property known as 1026 Eucalyptus Avenue, Vista, CA 92084

		("Property"),
in which		is referred to as ("Buyer")
and	Jacob Mathers	is referred to as ("Seller").
[TDS] Real Estate Transfer Disclo	sure Statement	
1) II.A. 220V Wiring:		
Service upgraded to 200 amp. 22	0 in laundry and garage	

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		Date
Buyer	DocuSigned by:	Date
Seller		rs Date 3/3/2025
Seller	CFCA1E0BDB70412	Date

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