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CALIFORNIA ASSOCIATION OF REALTORS®

SEPTIC, WELL, AND PROPANE TANK QUESTIONNAIRE

(C.A.R. Form SWPI-Q, 6/26)

This disclosure is made in connection with the real property described as: 29751 Cromwell Ave _____, Assessor's Parcel No. 3271-022-063, situated in the City of Val Verde, County of Los Angeles, California ("Property").

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 agent(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 desire legal advice, they should consult a qualified California real estate attorney.
2. **SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Unless otherwise specified, a "yes" answer is appropriate no matter how long ago the item or event being queried occurred or was documented. Explain any "Yes" answers in the space provided and attach additional comments and documents.
3. **SEPTIC SYSTEM (IF APPLICABLE):** ARE YOU (SELLER) AWARE OF...
   - **A.** Whether there are multiple septic systems on the Property ☐ Yes ☒ No
     If Yes, fill out a separate SWPI-Q for each septic system; identify which septic system applies to the questions below (e.g. by description, by location, by proximity to a monument) _____
   - **B.** The time of installation or any work on the system ☐ Yes ☒ No
     (1) When was the system originally installed? _____ ☒ Unknown
     (2) If known, has the system ever been modified/upgraded/repaired ☐ Yes ☒ No
     If Yes, when was the last time the system was modified/upgraded/repaired? _____
     (3) If known, have any part(s) of the septic system been replaced ☒ Yes ☐ No
     If Yes, which part(s) of the system and when was it replaced full system prior to purchase
   - **C.** The type of septic system (conventional, engineered, cesspool, other) ☐ Yes ☒ No
     If Yes, the system is ☐ conventional, ☐ alternative/engineered, ☐ cesspool, ☐ other _____
   - **D.** The type of material the septic system is made of (wood, plastic, concrete, other) ☐ Yes ☒ No
     If Yes, the system is made of ☐ wood, ☐ plastic, ☐ concrete, ☐ other _____
   - **E.** The size/capacity of the septic tank (e.g. gallons) ☐ Yes ☒ No
     If Yes, the approximate size/capacity is _____
   - **F.** The type of disposal area (leach lines/field, seepage pit, other) ☐ Yes ☒ No
     If Yes, the disposal area is ☐ leach lines/field, ☐ seepage pit, ☐ other _____
   - **G.** If there are leach lines/fields associated with the septic system, any problems or repairs related to the leach lines/field ☐ Yes ☒ No
   - **H.** Whether the septic system has ever backed up or failed ☐ Yes ☒ No
   - **I.** Whether the septic tank has been pumped ☐ Yes ☒ No
     (1) If Yes, when was the last time it was pumped? _____
     (2) If known, when was the last time it was pumped before then? _____
     (NOTE: the frequency of pumping may be impacted by the size, usage, and load of the system, as well as other considerations; it will likely differ from one owner to another.)
   - **J.** Whether there is a grey line diversion system attached to the septic system ☐ Yes ☒ No
   - **K.** Whether the installation or any repairs were done without proper permits ☐ Yes ☒ No
   - **L.** Whether it has ever been inspected/certified (provide any inspection(s) reports/documents in your possession) ☒ Yes ☐ No
     If Yes, when was the most recent inspection/certification issued? In 2024 when purchased
   - **M.** Whether the jurisdiction (city or county) where the Property is located has any ordinance or other requirement(s) related to maintenance or inspection of the septic system ☐ Yes ☒ No
   - **N.** Whether the property will be required to be connected to sewer if the septic system fails or for any other reason ☐ Yes ☒ No
   - **O.** Any other material facts related to the septic system ☐ Yes ☒ No

   If Yes to any, provide explanation: Prior owner reported the whole system was replaced just before we bought the property in 2024. Septic was inspected as part of our purchase but we don't have the report.
4. **WELL (IF APPLICABLE):** ARE YOU (SELLER) AWARE OF...
   - **A.** Whether the well or any portion of it (or the source of water) is located off of the Property ☐ Yes ☐ No
     If Yes to **4A**, and if known, what is the location of the well or water source? _____
   - **B.** Who owns the well? ☐ Yes ☐ No
     If Yes, is it owned by ☐ Seller, ☐ Shared ownership with neighbors, ☐ Other _____
   - **C.** Whether there is an arrangement/agreement with others for sharing/using the water ☐ Yes ☐ No
     If Yes, there is a ☐ Mutual Water System, ☐ Easement, ☐ Use agreement with neighbors, ☐ Other _____
   - **D.** The age of the well ☐ Yes ☐ No
     If Yes, what is the age? _____
   - **E.** The approximate depth of the well ☐ Yes ☐ No
     If Yes, what is the approximate depth? _____
   - **F.** Whether there is a working pump ☐ Yes ☐ No
     (1) If Yes, and if known, the age of the pump _____
     (2) If Yes, and if known, the approximate location and how deep the pump reaches _____

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G. Whether the well has ever dried up or run out of water..... ☐ Yes ☐ No
If Yes, how often (or under what circumstances) does this occur? _____
H. Whether there are any water tanks..... ☐ Yes ☐ No
(1) If Yes, and if known, indicate:
(A) Whether it is permanent..... ☐ Yes ☐ No
(B) Whether it is owned by Seller..... ☐ Yes ☐ No
(C) The age of the tank _____
(D) The size/capacity of the tank (e.g. gallons) _____
(E) The last inspection date of the tank, if any _____
(F) The location of the tank and whether it is underground _____
(G) The material of the tank (polyurethane, metal, wood, cement, etc.) _____
(H) Indicate the number of tanks _____
(If more than one, provide answers to questions (A)-(F) above for each additional tank in the explanation section below below)
(2) If Yes, whether water has been hauled (or trucked in) to fill the tank..... ☐ Yes ☐ No
(A) If Yes, when was the last time the tank was filled? _____
(B) If more than once, how often is the tank filled? _____
I. Whether the well has ever been serviced..... ☐ Yes ☐ No
(1) If Yes, when was the last service? _____
(2) If Yes, who serviced the well? _____
J. Whether the water in the well has previously been tested or treated..... ☐ Yes ☐ No
K. Whether there is a filtration system..... ☐ Yes ☐ No
L. Whether the well is metered..... ☐ Yes ☐ No
M. Whether there are multiple wells on the Property..... ☐ Yes ☐ No
(1) If Yes, are any wells inoperable? ..... ☐ Yes ☐ No
(2) If Yes, and if known, where are any other wells located? _____
N. Whether there are any other ongoing bills/costs related to the well or water..... ☐ Yes ☐ No
O. Whether it is located in close proximity to a septic system, leach lines, or any other factor that may impact the quality of water..... ☐ Yes ☐ No
P. Whether there is an agricultural well ..... ☐ Yes ☐ No
Q. Whether any well contains non-potable water..... ☐ Yes ☐ No
R. Whether there is any other source of water..... ☐ Yes ☐ No
S. Whether the jurisdiction (city or country) where the Property is located has any ordinance or other requirements related to maintenance, inspection, or testing of the well or the water in the well ..... ☐ Yes ☐ No
T. Whether there are any water conservation requirements..... ☐ Yes ☐ No
U. Whether the installation or any repairs were done without proper permits..... ☐ Yes ☐ No
V. Any other material facts related to the well..... ☐ Yes ☐ No

If Yes to any, provide explanation: _____

5. PROPANE (IF APPLICABLE): ARE YOU (SELLER) AWARE OF...

A. Whether the propane tank is: ☐ Leased or ☐ Owned
(1) If Leased is checked, and if known, indicate:
(A) The entity from whom the tank is leased _____
(B) The term of the lease _____
(C) The approximate cost/fee paid to the entity _____
(D) Is the lease transferable?..... ☐ Yes ☐ No ☐ Unknown
(E) If it is in your possession, provide a copy of the lease agreement
(2) If Owned is checked, are there any other ongoing costs/fees other than purchasing propane.... ☐ Yes ☐ No
B. The approximate age of the propane tank..... ☐ Yes ☐ No
If Yes, the approximate age is: _____
C. The approximate size/capacity of the propane tank..... ☐ Yes ☐ No
If Yes, the approximate size/capacity is: _____
D. Who the current propane provider is..... ☐ Yes ☐ No
If Yes, the name of the provider is: _____
E. The location of the propane tank and whether it is underground..... ☐ Yes ☐ No
If Yes, where is the tank located? _____
F. Whether there have been any problems or repairs related to the propane tank..... ☐ Yes ☐ No
G. Any other material facts related to the propane tank..... ☐ Yes ☐ No

If Yes to any, provide explanation: _____

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Seller represents that Seller has provided the answers and, if any, explanations and comments on this form 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 Isaac Sanchez Date 09/19/26

Seller Celeste Monroy Date 09/20/26

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Septic, Well, and Propane Tank Questionnaire.

Buyer _____ Date _____

Buyer _____ Date _____

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