



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

Seller makes the following disclosures with regard to the real property or manufactured home described as 142 Honey Run Rd, situated in Chico (City), Butte (County), California, 95928 (Zip Code), Assessor's Parcel No. 017-240-025-000 ("Property").

- This property is a duplex, triplex or fourplex. An ESD is required for all units. This ESD is for all units (or  only unit(s) \_\_\_\_\_).
- 1. A. Under California law (Civil Code §1102, et seq.) most Sellers of real property containing 1-4 residential units are required to provide prospective Buyers with a completed Real Estate Transfer Disclosure Statement ("TDS"). Certain Sellers are exempt from completing the TDS but not exempt from making other disclosures. Sellers who are not legally required to complete a TDS can use this form to make other required disclosures, including the disclosure of material facts of which they are aware.
- B. Under Civil Code §§ 1101.4 and 1101.5, non-compliant plumbing fixtures in any single family or multi-family residential real property built before January 1, 1994 shall be replaced by the Property owner with water- conserving plumbing fixtures.

2. **THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS DISCLOSURE STATEMENT IS NOT A WARRANTY OF ANY KIND BY THE SELLER OR ANY AGENT(S) AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN. A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF SELLER OR BUYER DESIRE LEGAL ADVICE, CONSULT AN ATTORNEY.**

- 3. **Are you (Seller) aware of any of the following? (Explain any "yes" answers below.)**
- A. Within the last 3 years, the death of an occupant of the Property upon the Property .....  Yes  No
- B. An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) .....  Yes  No
- C. The release of an illegal controlled substance on or beneath the Property .....  Yes  No
- D. Whether the Property is located in or adjacent to an "industrial use" zone .....  Yes  No  
(In general, a zone or district allowing manufacturing, commercial or airport uses.)
- E. Whether the Property is affected by a nuisance created by an "industrial use" zone .....  Yes  No
- F. Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) .....  Yes  No
- G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision .....  Yes  No
- H. Insurance claims affecting the Property within the past 5 years.....  Yes  No
- I. Matters affecting title of the Property .....  Yes  No
- J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 .....  Yes  No
- K. Any other material facts or defects affecting the Property, or material documents in Seller's possession affecting the Property, not otherwise disclosed to Buyer .....  Yes  No  
Explanation, or  (if checked) see attached; \_\_\_\_\_

**Seller represents that the information herein is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a Copy of this statement to any person or entity in connection with any actual or anticipated sale of the Property.**

Seller Teresa S McClenathan, Administrator Susan G LaBaw Date 11/01/25  
Seller \_\_\_\_\_ Date \_\_\_\_\_

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

Buyer \_\_\_\_\_ Date \_\_\_\_\_  
Buyer \_\_\_\_\_ Date \_\_\_\_\_

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142 Honey Run Rd., Chico CA 95928

EXEMPT SELLER DISCLOSURE | K. Explanation of other known material facts:

1. Exterior home was painted 2019, screens have been repaired, new kitchen faucet installed 2025, new water heater installed 2024, windows installed approx 2018, HVAC on East side installed approx. 2021, Decking installed in 2017, Primary Bath toilet installed approx. 2016, kitchen and entry laminate flooring installed approx. 2022, 2 x 30amp plugs installed in 2021, New garage door springs replaced 2023, interior touch-up paint throughout.
2. Whole house Vivant security system armed and ready to have monitoring activated
3. 44 Enphase IQ7 solar panels, microinverters – Leased from Sunnova
4. Leased propane tank – Thompson Gas
5. Seller will be installing braces on water heater
6. Trash Compactor does not latch
7. Oven lock is broken
8. Stovetop range dials are not labeled
9. Broken sprinkler pipe by driveway
10. HVAC Bedroom side heater is not operating
11. Roof inspection 10/10/2025, Seller fixing the items noted on inspection
12. Multiple areas of fencing are down or leaning
13. Fences are shared with neighbors
14. Small ½ circle window in front has a crack
15. Pump Shed roof in poor condition
16. Office / bonus room is an addition
17. Drainage ditch dug out every year to prevent water from building up on the porch
18. Owner passed away on the property in December 2024
19. Seller is installing a new faucet in the laundry sink
20. Dogs and cats on property in the past
21. PGE maintains poles and trees
22. Manually operated sprinklers

 *Teresa S McClenathan, Administrator*

11/01/25