

## PURCHASE AGREEMENT ADDENDUM

*Altair Global assists companies relocating their employees by selling the employees' homes. Although efforts are made to provide prospective buyers with information regarding the property, our knowledge is limited to information collected from a variety of third parties. Individuals considering purchasing a relocating employee's home are advised to carefully assess the suitability of each property, appreciating the finality of closing/settlement.*

THIS PURCHASE AGREEMENT ADDENDUM (this "Addendum") is incorporated by reference in the purchase agreement dated \_\_\_\_\_ between \_\_\_\_\_

\_\_\_\_\_ ("Buyer") and Altair Global Services, LLC d/b/a Altair Global ("Seller") for the land, buildings and improvements located at:

191 Sash  
IRVINE, CA 92618 ("the Property").

If any term, contradiction or inconsistency exists between the provisions of this Addendum and the provisions of the printed portion of the Purchase agreement, this Addendum shall control, and the contradicting and inconsistent provisions of the purchase agreement shall be deemed modified accordingly. The terms of this Addendum are each material and not a mere recital.

1. **Condition Precedent:** The purchase agreement is subject to Seller acquiring the Property from the relocating homeowner. If Seller does not acquire contractual ownership of the Property on or before the scheduled closing date, Seller may, at its sole option, terminate the purchase agreement. Upon termination, Buyer shall be entitled to return of the earnest money deposit as the sole and exclusive recourse and each party will be released from further liability.

2. **Property Condition:** Buyer acknowledges the Property has been previously occupied and should not be expected to be in the same condition as a new home and that it may contain defects not known or not reasonably subject to being known by Seller, a third-party relocation management company. Buyer further acknowledges and expressly agrees that the Property, including, without limitation, the land, buildings, improvements, appliances, fixtures and the like, of whatever kind and nature, are sold in "as is" condition with defects, known and unknown, if any. Notwithstanding the foregoing, Buyer has the right

and exclusive obligation, at Buyer's sole expense, to conduct any tests, inspections, evaluations, etc., to determine whether Buyer wishes to acquire the Property on the terms set forth in the purchase agreement (as to price and concessions, if any). Seller expressly disclaims any representations and/or warranties, express or implied, regarding the Property including, by way of example and not limitation: size of the buildings and/or improvements (specifically including square footage and dimensions); presence or absence of hazardous, toxic or noxious substances; boundary lines or easements; and, any other matter regarding the legal or physical condition of the premises. If requested, Buyer will execute an acknowledgement at closing, in form and substance satisfactory to Seller, affirming the terms contained in this Addendum.

A. The following is hereby added to the printed portion of the purchase agreement:

"The parties mutually agree that all right, title and interest of Seller in any personal property transferred hereunder shall be deemed transferred under the deed of conveyance to be delivered, but that no part of the purchase price payable hereunder shall be deemed to have been paid by Buyer for the same. If, however, any sales tax is required to be paid in connection with the transfer of such personal property, the same shall be the responsibility of Buyer, which responsibility shall survive the Closing hereunder.

3. **Property Disclosures and Assessments:** Seller has never occupied the Property and makes the following disclosures to its knowledge based entirely on information provided by third-parties including the former owner(s) and the licensed or trades professional(s) named in the assessment report(s) provided to Buyer. Buyer acknowledges receipt and review of the following documents:

Disclosure & Assessment Documents	Prepared by:	Check if N/A	Dated	No. of Pages
Altair Global Homeowner's Disclosure Statement	Former Owner		02/11/26	4
State/Local Seller's Disclosure Statement	Former Owner		02/22/26	7
Lead-based Paint Disclosure	Former Owner		Contract Date	1
Seller's Lead Paint Disclosure	Altair Global		02/11/26	1
Stucco ID Report	GlobeSpec		02/12/26	1
Radon Warranty/Inspection				
Termite/Pest Inspection		N/A		
Well Inspection		N/A		
Water Quality Report		N/A		
Septic Inspection		N/A		
Pool/Spa/Hot Tub Report		N/A		
Underground Storage Tank		N/A		

Moreover, unless expressly noted, Seller disavows any knowledge, actual or constructive, regarding the absence, presence and/or concentration of any hazardous, toxic or noxious substance including, by way of example and not limitation, radon gas, asbestos, lead-based paint or any other substance of whatever kind and nature; provided, however, that Buyer may not interpret Seller's lack of knowledge or disavowal as a representation that the Property is free of any substance. If the improvements were constructed prior to 1978, Buyer acknowledges receipt of the EPA-produced pamphlet Protect Your Family from Lead-Based Paint.

**4. Right to Inspect (check one):**

Buyer waives the right to conduct inspections, assessments, testing, etc., and accepts the Property in "as is" condition waiving all representations and warranties of any kind and nature.

Buyer acknowledges the right and exclusive obligation, at Buyer's sole expense, to have the Property inspected and evaluated by qualified professionals of Buyer's choosing. Seller grants Buyer and Buyer's consultants the right to access the Property at reasonable times and notice. If Buyer objects to the Property on the basis of any inspection on or before the expiration date, the purchase agreement may be terminated without legal or equitable recourse by either party, each releasing the other from further liability except for the return of Buyer's deposit provided that Buyer has notified Seller, in writing, of specific objections and delivered copies of any reports Buyer commissioned. Buyer's failure to do so will be deemed an acceptance of the Property and Buyer shall be legally obligated to perform. Inspections shall be completed and written notice of objections, if any, delivered to Seller within 10 CALENDAR days after the contract effective date.

**5. Walk-through Inspection:** Buyer shall conduct a walk-through inspection of the Property at least three (3) BUSINESS days prior to closing and must notify Seller, in writing, if the Property is not in substantially the same condition as when the purchase agreement was written. Requests for damage occurring between contract and closing dates must be submitted at least 3 BUSINESS days prior to closing. Seller shall have the option of (i) making the repair, (ii) giving Buyer a cash credit at closing (subject to lender restrictions) or (iii) terminating the purchase agreement and returning Buyer's deposit in which case the parties expressly agree to release one another from any further liability and obligation. If Buyer fails in the obligation to inspect the Property and does not notify Seller of any damage, then Buyer shall be deemed to have accepted the Property in its present condition and Seller is relieved of any and all liability on the transfer of title.

**6. Release of Liability:** Closing constitutes acceptance and a waiver of the right to object to the physical or legal condition of the Property. Upon the transfer of title, Buyer expressly and irrevocably accepts the Property in "as is" condition, with all faults and defects, if any, and discharges, releases, acquits and holds harmless Seller, its officers, directors, employees and agents from and against any liability as to the legal and physical condition of the Property. This release shall extend to any corporation, limited liability company, firm, partnership, joint venture and individual who may be liable by and through any covered entity and extends to any and all claims, liabilities, losses and demands, of any kind and nature whatsoever, which may arise from any condition, known or unknown, regarding the legal or physical condition of the Property. Should Buyer bring any claim, suit or demand post-closing, Seller

shall move for and be entitled to immediate dismissal with all costs, including reasonable attorneys' fees, assessed to Buyer. The terms of this release of liability and indemnity are material terms that shall survive closing.

**7. Transfer of Title:** The final settlement shall occur on or before \_\_\_\_\_. At closing, title shall be delivered by conveyance common in the locale but with warranties of title, if any, limited solely to the term of Seller's ownership<sup>1</sup> (e.g., special or limited warranty deed, grant deed, etc.). Legal title to the Property may be conveyed by someone other than Seller including Seller's nominee, National Residential Nominee Services, Inc.,<sup>2</sup> or by deed from the former occupying owner. The preliminary title order including issuance of the title commitment and preparation of the deed has been placed with the entity specified below.

**8. Closing Agent:** Seller has conducted an examination of title to the Property and selected a closing agent to represent Seller's interest and issue the title policy. Although Buyer may be entitled to select the closing/settlement agent of choice, utilizing Seller's selected closing/settlement agent may expedite closing and avoid additional expense. Seller will not pay any duplicative title expenses. Seller's title/closing agent is

**Fidelity National Title Company**  
**Nancy Shenouda**  
**4400 MacArthur Blvd. Suite 500**  
**Newport Beach, CA 92660**  
**Phone: 949-788-2800 91**  
**Fax: 949-788-2889**

**9. Concessions:** Concessions, including but not limited to closing costs and discount points, paid by the Seller on Buyer's behalf, if any, shall not exceed \$\_\_\_\_\_. Buyer waives claims to excess funds, if any.

**10. Prorations:** All prorations are final. Property taxes will be prorated in accordance with local custom using the latest official data available and will be final at closing. Taxes will be estimated (based on the sales price or other information deemed reliable in Seller's reasonable discretion) when the Property has not yet been assessed as improved. Under no circumstances will tax escrows or adjustments be permitted after closing regardless of the accuracy of the information used. Notwithstanding anything in the purchase agreement to the contrary and regardless of terminology, owner association "Working

Capital/Community Enhancement/Capitalization Fees, Reserve Funds" and the like, will be charged to Buyer.

**11. Additional Conditions:** In addition to those matters set forth in the purchase agreement, the Property is sold subject to the following conditions:

- A. liens for taxes, water charges and sewer rents for which adjustment is made at the closing;
- B. any judgments of record, liens for unpaid franchise taxes of any corporation in the chain of title to the Property, and liens for estate, inheritance or similar taxes of any individual or entity in the chain of title, provided that Buyer's title insurance company shall be willing to insure against collection of the same out of the Property;
- C. possible encroachments of walls, retaining walls, stoops, railings, trim, hedges and fences, and variations between record lines and hedges, fences, stoops, railings, trim and retaining walls;
- D. violations of record, if any, issued against the Property after the date hereof;
- E. variations between record lot lines and those shown on the tax map of the political subdivision in which the Property is located;
- F. covenants, restrictions, reservations, consents, easements (including, but not limited to, gas, electric and telephone lines), and all other matters of record, if any, provided the same do not prohibit the maintenance of the existing improvements; and,
- G. any statement of facts an accurate survey would disclose, provided the same does not materially impair the use of the Property as a single family residence.

**12. Notices:** Any written notice, demand, receipt or other communication to any party under this Addendum shall be deemed sufficient if delivered personally, or by facsimile, telecopy, electronic or digital transmission (provided delivery is confirmed), or by a recognized overnight courier service (e.g., Federal Express, UPS, DHL, etc.) with confirmed receipt or by certified or registered United States Mail,

<sup>1</sup> In Michigan, at Seller's option, title may be conveyed by a Deed "C."

<sup>2</sup> National Residential Nominee Services, Inc. has no direct or indirect liability for the covenants, obligations or undertaking of Seller under the purchase agreement.

postage prepaid, return receipt required and sent to the following:

If to Seller:  
3201 Dallas Pkwy Ste 1200  
Frisco, TX 75034

If to Buyer:  
\_\_\_\_\_  
\_\_\_\_\_

**13. Counterparts:** The purchase agreement may be executed in one or more counterparts by some or all of the parties hereto, each of which counterparts shall be an original and all of which together shall constitute a single contract.

**14. Governing Law:** The provisions of the purchase agreement shall be governed by and construed in accordance with the laws of the State in which the Property is located.

**15. Delayed Closing; Buyer Default:** Time is of the essence. Buyer will exercise best efforts to close this transaction on the date specified. If Buyer fails to close by the scheduled date for any reason other than an inability to obtain financing or Seller's failure to deliver marketable title, Buyer will pay Seller an amount equal to 1.5% of the sales price per month prorated on a per diem basis for each day that closing is delayed, as liquidated damages and not as a penalty.

**16. Recordation:** The purchase agreement may not be recorded by Buyer and any attempt to do so shall be deemed a material default entitling Seller to liquidated damages.

**17. Execution:** The purchase agreement shall not be binding upon either party nor shall either party have any obligation to the other party unless and until each party has executed a copy of the purchase agreement and this Addendum and thereafter unconditionally delivered it to the other party.

**18. Representation:** Each Buyer represents that he or she (i) has never filed a petition in bankruptcy and, to the best of his or her knowledge, (ii) has no judgments pending against him or her and (iii) knows of no reason why a lending institution would not approve the mortgage financing specified in the purchase agreement.

**19. Broker Acknowledgement:** The real estate agents for Buyer and Seller acknowledge that entitlement to a real estate commission is expressly conditioned on the sale of the Property. If, for any reason whatsoever, this sale does not go to final settlement, Seller shall have no obligation to pay a broker's commission. If the listing broker has agreed to pay a referral fee to Seller, a Texas-licensed real estate broker, the closing/settlement agent is authorized to deduct the referral fee from the broker's commission at closing and remit it directly to Altair Global.

**20. Broker's Commission/Compensation:** Seller will pay \_\_\_\_\_% OR (\$\_\_\_\_\_) compensation for Buyer's Broker pursuant to the attached Buyer's Broker Representation Agreement (regardless of naming convention, signed agreement must be attached). Broker acknowledges Seller will not pay any amount in excess of that stated in the Buyer's signed Buyer's Broker Representation Agreement.

**21. Privacy Statement:** Buyer and Seller hereby agree: (i) to authorize and direct any title company or closing agent providing services in connection with this transaction (the "Closing Agent") to furnish directly to Fidelity Residential Solutions, Inc. ("FRS") a copy of any Closing Disclosure generated in connection with the closing of this transaction whether unsigned or signed by the parties showing both the Buyer's and Seller's sides of the transaction; (ii) that the Closing Agent shall have no liability under the Gramm-Leach-Bliley Act, any other statute or regulation relating to privacy or information disclosure or otherwise as a result of its compliance with this direction to release aforementioned Closing Disclosures to FRS; and (iii) that FRS may furnish such Closing Disclosures to any relocation company or employer requesting it to process or report this relocation transaction.

\_\_\_\_\_  
BUYER Date

\_\_\_\_\_  
BUYER Date

\_\_\_\_\_  
LISTING AGENT Date

\_\_\_\_\_  
SELLING AGENT Date

\_\_\_\_\_  
SELLER - ALTAIR GLOBAL Date

AG Internal: Reference 03.04.25

# Property Disclosure

CONCERNING THE PROPERTY AT: 191 Sash , IRVINE, CA USA 92618  
 FILE NUMBER: 2026-03949

Although disclosure laws vary from state to state, Altair Global requires each homeowner/seller to divulge any information not readily observable that could affect the property's use, value, enjoyment or marketability. In completing this Property Disclosure, think about what you would want to know if you were buying the property today and if you need more space for additional information, comments, explanations, attach additional sheets. This Property Disclosure will be provided to – and may be relied upon – by prospective buyers but is neither a warranty – that is expressly disclaimed – nor substitute for inspections or warranties the buyer may wish to obtain.

The Property is  owner occupied  tenant occupied  unoccupied.

Year Constructed: 2023 Year Purchased: 2023 Est. Lot Size: NA

	<b>Yes</b>	<b>No</b>	<b>Don't Know</b>
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## 1. Structures; Systems; Appliances:

- (a) Are the structures, including roofs; ceilings; walls (interior and exterior); doors; windows; and foundation structurally sound and free of leaks?  Yes  No  Don't Know
- (b) Are the interior living areas free of damage, soiling and odors from household pets?  Yes  No  Don't Know
- (c) Are existing major appliances and heating, cooling, mechanical, electrical, security, and sprinkler systems, in working condition, (*i.e.*, operating in the manner in which the item was designed to operate)?  Yes  No  Don't Know
- (d) Are any of the appliances/solar panels leased? If yes, specify \_\_\_\_\_  Yes  No  Don't Know
- (e) If any answer to questions 1(a) – 1(c) is no, or 1(d) is yes, please explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_
- (f) Property exterior is constructed of:  Composite Siding  Vinyl Siding  Wood Siding  Stone  Yes  No  Don't Know  
 Brick \_\_\_\_\_ Stucco: Type \_\_\_\_\_

## 2. Termites; Other Wood-Destroying Organisms; Pests:

- (a) Are termites; other wood-destroying organisms, including fungi; or pests present on the Property or has the Property had any structural damage by them?  Yes  No  Don't Know
- (b) Has the Property been treated for termites; other wood-destroying organisms, including fungi; or pests?  Yes  No  Don't Know
- (c) Do you have a current pest treatment contract? If yes, please provide a copy.  Yes  No  Don't Know
- (d) If any answer to questions 2(a) - 2(b) is yes, please explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 3. Water Intrusion; Drainage; Flooding:

- (a) Has past or present water intrusion affected the Property?  Yes  No  Don't Know
- (b) Have past or present drainage or flooding problems affected the Property?  Yes  No  Don't Know
- (c) Has the property ever been inspected or treated for, or is there currently any evidence of mold or contamination from fungi?  Yes  No  Don't Know
- (d) Is any of the Property located in a special flood hazard area?  Yes  No  Don't Know
- (e) Does your lender require flood insurance?  Yes  No  Don't Know
- (f) Do you have an elevation certificate? If yes, please attach a copy.  Yes  No  Don't Know
- (g) If any answer to questions 3(a) – 3(e) is yes, please explain: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

## 4. Insurance:

- (a) Have any insurance claims been submitted for repairs that have not been completed?  Yes  No  Don't Know  
 If yes to 4(a), please explain: \_\_\_\_\_

File Number:

**Our Commitment to Your Privacy**

At Altair Global, we value the trust and confidence you place in us. Protecting your personal information and using it solely for your relocation needs is a responsibility we take seriously. We are committed to safeguarding the privacy of our clients, relocating employees, and their families, ensuring your data is secure throughout the process.



Yes No Don't Know

**5. Plumbing:**

- (a) What is your drinking water source?<sup>x</sup> public private well other
- (b) Have you ever had a problem with the quality, supply, or flow of potable water? x
- (c) Do you have a water treatment system? x  
If yes, is it owned leased?
- (d) Do you have a  sewer or private septic system? If a private septic system, describe the location of each system: \_\_\_\_\_  
\_\_\_\_\_
- (e) Are any septic tanks, drain fields, or wells not in current use located on the Property? x
- (f) Have there been any plumbing leaks since you have owned the Property? x
- (g) Are any polybutylene pipes used in construction of the Property? x
- (h) If any answer to questions 5(b),5(c), and 5(e) - 5(g) is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**6. Pools; Hot Tubs; Spas:**

- (a) If the Property has a swimming pool, hot tub, or spa indicate whether there are any existing safety feature(s):  
pool barrier enclosure safety pool cover door and window exit alarms  
door locks none other \_\_\_\_\_
- (b) Are the pool, hot tub and/or spa structurally sound and free of leaks? x
- (c) Are the pool, hot tub and/or spa and attendant equipment in proper working order? x
- (d) Has an in-ground pool on the Property been demolished and/or filled? x  
If the answer to question 6(b) or 6(c) is no, please explain: \_\_\_\_\_  
\_\_\_\_\_

**7. Settling; Storm Damage:**

- (a) Has the Property or adjacent properties ever sustained any damage from settling, soil movement (including landslides, mudslides, etc.) or sinkhole(s)? x
- (b) Has the Property sustained any damage from earthquake, hurricane, any named storm, tornado or other natural disaster? x
- (c) If the answer to question 7(a) or 7(b) is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**8. Deed/Homeowners' Association Restrictions; Boundaries; Access Roads:**

- (a) Are there any deed or homeowners' restrictions? x
- (b) Are there any proposed changes to any of the restrictions? x
- (c) Are there any resale or leasing restrictions (e.g., right of refusal, etc.)? x
- (d) Is membership mandatory in a homeowners' association?
- (e) Are fees charged by the homeowners' association? x
- (f) Are any driveways, walls, fences, or other features shared with adjoining landowners? x  
If Yes, please attach copies of use and maintenance agreements.
- (g) Are there any encroachments on the Property or any encroachments by the Property's improvements on other lands? x
- (h) Are there boundary line disputes or easements affecting the Property? x
- (i) Access roads are private  public? If private, describe the terms and conditions of the maintenance agreement and provide a copy: \_\_\_\_\_  
\_\_\_\_\_
- (j) If any answer to questions 8(a) - 8(h) is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_



Yes No Don't Know

**9. Environmental:**

- (a) Was the Property built before 1978?  
If yes, please complete Lead-Based Paint Disclosure. x
- (b) Does anything exist on the Property that may be considered an environmental hazard, including but not limited to, lead-based paint; asbestos; mold; urea formaldehyde; radon gas; methamphetamine; defective drywall; fuel, propane, or chemical storage tanks (active or abandoned); or contaminated soil or water? x
- (c) Has there been any damage, clean up, or repair to the Property due to any of the substances or materials listed in subsection (b) above? x
- (d) Are any waste dumps or other environmentally sensitive areas located on, adjacent to or near the Property? x
- (e) If any answer to questions 9(b) - 9(d) is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**10. Governmental:**

- (a) Is there any pending, threatened or contemplated litigation affecting the Property? x
- (b) Are there any zoning violations or nonconforming uses? x
- (c) Are there any zoning restrictions affecting additions, improvements, or replacement of the Property? x
- (d) Do any zoning, land use, or administrative regulations conflict with the existing or intended use of the Property? x
- (e) Do any restrictions, other than association and flood area requirements, affect improvements or replacement of the Property? x
- (f) Are any improvements, including additions, located below the base flood elevation? x
- (g) Have any improvements been constructed in violation of applicable local flood guidelines? x
- (h) Have any improvements or additions to the Property, by you or by others, been constructed in violation of building codes or without necessary permits? x
- (i) Are there any active permits on the Property that have not been closed by a final inspection? x
- (j) Is there any violation or non-compliance regarding any unrecorded liens; code enforcement violations; or governmental, building, environmental, and safety codes, restrictions, or requirements? x
- (k) If any answer to questions 10(a) - 10(j) is yes, please explain: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

**Other Matters; Additional Comments:** If you need additional space, check the box and attach a separate sheet(s) to explain any comments noted in this Property Disclosure. Please reference the number and letter of each corresponding item.

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**Please attach copies of any reports (including, by way of example and not limitation, building permits, certificates of occupancy, maintenance contracts, notices, shared usage agreements, surveys, title insurance policies, warranties, etc.) you are aware of or have in your possession.**

File Number: 2026-03949

**Our Commitment to Your Privacy**

At Altair Global, we value the trust and confidence you place in us. Protecting your personal information and using it solely for your relocation needs is a responsibility we take seriously. We are committed to safeguarding the privacy of our clients, relocating employees, and their families, ensuring your data is secure throughout the process.



**Seller Acknowledgement:** Seller represents that the information provided on this form and any attachments is accurate and complete to the best of Seller’s knowledge on the date signed by Seller. Seller authorizes Altair Global to provide this disclosure statement to real estate licensees and prospective buyers of the Property. Seller understands and acknowledges Seller’s ongoing obligation to promptly notify Altair Global in writing if any information set forth in this disclosure statement becomes inaccurate, incorrect or incomplete. Seller shall indemnify, defend, and hold Altair Global harmless from and against any and all claims (including liabilities, law suits, demands, reasonable attorney fees, and other expenses) for monetary loss or damage to property or injuries (including death) to any person, arising out of Seller’s failure to fully disclose any existing condition under this Property Disclosure.

DocuSigned by:  
Seller: Rajinal Kumar / Rajinal Kumar Date: 2/10/2026  
C5AB2EDF0AFF495.(signature) (print)

DocuSigned by:  
Seller: [Signature] / Shanel Kumar Date: 2/10/2026  
EAB5F92E6A46446.(signature) (print)

Altair Global acknowledges receipt of this Property Disclosure.

Signed by:  
Cheryl Henderson / Cheryl Henderson Date: 2/11/2026  
2EED559C49524B8.(signature) (print)

**Buyer Acknowledgement:** This Property Disclosure has been prepared by the prior occupying owner – with knowledge of the Property – and not by Altair Global or any real estate licensee. It is not a guarantee or warranty of any kind by Altair Global, that is expressly denied, nor is it a substitute for any inspections, warranties, or professional advice you may wish to obtain. You should have an independent, professional home inspection to verify the condition of the Property and determine the cost of repairs, if any. This Property Disclosure is provided solely to satisfy Altair Global’s disclosure obligations under applicable law. Buyer releases, acquits and forever discharges Altair Global from and against any matters contained in, misstated or omitted from this Property Disclosure.

Buyer acknowledges that Buyer has received, read and understands this Property Disclosure.

Buyer: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)

Buyer: \_\_\_\_\_ / \_\_\_\_\_ Date: \_\_\_\_\_  
(signature) (print)



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 Irvine, COUNTY OF Orange, STATE OF CALIFORNIA, DESCRIBED AS 191 Sash, Irvine, CA 92618.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 02/22/2026. 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 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, 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 bathrooms, 220 Volt Wiring in Garage, Fireplace(s) in N/A, Gas Starter, Roof(s): Type, Age: 3 (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):

(\*see note on page 2)



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

Property Address: 191 Sash, Irvine, CA 92618

Date: February 22, 2026

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 . . . . . [ ] Yes [X] 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) . . . . . [X] Yes [ ] 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) . . . . . [ ] Yes [X] No

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

The property is located within the Great Park Neighborhoods Community Association. It is subject to CC&Rs, bylaws, and community rules. Owners pay monthly HOA dues which cover the maintenance of common areas, including but not limited to: community parks, pools, clubhouses, and shared landscaping. Buyer to review the HOA disclosure package for full details.

- 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 [DocuSigned by: Rajan Ravneet Kumar] Date 2/22/2026
Seller [DocuSigned by: Shanell Yvonne Elaine Kumar] Date 2/22/2026
Shanell Yvonne Elaine Kumar



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 (Broker Representing Seller) Berkshire Hathaway HomeServices California Properties (Please Print)
By Sari Echo Sari Echo Date 2/22/2026
013B1BF1B23945C... (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 Form)
Agent notes no items for disclosure.
Agent notes the following items:

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

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 Rajni Ravneet Kumar Date 2/22/2026
Seller Shanel Yvonne Elaine Kumar Date 2/22/2026
Buyer
Buyer

Agent (Broker Representing Seller) Berkshire Hathaway HomeServices California Properties (Please Print)
By Sari Echo Sari Echo Date 2/22/2026
013B1BF1B23945C... (Associate Licensee or Broker Signature)

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

§ 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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# SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 12/25)



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 191 Sash, Assessor's Parcel No. 930-059-46, situated in Irvine, County of Orange 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. Receipt for Reports (C.A.R. Form RFR) may be used to list such documents.  
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 (i) a condominium or (ii) located in a planned unit development or (iii) other common interest subdivision (see paragraph 14 for more disclosures).....  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 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  
(See C.A.R. Form WBSA for more information)



## SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)

Property Address: **191 Sash, Irvine, CA 92618**

L. Material facts or defects affecting the Property not otherwise disclosed to Buyer .....  Yes  No  
Explanation, or  (if checked) see attached;

**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 acquired 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 \$1,000 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 stating that Seller was not provided permits by the third party making the Improvement, and providing the contact information for such third parties from whom the Buyer may obtain those permits.

Explanation, or  (if checked) see attached:

**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: \_\_\_\_\_

**9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:**

**ARE YOU (SELLER) AWARE OF...**

- A. 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 maintaining 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.)
- B. Receiving domestic water storage tank assistance pursuant to § 13194 of the Water Code or whether the real property ever received such assistance and the real property currently still has the domestic storage tank.....  Yes  No  
If yes, the following disclosure is made: (1) This property has a domestic water storage tank provided by a county, community water system, local public agency, or nonprofit organization, pursuant to § 13194 of the Water Code. (2) The domestic water storage tank was made available to households that had a private water well that had gone dry, or had been destroyed due to drought, wildfire, other natural disasters, or was otherwise nonfunctioning. (3) The domestic water storage tank provided pursuant to § 13194 of the Water Code might not convey with the real property. (4) Due to the water well issues that led to this property obtaining assistance pursuant to § 13194 of the Water Code, the buyer is advised to have an inspection of the water well and to have a professional evaluate the availability of water to the property to ensure it suits the purposes for which the buyer is purchasing the property.

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: \_\_\_\_\_



Property Address: 191 Sash, Irvine, CA 92618

**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: \_\_\_\_\_

**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 (AND ANY OTHER PROPERTIES FOR WHICH ANY PARAGRAPH A-F APPLIES): (IF APPLICABLE)** **ARE YOU (SELLER) AWARE OF...**

A. Property being: (i) a condominium; (ii) being located in a planned unit development or; (iii) being located in a 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: property is in the Great Park Neighborhoods (PUD). It is subject to CC&Rs and governed by the Great Park Neighborhoods Community Association.

**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: \_\_\_\_\_



Property Address: 191 Sash, Irvine, CA 92618

**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. Any state or local requirements or restrictions relating to the future replacement of existing gas-powered appliances that are being transferred with the property. Gas-powered appliances include, but are not limited to, appliances fueled by natural gas or liquid propane .....  Yes  No
- E. 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
- F. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals .....  Yes  No
- G. 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
- H. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property.....  Yes  No
- I. Whether the Property is historically designated or falls within an existing or proposed Historic District .....  Yes  No
- J. 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
- K. 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 residue, which may be indicated by smell or test results, from smoking tobacco or nicotine products, which includes the use of an electronic cigarette or vape device.....  Yes  No
- C. 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
- D. Whether the Property was originally constructed as a Manufactured or Mobile home .....  Yes  No
- E. Whether the property is tenant occupied .....  Yes  No
- F. Whether the Property was previously tenant occupied even if vacant now .....  Yes  No

If yes, disclose if you know the method or manner of how the tenancy ended.  
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 *Rajinal Ravneet Kumar* Date 2/22/2026  
 Seller *Shanel Yvonne Elaine Kumar* Date 2/22/2026

**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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# DISCLOSURE OF INFORMATION ON LEAD-BASED PAINT & LEAD-BASED PAINT HAZARDS

**PURPOSE:** The information provided in this statement is required to be provided by all sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4852d).

CONCERNING THE PROPERTY AT 191 Sash, IRVINE, CA 92618

The residence at the above address was constructed after January 1, 1978. Seller must indicate one item below. If Yes, is indicated, omit the rest of this disclosure and sign below.

Yes       No       Unknown/No Representation

## LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any known information on lead-based paint hazards from risk assessments in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment for possible lead-based paint hazards is recommended prior to purchase.

### Seller's Disclosure (initial items a and b)

\_\_\_(a) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):

- (1)  Seller has no knowledge of lead-based paint or lead-based paint hazards on the premises.
- (2)  Known lead-based paint and/or lead-based paint hazards are present on the premises.

Explain: (attach additional documentation if necessary) \_\_\_\_\_

\_\_\_\_\_

\_\_\_(b) Records and reports available to Seller (check (1) or (2) below):

- (1)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards on the premises.
- (2)  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead based paint hazards on the premises.

List records and reports: \_\_\_\_\_

### BUYER'S ACKNOWLEDGMENT (initial items c through e)

\_\_\_(c) Buyer has received copies of all information listed above.

\_\_\_(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.

\_\_\_(e) Buyer has (check (1) or (2) below):

- (1)  Received a 10 day opportunity (or mutually agreed upon) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
- (2)  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

### AGENT'S ACKNOWLEDGMENT (initial item f)

\_\_\_(f) Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) and is aware of his/her responsibility to ensure compliance.

### CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, the information they have provided is true and accurate.

SELLER: ALTAIR GLOBAL SERVICES, LLC d/b/a ALTAIR GLOBAL

_____	_____	_____	
ALTAIR ACKNOWLEDGMENT	Date	ALTAIR PRINTED NAME/TITLE	
_____	_____	_____	_____
BUYER (1) SIGNATURE	Date	BUYER (2) SIGNATURE	DATE
_____	_____	_____	_____
LISTING AGENT SIGNATURE	Date	SELLING AGENT SIGNATURE	DATE

### Disclosure of Information on Lead-Based Paint & Lead-Based Paint Hazards

CONCERNING THE PROPERTY AT: 191 Sash , IRVINE, CA USA 92618  
FILE NUMBER: 2026-03949

**PURPOSE:** The information provided in this statement is required to be provided by all sellers of residential housing built before 1978. This statement is required by the Residential Lead-Based Hazard Reduction Act of 1992 (42 U.S.C. 4852d).

*The residence at the above address was constructed after January 1, 1978. Seller must initial one item below. If "Yes" is initialed, omit the rest of this disclosure and sign below.*

Yes       No       Unknown

#### LEAD WARNING STATEMENT

Every buyer of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any known information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based paint hazards is recommended prior to purchase.

#### SELLER'S DISCLOSURE (initial items a and b)

- \_\_\_(a) Presence of lead-based paint and/or lead-based paint hazards (check (1) or (2) below):
  - (1)  Seller has no knowledge of lead-based paint or lead-based paint hazards on the premises.
  - (2)  Known lead-based paint and/or lead-based paint hazards are present on the premises.  
Explain (attach additional documentation if necessary): \_\_\_\_\_
- \_\_\_(b) Records and reports available to Seller (check (1) or (2) below):
  - (1)  Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards on the premises.
  - (2)  Seller has provided the Buyer with all available records and reports pertaining to lead-based paint and/or lead based paint hazards on the premises. List records and reports: \_\_\_\_\_

#### BUYER'S ACKNOWLEDGMENT (initial items c through e)

- \_\_\_(c) Buyer has received copies of all information listed above.
- \_\_\_(d) Buyer has received the pamphlet Protect Your Family from Lead in Your Home.
- \_\_\_(e) Buyer has (check (1) or (2) below):
  - (1)  Received a 10 day opportunity (or mutually agreed upon) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; or
  - (2)  Waived the opportunity to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

#### CERTIFICATION OF ACCURACY

The following parties have reviewed the information above and certify, to the best of their knowledge, the information they have provided is true and accurate.

<small>DocuSigned by:</small>  SELLER (1)	<u>2/10/2026</u> Date	<small>DocuSigned by:</small>  SELLER (2)	<u>2/10/2026</u> Date
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#### BUYER: ALTAIR GLOBAL SERVICES, LLC d/b/a ALTAIR GLOBAL

<small>Signed by:</small>  ALTAIR ACKNOWLEDGMENT	<u>2/11/2026</u> Date	<u>Cheryl Henderson / Consultant</u> ALTAIR PRINTED NAME/TITLE
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#### Our Commitment to Your Privacy

At Altair Global, we value the trust and confidence you place in us. Protecting your personal information and using it solely for your relocation needs is a responsibility we take seriously. We are committed to safeguarding the privacy of our clients, relocating employees, and their families, ensuring your data is secure throughout the process.

# Stucco System Identification Report

File #: 2026-03949

Client: Altair Global Relocation

Homeowners:  
Rajinal & Shanel Kumar  
191 Sash  
Irvine, CA 92618

Inspection Co: **GlobeSpec**  
**370 S Main Place**  
**Carol Stream, IL 60188**

Date of Inspection: 02/12/2026

Person(s) present during inspection: **Owner**

*The scope of this report is limited to identifying the type of stucco/exterior cladding that is present on this home. No testing or invasive procedures are employed to determine if the exterior cladding has been applied correctly, nor is this report intended to identify any defects that may exist with this cladding.*

## Cement Base / Traditional Stucco

This type of stucco is made from Portland cement and is applied either by hand or machine to the exterior wall surface in two or three coats. It may be applied directly to a solid base such as masonry or concrete walls, or it can be applied to a metal lath attached to frame construction, solid masonry, or concrete construction. Thickness of this system ranges from 1/2" to more than 1" and is very heavy and rigid.

**Comments:** A visual inspection was performed to identify the type of stucco cladding present. As a part of the identification process the inspector uses various methods including visual appearance of the surface and edges, tapping to verify a hollow or solid sound and removal of fixtures, when possible, to examine the materials and components. Upon completion of the identification process the inspector was able to determine that the exterior surface is cement based hardcoat stucco. No Exterior Insulation & Finish System (EIFS) was identified.

## II. Verification Methods

Sounding/Tapping: Solid

Removed Covering/Trim: Other

Stucco base & finish thickness: Unknown

Insulation board thickness:   Not Visible  Not Present

Type of mesh:  Fiberglass  Wire  Not Visible

Substrate Type: Not Visible