



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 13791 Pasadena Street

Assessor's Parcel No. 396-303-09
situated in Santa Ana, 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.

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.

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
B. An Order from a government health official identifying the Property as being contaminated by methamphetamine.
C. The release of an illegal controlled substance on or beneath the Property
D. Whether the Property is located in or adjacent to an "industrial use" zone
E. Whether the Property is affected by a nuisance created by an "industrial use" zone
F. Whether the Property is located within 1 mile of a former federal or state ordnance location
G. Whether the Property is (i) a condominium or (ii) located in a planned unit development or (iii) other common interest subdivision
H. Insurance claims affecting the Property within the past 5 years
I. Matters affecting title of the Property
J. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3
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

Property Address: 13791 Pasadena Street, Santa Ana, CA 92705

L. Material facts or defects affecting the Property not otherwise disclosed to Buyer Yes No
Explanation, or (if checked) see attached; See overflow paragraph 1

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: See overflow paragraph 2

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: See overflow paragraph 3

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: 10. A: upstairs shower replacement caused leak and water damage in the ceiling near basement door. That patch has been replaced and no water damage.

SPQ REVISED 12/25 (PAGE 2 OF 4) Buyer's Initials _____ / _____

Seller's Initials JD / SSD 

Brooke Miller | Homesmart, Evergreen Realty | Generated

Property Address:

13791 Pasadena Street, Santa Ana, CA 92705

- 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: See overflow paragraph 4

- 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: 13. B (2): sprinkler system not 100% functional due to damage when connecting to sewer system. Buyer do diligence
13. E: sprinklers not 100% functional. There is a sprinkler system in the backyard that we have never used. unclear on current state. Pool filter replaced in 2025/2026

- 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: Section not applicable.

- 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: _____

SPQ REVISED 12/25 (PAGE 3 OF 4) Buyer's Initials _____ / _____

Seller's Initials JD , SSD 

Brooke Miller | Homesmart, Evergreen Realty | Generated 

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: See overflow paragraph 5

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/mailling 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 Jason Dino  Jason Dino Date 05/01/2026

Seller Samantha Seaton Dino  Samantha Seaton Dino Date 05/01/2026

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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This addendum is given in connection with the property known as 13791 Pasadena Street, Santa Ana, CA 92705
_____ (“Property”),
in which _____ is referred to as (“Buyer”)
and Jason Dino, Samantha Seaton Dino is referred to as (“Seller”).

[SPQ] Seller Property Questionnaire

1) 6. Statutorily or Contractually Required or Related – Explanation:

6. D: in the general flight path of SNA airport

6. J: unclear if ALL fixtures are low flow. Buyer do diligence

2) 7. Repairs and Alterations – Explanation:

7. A: Connected to the Santa Ana Sewer System and abandoned Septic System. All done through permitting and approval from City of Santa Ana.

7. B: Whole House Water Softener installed 2021. Sewer installed.

3) 8. Structural, Systems, and Appliances – Explanation:

8. A: Property Item Defects

Sump Pump: Sump pump in basement backs up in the main floor shower when engaged. This has been true since we purchased the house.

Buyer do Diligence

Drainage / Drainage systems: outside back patio grade is slanted towards the house.

Fireplace: found out during our inspection period of buying house that the gas is not hooked up to the fireplace on the main floor. Buyer do diligence.

8. B: Solar installed on roof and battery installed on the side of the house

4) 11. Pets, Animals, and Pests – Explanation:

11. A: Dog currently living there.

Previous owners had dogs. (before May 2017)

11. C: backyard astro turf has had pet urine and can sometimes smell due to it.

11. D: tried odor eliminator spray on the turf.

(continued on overflow page 2)

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 _____ Date _____

Seller Jason Dino _____ **Jason Dino** Date 05/01/2026

Seller Samantha Seaton Dino _____ **Samantha Seaton Dino** Date 05/01/2026

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525 South Virgil Avenue, Los Angeles, California 90020





This addendum is given in connection with the property known as 13791 Pasadena Street, Santa Ana, CA 92705

_____ (“Property”),
in which _____ is referred to as (“Buyer”)
and Jason Dino, Samantha Seaton Dino is referred to as (“Seller”).

[SPQ] Seller Property Questionnaire

5) 16. Neighbors/Neighborhood – Explanation:

16. A: 55 freeway near by

SNA flight path near by

Apartment buildings at the rear of the property

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 _____ Date _____

Seller Jason Dino _____ Jason Dino Date 05/01/2026

Seller Samantha Seaton Dino _____ Samantha Seaton Dino Date 05/01/2026

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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 Santa Ana, COUNTY OF Orange, STATE OF CALIFORNIA, DESCRIBED AS 13791 Pasadena Street

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 05/01/2026. 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 is not 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, Not 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 Overflow 1 220 Volt Wiring in None Fireplace(s) in Main Floor Bedroom.
Gas Starter None Roof(s): Type: Asphalt Shingles Age: 10 (approx.)
Other: Solar Panels, Wired Ethernet throughout home, Pool Shed, Covered patio, Finished basement

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.
(Satellite Dish: Not currently hooked up to satellite. Buyer do diligence.
Sump Pump: Sump Pump in basement backs up in the shower on the main floor when activated.

(*see note on page 2)

- B.** Are you (Seller) aware of any significant defects/malfunctions in any of the following? Yes/ No. If yes, check appropriate space(s) below.
- Interior Walls Ceilings Floors Exterior Walls Insulation Roof(s) Windows Doors Foundation Slab(s)
 Driveways Sidewalks Walls/Fences Electrical Systems Plumbing/Sewers/Septics Other Structural Components
 (Describe: _____)

If any of the above is checked, explain. (Attach additional sheets if necessary.): See overflow paragraph 2

*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:
- 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 No
 - 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
 - Any encroachments, easements or similar matters that may affect your interest in the subject property Yes No
 - Room additions, structural modifications, or other alterations or repairs made without necessary permits Yes No
 - Room additions, structural modifications, or other alterations or repairs not in compliance with building codes Yes 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).)

- Fill (compacted or otherwise) on the property or any portion thereof..... Yes No
- Any settling from any cause, or slippage, sliding, or other soil problems..... Yes No
- Flooding, drainage or grading problems..... Yes No
- Major damage to the property or any of the structures from fire, earthquake, floods, or landslides..... Yes No
- Any zoning violations, nonconforming uses, violations of "setback" requirements..... Yes No
- Neighborhood noise problems or other nuisances..... Yes No
- CC&R's or other deed restrictions or obligations Yes No
- Homeowners' Association which has any authority over the subject property..... Yes No
- Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)..... Yes No
- Any notices of abatement or citations against the property..... Yes No
- 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.): See overflow paragraph 3

- D.**
- 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 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 Jason Dino  Jason Dino Date 05/01/2026
 Seller Samantha Seaton Dino  Samantha Seaton Dino Date 05/01/2026

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) Homesmart, Evergreen Realty (Please Print)
 By Brooke Miller  Brooke Miller Date 05/01/2026
 (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 _____ Date _____
 (Associate Licensee or Broker Signature)

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 Jason Dino  Jason Dino Date 05/01/2026
 Seller Samantha Seaton Dino  Samantha Seaton Dino Date 05/01/2026
 Buyer _____ Date _____
 Buyer _____ Date _____

Agent (Broker Representing Seller) Homesmart, Evergreen Realty (Please Print)
 By Brooke Miller  Brooke Miller Date 05/01/2026
 (Associate Licensee or Broker Signature)

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

§ 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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This addendum is given in connection with the property known as 13791 Pasadena Street, Santa Ana, CA 92705
_____ (“Property”),
in which _____ is referred to as (“Buyer”)
and Jason Dino, Samantha Seaton Dino is referred to as (“Seller”).

[TDS] Real Estate Transfer Disclosure Statement

1) II.A. Exhaust Fans:

Main Floor Bathroom, 2nd floor hallway bathroom, Master Bathroom, Microwave exhaust.

2) II.B. Explanation of Defects:

Walls/Fences: Property line fence on the South side of the house is falling over. Coordinate with neighbors to refresh.

Windows: Window in Primary bedroom upstairs has some discoloration

Electrical Systems: occasionally there is a light flicker in the entry way chandelier.

3) II.C. :

C. 2: Property Line fence on the South Side is falling down due to foliage overgrowth.

C. 6: When we abandoned the septic system, part of the decommissioning processed produced by the City of Santa Ana was to break and fill in the septic system.

C. 8: Back patio off the bedroom has a slight slant towards the house.

C. 11: within proximity to SNA flight path.

within proximity to 55 fwy.

within proximity to apartment buildings to the west of property.

Ice Cream Trucks frequent the area.

C: Upon inspection of this property when we bought it 9 years ago, we were told about the inoperable shower in the basement. We have not used it in the time we lived here. Buyer do diligence.

Upon inspection of this property when we bought it 9 years ago, we were told about the inoperable gas line to the fireplace. Buyer do diligence.

Abatement Pump in the basement, when used, will back flow into the main floor shower. Buyer do diligence.

Sprinklers are not 100% operational due to construction crew when tying into city sewer.

(continued on overflow page 2)

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 _____ Date _____

Seller Jason Dino _____ Jason Dino Date 05/01/2026

Seller Samantha Seaton Dino _____ Samantha Seaton Dino Date 05/01/2026

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525 South Virgil Avenue, Los Angeles, California 90020





This addendum is given in connection with the property known as 13791 Pasadena Street, Santa Ana, CA 92705

_____ (“Property”),
in which _____ is referred to as (“Buyer”)
and Jason Dino, Samantha Seaton Dino is referred to as (“Seller”).

[TDS] Real Estate Transfer Disclosure Statement

3) II.C. (continued):

Just outside main floor bathroom is a patch in the ceiling. This was due to construction on the upstairs hallway bathroom remodeled shower. No active leak, just drywall patch.

Salt Cell for the Salt Water pool is at end of life. Likely need to replace soon.

Pool fence was not designed for this pool. Buyer do diligence.

Termites are present in the front of the house. Treatment is needed.

Garage door opener needs to be held down to go down. Sensors need adjusting. Door functions as needed, you just need to hold the button to go down.

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 _____ Date _____

Seller Jason Dino _____ Jason Dino Date 05/01/2026

Seller Samantha Seaton Dino _____ Samantha Seaton Dino Date 05/01/2026

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Entry#1-1.jpg



Entry#1-2.jpg



Kitchen#1-1.jpg



Kitchen#1-2.jpg



Kitchen#1-3.jpg



Kitchen#1-4.jpg



Kitchen#1-5.jpg



Hall/Stairs#1-1.jpg



Hall/Stairs#1-2.jpg



Hall/Stairs#1-3.jpg



Hall/Stairs#1-4.jpg



Living Room#1-1.jpg



Living Room#1-2.jpg



bedroom #1-1.jpg



bedroom #1-2.jpg



bedroom #1-3.jpg



bedroom #2-1.jpg



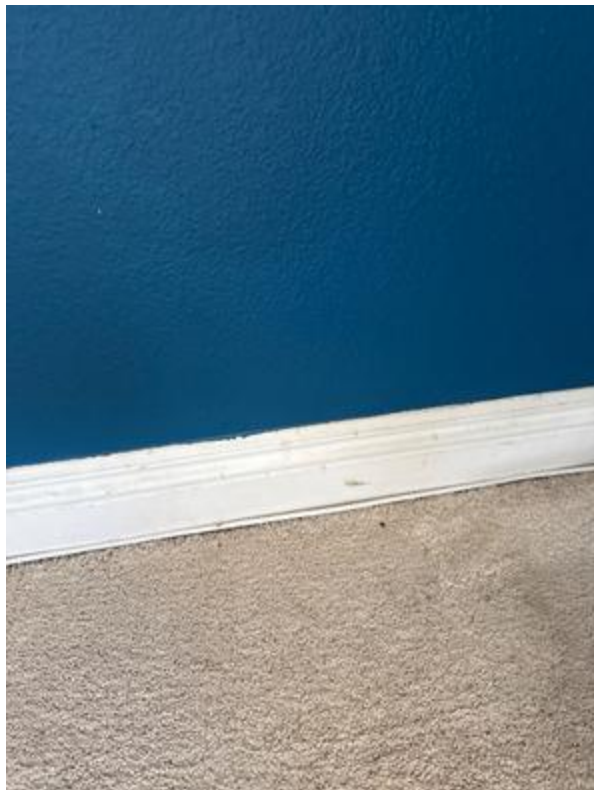
bedroom #2-2.jpg



bedroom #2-3.jpg



bedroom #3-1.jpg



bedroom #3-2.jpg



bath #1-1.jpg



bath #1-2.jpg



bath #1-3.jpg



bath #1-4.jpg



bath #1-5.jpg



bath #2-1.jpg



bath #2-2.jpg



bath #2-3.jpg



bath #3-1.jpg



bath #3-2.jpg



bath #3-3.jpg



Family Room#1-1.jpg



bedroom #4-1.jpg



bath #4-1.jpg



Bonus basement room#1-1.jpg



Garage/Parking#1-1.jpg



Garage/Parking#1-2.jpg



Exterior#1-1.jpg



Exterior#1-2.jpg



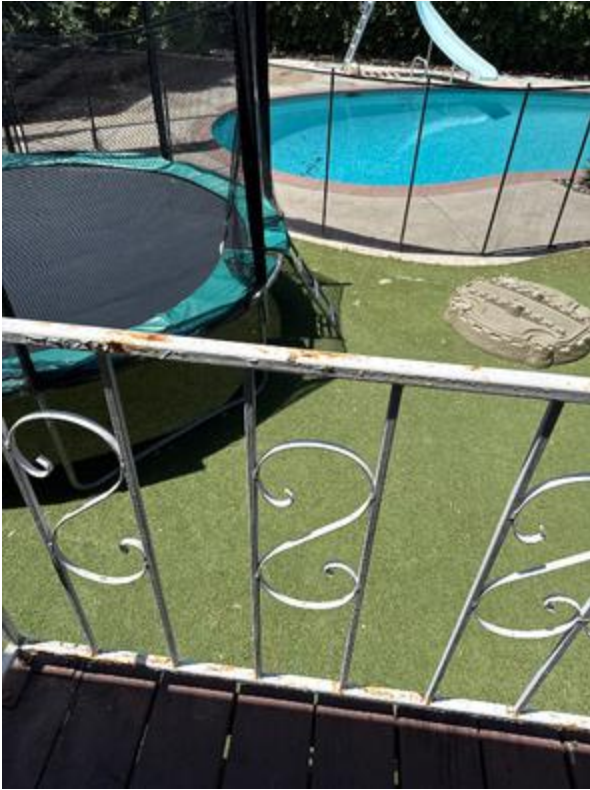
Exterior#1-3.jpg



Exterior#1-4.jpg



Exterior#1-5.jpg



Exterior#1-6.jpg



Exterior#1-7.jpg



Exterior#1-8.jpg



Exterior#1-9.jpg



AGENT VISUAL INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)
For use by an agent when a transfer disclosure statement is
required or when a seller is exempt from completing a TDS
 (C.A.R. Form AVID, Revised 6/24)

This inspection disclosure concerns the residential property situated in the City of Santa Ana,
 County of Orange, State of California, described as 13791 Pasadena Street
 _____ (“Property”).

This Property is a duplex, triplex, or fourplex. An AVID is required for all units. This AVID form is for ALL units (or only unit(s) _____).

Inspection Performed By (Real Estate Broker Firm Name) HomeSmart, Evergreen Realty

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, “Agent”) conduct a reasonably competent and diligent **visual** inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent’s duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent’s duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent’s visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent’s inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent’s inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**



If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

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

Entry (excluding common areas): scuffs on walls and flooring tiles,
See attached: Entry#1-1.jpg, Entry#1-2.jpg

Living Room: Staining on carpet, chipping on window sill
See attached: Living Room#1-1.jpg, Living Room#1-2.jpg

Dining Room: _____

Kitchen: Divots in the floor tiles, discoloration of cabinets, peeling paint on walls, stains on stove, no evidence of moisture under sink
See attached: Kitchen#1-1.jpg, Kitchen#1-2.jpg, Kitchen#1-3.jpg, Kitchen#1-4.jpg, Kitchen#1-5.jpg

Other Room: Family Room: Ceiling and paint discoloration
See attached: Family Room#1-1.jpg

Hall/Stairs (excluding common areas): Evidence of patching on ceiling, peeling paint on stairs, baseboard chipping, carpet stains
See attached: Hall/Stairs#1-1.jpg, Hall/Stairs#1-2.jpg, Hall/Stairs#1-3.jpg, Hall/Stairs#1-4.jpg

Bedroom # 1 : Carpet stains, baseboard chipping, faded paint on window ledge, staining on window
See attached: bedroom #1-1.jpg, bedroom #1-2.jpg, bedroom #1-3.jpg

Bedroom # 2 : Carpet stains, baseboard chipping, scuffed paint
See attached: bedroom #2-1.jpg, bedroom #2-2.jpg, bedroom #2-3.jpg

Bedroom # 3 : Carpet stains, baseboard scuffs
See attached: bedroom #3-1.jpg, bedroom #3-2.jpg

Bedroom # 4 : Paint on floor tiles
See attached: bedroom #4-1.jpg

Bath # 1 : Marks on the walls, evidence of patching, no evidence of under sink moisture, chipped area on bathtub
See attached: bath #1-1.jpg, bath #1-2.jpg, bath #1-3.jpg, bath #1-4.jpg, bath #1-5.jpg

Bath # 2 : Marks on the walls, chipped baseboard, no evidence of under sink moisture, paint discoloration on ceiling
See attached: bath #2-1.jpg, bath #2-2.jpg, bath #2-3.jpg

Bath # 3 : Cabinet scuffing, rusting in shower door track, ceiling paint peeling
See attached: bath #3-1.jpg, bath #3-2.jpg, bath #3-3.jpg

Bath # 4 : Shower not in use, loose cover next to toilet
See attached: bath #4-1.jpg



If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Other: Bonus basement room: Carpet stains
See attached: Bonus basement room#1-1.jpg

Other: _____

Other: _____

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Screw holes in walls, floor scratches
See attached: Garage/Parking#1-1.jpg, Garage/Parking#1-2.jpg

Exterior Building and Yard - Front/Sides/Back: See overflow paragraph 1

Other Observed or Known Conditions Not Specified Above: Agent is advised by seller that basement bathroom and pump needs repair for use. Agent recommends professional inspections and quotes to buyers satisfaction.

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Name of Firm that performed the inspection): HomeSmart, Evergreen Realty

Inspection Performed By (Name of individual agent or broker): Elizabeth Cieminis

Inspection Date/Time: 2026-04-29 10:16:59AM Weather conditions: Clear Sky, Temp: 64.4 F

Other persons present: One of the sellers

By Elizabeth Cieminis  Elizabeth Cieminis Date 05/02/2026

(Signature of Associate Licensee or Broker who performed the inspection)

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

Buyer _____ Date _____

Buyer _____ Date _____

I/we acknowledge that I/we have received a copy of this disclosure.

(The initials below and Broker signature are not required but can be used as evidence that the initialing or signing party has received the completed form.)

Seller JD  ISSD 

Real Estate Broker (that did NOT fill out this AVID) _____

By _____ Date _____

(Associate Licensee or Broker Signature)

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AVID REVISED 6/24 (PAGE 3 OF 3)

Brooke Miller | Homesmart, Evergreen Realty | Generated by Glide 

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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This addendum is given in connection with the property known as 13791 Pasadena Street, Santa Ana, CA 92705

_____ (“Property”),
in which _____ is referred to as (“Buyer”)
and Jason Dino, Samantha Seaton Dino is referred to as (“Seller”).

[AVID] Agent Visual Inspection Disclosure – 1

1) AVID, Exterior Building And Yard – Front / Sides / Back:

Peeling paint, cracks in driveway, chips in porch bricks, peeling back deck paint, rusting railing, cracks and peeling on back patio flooring, cracks on pavers around pool, leaning fence

See attached: Exterior#1-1.jpg, Exterior#1-2.jpg, Exterior#1-3.jpg, Exterior#1-4.jpg, Exterior#1-5.jpg, Exterior#1-6.jpg, Exterior#1-7.jpg, Exterior#1-8.jpg, Exterior#1-9.jpg

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 _____ Date _____

Seller Jason Dino _____ Jason Dino Date 05/01/2026

Seller Samantha Seaton Dino _____ Samantha Seaton Dino Date 05/01/2026

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ADVISORY

1. **SOLAR OWNERSHIP:** Solar power systems may be owned outright, owned with financing, owned with a lien or security interest on the real property, or leased. Many property owners who believe they own their solar power system may not have free and clear ownership of that system. Ownership could be subject to a deed of trust issued to secure a note financing the system or subject to a UCC-1 financing statement filed with the California Secretary of State. The solar power system financing may also be secured by an assessment against the real property that is collected through additional property tax payments for the period of financing (e.g., HERO or PACE). Because this type of financing appears on property tax statements, sellers may be unaware that the financing is secured by a lien on the property. Some owners obtain private lending to purchase a solar power system that is not secured by the real property or by the panels or other equipment attached to it. If the seller intends for these private loans to be paid off as part of a sale, terms may need to be added to the agreement to address this situation.

2. **SOLAR EQUIPMENT, LIENS, POWER PURCHASE AGREEMENTS, AND SOLAR LEASES:** If a solar power system is owned by the seller, the seller may have the right to remove the system or its components and install them on another property. If the system has been financed and the financing is secured by a lien on the property or the component parts, the seller should consult with the company about both the effect of removal of the system or its components on the lien and the consequence of any damage caused by the removal.

If the solar power system is leased, the seller may be obligated to make fixed or scheduled monthly payments, or be required to purchase all, or a portion, of the solar power generated at an agreed contractual rate from the solar company who may be granted the right to sell any excess energy to the electrical provider company (e.g., PG&E) in accordance with the system's governing regulatory scheme. Payments under such an arrangement can vary depending on the amount of energy created and used.

If the solar power system is leased, a buyer may be permitted to assume the terms of a solar lease but only with the approval of the solar company. Another lease clause may allow the purchase of the solar equipment prior to the end of the lease term or may allow the termination of the lease at cost with no retained ownership of the solar equipment (a "Buyout"). The lease may also contain a clause enabling the purchase of the equipment or the termination of the lease without any pre-agreed cost; in those cases, the cost will be an appraised value determined by the solar company.

Even a leased solar power system may have security interests attached, such as a UCC-1 or fixture filing document recorded in the county where the property is located. In some cases, the lender or lien holder may agree to allow the solar lien to subordinate to, or become secondary to, a new purchase loan. However, in many cases, the holder of the security interest will not release the priority of its security interest which means that the solar loan must either be paid off when the property is sold or that any buyer must purchase without obtaining any new financing.

3. **ADVERTISING MATERIAL:** All parties are advised that information posted in the Multiple Listing Service ("MLS") or other advertisements that are used to list and market a property for sale do not create contractual agreements. Thus, it is imperative that buyers of property with a solar power system ("Solar Property") receive and carefully review copies of all documents, including any solar agreement, underlying security agreements for owned equipment, or any other material or documentation that the seller possesses prior to the buyer making any final decision regarding the solar power system. Buyers should not simply rely on the information in the MLS or any other advertising material.

4. **PURCHASE CONTRACT AND TRANSFER ISSUES:** The C.A.R. Purchase Agreements include a contingency for the review of leased or lien items and systems which gives the buyer a right to review any agreements or documents related to any solar power system and to properly evaluate all of the present and future terms and conditions, including the costs of accepting the existing solar power system. The default language provides that the system is being transferred, and the buyer has a contingency to determine whether the buyer is willing or able to assume any lease, lien, or other agreement. If the solar power system is not intended to be transferred with the property, the parties may need to modify the contract.

If a leased or lien system is to be assumed by the buyer, the solar company may take steps to ensure its priority interest against the property and/or the buyer's lender may require a solar endorsement from the title company. If this occurs, escrow could be delayed. Buyers and sellers should be aware that because any buyout or assumption of a solar power system could impact closing escrow, they should consider including a provision in the purchase agreement to allow for the possible extension of the closing date to facilitate dealing with any problems that may arise because of the solar power system.

Buyers and sellers need to investigate and understand the obligations involved with transferring the solar power system. This may require signing paperwork regarding the assumption or transfer of the lease or relating to the lien. Additionally, there may be financial obligations required either to facilitate and close escrow, or that will remain ongoing for the buyer after close of escrow. The seller may have prepaid the lease for a certain period of time, and the buyer will need to understand the obligations that remain under the terms of that lease or the ramifications at the end of the lease. There may be maintenance, power purchase, or other agreements, which could apply even when the seller owns the solar power system outright. When there are financial obligations, it is important to understand the timing of those obligations, and whether they will need to be satisfied prior to close of escrow, at close of escrow, or after close of escrow.

5. **SOLAR EVALUATION, RECOMMENDATIONS, AND LEGAL ADVICE:** Real estate brokers and their agents are not qualified to evaluate the terms, conditions, and any security interests in a solar power system. They are also not qualified to determine the quality of solar equipment or the impact of any regulatory scheme on the ownership or use of solar equipment. Buyers and sellers of Solar Property should consider retaining the services of a solar photovoltaic system inspector if one is available in the area where the property is located.

Brokers recommend that sellers and buyers of Solar Property exercise diligence in obtaining copies of any contracts, agreements, or other documents related to any possible solar power system security interests as soon as practicable so they can evaluate what needs to be done to facilitate a sale of the property. Sellers of Solar Property, prior to entering into a purchase agreement, should determine if a buyout or loan assumption is available and at what cost or terms so as to make full and complete disclosure to potential buyer and to avoid delays in closing escrow.

Whether or not a solar photovoltaic system inspector is used, buyers and sellers should consult with a qualified California real estate attorney prior to entering into any agreement to purchase or sell Solar Property. That attorney should evaluate the existing solar documentation and properly craft language to be included in the purchase agreement that will best protect the interests of their clients. Real estate brokers and their agents are allowed to prepare standard real estate transaction documents, but they are not qualified to create specialized contract language that may be needed to address the specific issues involved in any specific Solar Property.

QUESTIONNAIRE INSTRUCTIONS

- 1. **DISCLOSURE LIMITATION:** The following are representations made by Seller and are not the representations of the Agent(s), if any. These disclosures are not a warranty of any kind by Seller or any agent(s) and are not a substitute for any inspection, investigations, or warranties. Unless otherwise specified in writing, Broker and real estate licensee or other person working with or through Broker has not verified information provided by Seller. If Seller or Buyer wants legal advice, they should consult a qualified California real estate attorney.
- 2. **Note to Seller, PURPOSE:** This questionnaire informs Buyer about known material or significant items affecting the solar power system and helps eliminate misunderstandings about the solar power system.
 - If the property has multiple solar power systems, use a separate Solar Questionnaire for each system. For example, if the property has two solar systems, Seller should complete two separate SOLAR forms - one for each system.
 - Answer based on your actual knowledge and recollection at this time.
 - Something that you do not consider material or significant may be perceived differently by Buyer.
 - Think about what you would want to know if you were buying the Property today.
 - Read the questions carefully and take your time.
- 3. **Note to Buyer, PURPOSE:** To give you more information about known material facts or significant items affecting the solar power system; and to help to eliminate misunderstandings about the condition of the solar power system.
 - Something that may be material or significant to you may not be perceived the same way by Seller.
 - If something is important to you, put your concerns and questions into writing and send the written information to Seller.
 - 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.
 - A "No" answer by Seller means Seller is not aware of the issue; it does not mean that the issue does not exist.
- 4. **SELLER AWARENESS:** For each statement starting with paragraph 1 in the Solar Property Questionnaire section, 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.

SOLAR PROPERTY QUESTIONNAIRE

- 1. **OWNERSHIP TYPE AND INFORMATION:** **ARE YOU (SELLER) AWARE OF...**
 - A. Are you aware of whether the property has multiple solar power systems? (If Yes, use a separate Solar Questionnaire to answer the questions in paragraphs 1-5 for each system.)..... Yes No
 - B. The solar power system is: Owned; Leased; Other _____ Yes No
(If solar power system is owned, provide answers to paragraph 4 below. If solar power system is leased, provide answers to paragraph 5 below.)
 - C. Approximate age of the solar power system? March 2023 or Unknown
 - D. Name of the installation company? Sun Power or Unknown

- 2. **DOCUMENTS:** **ARE YOU (SELLER) AWARE OF...**
Any information, leases, warranties, maintenance or other agreements, reports, inspections, receipts or other documents (regardless of the date prepared) pertaining to the solar power system?..... Yes No
Note: If Yes, provide any such documents in your possession to Buyer.
Explanation: HIC:Amendment of Solar due to Supply Chain issues. NST: SoCalEdison Net Metering and Generation. NEM: Solar Proposal, Loan Agreement.

- 3. **GENERAL QUESTIONS BASED ON SELLER'S KNOWLEDGE:** **ARE YOU (SELLER) AWARE OF...**
 - A. Whether the solar power system provides power for only a portion of the property?..... Yes No
 - B. Whether the house/system is connected to a utility service?..... Yes No
 - (1) If Yes to 3B, what was the date of installation and connection to service? 3/29/23
 - (2) If Yes to 3B, does the connection have net energy metering?..... Yes No
 - (A) If Yes to 3B(2), what tier or rate is related to the net energy metering? TOUD-5-8PM
 - (B) If Yes to 3B(2), is there an annual true-up bill from the power company?..... Yes No
 - C. Whether there is a battery bank or power wall that enables the system to run independent of a utility service (off-grid)?
..... Yes No



Property Address: 13791 Pasadena Street, Santa Ana, CA 92705 Date: _____

- D. Whether any portion of the system is installed anywhere other than the roof?..... Yes No
 - (1) If Yes to 3D, where is the system located? Battery Back Up is located on the side of the house.
 - (2) If No to 3D, how is the system attached to the roof (on top of the roofing material, to the structure, was any roofing material removed or replaced to install the system)? _____
- E. Whether there is any transfer fee or any other fee for change of ownership, regardless of whether the solar power system is owned, leased, or subject to a power purchase agreement?..... Yes No
- F. Whether there is a maintenance agreement for the solar power system?..... Yes No
- G. Whether there is a warranty that covers the solar power system?..... Yes No
 - If Yes to 3G, is the warranty transferable?..... Yes No
- H. Material facts or information (provide details and specifics about the system including, but not limited to, the number of panels, kilowatt size, type of inverter) related to the solar power system?..... Yes No
- I. Other Obligations, Agreements, or Fees?..... Yes No

Explanation: (29) 350W: SPR-X21-350-BLK-E-AC Panels. (29)Type E/ IW 7XS inverters. InvisiMount. (1) SV-Base-13-12-A, 0 x SV-Energy13-12-A Battery

4. SOLAR POWER SYSTEM IS OWNED AND CONVEYING WITH THE PROPERTY: ARE YOU (SELLER) AWARE OF...

- A. Whether the system still has a balance due on any financing?..... Yes No
 - (1) If Yes to 4A, what is the balance?..... \$ 60,380.63
 - (2) If Yes to 4A, what is the monthly payment due on the financing?..... \$ 548.36
 - (3) If Yes to 4A, is it secured by an interest on title?..... Yes No
 - (4) If Yes to 4A, is the loan transferable to or assumable by Buyer?..... Yes No

NOTE: if financing for the solar power system is not secured on title, the agreement may have to be amended for Buyer to be responsible for the balance.

- B. Whether there is any other type of lien or encumbrance on title, on a property tax bill or otherwise?..... Yes No
- C. Whether there is a power purchase agreement (if Yes, complete paragraph 5 below)?..... Yes No

Explanation: _____

5. SOLAR POWER SYSTEM IS SUBJECT TO: A LEASE; A POWER PURCHASE AGREEMENT ("PPA") (Check all that apply. If both, provide answers/explanations for both categories.) ARE YOU (SELLER) AWARE OF...

- A. The name of the company with the lease or power purchase agreement? Yes No
 - If Yes to 5A, what is the name(s)? _____
 - Lease: _____ PPA: _____
- B. The year that the agreement(s) expires? Yes No
 - If Yes to 5B, what is the expiration year(s)? _____ (if PPA, _____)
- C. The current monthly solar payments? Yes No
 - If Yes to 5C, what is the amount? \$ _____ (if PPA, \$ _____)
- D. Whether the payment amounts vary from the amount provided in 5C (If Yes, explain how the payments are structured in the future)?..... Yes No
 - Lease: _____ PPA: _____
- E. Whether the lease or PPA is transferrable to or assumable by Buyer?
 - (1) Lease Yes No N/A
 - (2) PPA Yes No N/A
- F. Whether the solar power system will be owned at the end of the agreement? Yes No
 - (1) If No to 5F, can the equipment be purchased?..... Yes No
 - (2) If Yes to 5F(1), what is the estimated amount that would be due? \$ _____

Explanation: _____

Seller acknowledges that Seller has read, understands and has received a copy of this Solar Advisory and Questionnaire, and 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 Jason Dino Jason Dino Date 04/29/2026
Seller Samantha Seaton Dino Samantha Seaton Dino Date 05/01/2026

Buyer acknowledges that Buyer has read, understands and has received a copy of this Solar Advisory and Questionnaire.

Buyer _____ Date _____
Buyer _____ Date _____

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