

MARKETING ASSISTANCE INSTRUCTIONS AND CHECKLIST

MARKETING THROUGH CLOSE

Protecting our client and homeowner(s) is critical during the Homesale process. As a result, to successfully market the property, negotiate the offer and close the sale with a buyer, there are certain steps and guidelines for handling a purchase agreement that must be followed. Please review the guidelines as stated below and clarify any questions with your BGRS contact.

MARKETING THE PROPERTY:

Reporting:

- Provide weekly updates to the homeowner(s) and bi-monthly Status Update Reports to your BGRS contact.

Vacant Property:

- Within **48 hours** of the property being vacant, send confirmation to your BGRS contact that it is in broom clean condition. If it is not in broom clean condition, provide estimates for clean-up.

Utilities:

- BGRS may require the listing broker/agent to transfer utilities from the homeowner(s) into the listing broker/agent's account when the homeowner vacates the property before closing.
- BGRS will notify the listing broker/agent if this is required.

Rider to Purchase Agreement (Rider):

- You will receive a document package containing inspections (if ordered), disclosures and a Rider that will need to be attached to a purchase agreement.
- These items must be presented to a buyer before an offer is written. If the document package is not received prior to receiving an offer, please ask your BGRS contact for a copy of the Rider and its attachments.
- Explain to the selling agent that the Rider grants the right to inspect. This rider is mandatory and may not be altered by the Purchaser.

Closing Agent Selection Agreement:

- The Closing Agent Selection Agreement must be provided to the buyer's agent for execution and inclusion with the offer

THIRD PARTY OFFER:

Receiving the Offer:

- Notify your BGRS contact as soon as there is a Purchase Agreement from an outside buyer pending on the home.
- If the offer is received during non-business hours, and your BGRS contact cannot be reached, the homeowner(s) can start negotiating verbally but should not sign or initial any offers or counters. Email or fax the offer to your BGRS contact early the next business day and include the status of the offer and history of any counters.
- Do not let the homeowner(s) sign any documents that relate to an offer/contract on the property. The homeowner(s) negotiate verbally only.
- Verify status of the Rider and Closing Agent Selection Agreement as follows:
 - a. The Rider and Closing Agent Selection Agreement should be presented to the buyer before an offer is written and must be incorporated by reference in the actual purchase agreement.

The following language is recommended:

"The Rider to Purchase Agreement and Addendum to Purchase Agreement – Closing Agent Selection Agreement are attached to and made a part of this agreement"

- b. Each page of the Rider and all disclosures and inspections provided with the Rider must be initialed and/or signed by the buyer.
- Offer must include a pre-qualification letter from Buyer's lender clearly stating credit, income and assets have been verified.
 - a. If the buyer currently owns a home, the lender letter must state that the buyer does not need to sell home at current address in order to purchase homeowner's property

Negotiating the Offer:

- Present the offer to the homeowner(s) for verbal negotiations and encourage them to contact their BGRS contact to ensure their relocation benefits are maximized.
- The homeowner is to verbally negotiate acceptable terms with the buyer, but they may NOT sign the written offer, or accept a down payment or earnest deposit.
- Seller name – must show as BGRS, LLC. The seller name may not be crossed out or corrected with liquid paper. A change to seller name requires the original purchase & sale agreement be rescinded in writing and a new one prepared showing BGRS, LLC as seller, and signed by BGRS, LLC as seller.
- Verify the Earnest money deposit.
- Specifically identify any personal property to be included/excluded with the purchase.
- Seller will pay only those costs that are mandatory or required by a seller in your geographical area. Alert your BGRS contact regarding FHA/VA offers that require the seller to pay certain mandated fees, or offers requesting that the seller credit the buyer for any costs (provide a detailed list of any requested costs).
- Sale/closing contingency:
 - a. Offer contingent on the SALE of the buyer's home is not acceptable.
 - b. Offer contingent on the CLOSE of a buyer's home may be acceptable if:
 - i. It is allowed under the client's policy (check with BGRS before proceeding).
 - ii. The offer on the buyer's home is non-contingent.
 - iii. The closing date is reasonable.
 - iv. The buyer is pre-qualified.
 - v. The buyer's buyer is pre-qualified.
 - vi. All appropriate documentation regarding pending sale is provided including a copy of the purchase agreement on the buyer's home and evidence of secondary buyer's loan approval.
- Pre-Closing Occupancy is not acceptable.
- The buyer's inspection contingency will be removed within **7 days** of acceptance.
- Closing agent:
 - a. The closing of the sale of the Property shall be facilitated on behalf of the seller through the closing agency stated in the Rider under "Section 11. Closing".
 - b. If the closing agency information is blank, contact your BGRS contact to obtain the assigned closing agency information to populate into the Rider prior to disclosing the document to a potential buyer.

Submitting the Offer:

- Immediately email the entire purchase agreement and all applicable addenda (signed and initialed by the buyer) to your BGRS contact. Please ensure all pages are legible.
- Identify on the contract where BGRS, LLC needs to sign or initial.
- Please use the following checklist to ensure all required sale documents are included:
 - ☐ Completed Buyer And Offer Information Sheet
 - ☐ The Rider with all attachments (disclosures, inspection reports, etc.) and executed by the buyer accordingly
 - ☐ Pre-qualification Letter or Verification of Funds if a cash sale
 - ☐ Copy of the buyer's earnest money check or deposit receipt

Countering the Offer:

- You may be required to make additional changes to the Purchase Agreement after further review by BGRS, LLC as the seller.
- BGRS will discuss any changes to terms with you and the homeowner(s). The homeowner will be advised how his/her relocation benefits affect the offer.

Accepting the Offer:

- Prior to signing the Contract of Sale with the buyer(s), BGRS, LLC must enter into a new listing agreement with you as seller. Your BGRS contact will provide the new listing agreement for proper signature.
- In most cases, BGRS, LLC will sign and return the fully executed purchase agreement within two business days of receipt.
- Buyer(s) may not have any inspections performed at the property until BGRS has executed and returned the Contract of Sale.

MONITORING THE SALE:

Keep your BGRS contact regularly updated throughout the closing process.

Contingencies:

- Closely monitor all contract contingencies (inspections, repairs, loan approval, etc.) and notify your BGRS contact when each contingency is satisfied.
- A signed release of the buyer inspection contingency must be sent to your BGRS contact upon receipt.
- Provide your BGRS contact with written notification of the buyer's formal loan approval upon receipt.

Buyer Repairs:

- Requests for buyer repairs should be managed in the same manner as the original offer.
- Negotiations will be handled verbally and BGRS, LLC will sign the repair addendum after a verbal agreement is reached.
- Send the buyer's written request for repairs to your BGRS contact along with any inspection reports supporting the request.

Utilities:

- BGRS may require the listing broker/agent to transfer utilities from the homeowner(s) into the listing broker/agent's account when the homeowner vacates the property before closing.
- BGRS will notify the listing broker/agent if this is required.

PRIOR TO CLOSING:

Broker Bill Reimbursement:

- Properly submit your Broker Reimbursement Request for the property expenses on a monthly basis.
- Submit all final bills to the seller's closing agency for payment at closing on the Final Statement of Expenses (included in the Inventory listing package).
 - a. Use the bottom portion of the Final Statement of Expenses to estimate any outstanding utility bills and submit them for payment as well.
 - b. Expenses will not be reimbursed after closing.

Buyer's Final Walk Through:

- Attend the buyer's final walk through and notify your BGRS contact of the results.
- If any issues arise during the walk through, negotiations will be handled verbally and BGRS will sign an addendum after a verbal agreement is reached.
- Send the buyer's written request to address walk through item(s) to your BGRS contact.

Rider to Purchase Agreement (Rider):



BUYER AND OFFER INFORMATION

ATTACH A COPY OF THE WRITTEN AND EXECUTED PURCHASE AGREEMENT WITH ALL ADDENDA

PROPERTY INFORMATION:

Date: _____

Customer: _____ File Number: _____ List Price: \$ _____

Property Address: _____

Listing Agent: _____ Phone Number: _____

Company: _____ Fax Number: _____

Selling Agent: _____ Phone Number: _____

Company: _____ Fax Number: _____

BUYER INFORMATION:

Buyer: _____ Employer: _____ Number Of Years: _____

Co- Buyer: _____ Employer: _____ Number Of Years: _____

Reason For Move: _____

Source of Down Payment: _____ *(Savings, Investments, 401K, Gift, Equity)*

Previous Home Sold? _____ When? _____ Closed? _____
(With an offer contingent upon the closing of buyer's current home, provide a copy of agreement with secondary buyer and evidence of their loan approval)

MORTGAGE INFORMATION:

Mortgage Lender Name: _____ Lender Contact & Phone: _____
(Attach Pre-Qualification/Pre-Approval Letter)

OFFER DETAILS:

Offer Price: \$ _____ Offer Date: _____ Closing Date: _____ Loan Type: _____

Deposit: \$ _____ Down Payment: \$ _____ Loan \$ _____ Interest _____%

Total Commission: _____% Commission Split: _____% / _____%

SELLER CONTRIBUTIONS: *(Points, Closing Costs, Home Warranties, Allowances):*

Other Information for Consideration:



This Page is for Information Purposes Only

Rider To Purchase **Agreement**

**Please make sure all of the following have been completed
on the Rider to Purchase before submitting the offer
package to BGRS.**

- Buyer (s) initial the bottom of each page where indicated
- Page 1 – Buyer(s) full name to be entered into the 1st paragraph
- Page 5 – Section 9 – Closing date to be added where indicated
- Page 8 – Listing Broker/Agent & Selling Broker/Agent to sign where indicated
- Page 9 – Buyer(s) sign where indicated

COMPLETE, SIGN AND RETURN WITH PURCHASE AGREEMENT:

BGRS, LLC
 Seth Roth
 16260 N 71ST ST, SUITE 200
 SCOTTSDALE, AZ 85254

RIDER TO PURCHASE AGREEMENT

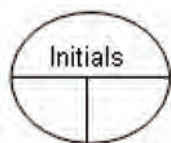
This Rider to Purchase Agreement ("Rider") is attached to and incorporated in the Purchase Agreement ("Agreement") between BGRS, LLC, as "Seller" and _____ ("Buyer") with respect to the land, buildings, improvements and contents (e.g., fixtures, appliances, etc.) located at: 6717 Noah Ave, Bakersfield, CA 93308-2085 (the "Property"). In the event of any conflict between the provisions of this Rider and the Agreement, this Rider shall control.



1. **Seller's Authority:** No agreement for the sale of the Property shall be deemed effective unless executed in writing by Seller's authorized employee. Any offer or counter-offer executed by a real estate broker or agent on behalf of Seller will not be binding unless ratified in writing by Seller.
2. **Condition of Premises:** Buyer understands that Seller is a relocation management company, has never lived in or on the Property and that Seller's knowledge of the Property is based solely on the tests, inspections, condition reports and prior occupying owner's seller disclosure statement(s) provided to Buyer. **The Property being sold and purchased is not new and is sold "as is" in its present condition with all faults (if any) subject to Section 4, below.** Buyer acknowledges that Buyer is not relying on any representations, statements, guarantees or warranties concerning the Property made by anyone, including, but not limited to: warranties of habitability, merchantability or fitness for a particular use; insurability; representations regarding the size of the buildings and improvements, lot size or boundaries; the presence or absence of toxic or hazardous substances; the presence or absence of any encroachments or unrecorded easements; special assessments of record, or the condition of the Property or any of its mechanical components including but not limited to the security system, electrical, plumbing, sprinkler system, heating, air conditioning system, and/or any appliances or other personal property (to include garage door openers/transmitters) being conveyed pursuant to the Agreement.
3. **Tests, Inspections and Disclosure Statements:** Seller has obtained the following test results or inspection reports:

<u>Type of Test/Inspection</u>	<u>Inspection Company Name</u>
Stucco Moisture Assessment	ReloOlogy Inspection Management Services LLC
Septic Open Tank Inspection and Pump	ReloOlogy Inspection Management Services LLC
Wood Destroying Insect Inspection	ReloOlogy Inspection Management Services LLC
ERC Property Assessment	ReloOlogy Inspection Management Services LLC
Pool Inspection	ReloOlogy Inspection Management Services LLC

Buyer initials:



Sprinkler System Inspection	ReloOlogy Inspection Management Services LLC
Radon Test	ReloOlogy Inspection Management Services LLC
Plumbing Inspection	ReloOlogy Inspection Management Services LLC
Roof Inspection	ReloOlogy Inspection Management Services LLC
[]	[]
[]	[]
[]	[]

Disclosure Statements

Homeowner's Disclosure Statement

State of California Seller Disclosure Form by former ownerState of California Seller Disclosure Form by Seller

HOA/CCR Documents

Natural Hazards Disclosure Statement (California only)

Lead Based Paint Disclosure*

Date

4/15/2026

7/10/2026

NA

NA

NA

4/18/2026

*Agent has informed the Seller of the Seller's obligations under 42 U.S.C. 4852(d) (The Lead-Based Paint Hazard Reduction Act) and is aware of his/her responsibility to ensure compliance including providing the Buyer with a copy of the EPA pamphlet *Protect Your Family From Lead in Your Home*.

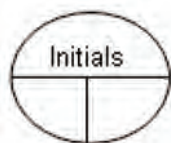
Buyer shall acknowledge receipt of test results, inspection reports, homeowners' disclosure statements, etc., (collectively, the "Disclosure Documents") by initialing each document and signing the state-prescribed seller's disclosure, if any. Buyer agrees that Buyer is not relying on the accuracy of the statements in the Disclosure Documents and may investigate the subject matter of the Disclosure Documents. Any obligation to make repairs based on the investigations or otherwise will be governed exclusively by Section 4, below.

At closing Buyer shall execute a Disclosure Acknowledgement confirming that Buyer had the opportunity to review and investigate the matters in the Disclosure Documents. Buyer's closing of the transaction described in the Agreement and this Rider constitutes Buyer's acceptance of the Property and satisfaction or waiver of matters in the Disclosure Documents.

In the event the Disclosure Documents are not available at the signing of the Agreement and this Rider, Seller agrees to provide the Buyer with such Disclosure Documents within five (5) days of Seller's receipt and to allow Buyer five (5) days to review the Disclosure Documents and provide Seller with written notice of defects in the manner described in Section 4 of this Rider.

NOTICE TO BUYER: TESTS AND INSPECTION REPORTS (IF ANY) PROVIDED TO BUYER WERE PREPARED FOR SELLER, A RELOCATION COMPANY, IN ACCORDANCE WITH THE COMPANY'S REQUIREMENTS AND REPORT THE CONDITION OF THE PROPERTY AS OF THE INSPECTION DATE. INSPECTION REPORTS PREPARED FOR SELLER ARE NOT INTENDED AS A SUBSTITUTE FOR COMPREHENSIVE INSPECTION OF THE PROPERTY BY AN INSPECTOR OF THE BUYER'S CHOICE. STANDARD INSPECTION REPORTS CUSTOMARILY PROVIDED IN THE PROPERTY'S LOCALE MAY CONTAIN ADDITIONAL INFORMATION A BUYER SHOULD CONSIDER IN MAKING A DECISION TO BUY THE PROPERTY. MOREOVER, THESE DOCUMENTS ARE GIVEN TO BUYER FOR

Buyer initials:



INFORMATIONAL PURPOSES ONLY TO SATISFY SELLER'S LEGAL DUTY OF DISCLOSURE. THEY REPRESENT THE OPINIONS OF THE INDIVIDUALS OR FIRMS WHO PREPARED THEM. SELLER MAKES NO REPRESENTATIONS AS TO THE ACCURACY OF THE INFORMATION PROVIDED AND MAKES NO AGREEMENT TO UNDERTAKE OR PERFORM ANY ACTION RECOMMENDED IN ANY OF THE REPORTS. BUYER ACKNOWLEDGES THAT BUYER IS NOT RELYING ON THE ACCURACY OF THESE DOCUMENTS.

Unless specifically noted in the Disclosure Documents, Seller has no knowledge concerning the presence of radon gas, asbestos or other toxic or hazardous substances in the Property. However, Buyer shall not interpret Seller's lack of knowledge as a representation that the Property is free of radon gas, asbestos or other toxic or hazardous substances.

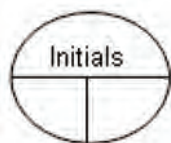
4. **Buyer's Duty to Inspect/Test:** The Property is being sold "as is"- in its present condition with all faults, if any, including those disclosed in paragraph 3 above. Unless required by law, Seller rejects all option/no risk due diligence fees/periods specified in the Agreement. Buyer has the right to inspect or to have the Property inspected by others on Buyer's behalf to determine the existence of defects, if any. All inspections shall be at Buyer's sole cost and expense. Seller recommends that Buyer secure such surveys, title inspections, professional building inspection reports, any inspections or tests necessary to determine the presence of radon gas, asbestos, lead based paint, underground storage tanks, or other toxic or hazardous substances in or about the Property, and any other tests and inspections Buyer deems appropriate to determine the condition of the Property.

Any and all inspections and tests conducted on Buyer's behalf, and any defects discovered, must be reported to Seller or Seller's agent in writing, accompanied by a complete copy of the Buyer's reports, no later than 5:00 p.m. on the seventh (7th) day after the date Seller signs the Rider except that Buyer may have up to ten (10) days to complete inspections for lead based paint and/or its hazards, unless Buyer has waived this opportunity. Buyer's failure to provide Seller with a copy of the inspection reports and reported defects within this seven (7) day period (10 for lead-based paint), shall constitute Buyer's acceptance of the condition of the Property and a waiver of all inspection contingencies, and Buyer's agreement to proceed to closing.

Seller shall have seven (7) days from the date Seller receives Buyer's written notice of any defects not previously disclosed by Seller, to advise Buyer or Buyer's agent, in writing, that Seller shall proceed under one of the following options:

- a) Treat the condition and repair the defect at Seller's own cost and expense, in which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Rider; (in the case of lead-based paint and/or remediation of lead-based paint hazards, Seller will provide Buyer with a certificate from a risk assessor or inspector demonstrating that the condition has been remedied before the date of closing); or
- b) Provide a closing credit to Buyer, or Buyer's designated contractor, in an amount agreed to by the Buyer and Seller which will be shown on the Closing Disclosure in lieu of making the repair(s), (subject to approval by Buyer's lender). In which event Buyer agrees to consummate the purchase transaction according to the terms of the Agreement and this Rider and to sign a release holding the Seller from any liability or obligation, in a form acceptable to Seller related to the condition and its repair; or
- c) Terminate the Agreement by executing a Release and refunding the Buyer's earnest money deposit. If Seller elects to terminate, Buyer shall have the right to consummate the purchase transaction taking the Property in "as is" condition with whatever defects exist; Buyer must notify Seller, in writing, of the intent to proceed within four (4) days after receipt of Seller's notice of its

Buyer initials:



election to terminate. Should Seller fail to respond within seven (7) days after notification of defects by Buyer, this Agreement shall be considered null and void, with any and all obligations of the respective parties terminated and Seller will refund Buyer's earnest money deposit.

Buyer shall have the right to make a final inspection of the Property to be sure that the Property's condition has not deteriorated from the date of the Agreement and Rider (ordinary wear and tear excepted) and to submit any repair requests to Seller as a result of Buyer's final inspection two (2) business days prior to settlement/closing.

Buyer agrees to indemnify and hold harmless Seller, its officers, directors, employees, agents, contractors and tenants from all claims, damages, liabilities, and expenses arising in connection with inspections made by Buyer, its agents or contractors prior to closing.

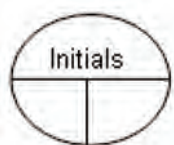
5. **Financing:** Buyer agrees to notify Seller, in writing, in the event the designated type of financing in the Agreement changes prior to closing. Buyer further agrees to provide Seller with a copy of any written denial for financing, to include the reason for the denial, upon receipt of notification of denial.
6. **Toxic/Hazardous Substances:** Buyer assumes all risk of loss, damage or injury which may arise as a result of, or may be in any way connected with, the presence of radon gas, asbestos, mold or any other toxic, hazardous or other environmentally dangerous substance in, on or about the Property. Buyer fully and forever releases and discharges Seller, its officers, employees and agents, from any and all claims, damages, liabilities, and expenses (including attorney's fees), whether now or hereafter known, which Buyers have or may hereafter have against Seller, its officers, employees and agents. Buyer releases and indemnifies Seller, its officers, employees and agents from and against any claims, damages, liabilities, and expenses (including attorney's fees), relating to the presence of radon gas, asbestos, mold or any other toxic, hazardous or other environmentally dangerous substance in, on or about the Property, which claim is made by Buyer, Buyer's dependents or invitees. This provision shall survive delivery of the Deed and the closing.
7. **Title/Title Insurance:** In the event a title report reflects title defects, Seller shall have the option to correct the item or terminate the transaction at Seller's discretion. Seller shall have no obligation to bring any action or proceeding or otherwise incur any expense whatsoever to render title marketable or insurable. In the event the defect is one which will require in excess of thirty (30) days to correct, Seller will notify Buyer and Buyer may terminate the Agreement, receive a refund of the earnest money deposit and release Seller from further obligation under the Agreement.

Seller will not provide a policy of title insurance to Buyer at Seller's expense unless the Property is in a jurisdiction where it is customary for a seller of residential property to do so and, in that event, Seller reserves the right to select a title insurer/agent.

If the Property is located in a jurisdiction where it is customary for the buyer of residential property to purchase an owner's title policy, Buyer acknowledges that Seller through its title provider has already ordered a preliminary title search/abstract. The Buyer is not required to continue using the service of Seller's title provider nor is Buyer required to use the service of any particular closing/settlement services provider as condition sale. If however, Buyer elects to have Seller's title provider continue the title process and provide other closing services, then Buyer shall receive a credit equal to the cost borne by Seller for the preliminary search, which credit will be noted on the Closing Disclosure at closing. Other than an update of preliminary title search, Buyer shall pay for additional title work required by Buyer or their lender, unless otherwise agreed to, in writing, by the Parties.

Title will be conveyed by a deed with limited warranties of title that is customary in the marketplace.

Buyer initials:



8. **Tax and Other Prorations:** Except as otherwise provided herein, prorations for "Taxes" (defined as general or "ad valorem" property taxes, supplemental and special taxes, and personal property taxes) will be calculated in accordance with local custom and based upon the most recent ascertainable full year tax bill provided as of the day of closing by the local tax collector, assessor or other applicable authority; provided, however, properties located in Illinois will be prorated at a rate of 105% of the most recent available written tax bill unless otherwise agreed by Seller. Buyer assumes all obligations for Taxes (including, without limitation, reassessments) and other charges for the Property after closing. The proration for the day of closing shall be charged to Buyer. Settlement is final. **SELLER WILL MAKE NO ADJUSTMENTS OR REPRORATIONS WHATSOEVER AFTER CLOSING.** This provision shall survive delivery of the deed and the closing.

Any confirmed and levied special assessment(s), whether governmental or association based, including special service area fees, shall be prorated and paid current through closing only. No proration shall be provided for future, unconfirmed or impending special assessments or special service area fees. All prorations shall be final as of closing.

9. **Closing:** Following the final inspection, as set forth in paragraph 4 hereinabove, all closing and repair figures must be confirmed and approved by Seller or its closing agent at least three (3) business days in advance of closing. Closing date and time must be scheduled at least five (5) days prior to closing.

The closing of the sale of the Property shall be facilitated through, the following closing agency (firm name): California Coast Escrow, Inc.

whose address is: 170 Eucalyptus Avenue, Suite 120, Vista, CA 92084

Telephone No.: (858) 260-3222

Fax No.: (760) 888-9179

Local Closing/Settlement Contact: Jen (TITLE ORDERS) Mendigutia



The closing shall occur on or before: _____

The parties agree that Time is of the Essence. Seller shall not be obligated to grant any extensions without specific written agreement. Seller will not be liable for any expenses incurred by Buyer, including temporary housing payments, moving and storage fees or mortgage finance fees, as a result of any closing delays due to lender related requirements. Seller reserves the right to charge a per diem penalty calculated at contract sales price x 1.5% divided by 30, in the event the Seller deems closing delays unreasonable.

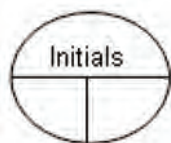
Buyer acknowledges and agrees that Seller and Seller's relocation client (i.e., the employer in a relocation transaction) are entitled to receive a complete, fully executed copy of the Closing Disclosure reflecting all monies received and disbursed in connection with this transaction.

The listing real estate agency is: Watson Realty ERA. The listing broker (or agent) is: Jaimie Dees

Note: Notwithstanding anything to the contrary in the Agreement, or elsewhere, the brokerage commission will be considered earned and payable only if the sale to Buyer is closed, the deed delivered to Buyer and the purchase price delivered to Seller.

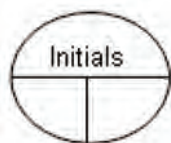
Special Instructions:

Buyer initials:



10. **Possession:** Possession shall be given to the Buyer at closing and funding. Buyer may not alter the Property, store anything on/in the Property, occupy, or otherwise use the Property prior to closing.
11. **Dispute Resolution:** Notwithstanding anything contained in the Agreement to the contrary, except as may otherwise be required by state law, Seller expressly rejects all mediation, arbitration and other alternative dispute resolution procedures. Any provisions in the Agreement requiring such procedures are void and of no effect.
12. **Insurance:** At closing, Seller will be relieved of all responsibility and liability for maintaining any insurance on the Property and Seller's insurance policies will terminate immediately upon closing. Buyer is responsible for obtaining such coverage as Buyer deems appropriate.
13. **Attorney's Fees:** In the event of a dispute involving the enforcement or interpretation of the terms or provisions of the Agreement or this Rider, the prevailing party will be entitled to reasonable attorney's fees, court costs and necessary disbursements, in addition to any other relief to which the party may be entitled. This provision will survive closing.
14. **Execution of Purchase Agreement and Rider:** The parties are not bound until the Agreement and this Rider are executed and delivered to the respective party or its agent. In addition, the Buyer acknowledges that this sale is a corporate relocation transaction and that Seller's ability to transfer title is contingent upon Seller's ability to acquire contractual ownership of the Property (if the Property is a cooperative apartment, authority to transfer the cooperative apartment shares and lease) through a contract with the individual being relocated upon terms satisfactory to that individual and Seller on or before the closing date set forth above. If Seller does not acquire ownership, authority and/or obtain marketable title on or before the closing date, the Agreement may be deemed null and void at the option of either party. In that event, the earnest money or Buyer's deposit will be refunded to Buyer as Buyer's sole and exclusive remedy and Seller will be released from further liability.
15. **Assignment/Modifications:** The Agreement and this Rider may not be assigned by Buyer unless Seller gives prior written consent. Notwithstanding the foregoing, in the event the Property is a cooperative apartment, Seller may assign this Agreement and Rider if necessary in order to meet the requirements of a cooperative housing corporation for transfer of the shares and lease and closing. Any modification to the Agreement or this Rider must be made in writing and executed by both Buyer and Seller.
16. **Settlement as Final:** Buyer's (a) failure to notify Seller in writing of any defects within the time limits provided in this Rider, or (b) acceptance of the Deed at settlement shall constitute Buyer's full acceptance of the condition of the Property and an absolute and irrevocable waiver of Buyer's right to object to its condition or assert any claim related to the Property at any time in the future including, but not limited to latent defects of which Seller had no actual knowledge. This provision shall survive delivery of the Deed and the closing.
17. **Liquidated Damages:** It is expressly agreed that any default by Buyer in the performance of the Agreement or this Rider will, at Seller's option, immediately terminate the Agreement and the Buyer's deposit and/or earnest money will be released and surrendered to Seller as liquidated damages and not as a penalty, to defray carrying costs and lost marketing time. In the event of Seller's default, Purchaser's sole remedy shall be limited to the return of the Buyer's earnest money deposit and the Agreement shall then be deemed terminated.

Buyer initials:



18. **Severability:** If any provision of this Rider conflicts with the applicable law of the jurisdiction where the Property is located, such conflict shall not affect other provisions of this Rider which can be given effect without the conflicting provision.
19. **For Properties Located In LOUISIANA Only:** Buyer acknowledges and agrees that the Property is being sold in "as is" and "where is" condition, without any warranty of recourse whatsoever as to the condition of the Property, including, without limitation, any warranty as to the absence of vices or defects (whether apparent, latent, known or unknown, easily discoverable, or hidden), fitness for any ordinary use, or fitness for any intended use or particular purpose, even for the return or reduction of the purchase price or otherwise. Buyer acknowledges reliance solely on Buyer's inspection of the Property. Accordingly, Buyer waives all of Buyer's rights in connection with the condition of the Property, and Buyer hereby relieves and releases Seller from any and all liability in connection with the condition of the Property, including particularly any and all liability for any claim or cause of action for redhibition or for reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer expressly waives all rights in redhibition and reduction of the purchase price or otherwise pursuant to Louisiana law. Buyer further acknowledges and agrees that Buyer has not relied on Seller's skills or judgment in selecting the Property. Buyer acknowledges and understands that Louisiana redhibition law enables Buyer to hold Seller responsible for any undeclared latent defects in the Property existing on the date of the Act of Sale and to either rescind the sale or seek a reduction of the purchase price, and Buyer hereby specifically waives such rights. As used in this provision, "Act of Sale" refers to the closing of title.

Buyer acknowledges that the foregoing waivers have been explained to Buyer and that Buyer has read and understands such waivers, has voluntarily and knowingly consented to such waivers and agrees to be bound thereby.

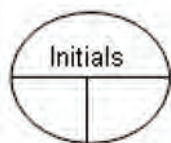
20. **For Properties Located in CALIFORNIA Only:** In connection with any rights Buyer is waiving under this Rider, including but not limited to, those set forth in sections 2, 3, 4, 6 and 7 respectively, Buyer expressly waives and relinquishes all rights and benefits afforded by California Civil Code §1542, which provides as follows:

A general release does not extend to claims which the creditor does not know or suspect to exist in his/her favor at the time of executing the release, which if known by him must have materially affected his/her settlement with the debtor.

Buyer understands and acknowledges the significance of such specific waiver of Civil Code §1542. Notwithstanding Civil Code §1542 and, for the purpose of effecting a full and complete release and discharge of Seller, Buyer expressly acknowledges that this release is intended to include in its effect, without limitation, all claims, known and unknown, existing at the time of execution and that this release contemplates the extinguishment of any such claim or claims.

21. **For COOPERATIVE APARTMENTS Only:** In the case of a cooperative apartment, Buyer's acknowledgement of disclaimers of any and all representations, statements, guarantees, and warranties by Seller including, but not limited to, acknowledgements set forth in section 2, above, specifically include disclaimers of any representations pertaining to the cooperative corporation, maintenance, assessments and charges. All references to property shall mean co-op shares and apartment lease(s) allocated to the Premises that is the subject of the Purchase Agreement. Seller's contractual ownership of the property shall be established as Seller's authority to transfer the co-op shares and apartment lease(s).

Buyer initials:



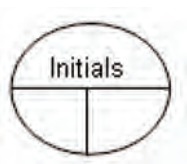
22. **ELECTRONIC SIGNATURES:** The Parties agree that electronic signature, as well as transmission by fax and/or email containing a digital image of a party's signed Agreement shall be considered a valid execution of the Agreement.

23. **Additional Provisions:**

Seller: BGRS, LLC

			
			_____ Buyer Date
By: _____	Date _____		
			_____ Buyer Date
			
_____ Listing Broker/Agent	Date _____		
			_____ Selling Broker/Agent Date

Buyer initials:



BUYER'S AGENT – READ THIS FORM!



Transferee ID: 8691139

Addendum to Purchase Agreement – Closing Agent Selection Agreement

By signing this form, Buyer and Seller hereby acknowledge, understand, and agree to select as follows:

• **THE ESCROW AND CLOSING PROCESS WILL BE CONDUCTED BY:**

**California Coast Escrow, Inc.
170 Eucalyptus Avenue
Vista, CA 92084
Phone: (858) 260-3222**

- **SELLER WILL SELECT THE UNDERWRITER OF THE TITLE INSURANCE POLICY(IES).**
- **A TITLE EXAM AND COMMITMENT HAVE BEEN OR WILL BE OBTAINED AND ISSUED THROUGH SIRVA SETTLEMENT, INC. OR OBTAINED BY THE ABOVE REFERENCED OFFICE. If SIRVA Settlement, Inc. is the listed office, the Buyer understands and agrees that SIRVA Settlement may assign one or more of its title issuance, escrow or closing activities to another qualified title, escrow and or closing office which will be identified by SIRVA Settlement prior to closing.**

The closing will take place at a location mutually agreed upon by the Seller and the Buyer. **California Coast Escrow, Inc.** has the authority to select a location on behalf of the Seller.

IMPORTANT NOTICE OF BUYER'S AGREEMENT

FEDERAL LAW AND COMPARABLE STATE LAW REQUIRE THAT NO SELLER OF PROPERTY THAT WILL BE PURCHASED WITH THE ASSISTANCE OF A FEDERALLY RELATED MORTGAGE LOAN SHALL REQUIRE DIRECTLY OR INDIRECTLY, AS A CONDITION TO SELLING THE PROPERTY, THAT TITLE INSURANCE COVERING THE PROPERTY BE PURCHASED BY THE BUYER FROM ANY PARTICULAR TITLE COMPANY.

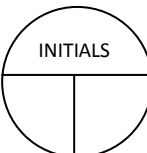
BUYER FULLY UNDERSTANDS THAT BUYER IS *NOT REQUIRED TO PURCHASE TITLE INSURANCE FROM THE TITLE AND/OR ESCROW AND CLOSING COMPANY PROPOSED BY SELLER AS A CONDITION OF BUYING THIS PROPERTY.* OTHER COMPANIES EXIST THAT CAN PROVIDE THE SAME OR SIMILAR SERVICES. ANY PRE-POPULATED TERMS HEREIN CAN BE CHANGED BY THE PARTIES.

BY SIGNING THIS CLOSING AGENT SELECTION AGREEMENT, THE BUYER ACKNOWLEDGES AND AGREES THAT BUYER HAS HAD AN OPPORTUNITY TO COMPARE THE COSTS AND SERVICES OF THE TITLE AND/OR ESCROW AND CLOSING COMPANY PROPOSED BY SELLER WITH COSTS AND SERVICES OF OTHER TITLE AND/OR ESCROW AND CLOSING COMPANIES. BUYER HAS NEGOTIATED AND AGREED TO THE SELECTION OF TITLE INSURANCE, THE ESCROW AND CLOSING OFFICE AND AGREES TO THE SELECTION OF THE TITLE INSURANCE AGENT AND UNDERWRITER AND THE ESCROW AND CLOSING OFFICE CONTAINED HEREIN.

BUYER SHALL INFORM BUYER'S AGENT AND MORTGAGE LENDER OF THIS AGREEMENT AND PROVIDE BOTH AGENT AND LENDER A COPY OF THIS AGREEMENT.

The parties commit to provide the lender information and any other pertinent details needed to facilitate a timely closing through **SIRVA Settlement, Inc. or its assignee, California Coast Escrow, Inc..**

Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.



BUYER'S AGENT – READ THIS FORM!

Title insurance, closing and escrow charges will be paid by the parties in accordance with the normal and customary split of charges for the area, or as specified in the Purchase Agreement for the Property referenced below. Any additional title exams including those required by Buyer's lender (other than an update of the Seller's title exam prior to closing) shall be paid for by the Buyer.

Buyer acknowledges that Buyer has been advised that SIRVA Settlement, Inc. is an affiliated entity to Seller and Buyer has received and read a Notice of Affiliated Business Arrangements disclosure.

In the event of any disagreements or conflicts between the terms of this Agreement and the Purchase Agreement and/or other Riders or Addenda, this Agreement shall conclusively govern.

☐ **CHECK HERE IF DECLINING SIRVA SETTLEMENT OR ITS ASSIGNEE**

**6717 Noah Avenue
Bakersfield, CA 93308-2085**

_____, **BUYER**

Date: _____

_____, **BUYER**

Date: _____

BGRS, LLC, SELLER

By: _____

Date: _____

Seller is a relocation company that has never Occupied the property and provides the former Occupying owner's Disclosure Summary for Disclosure purposes only. Seller makes no Representations or warranties regarding the Accuracy of the information provided.



One Parkview Plaza, Oakbrook Terrace, IL 60181; 630-570-3047; SIRVA.com

NOTICE OF AFFILIATED BUSINESS DISCLOSURE

This is to give you notice that the referring party has a business relationship with other settlement services.

The following Settlement Services providers all have common ownership. Because of this relationship, a referral by any one of these parties may provide that referring party a financial or other benefit. *

Mortgage Lenders	Real Estate Brokers	Title Agents
SIRVA Mortgage, Inc.	SIRVA Relocation LLC	SIRVA Settlement, Inc.
	BGRS, LLC	SIRVA Settlement of Maryland, LLC.
	BGRS Relocation Inc.	

Each of the foregoing SIRVA & BGRS companies conduct business under "SIRVA".

Each member of the SIRVA group of companies has a beneficial relationship with the other companies as they all have common ownership. Because of this relationship, your use of any of these affiliated companies may provide the particular SIRVA Company that you are initially working with a financial or other benefit. For example if you are currently working with SIRVA Relocation and they refer you to SIRVA Mortgage, Inc., SIRVA Relocation may receive a benefit due to the common ownership of the companies.**

Set forth below is the estimated charge or range of charges for the settlement services listed. You are **NOT** required to use the listed providers as a condition for settlement of your loan, a refinance of your loan, the purchase or sale of your property, or obtaining title insurance of the subject property.

THERE ARE FREQUENTLY OTHER SETTLEMENT SERVICE PROVIDERS AVAILABLE WITH SIMILAR SERVICES. YOU ARE FREE TO SHOP AROUND TO DETERMINE THAT YOU ARE RECEIVING THE BEST SERVICES AND THE BEST RATE FOR THESE SERVICES.

Mortgage Lending Services: SIRVA Mortgage, Inc.;

Possible loan origination fees and related charges: Generally, .5%-2% of your home value. Fees may include Application Fee, Tax Service Fee, Underwriting Fee, Commitment Fee, Lender's Attorney Fee, Escrow Waiver Fee, Origination Charge and/or Discount Points (fees as applicable and where permitted by law).

Real Estate Services: SIRVA Relocation LLC; BGRS, LLC; BGRS Relocation Inc.

Provides real estate referral services to licensed real estate brokers and agents through its real estate services, property management services and corporate housing divisions. Commissions for brokerage services for rental properties are generally 10%-12% of the first year's rent and are paid by the Lessee

Title Agency/Closing Services: SIRVA Settlement, Inc.; SIRVA Settlement of Maryland, LLC

Possible title-related fees: Generally, 1% of home value. Fees may include Title Search Fee, Title Review Fee, Attorney's Fees, Commitment Fee, Escrow Fee, and Closing Service Fee.

ACKNOWLEDGMENT

I/we have read this disclosure form and understand that a SIRVA company may be referring me/us to purchase one or more of the above-described settlement service(s) and may receive a financial or other benefit as the result of this referral.

BUYER (Date)

BUYER (Date)

*SIRVA and BGRS also have other affiliated companies, including Allied Van Lines® and northAmerican® Van Lines, that are not directly involved in the mortgage, real estate brokerage or Title Agency/Closing Services.

** Not all of the affiliates and their services may be applicable to you depending on the State in which your home is located and, if applicable, your company's relocation policy or whether the buyer or seller in a home sale transaction selects the title Agent.

One Parkview Plaza, Oakbrook Terrace, IL 60181; 630-570-3047; SIRVA.com



This Page is for Information Purposes Only

Buyer to Initial Each
Page of The
Documents Included
in this Package

Please make sure all pages of the following have been initialed and are submitted with the offer package to BGRS.

COMPLETE, SIGN AND RETURN TO:
BGRS, LLC
Seth Roth
Email: Seth.Roth@sirva.com

HOMEOWNER DISCLOSURE STATEMENT

NOTE: If this document isn't completed correctly or in its entirety, you will be asked to address any omissions or errors which may delay your relocation.

INSTRUCTIONS
• Answer every question on this form to the best of your knowledge and return it within five (5) working days.
• Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.
• Check "NA" if a component/system does not exist.
• Explain any "Yes" answers in comments area for each section and provide repair receipts and/or warranties as applicable.
• Attach additional pages as necessary if more space is required for comments.
• Attach supporting documentation as indicated in Section 12.
• Document is initialed at bottom of each page as follows: – Customer and spouse/partner initial as Seller. – BGRS associate initials as BGRS. – Resale Buyer(s) initial(s).

1. PROPERTY IDENTIFICATION		
Customer name	Danielle Payne	"The Seller"
Spouse		"The Seller"
Other(s) on title		"The Seller"
Property address	6717 Noah Ave Bakersfield, CA 93308-2085 USA	"The Property"

In connection with my relocation, I/we make the following disclosures to the best of my/our knowledge regarding the Property. I/We further understand and acknowledge the importance of BGRS, LLC ("BGRS")'s timely receipt of the information in this disclosure; and that my/our delay in returning this Disclosure to BGRS may adversely impact the purchase of the property by BGRS and sale of the property by BGRS to a third party.

2. GENERAL PROPERTY INFORMATION	
• Select the choices below that pertain to the Property. • Select "Other" and indicate "unknown" if you have no knowledge regarding the type of a specific component/system.	
Age of Property: <u>46 years</u>	Date purchased: <u>Jan 2023</u>
Property Type	
☐ Condominium	☐ Co-operative apartment
☒ Single family	☐ Mobile/manufactured home
Other:	
Is Property currently occupied?	Yes ☒ No ☐
If vacant, for how long:	

Seller initials DP / BGRS initials SR / Resale Buyer initials I

2 GENERAL PROPERTY INFORMATION Continued									
Air conditioner(s)									
None		☒ Central air		Ductless home air system					
Window unit		How many units:							
Detectors									
None		☒ Smoke- how many:							
Carbon-monoxide (CO)- how many:				Combo CO and Smoke- how many:					
Fireplace									
None				Decorative- how many:					
☒ Gas- how many: 1				Wood burning- how many:					
Heating system									
Electric		Heat pump		Windmill					
Geothermal		Solar pump		☒ Natural gas					
Other:		LP gas				Oil			
If Oil or LP Gas, is tank:		Above ground		☒ In ground					
Date tank last serviced?		Any maintenance plan?		Yes				No	
If LP or natural gas applies, is there corrugated stainless steel tubing?				Yes				No	
Land									
☒ No abnormalities		Sink hole(s)		Expansive soil					
Landfill		Fault Rupture		Hazard zone					
Mineral rights leased		Mineral rights owned		Mineral rights unknown					
Other:									
Plumbing									
☒ Copper		Lead		☒ PVC/CPVC					
Kitec/Pex		Polybutylene				Other:			
Roof/Age of roof:									
Asphalt		Metal		☒ Tile					
☒ Composition		Slate				Wood shingle			
Other:									
Siding									
Aluminum		Hardie board		☒ Stucco					
☒ Brick		☒ Wood				Synthetic stucco			
Composite board		Mfg. stone veneer				Vinyl			
Other:									
Solar Energy									
☒ None		Leased		Owned		Full		Partial	
Swimming pool									
None		☒ In ground				Above ground			
Is pool heated?		☒ Yes				No			
Spa-jacuzzi or hot tub									
None		☒ In ground				Above ground			
Water supply									
☒ City		Private well				Shared well			
Sewage									
City		☒ Septic				Other:			

Seller initials DP /

BGRS initials SE /

Resale Buyer initials _____ /

GENERAL HOME COMPONENTS/SYSTEMS				Yes	No	NA
3.	- Are you aware of current defects, malfunctions, problems or previous repairs to any of the following? - Check "NA" if a component/system does not exist. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.					
a)	Air conditioner				X	
b)	Basement (indicate type below)				X	
	Slab/Not Applicable	Unfinished				
	Partially finished	Fully finished				
c)	Chimney(s)	How many: 1			X	
d)	Ceilings				X	
e)	Ceiling fans	How many: 4			X	
f)	Central Vacuum					X
g)	Crawlspace					X
h)	Electrical				X	
i)	Fireplace(s)				X	
j)	Floors				X	
k)	Garage door opener(s)	How many remotes: 2			X	
l)	Heating				X	
m)	Irrigation/Underground sprinkler system				X	
n)	Plumbing including fixtures				X	
o)	Roof				X	
p)	Sauna					X
q)	Security System				X	
r)	Septic-cesspool including leach field-lines				X	
s)	If yes to p), date septic last serviced: 01/2023					
t)	If yes to p), date septic last inspected:					
u)	Sewer (water back up, water main breaks, tree roots, etc.)					X
w)	Swimming pool including pool equipment and any heater				X	
x)	If yes to w), describe safety features (eg. mesh fence, door / pool alarm):					
y)	Solar Panels					X
z)	Spa-jacuzzi or hot tub				X	
aa)	Sump pump including battery back up					X
bb)	Water filtration system					X
cc)	Water softener					X
dd)	Water supply				X	
ee)	Windows				X	
Comments:						

Seller initials DP

BGRS initials SR

Resale Buyer initials I

4. HOME IMPROVEMENTS/REPAIRS		Yes	No
- Indicate in comment section below whether repairs or other alterations were in response to a defect. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.			
a)	Are you aware of any structural additions, changes or repairs made to the Property by the former owners without all proper permits and government approval?		X
b)	Have you made any additions, structural modifications, repairs or other alterations to the Property? If yes, answer (i-iv.) below:		X
i.	Were permits required?		X
ii.	Were permits obtained and closed?		
iii.	If applicable, was ACC/HOA approval required?		
iv.	If applicable, was ACC/HOA approval obtained?		
c)	Is there any evidence of, or has the Property been treated for, or repaired due to termite, pest or rodent infestation?		X
Comments:			

5. PROPERTY BOUNDARIES		Yes	No
- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.			
a)	Have you ever received or had a survey made of the Property?		X
b)	Are there any common walls, party walls, retaining walls, sea walls, fences or patios on the Property or adjacent property, where use or maintenance is shared?		X
c)	Are there any driveways or private roads where use or maintenance is shared?		X
d)	Are you aware of any easements, encroachments, overlaps, boundary or lot line disputes (recorded or not) that affect the Property?		X
e)	Are there any zoning violations, non-conforming units, violation of set -back requirements, boundary disputes, etc.?		X
f)	Is your interest in or ability to convey marketable title to the Property affected by any of the above?		X
Comments:			

Seller initials DP / BGRS initials SR / Resale Buyer initials /

6.	DRAINAGE/WATER		
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Have there ever been any issues with dampness, drainage, grading, standing water, water damage or flooding in or about the Property?		X
b)	Are you aware of any properties adjacent to the Property that have/have had any issues with drainage, grading, standing water?		X
c)	Is the Property located in a designated flood zone by FEMA that requires flood insurance?		X
Comments:			

7.	LAND/FOUNDATION		
	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Have any of the following ever occurred on the Property or in your community: movement, settling or sliding issues?		X
b)	Are there cracks, tilting or settling of any exterior walls, interior walls, ceilings, floors, foundation or basement?		X
c)	Has there been any damage to the Property or any of the structures from fire, earthquake, hurricanes, tornadoes, floods, landslides, etc.?		X
d)	Are there past or present problems with driveways, walkways, patio, seawalls, fences, retaining walls on or adjacent to the Property?		X
Comments:			

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Seller initials DP / _____

BGRS initials SR / _____

Resale Buyer initials _____ / _____

8. NEIGHBORHOOD	- Answer "yes" if neighborhood conditions are either present or proposed. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Is there any unusual noise from any source that affects the Property? (Airplanes, highway, trains, hospital zone)		X
b)	Is the Property located near any recreational facility? (Community park, baseball field, golf course, etc.)		X
c)	Is the Property located near any unusual business? (Correctional facility, gun range, private or municipal dump, junkyard or toxic disposal site etc.)		A
d)	Is the Property located near any retaining pond or other water source?	X	
Comments:			

9. HAZARDOUS SUBSTANCES	- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.	Yes	No
a)	Does the Property now, or has it ever contained, any toxic substances to include but not limited to asbestos, lead paint, mold, radon gas, urea-formaldehyde foam Insulation (UFFI), formaldehyde flooring or adhesive, corrosive/Chinese drywall or Chinese made laminate flooring?		X
b)	Does the Property contain an inactive/abandoned home heating oil or LP gas tank? <i>If yes answer question (i.) below.</i>		X
i.	Date storage tank abandoned?		
Comments:			

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Seller initials DP

BGRS initials SR

Resale Buyer initials /

10. HOMEOWNER'S OR CONDOMINIUM ASSOCIATION		Yes	No
- Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.			
a)	Are there any common areas not managed by a use and maintenance agreement? (roofs, walls, driveways, roadways, walkways, wells or other jointly-owned areas)		☒
b)	Is there a Homeowner or condominium association pertaining to the Property? <i>If yes, answer questions (i-vii) below.</i>		☒
i.	Is the Home owner or condominium association voluntary?		
ii.	Is the Home owner or condominium association mandatory?		
iii.	Does the association collect dues?		
iv.	Is the association solvent (financially stable)?		
v.	Does the association have first right of refusal for sale?		
vi.	Any special assessments whether actual, pending or proposed?		
vii.	Any lawsuits by or against the association?		
Comments:			

11. MISCELLANEOUS		Yes	No
- Answer yes if any of the following are anticipated, existing, pending or proposed. - Explain any "Yes" answers in comments area below and provide repair receipts and/or warranties as applicable. - Attach additional pages as necessary if more space is required for comments.			
a)	Do you know of any facts, conditions/circumstances that may affect any of the following pertaining to the Property: marketability, value, beneficial use or desirability?		☒
b)	Are there any tax increases, bonds or special assessments by any governmental authority?		☒
c)	Is there any legal action that could affect your interest in the property? (demands, lawsuits, settlements, judgments, bankruptcy, divorce, claim for damages or any other type of proceeding)		☒
e)	Have there been any insurance claims?		☒
f)	Is there any reason why the Property would not be insurable at standard rates?		☒
g)	Are there any leased items on the property?		☒
h)	Have you had pets in/on the Property during your ownership?	☒	☒
Comments: <u>Chickens</u>			

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Seller initials DP / BGRS initials SR / Resale Buyer initials I

12. SUPPORTING DOCUMENTATION CHECKLIST		Attached	NA
- Check as "Attached" any/all of the following reports/documentation obtained during your ownership or purchase of the Property that you are including with this disclosure. - Check NA if you do not have a particular report/documentation.			
a)	Building permits		☒
b)	Certificate of Occupancy		☒
c)	Defective construction claim reports		☒
d)	Disclosure statements provided at the time of your purchase of the Property		☒
e)	Homeowners (HOA)/Condo Association Documents		☒
i.	Articles		
ii.	Assessment statements		
iii.	By-laws		
iv.	Conditions, covenants & restrictions (CC&Rs)		
v.	Financial statements		
vi.	Written approval for modifications to the Property		
f)	Inspection reports		☒
i.	Engineering		
ii.	Home		
iii.	Indoor air quality (i.e. mold, pet dander)		
iv.	Radon		
v.	Pest/termite		
vi.	Septic		
vii.	Soil		
viii.	Stucco		
ix.	Structural		
x.	Other:		
xi.	Other:		
g)	Property survey		☒
h)	Repair Receipts		☒
i.	If attached, how many receipts:		
h)	Underground storage tank abandonment		☒
i)	Warranties or maintenance contracts		☒
i.	Pest/termite		
ii.	Radon		
iii.	Driveway maintenance or shared agreement		
iv.	Other:		
v.	Other:		

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Seller initials 

BGRS initials SR

Resale Buyer initials I

STATE DISCLOSURES – Some states require sellers to complete a specific disclosure form. If your state requires a specific seller's disclosure, you must provide a completed disclosure to BGRS, LLC ("BGRS"). If you have previously completed a seller's disclosure for your real estate broker, you must provide a legible copy of the seller's disclosure to BGRS. The seller's disclosure prepared for your real estate broker (if completed within the last 90 days) may be submitted in lieu of completing a new state required seller's disclosure. Unless allowed by your Employer's relocation policy providing the state disclosure is in addition to, and not in lieu of, providing this Homeowner Disclosure Statement.

SELLER SIGNATURES – The undersigned ("Homeowners") acknowledge this Homeowner Disclosure Statement is incorporated by reference in the Contract of Sale with BGRS. Homeowners further acknowledge and understand (a) that BGRS may rely on the statements made, and (b) certify that the information is true and correct to the best of my/our knowledge as of the date indicated below. Homeowners acknowledge that BGRS and any agents or subagents appointed by them will disclose the above information and provide a copy of this Homeowner Disclosure Statement to prospective buyers. Homeowners acknowledge that failure to disclose a defective condition may entitle BGRS to cancel an offer to purchase.

If, after having completed this Homeowner Disclosure Statement and any other disclosures required to be provided, you subsequently discover the existence of any defect or condition required to be disclosed, you are under a continuing obligation to supplement your disclosures to include such defect and/or condition. This obligation will continue until the date BGRS executes a Contract of Sale with you or you vacate the Property, whichever is later.

Date:

4/15/2026



Danielle Payne

Date:

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Seller initials DP

BGRS initials SR

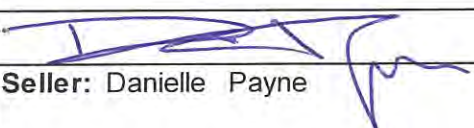
Resale Buyer initials I

Sign and return to:

BGRS, LLC
Seth Roth
Email: Seth.Roth@sirva.com

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

Property address: 6717 Noah Ave
Bakersfield, CA 93308-2085

I/WE, THE OWNER(S) OF THE PROPERTY LISTED ABOVE, DECLARE THAT THE PROPERTY WAS CONSTRUCTED ON OR AFTER JANUARY 1, 1978.	
☒ Yes	☐ No
 Seller: Danielle Payne	<u>4/15/26</u> Date
Seller:	Date

STOP! If the property was constructed on or after January 1, 1978, and you signed in the box above, you are not required to complete the remainder of this document/Disclosure of Information on Lead-Based Paint & Lead-Based Paint Hazards, nor sign on page 2.

LEAD WARNING STATEMENT

Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that 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 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.

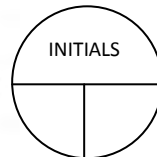
This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

Seller's Disclosure (Initial)

_____ (a) Presence of lead-based paint and/or lead-based paint hazards (check one below):

_____ Seller has no knowledge of lead-based paint and/or lead-based paint hazards in the housing.

_____ Known lead-based paint and/or lead-based paint hazards are present in the housing (explain below).



____ (b) Records and reports available to the seller (check one below):

____ Seller has no reports or records pertaining to lead-based paint and/or lead-based paint hazards in the housing.

____ Seller has provided the purchaser with all available records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing (list documents below).

Purchaser's Acknowledgment (Initial)

____ (c) Purchaser has received copies of all information listed above.

N/A (d) Purchaser has received the pamphlet Protect Your Family from Lead in Your Home.

____ (e) Purchaser has (check one below):

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

____ 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)

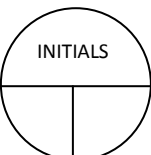
____ (f) Agent has informed the seller of the seller's obligations under 42 U.S.C.4582.d and is
N/A aware of his/her responsibility to ensure compliance.

Certification of Accuracy

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

____ Seller: Danielle Payne	____ Date	____ Seller:	____ Date
____ N/A	____ N/A	____ N/A	____ N/A
____ Listing Agent	____ Date	____ Selling Agent	____ Date
BGRS, LLC			
____ 	____ 4-18-2026		
By: relocation consultant	Date		
Its:			

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STANDARD NOTICE OF WORK COMPLETED AND NOT COMPLETED

NOTICE - All recommendations may not have been completed - See below - Recommendations not completed.

This form is prescribed by the Structural Pest Control Board.

Building No. 6717	Street Noah Ave	City Bakersfield	ZIP 93308	Date of Completion 07/07/2026
----------------------	--------------------	---------------------	--------------	----------------------------------



American Termite Solutions & Pest Control Inc

4200 Easton Dr Suite 1
Bakersfield CA 93309
(661) 479-7482
robstane44@outlook.com

Report # : 23640 - 1

Registration # : PR 9396

Escrow # :

☐ CORRECTED REPORT

Ordered By: Gordon Team Realty	Property Owner and/or Party of Interest: Danielle Payne	Completion Sent To:
-----------------------------------	--	---------------------

The following recommendations on the above designated property, as outlined in Wood Destroying Pests and Organisms Inspection Report dated 06/17/2026 have been and/or have not been completed.

Recommendations completed by this firm that are in accordance with the Structural Pest Control Board's Rules and Regulations:
2A, 2B, 3A, 4A, 4B, 4C, 4D, 5A

Recommendations completed by this firm that are considered secondary and substandard measures under Section 1992 of the Structural Pest Control Board's Rules and Regulations including person requesting secondary measure:

Cost of work completed:

Cost: \$	4,200.00
Inspection Fee: \$	0.00
Other: \$	0.00
Total: \$	4,200.00

Recommendations not completed by this firm:

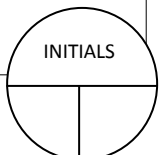
Estimated Cost: \$

Remarks:

The Following Certification is in compliance with the Structural Pest Control Act, Section 8519 of the Business and Professions Code, and Pertains to the visible and accessible areas inspected on the date of our original inspection report, and Supplemental inspection reports, if any and does not imply the absence or presence of infestation or infection in areas where further inspection was recommended and not completed.

THIS IS TO CERTIFY that the structure described herein is now free of evidence of active infestation or infection in the visible and accessible areas.

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Inspected By: Mike Gonzales State License No. FR46073 Signature: Mike Gonzales

You are entitled to obtain copies of all reports and completion notices on this property reported to the Board during the preceding two years upon payment of a search fee to: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of this company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. 43M-44 (Rev.10/01)



INVOICE / STATEMENT

American Termite Solutions & Pest Control Inc

4200 Easton Dr Suite 1
Bakersfield CA 93309
(661) 479-7482
robstane44@outlook.com

Date: 06/19/2026

Report Number: 23640

Invoice Number: 23640-1

Escrow Number:

Property 6717 Noah Ave
Inspected: Bakersfield, CA 93308

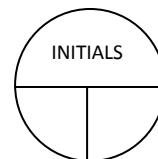
Bill To: Danielle Payne

MOBILE: (713) 408-2148

Item 1: \$	4,200.00
Invoice Total: \$	4,200.00
Payments: \$	4,200.00
Total Due: \$	0.00

Description of Service
Section 1 & 2

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RETAIN THIS COPY FOR YOUR RECORDS

THANK YOU FOR YOUR BUSINESS

CUT HERE

CUT HERE

CUT HERE



INVOICE / STATEMENT

American Termite Solutions & Pest Control Inc

4200 Easton Dr Suite 1
Bakersfield CA 93309
(661) 479-7482
robstane44@outlook.com

Date: 06/19/2026

Report Number: 23640

Invoice Number: 23640-1

Escrow Number:

Property 6717 Noah Ave
Inspected: Bakersfield, CA 93308

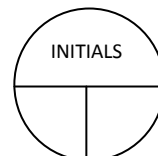
Bill To: Danielle Payne

MOBILE: (713) 408-2148

Item 1: \$	4,200.00
Invoice Total: \$	4,200.00
Payments: \$	4,200.00
Total Due: \$	0.00

Description of Service
Section 1 & 2

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RETURN THIS COPY WITH REMITTANCE

THANK YOU FOR YOUR BUSINESS



Stucco Moisture Survey Summary

Transferee / Property / Inspection Information

Transferee Name:	Sirva	Street Address:	6717 Noah Ave
City:	Bakersfield	State / Zip Code:	CA / 93308
Customer:	Sirva	File Number:	8691139
Customer Contact:	Seth Roth	Inspection / Report Date:	4-22-2026 / 4-28-2026

Issues Identified During Inspection

Stucco ID: The exterior of this home is clad with Hardcoat or "Conventional Stucco" on all elevations. This type of stucco typically consists of a mixture of Portland cement, lime, and sand. These components are field mixed with water and the cementitious mix troweled onto metal lathe. The application process is generally completed in three steps; scratch, brown, and finish coats. Minor hair line cracks are common and natural with Portland based systems. Hair line cracks are generally cosmetic cracks occurring on the surface of the system. Please note: Any subsurface moisture readings exceeding 19% are considered to be "elevated" and further exploratory work may be necessary (additional hidden damage may exist). This is not an EIFS system. This type of exterior surface requires regular / routine maintenance. No warranty is expressed or implied as to the future condition or performance of this stucco system. Below is a summary of the attached comprehensive report:

Stucco Moisture Survey:

1. Attachments and/or penetrations are not adequately sealed as depicted on pg. 8 of the attached report. All system penetrations such as light fixtures, electrical outlets, and utility conduit or utility boxes should be properly attached and/or sealed with a manufacturer-approved sealant to prevent moisture intrusion.
2. Stucco was installed first and extends behind concrete porch as depicted on pg. 10 of the attached report. Weep screed is present at other locations and may be present behind concrete porch. Stucco industry details typically require flashing at the base of the wall or, alternatively, a 2" clearance above hard surface grade with an integrated weep screed.
3. Cracking was noted as depicted on pg. 13 of the attached report. Compression cracking can occur in stucco systems for various reasons, including, but not limited to; absence of control joints or corner casing beads, building and ground settlement, seismic movement, wind loads and racking, thermal expansion and contraction, warping, shrinkage, swelling of lumber or wood-based sheathing, vibrations from heavy equipment and/or ongoing construction.
4. Physical damage was noted at several locations as depicted on pg. 15 of the attached report. This damage is not considered to be the result of improper application of the stucco, or a defect in the product materials, and no moisture intrusion was detected as a result of this damage.

Please note: No elevated moisture readings were detected at the time of the inspection. Periodic moisture testing is recommended.

*Please note: The inspection and this report are provided solely for the purpose of evaluating the physical condition and/or functionality of the property and/or related systems or components at the time of inspection. This inspection does **not** determine, guarantee, or imply the insurability of the property or any of its components. Insurance companies may have their own underwriting requirements, risk assessments, or restrictions regarding certain materials, systems, or conditions, which are beyond the scope of this inspection. The inspector makes no representation as to whether the property will qualify for insurance coverage, the cost of such coverage, or the availability of coverage. Customers, buyers, etc. are advised to consult directly with their insurance provider regarding any concerns related to coverage, insurability, or policy limitations. Neither the inspector nor the inspection management company shall be held responsible for future insurability decisions made by insurance carriers or other third parties.*

Action Recommended

Action Recommended:

1. **Qualified contractor to properly seal or re-seal all attachments and penetrations through the stucco per stucco industry standards.**
2. **Qualified contractor to verify that flashing and weep system is integrated behind concrete the porch. If not present, install proper flashing and/or weep screed at stucco termination with grade per stucco industry standards. Cut stucco back 6"-8", install new weather resistant barrier 2 layers, foundation flashing tape, install new weep screed and integrate with existing metal lath. Lap metal lath a minimum 2". Apply new scratch, reinforcing fabric and acrylic base coat to natural break point. Optionally, contractor could add trim band to blend in work area and avoid the necessity to re-finish large wall areas.**
3. **Qualified contractor to identify any and all areas of cracking and repair per stucco industry standards as follows. Typically, small structural cracks, less than 1/32" (approximately the width of a dime) can be bridged with an elastomeric coating. General application guide is application of appropriate primer, and then application of coating, 12-14 wet mil thickness per coat.**



Stucco Moisture Survey Summary

Transferee / Property / Inspection Information

Transferee Name:	Sirva	Street Address:	6717 Noah Ave
City:	Bakersfield	State / Zip Code:	CA / 93308
Customer:	Sirva	File Number:	8691139
Customer Contact:	Seth Roth	Inspection / Report Date:	4-22-2026 / 4-28-2026

Coating should be applied up to an architectural break or to the full elevation as necessary to obtain a satisfactory aesthetic appearance. Larger structural cracks should be repaired per stucco industry standards as follows: Embed glass fiber reinforcing mesh in acrylic base coat. Overlay cracks individually with a 4-6 inch wide strip of mesh centered over the crack. If cracks are prevalent throughout an area, treat the whole area with mesh. Overlap all mesh seams minimum 2½". General application guide is application of appropriate primer, and then application of coating, 12-14 wet mil thickness per coat. Resurface up to an architectural break or resurface the full elevation as necessary to obtain a satisfactory aesthetic appearance. *All cracking was not necessarily identified in this report.

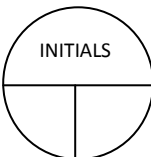
4. Qualified contractor to identify and repair all areas of physical damage per stucco industry's recommended repair details to prevent long-term exposure of the system to outside elements. * All areas of physical damage are not necessarily identified in this report.

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Cathy Ciambella
Senior Inspection Specialist
ReloOlogy Inspection Management Services
Phone: 215/478-6962

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Cliff Kapson Consulting, Ltd

April 26, 2026

ReloOlogy Inspection Management Services, LLC
501 Cambria
Bensalem, PA 19020

PROPERTY INFORMATION:

6717 Noah Ave, Bakersfield, CA 93308
File No.: RIMS-6717-Stucco-121169

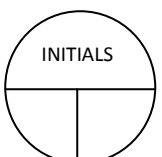
VENDOR/CONTRACTOR INFORMATION:

Company: Cliff Kapson Consulting, Ltd.
Inspector: Abraham Segovia

EVALUATION INFORMATION:

Date of Inspection: 4/22/2026
Time of Inspection: 10:30 AM
Weather/Temp: Sunny/75°F
Age of Envelope System: 46 years, built 1980
Windows: Aluminum Horizontal Slider
Product(s): Hard-Coat/Traditional Stucco - Typically
Comprised of a Weather Resistive Barrier (WRB),
Diamond Wire or Metal Lath, Portland Cement
Base Coat and an Acrylic or Siliconized Finish Coat
over Plywood Sheathing and Framing.
Inspection Equipment: Delmhorst BD2100 with 4" probes

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OVERVIEW:

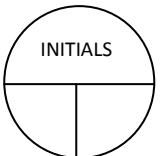
The primary purpose of this inspection is to evaluate the current performance of the stucco system on this structure. The secondary purpose is to offer the client the best remedial options available.

The entire stucco system was inspected visually. Moisture probing was also conducted in selected locations at the discretion of the inspector. Moisture readings should be interpreted as outlined in the attached document titled "Understanding Moisture Readings".

The photos included in this report are intended to facilitate an understanding of the defects cited herein. They are a sample representation of said defects, and may not include all the deficiencies cited in the body of this report.

The following is a detail of our observations at the time of this inspection:

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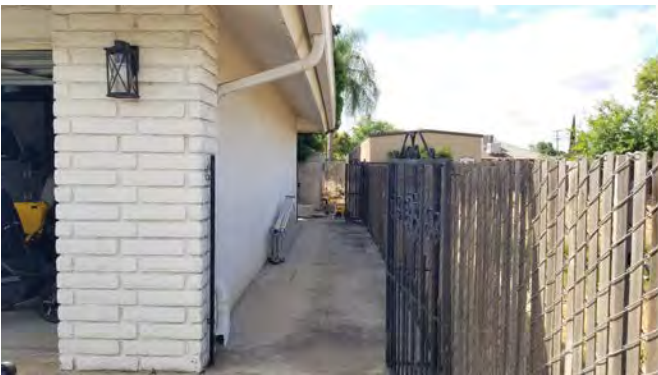




Front Elevation



Left Side (rear)

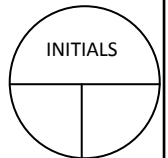


Right Side



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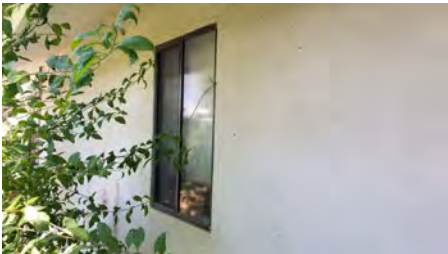
Rear Elevation



Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Stucco Intersection with Window



Stucco Intersection with Window



Stucco Intersection with Window



Stucco Intersection with Window

Stucco Intersection with Windows:

Evaluation:
No sealant present at stucco intersection with windows.

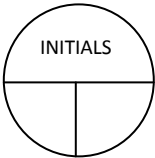
Stucco industry details require a minimum 3/8” caulk joint, with a closed-cell backer rod, and sealant or a fillet bead of sealant, with bond breaker tape.

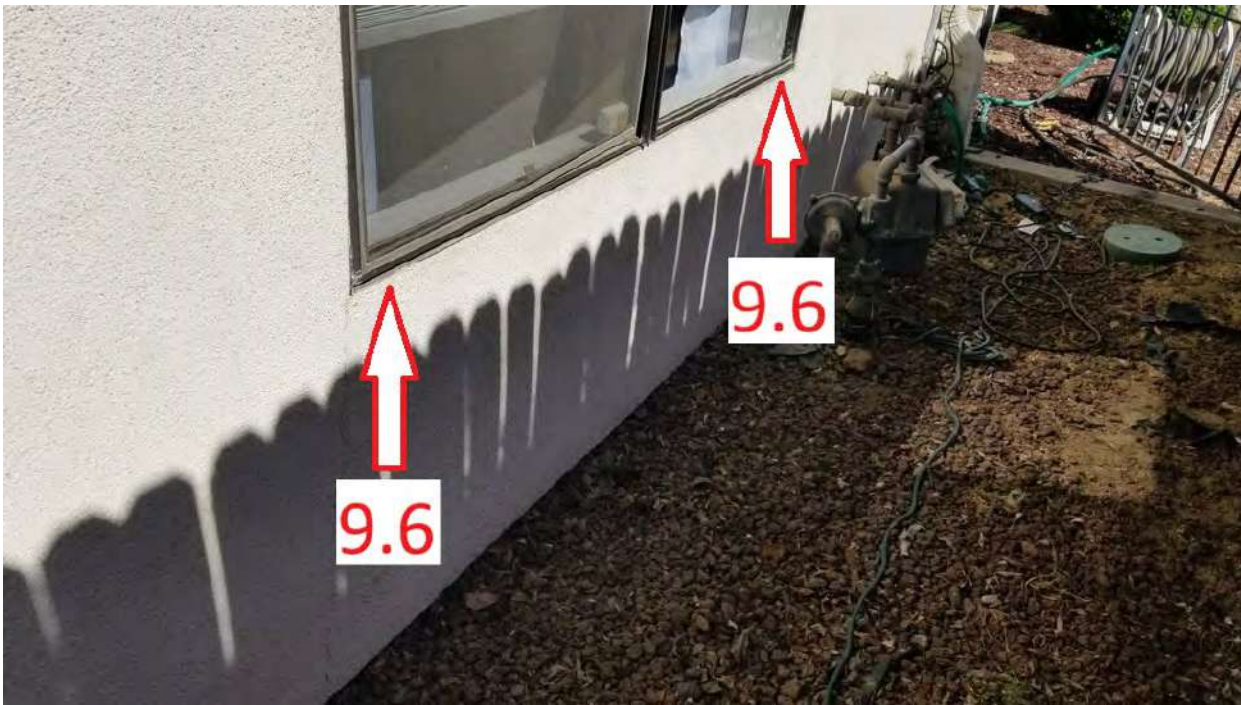
Moisture probing beneath windows revealed acceptable moisture readings and firm substrate.

Conclusion:
The stucco system is performing as intended (no elevated moisture).

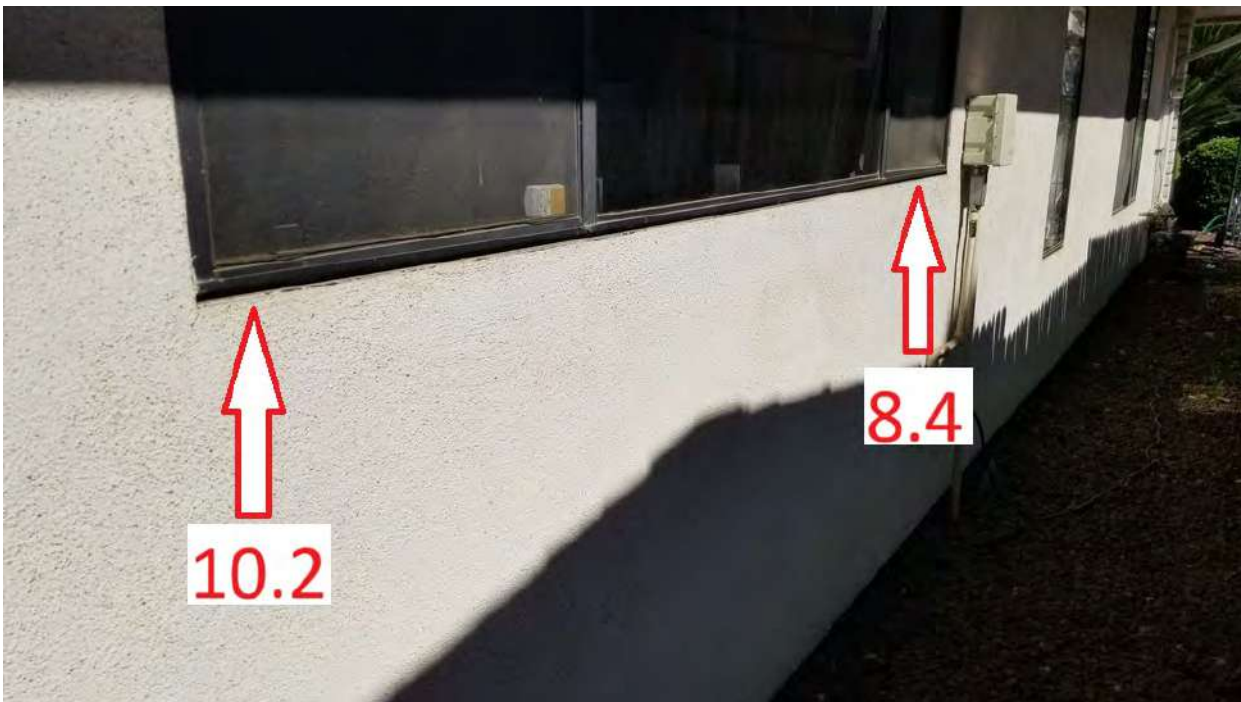
Considering the geographical location of this installation and the configuration of the stucco intersections with windows, application of sealant at perimeter of windows is not recommended.

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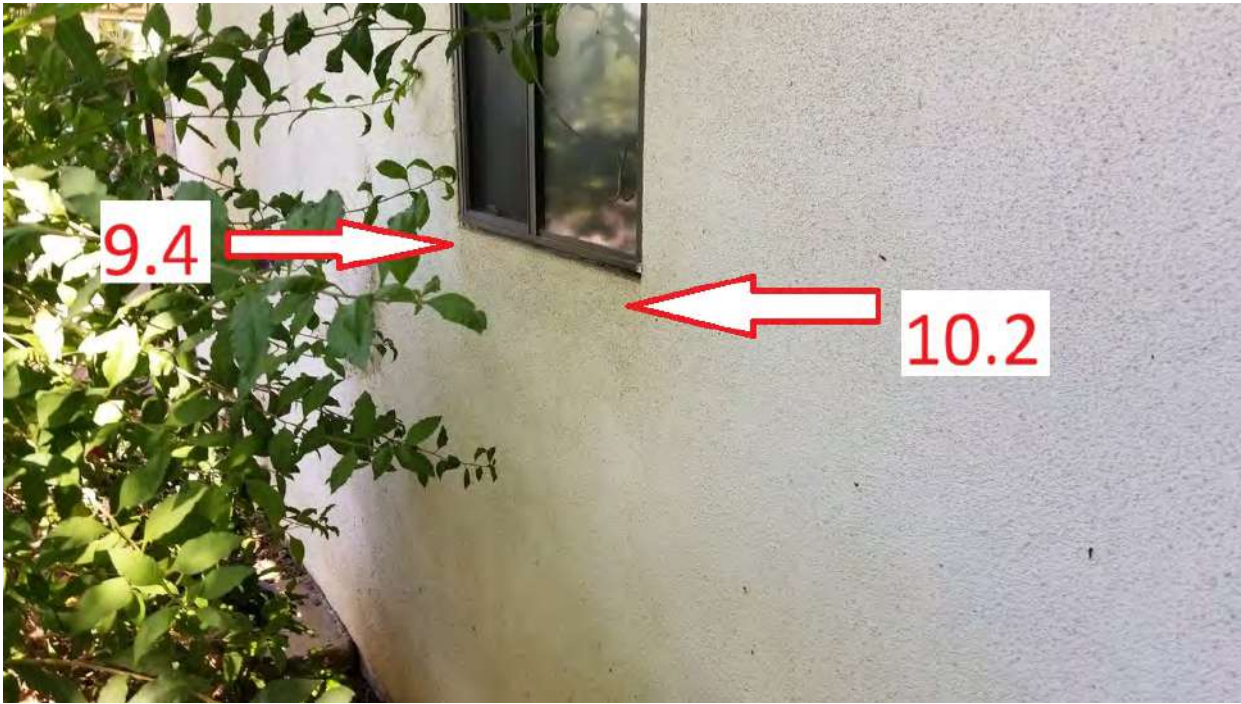




Moisture probing beneath window did not reveal any elevated moisture readings at the time of this inspection. Additionally, upon probing, the substrate was determined to be in sound condition.



Moisture probing beneath window did not reveal any elevated moisture readings at the time of this inspection. Additionally, upon probing, the substrate was determined to be in sound condition.



Moisture probing beneath window did not reveal any elevated moisture readings at the time of this inspection. Additionally, upon probing, the substrate was determined to be in sound condition.



Moisture probing beneath window did not reveal any elevated moisture readings at the time of this inspection. Additionally, upon probing, the substrate was determined to be in sound condition.

Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Rear Door and Windows Protected by Covered Porch



Stucco Intersection with Door Frame



Stucco Intersection with Door Frame

Stucco Intersection with Doors:

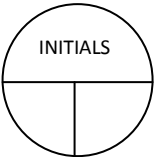
Evaluation:
 No sealant present at stucco intersection with doors.

Stucco industry details require a minimum 3/8” caulk joint, with a closed-cell backer rod, and sealant or a fillet bead of sealant, with bond breaker tape.

Conclusion:
 The stucco system appears to be performing as intended.

Considering the geographical location of this installation and the configuration of the stucco intersections with doors, application of sealant at perimeter of doors is not recommended.

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Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Media Panel Cover is Missing.



Pipe Penetration Not Adequately Sealed



Gas Line Penetration Not Adequately Sealed



Gas Line Penetration Not Adequately Sealed

Attachments & Penetrations:

Evaluation and/or Description of Problem:

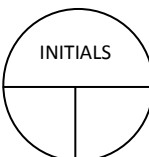
Attachments and/or penetrations are not adequately sealed as depicted in the attached photos.

All system penetrations such as light fixtures, electrical outlets, and utility conduit or utility boxes should be properly attached and/or sealed with a manufacturer-approved sealant to prevent moisture intrusion.

Solution:

Properly seal or re-seal all attachments and penetrations through the stucco per stucco industry standards.

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Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Stucco Intersection with Soffit



Stucco Intersection with Soffit



Stucco Intersection with Soffit



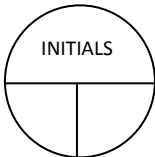
Stucco Intersection with Soffit

Stucco Intersection with Soffit:

Evaluation:
 Stucco intersection with soffit is adequately sealed to prevent moisture intrusion due to wind-driven rain.

Conclusion:
 No remedial action required at this time.

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Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



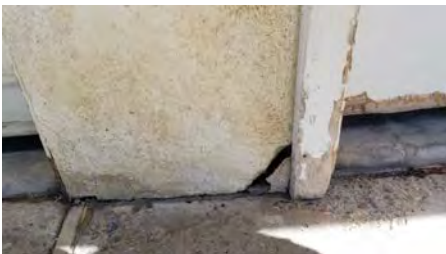
Stucco Termination at Concrete Porch



Stucco Termination at Concrete Porch



Stucco Termination at Concrete Porch



Stucco Termination at Concrete Porch

Stucco Termination Behind Concrete Porch:

Evaluation and/or Description of Problem:

Stucco was installed first and extends behind concrete porch.

Weep screed is present at other locations, and may be present behind concrete porch.

Stucco industry details typically require flashing at the base of the wall or, alternatively, a 2" clearance above hard surface grade with an integrated weep screed.

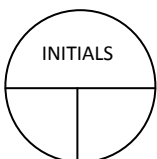
Solution:

Verify that flashing and weep system is integrated behind concrete porch.

If not present, install proper flashing and/or weep screed at stucco termination with grade per stucco industry standards.

Cut stucco back 6"-8", install new weather resistant barrier 2 layers, foundation flashing tape, install new weep screed and integrate with existing metal lath. Lap metal lath a minimum 2". Apply new scratch, reinforcing fabric and acrylic base coat to natural break point. Optionally, contractor could add trim band to blend in work area and avoid the necessity to re-finish large wall areas.

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Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



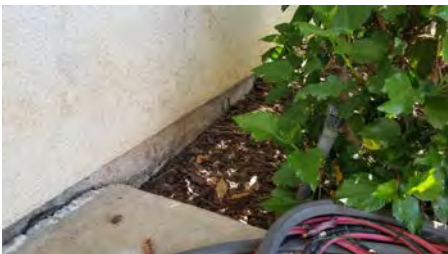
Stucco Termination at Grade



Stucco Termination at Grade



Stucco Termination at Grade



Stucco Termination at Grade

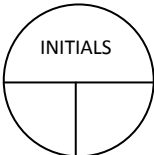
Stucco Termination at Soft Grade:

Evaluation:
Stucco is properly terminated above grade as depicted in the attached photos.

Stucco industry details require a minimum ground clearance of 4" above landscaping.

Conclusion:
No remedial action required at this time.

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Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Brick Applied Directly Over Stucco Finish



Brick Applied Directly Over Stucco Finish



Brick Applied Directly Over Stucco Finish



Brick Applied Directly Over Stucco Finish

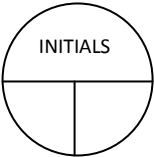
Stucco Intersection With Brick:

Evaluation:
Typically stucco and brick intersections require a minimum 3/8" to 1/2" caulk joint; with a closed-cell backer rod and sealant at all stone/stucco intersections.

However, the brick veneer on this structure is applied directly to stucco finish, therefore it should be noted that if moisture intrusion does occur the likelihood of any damage occurring as a result of such moisture is minimized by the fact that the underlying materials are not "water sensitive".

Conclusion:
No remedial action required.

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Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Cracking in Stucco



Cracking in Stucco



Cracking in Stucco

Compression Cracking:

Evaluation and/or Description of Problem:

Cracking was noted as depicted in the attached photos.

Compression cracking can occur in stucco systems for various reasons, including, but not limited to; absence of control joints or corner casing beads, building and ground settlement, seismic movement, wind loads and racking, thermal expansion and contraction, warping, shrinkage, swelling of lumber or wood-based sheathing, vibrations from heavy equipment and/or ongoing construction.

Moisture probing at stucco cracks revealed acceptable moisture readings and firm substrate.

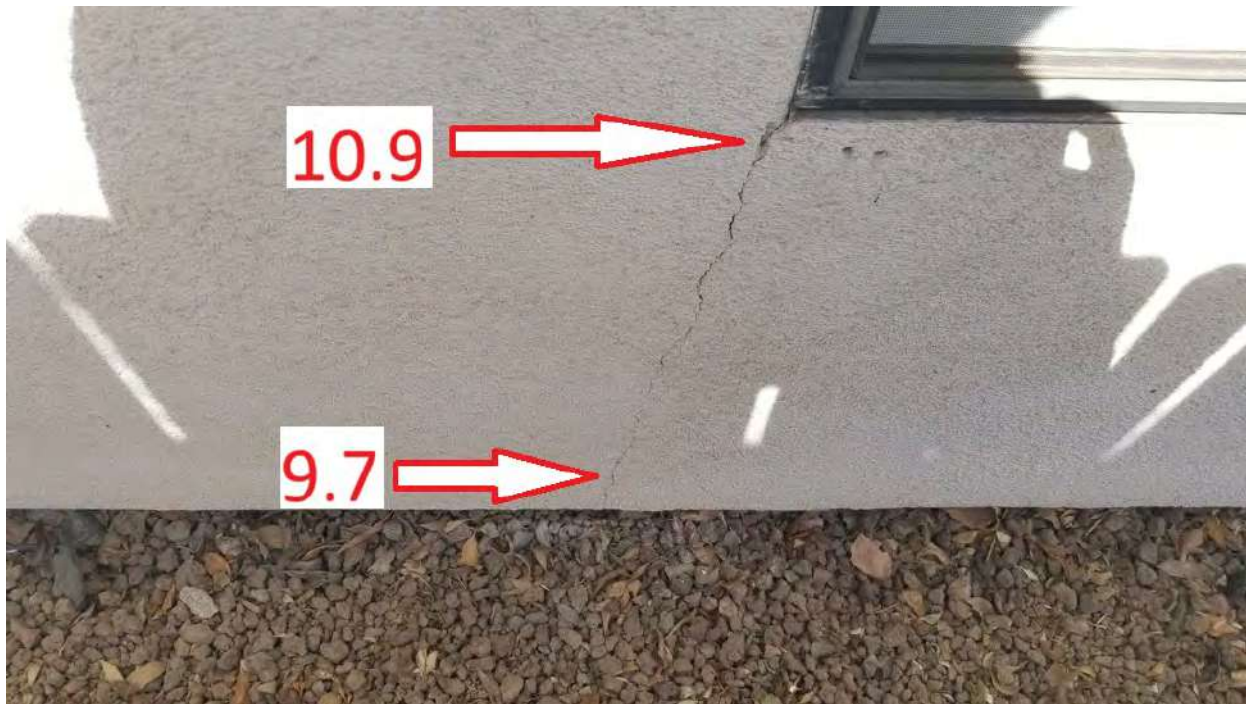
Solution:

*Repair contractor should identify any and all areas of cracking and repair per stucco industry standards as follows.

Typically, small structural cracks, less than 1/32" (approximately the width of a dime) can be bridged with an elastomeric coating. General application guide is application of appropriate primer, and then application of coating, 12-14 wet mil thickness per coat. Coating should be applied up to an architectural break or to the full elevation as necessary to obtain a satisfactory aesthetic appearance.

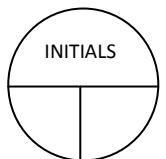
Larger structural cracks should be repaired per stucco industry standards as follows: Embed glass fiber reinforcing mesh in acrylic base coat. Overlay cracks individually with a 4-6 inch wide strip of mesh centered over the crack. If cracks are prevalent throughout an area, treat the whole area with mesh. Overlap all mesh seams minimum 2½". General application guide is application of appropriate primer, and then application of coating, 12-14 wet mil thickness per coat. Resurface up to an architectural break or resurface the full elevation as necessary to obtain a satisfactory aesthetic appearance.

*All cracking was not necessarily identified in this report.



Moisture probing at area of cracking did not reveal any elevated moisture readings at the time of this inspection. Additionally, upon probing, the substrate was determined to be in sound condition.

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Cliff Kapson Consulting, Ltd.	Findings Details
Photos	Remarks



Physical Damage Due to Impact



Physical Damage Due to Impact



Physical Damage Due to Impact



Physical Damage Due to Impact

Physical Damage to Stucco:

Evaluation and/or Description of Problem:

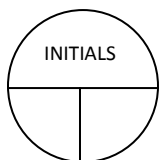
Physical damage was noted at several locations as depicted in the attached photos. This damage is not considered to be the result of improper application of the stucco, or a defect in the product materials, and no moisture intrusion was detected as a result of this damage.

Solution:

*Repair contractor should identify and repair all areas of physical damage per stucco industry's recommended repair details to prevent long-term exposure of the system to outside elements.

*All areas of physical damage are not necessarily identified in this report.

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SUMMARY:

Homeowner should contact a qualified stucco repair contractor to address the deficiencies outlined herein and implement remedial recommendations.

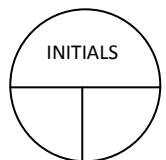
Moisture probing in critical areas on this structure did not reveal any elevated moisture levels at the time of this inspection.

Although no elevated moisture readings were recorded at the time of this inspection, conditions are present that may cause moisture problems. Action should be taken now to correct these conditions.

Considering the age of this stucco application (46 Years Old), recommendations for needed repairs are based on industry standards as "Best Practices" to avoid adverse moisture intrusion issues.

A summary of our observations and recommended repairs begins on the following page.

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Stucco Intersection with Windows*Conclusion:*

The stucco system is performing as intended (no elevated moisture).

Considering the geographical location of this installation and the configuration of the stucco intersections with windows, application of sealant at perimeter of windows is not recommended.

Stucco Intersection with Doors*Conclusion:*

The stucco system appears to be performing as intended.

Considering the geographical location of this installation and the configuration of the stucco intersections with doors, application of sealant at perimeter of doors is not recommended.

Attachments & Penetrations*Solution:*

Properly seal or re-seal all attachments and penetrations through the stucco per stucco industry standards.

Stucco Intersection with Soffit*Conclusion:*

No remedial action required at this time.

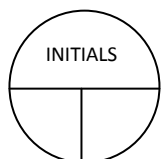
Stucco Termination Behind Concrete Porch*Solution:*

Verify that flashing and weep system is integrated behind concrete porch.

If not present, install proper flashing and/or weep screed at stucco termination with grade per stucco industry standards.

Cut stucco back 6"-8", install new weather resistant barrier 2 layers, foundation flashing tape, install new weep screed and integrate with existing metal lath. Lap metal lath a minimum 2". Apply new scratch, reinforcing fabric and acrylic base coat to natural break point. Optionally, contractor could add trim band to blend in work area and avoid the necessity to re-finish large wall areas.

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Stucco Termination at Soft Grade*Conclusion:*

No remedial action required at this time.

Stucco Intersection With Brick*Conclusion:*

No remedial action required.

Compression Cracking*Solution:*

*Repair contractor should identify any and all areas of cracking and repair per stucco industry standards as follows.

Typically, small structural cracks, less than 1/32" (approximately the width of a dime) can be bridged with an elastomeric coating. General application guide is application of appropriate primer, and then application of coating, 12-14 wet mil thickness per coat. Coating should be applied up to an architectural break or to the full elevation as necessary to obtain a satisfactory aesthetic appearance.

Larger structural cracks should be repaired per stucco industry standards as follows: Embed glass fiber reinforcing mesh in acrylic base coat. Overlay cracks individually with a 4-6 inch wide strip of mesh centered over the crack. If cracks are prevalent throughout an area, treat the whole area with mesh. Overlap all mesh seams minimum 2½". General application guide is application of appropriate primer, and then application of coating, 12-14 wet mil thickness per coat. Resurface up to an architectural break or resurface the full elevation as necessary to obtain a satisfactory aesthetic appearance.

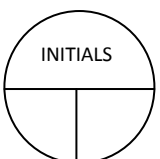
*All cracking was not necessarily identified in this report.

Physical Damage to Stucco*Solution:*

*Repair contractor should identify and repair all areas of physical damage per stucco industry's recommended repair details to prevent long-term exposure of the system to outside elements.

*All areas of physical damage are not necessarily identified in this report.

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This report was prepared for the exclusive use of the relocation company and the seller's employer. This report is not intended as a substitute for a prospective purchaser of the subject property obtaining their own inspection from an independent inspector of their choice. This report is neither assignable to nor assumable by any third party and should not be relied upon by any party other than the relocation company and/or seller.

The scope of this inspection was limited to reasonable testing for moisture within defined protocol and relies on matters of due diligence reported by others for correctness in it's content. High moisture content can only be determined by the use of a penetrating probe meter. Any areas not probed cannot be evaluated and no judgment is intended or given for any areas not tested.

This report was not a technically exhaustive study of its subject matter and its purpose was to alert the client to major deficiencies in the condition of the property. We assume no liability or responsibility for the cost of repairing or replacing any unreported defects or deficiencies, either current or arising in the future, or for any property damage, consequential damage or bodily injury of any nature.

This inspection is based on our interpretation of the product details and the intent of these details and relies on conclusions compiled from numerous other inspections, repairs and construction practices. The findings and recommended solutions outlined in this report are based on the photo-documentation, observations and field notes submitted to Cliff Kapson Consulting, Ltd. by the field inspector. We certify that this inspection was performed by visual observation and the physical operation of our equipment and our findings are as stated above. There are no warranties expressed or implied. Additionally, we reserve the right to amend and/or supplement our findings and opinions if further information becomes available.

Abraham Segovia

Field Inspector - Abraham Segovia
EDI # CA-039

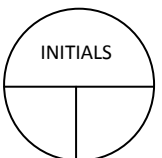
Report Date: 4/26/2026
Attachments:

- 1) Details
- 2) Moisture Readings
- 3) Inspector/Reviewer CV
- 4) Understanding Moisture Readings
- 5) Glossary

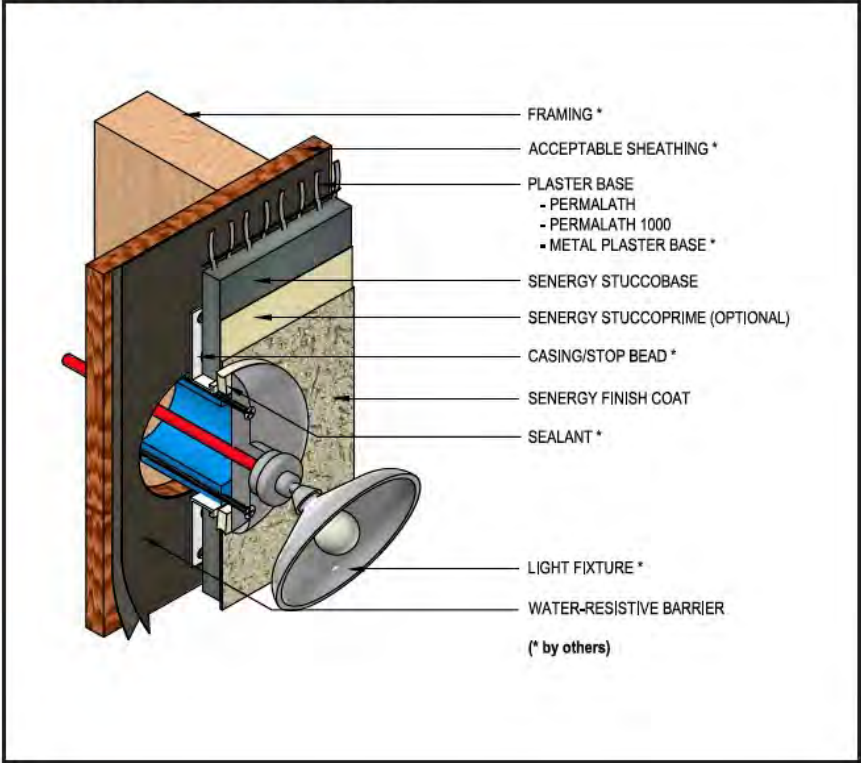
Cliff Kapson

Reviewer - Cliff Kapson
EDI # IL-42
AWCI # 108802

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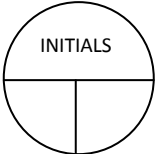


TYPICAL LIGHT FIXTURE



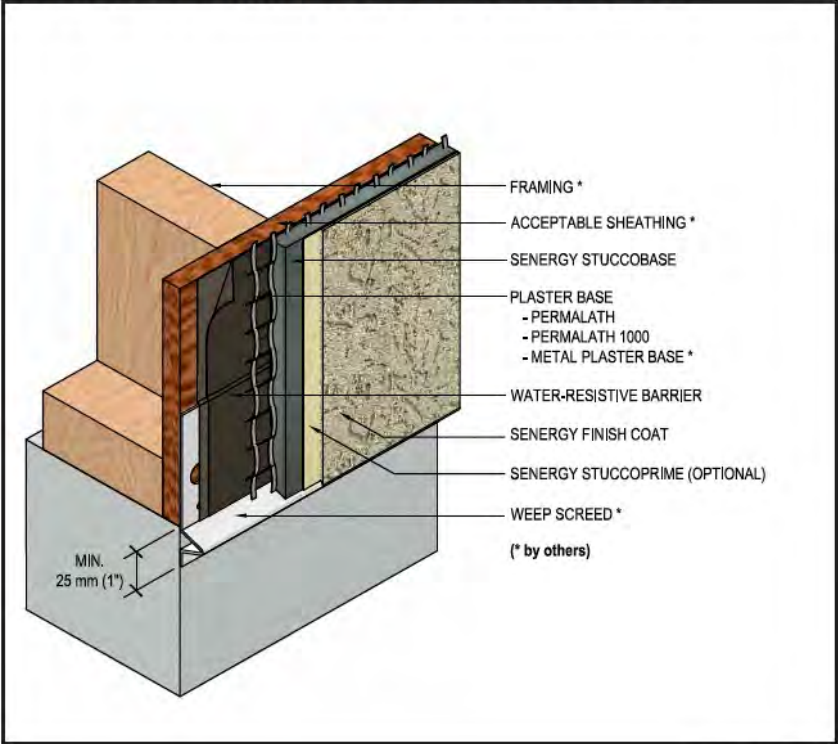
- Notes:
- Verify all materials are installed in accordance with installation instructions and applicable code.
 - Properly seal all penetrations through the stucco wall system.

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Stucco Attachment/Penetration Detail

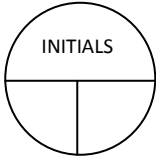
TYPICAL TERMINATION AT FOUNDATION



SSWS-18 0310

- Notes:
- Verify all materials are installed in accordance with installation instructions and applicable code.
 - Per ASTM C1063 terminate the stucco wall system a minimum of 102 mm (4") above raw earth and 51 mm (2") above paved surface.
 - Water-resistive barrier shall be installed over weep screed flange.

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Stucco Termination @ Grade

Clifford A. Kapson

Cliff Kapson Consulting, Ltd

- Specializes in evaluating installation and performance of all exterior building envelopes - with a primary focus on stone veneer, stucco, and EIFS (Exterior Insulation & Finish System, commonly referred to as Dryvit®).
- Since 1996, personally performed thousands of moisture analyses and specialty inspections of exterior cladding.
- Manages a network of qualified inspectors to perform specialty inspections for our clients nationwide.
- Developed proprietary software for comprehensive reports that include solutions to discovered areas of concern

Services

- Residential (Owners, Buyers, Sellers)
- Commercial
- Third Party Inspections for New Construction
- Corporate Relocation
- Destination-End Relocation
- Expert Witness and Consultation

Certifications

AWCI Certified Third Party EIFS Inspector (#108802)

EDI Certified Third Party Inspector for Moisture Analysis and Building Envelopes (#IL-42)

Moisture Warranty® Certified Inspector

Nationwide Dryvit® Class Action Settlement Certified Inspector

Training

STO CORP., Atlanta, GA – Completed Applicator Training Program, 1997

DRYVIT® SYSTEMS INC., West Warwick, RI – Completed Applicator Training Program, 1998

NORTHWEST WALL & CEILING BUREAU, Seattle, WA – Stucco and EIFS Inspector Training Program, September 1998

EXTERIOR DESIGN INSTITUTE, Chicago, IL – Moisture Analyst/Building Envelope II, August 1999 and continuing education

ASSOCIATION OF THE WALL & CEILING INDUSTRY, Chicago, IL – EIFS Education & Certificate Program, 1999 and every 4 years thereafter to recertify by exam

NORTHWEST WALL & CEILING BUREAU, Seattle, WA – Inspection Maintenance and Repair Seminar, September 2000

Presentations

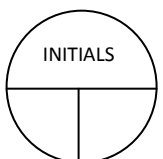
ASTM SYMPOSIUM, Seattle, WA – Water Management in EIFS-Clad Homes, April 1999

NEW ENGLAND CHAPTER OF THE AMERICAN SOCIETY OF HOME INSPECTORS 7TH ANNUAL MEETING, Boston, MA – EIFS Design, Installation & Inspection, September 2011

BRICK KICKER'S INSPECTION SERVICES ANNUAL MEETING, Naperville, IL – EIFS Design, Installation & Inspection, August 2012

CASEY, O'MALLEY & ASSOC. CONFERENCE, Las Vegas, NV – EIFS Design, Installation & Inspection, October 2012

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933 W. Van Buren, #912, Chicago, IL 60607 | www.cliffkapsonconsulting.com

Abraham Segovia
DunnRite Property Inspections
6048 Fuji St
Eastvale CA 92880

Professional Experience:

Abraham Segovia has worked been working in the construction industry since 2002. He began as a union iron worker, and since 2010 has been performing residential and commercial property inspections. He established DunnRite Property Inspections in 2016.

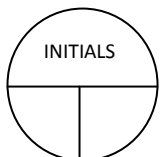
Education:

- Orange Coast College, Associates Degree of Science in Construction Technology
- Coastline Community College, Building Code Professional

Certifications:

- California Real Estate Inspectors Association (CREIA)
- OSHA Certification
- Building Code Professional
- Master Construction Specialist Certificate

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Understanding Moisture Readings

The Cliff Kapson Consulting, Ltd inspection protocol requires that the entire Stone or Stucco system be inspected visually. Because of the nature of the components utilized in Stone or Hard-Coat Stucco Systems, such as metal lath and Portland cement, the Tramex Wet Wall Detector (surface scanner), which is commonly used to detect moisture behind Exterior Insulation & Finish Systems, cannot be effectively utilized; therefore detection of moisture intrusion can only be conducted through the use of a penetrating probe meter.

In most cases moisture readings are recorded in wood scale as determined by the substrate material being tested. If it is determined that the substrate is a product other than wood-based moisture testing will be adjusted accordingly. Wood scale moisture readings may vary slightly based on regional considerations and which moisture meter is being utilized and should be interpreted as follows:

In all areas where moisture readings are in excess of 29% consideration should be given to the removal of the Stone or Stucco System to allow the assessment and repair of the damaged substrate and affected structural members.

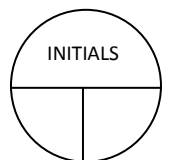
Experience data has shown that when moisture levels are above 29%, there is frequently damaged substrate, if not at the exact probe location, in the adjacent sheathing and/or framing. It is believed that most damage can be repaired, and with proper remediation and ongoing maintenance should prevent future moisture intrusion.

Occasionally moisture readings will indicate "acceptable" levels, however, upon probing; the substrate is soft or will offer little or no resistance. This may be an indication of "dry rot", a condition that can occur when wood is exposed to excessive moisture over an extended period of time and the wood fibers have decayed to the point that the wood can no longer hold moisture. When this condition is discovered the Stone System should be removed to allow the inspection and repair of the damaged substrate and affected structural members.

In areas of the system where moisture readings are between 21% and 29% and probing has indicated that the substrate was in sound condition, although some moisture penetration has occurred, it is believed that through proper remediation, containment and isolation of points of moisture entry, would allow the previous effects of moisture to dry, producing no negative impact to the structure.

Areas of the system where moisture readings are below 21% or where readings are not recorded should be considered to be acceptable.

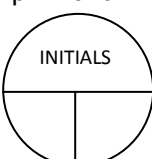
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Glossary

Applicator	An independent contractor who installs stucco and EIF systems. They are instructed and sometimes certified by specific manufacturers in the proper handling and use of their products.
ASTM	American Society for Testing and Materials. An independent organization that is involved with setting standards and practices for all materials, including those used in EIFS. ASTM standards have recently been developed specifically for EIFS construction.
Backer Rod	Closed cell, flexible, polyethylene foam rod. It is sized for specific joint widths and is inserted into a joint cavity to a specific depth from the face of the joint. The rod limits the depth of the sealant joint, helps produce an hourglass sealant shape that helps to distribute stresses in the sealant, and prevent three-sided adhesion of the sealant.
Base Coat	A material applied to the face of the insulation board that functions as the weather barrier.
Bond Breaker	Normally in tape form. Used to ensure adhesion on both sides of the joint in joints of limited depth, and where a backer rod or other joint filler is not practical.
Brown Coat	The brown coat in the stucco process is applied over the scratch coat mostly but can also be applied over cement based substrates as well, like the scratch coat.
Casing Bead	Expanded mesh flange that helps provide a flush stucco stop. Often referred to as a plaster stop because it is used to terminate plaster or stucco.
CMU	Concrete masonry unit
Control Joint	A joint that accommodates movement of plaster shrinkage and curing along predetermined, usually straight lines.
Deflection	The amount of movement in a wall as a result of the loads applied to it.

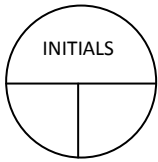


DEFS (Direct-applied Exterior Finish System)	A stucco like wall system, typically comprised of cement board (Durock), fiberglass reinforcing mesh, base coat and finish coat. Installed over plywood sheathing substrate, with house wrap.
Drainage Plane	Surface between the back of the cladding and the front of the water barrier which resists liquid moisture infiltration and provides for gravitational flow to a collection or exhaust location.
Drainage Wall	A wall system in which the cladding provides a substantial barrier to water intrusion, and which also incorporates a concealed water resistive barrier over which drainage will occur.
Efflorescence	A deposit or encrustation of soluble salts, generally a white staining that may form on the surface of stone, stucco, brick, concrete or mortar when moisture moves through and evaporates from the masonry.
EPS	Expanded Polystyrene. Type I Rigid EPS insulation board is typically used in Class PB EIFS. Thickness ranges from 3/4 inch to 4 inches. EPS is also used for decorative detailing on stucco installations.
Expansion Joints	Gaps that extend through the entire depth of the EIFS or stucco and allow movement of the wall system without damage to the EIFS or stucco. They are usually coincidental with expansion joints in the substrate and are sealed with the proper sealant to prevent water intrusion into or behind the system.
Fascia	Any flat horizontal member, generally between moldings, most frequently used when referring to elements of a classical architecture cornice, adjacent to roof/soffit.
Finish	A decorative and protective textured coating applied over the base coat.
Flashing	Metal or plastic accessories used to restrict the seepage of moisture around any intersection or projection of materials in an assembly. They are used at parapet tops, window and door heads, windowsills and the like.
Framing Member	Studs, joist, runners (track), bridging, bracing, and related accessories manufactured or supplied in wood or light gauge steel.

Gable	The exterior triangular section of a wall extending upward from the level of the eaves to the apex. Also, a member resembling the triangular end of a roof.
Isolation Joint	A joint provided around penetrations through the exterior cladding system such as window and door openings, scuppers, etc. It may or may not incorporate flashings and is sealed with the appropriate backer rod and sealant.
Kickout Flashing	A diverter flashing that is installed as the first piece of flashing at the end of the roof where it intersects the wall. Intended to prevent channeling of moisture behind system at roof/wall or roof/chimney intersections.
Metal Lath	A thin sheet of metal nailed to rafters, joists, sheathing or studding as a groundwork for stucco or masonry application.
Non-Load Bearing Wall	A wall that supports no load other than its own weight.
Primer	A material that may be used to prepare surfaces prior to the application of another system component.
Scratch Coat	The scratch coat is very rough, with horizontal lines running through it which are made from a scarifier (aka scratcher) tool. The scratch coat allows the next coat (brown) to be applied over it and the roughness provides a great mechanical bond, on top of the chemical bond that takes place as well.
Sealant (also referred to as caulk)	A specially designed sealant used with backer rod to fill joints and make them waterproof. The sealant used must be flexible enough to expand and contract with the wall system while maintaining its bond to both sides of the sealant joint.
Substrate or Sheathing	The surface to which a cladding is attached.
Terminations	Any place a wall system ends. Terminations can be window or door openings, the bottom or top of a wall or both sides of an expansion joint. In any case, all terminations must be totally encapsulated with base coat and mesh and a sealant or flashing with appropriate backer rod installed to prevent water infiltration.
Water Table/Stone Sill	A transition between materials, such as from stucco to stone, concrete or brick, or siding to stone, concrete or brick.

Weather Resistive Barrier (WRB, House Wrap, Building Paper)	Also referred to as "House Wrap" or "Building Paper". Material used to restrict the transmission of moisture to the surface behind.
Weep Screed	A building accessory, usually made of galvanized steel or thermoplastic material, installed along the base of an exterior stone or stucco wall. Most commonly on roofs and above grade, the weep screed allows incidental moisture to escape. Generally, stone or stucco industry guidelines and/or local building codes specify where these screeds should be placed in relation to the ground or roof to ensure sufficient drainage.

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Transferee / Property / Inspection Information

Transferee Name:	<u>Sirva</u>	Street Address:	<u>6717 Noah Ave</u>
City:	<u>Bakersfield</u>	State / Zip Code:	<u>CA / 93308</u>
Customer:	<u>Sirva</u>	File Number:	<u>8691139</u>
Customer Contact:	<u>Seth Roth</u>	Inspection / Report Date:	<u>4-29-2026 / 4-30-2026</u>

Issues Identified During Inspection

Per your request, a septic inspection was conducted at the above captioned property. All visually accessible components of the 1000-gallon septic system were evaluated in accordance with state and/or local requirements. No warranty is expressed or implied as to the future condition or function of this system. The inspector's report is attached for your reference. The system components appeared to be in satisfactory condition at the time of inspection.

1. No septic repairs are necessary at this time.

Please Note: The tank was pumped at the time of inspection.

*Please note: The inspection and this report are provided solely for the purpose of evaluating the physical condition and/or functionality of the property and/or related systems or components at the time of inspection. This inspection does **not** determine, guarantee, or imply the insurability of the property or any of its components. Insurance companies may have their own underwriting requirements, risk assessments, or restrictions regarding certain materials, systems, or conditions, which are beyond the scope of this inspection. The inspector makes no representation as to whether the property will qualify for insurance coverage, the cost of such coverage, or the availability of coverage. Customers, buyers, etc. are advised to consult directly with their insurance provider regarding any concerns related to coverage, insurability, or policy limitations. Neither the inspector nor the inspection management company shall be held responsible for future insurability decisions made by insurance carriers or other third parties.*

Action Recommended

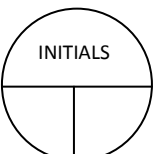
Action Recommended: 1. No septic repairs are necessary at this time.

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

Cathy Ciambella
Senior Inspection Specialist
ReloOlogy Inspection Management Services
Phone: 215/478-6962

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Septic Certification



P.O. Box 327, Tehachapi, CA 93581

(661) 221-2754 (661) 972-1879 rsanitation661@gmail.com

Lic #1132808

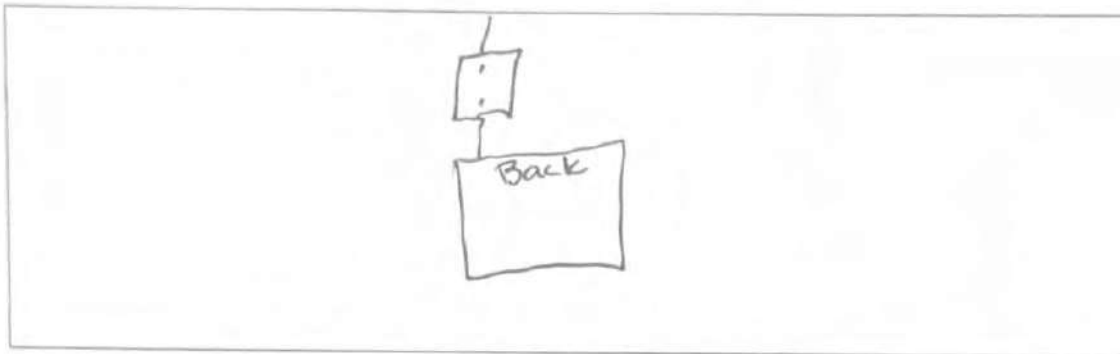
Property Address 4717 Noah AVE
Units _____ Bedrooms 3 Bathrooms 2
Additional Rooms _____

Septic Tank

Distance from Well N/A Material Concrete Total Capacity 1000
Is Tank in Good Condition? Yes ☒ No _____
Explain if No _____
Was Tank Pumped? Yes ☒ No _____

Disposal Method

Leach Lines ☒ Seepage Pit _____
Disposal Field Operating Properly? Yes ☒ No _____
Explain if No _____



Comments: _____

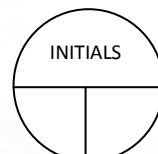
☒ It is my opinion that the system appears to be in good working order and can be expected to function properly with proper maintenance. No repairs necessary at this time.

____ It is my opinion that the system is not in good working order and will not function properly without following repairs. _____

Signature A. Gonzalez Date 4.29.26

Disclaimer: Septic systems are underground, making it impossible to state positively the system's overall condition. Regular maintenance required. System failure is unpredictable. This report comments only on the function of the system at date and time of inspection and is NOT a warranty. The purpose of the inspection is to disclose the visible and apparent conditions of the septic system as they prevail on the date and time of inspection.

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Transferee / Property / Inspection Information

Transferee Name:	Sirva	Street Address:	6717 Noah Ave
City:	Bakersfield	State / Zip Code:	CA / 93308
Customer:	Sirva	File Number:	8691139
Customer Contact:	Seth Roth	Inspection / Report Date:	6-10-2026 / 6-11-2026

Issues Identified During Inspection

At the time of inspection, there was evidence of Drywood Termites, Fungus Dryot, and damaged wood.

Conducive conditions were observed (Section II items). Disclosure only of Section II items is required.

Please note: The inspection and this report are provided solely for the purpose of evaluating the physical condition and/or functionality of the property and/or related systems or components at the time of inspection. This inspection does not determine, guarantee, or imply the insurability of the property or any of its components. Insurance companies may have their own underwriting requirements, risk assessments, or restrictions regarding certain materials, systems, or conditions, which are beyond the scope of this inspection. The inspector makes no representation as to whether the property will qualify for insurance coverage, the cost of such coverage, or the availability of coverage. Customers, buyers, etc. are advised to consult directly with their insurance provider regarding any concerns related to coverage, insurability, or policy limitations. Neither the inspector nor the inspection management company shall be held responsible for future insurability decisions made by insurance carriers or other third parties.

Action Recommended

Action Recommended: **Treatment / correction of Section I items is required at an estimated cost of \$5,705.00 (with fumigation) and \$5,205.00 (without fumigation).**

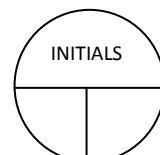
Please note: If the transferee/homeowner has repairs performed by a licensed CA structural pest control company that did not perform this initial inspection, the repairing company will need to issue the clearance after repairs (if needed to complete the real estate transaction). Most pest control companies are not able to clear another company's work due to liability reasons.

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

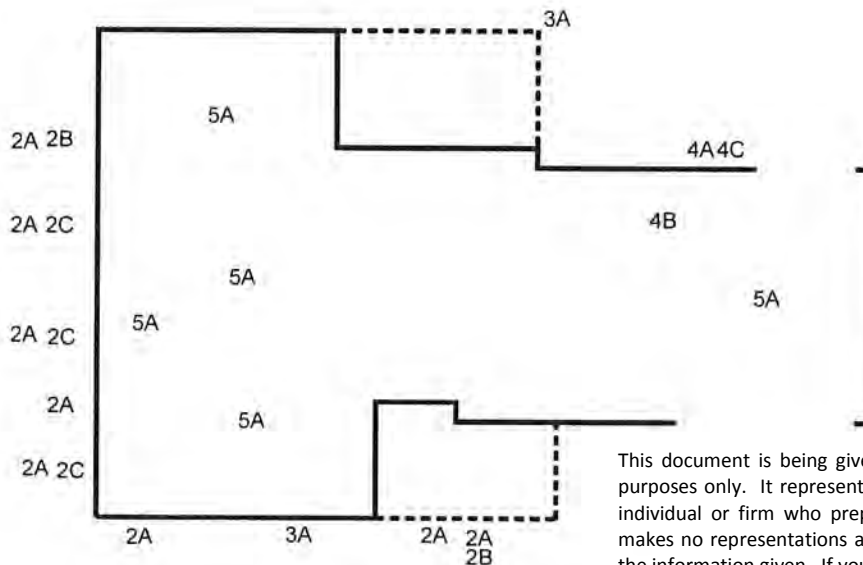
Cathy Ciambella
Senior Inspection Specialist
ReloOlogy Inspection Management Services
Phone: 215/478-6962

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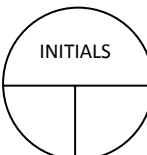


WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building Address: 6717 Noah Ave., Bakerfield, CA 93308		Date of Inspection 06/10/2026	Number of Pages 7
HUBBLE 6801 White Ln. Suite E-2 Bakersfield, CA 93309 Ph: (661) 679-7950 hubbletermiteins@gmail.com		Report # W14244 Lic. Registration # PR 8605 Escrow #	
Ordered by: ReloOgy Inspection Management Services, LLC 501 Cambria Ave. Bensalem, PA 19020 (215) 604-1586 - Company	Property Owner and/or Party of Interest:	Report Sent to: ReloOgy Inspection Management Services, LLC 501 Cambria Ave. Bensalem, PA 19020 (215) 604-1586 - Company	
COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐			
General Description: Single story, brick, stucco and wood siding, tile roof, occupied and furnished at the time of inspection.		Inspection Tag Posted: Garage Other Tags Posted: None	
An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites ☐ Drywood Termites ☒ Fungus / Dryrot ☒ Other Findings ☒ Further Inspection ☒			
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for the details on checked items.			



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This Diagram is not to scale

Inspected by: Steve R Hubble State License No. OPR11640 Signature:

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Ste. 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with the services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov

SECOND PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 6717 Noah Ave., Bakerfield, CA 93308

06/10/2026

W14244

Date

Report #

"NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company."

A separate report has been requested which is defined as Section 1/Section 2 conditions evident on the date of inspection.

Section 1 contains items where there is evidence of active infestation, infection or conditions that have resulted in or from (ie. damage) infestation or infection.

Section 2 items are conditions deemed likely to lead to infestation or infection or damage but where no visible evidence of such was found.

Further Inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete his/her inspection and cannot be defined as Section 1 or Section 2.

AREAS NOT INSPECTED. PLEASE READ.

This is a report of an inspection for wood destroying pests and organisms. WE DO NOT INSPECT FOR THE ABSENCE OR PRESENCE OF MOLD RELATED ISSUES. Some areas of the structure are inaccessible for inspection due to floor coverings. We did not inspect areas immediately under carpets. We did not inspect inside finished walls or ceilings. We did not inspect the space between the hardwood floor and the subfloor. Inspection of these areas are not practical. Our inspection does not include inspection of the electrical, plumbing, heating or mechanical systems of the structure. We did not inspect the roof covering. Our inspection will not detect building code violations. If any information is desired about any of these areas, a company who makes home inspections should be engaged. It is possible for wood destroying organisms, infestations and infections to be concealed and not evident at the time of our inspection. THE EXTERIOR SURFACE OF THE ROOF WAS NOT INSPECTED. IF YOU WANT THE WATER TIGHTNESS OF THE ROOF DETERMINED, YOU SHOULD CONTACT A ROOFING CONTRACTOR WHO IS LICENSED BY THE CONTRACTORS STATE LICENSE BOARD.

IF REPAIRS REQUIRE LIFTING OF THE ROOF TO REPAIR THE DAMAGED WOOD PRICE DOES NOT INCLUDE REPAIRING THE ROOF OWNER TO CALL LICENSED ROOFER FOR ANY NECESSARY INSPECTION AND/OR REPAIR.

THE FOLLOWING AREAS WERE NOT INSPECTED, AS INDICATED IN SECTION #1990, PARAGRAPH (j) OF THE STRUCTURAL PEST CONTROL ACT AND RULES AND REGULATIONS: FURNISHED INTERIORS, INACCESSIBLE ATTICS, INSULATED ATTICS, AND PORTIONS THEROF; THE INTERIOR OF HOLLOW WALLS: SPACES BETWEEN A FLOOR OR PORCH DECK AND THE CEILING OR SOFFIT BELOW: STALL SHOWERS OVER FINISHED BUTTRESSES AND SIMILAR AREAS TO WHICH THERE IS NO ACCESS WITHOUT DEFACING OR TEARING OUT LUMBER, MASONRY AND FINISHED WORK, BUILT-IN CABINET WORK: FLOOR BENEATH COVERINGS, AREAS WHERE STORAGE CONDITIONS OR LOCKS MAKES INSPECTION IMPRACTICAL. DUE TO THE POSSIBILITY OF DAMAGE OCCURRING, THE UPSTAIRS STALL SHOWER WAS NOT WATER TESTED. A VISUAL INSPECTION WAS MADE TO THE INSIDE OF THE SHOWER AND THE CEILING BELOW. AT THE OWNER/AGENT REQUEST THIS COMPANY WILL PERFORM A WATER TEST TO THE SHOWER, BUT ASSUMES NO LIABILITY FOR DAMAGE THAT MIGHT OCCUR.

THIS IS A "WOOD DESTROYING PEST AND ORGANISM INSPECTION REPORT: NOT A BUILDING INSPECTION REPORT, THEREFORE NO OPINION IS BEING RENDERED REGARDING THE STRUCTURAL INTEGRITY OF THE BUILDING. WE DO NOT INSPECT WHERE MINI BLINDS OR CURTAINS ARE INSTALLED MAKING IT IMPOSSIBLE TO INSPECT WITHOUT REMOVEING OR DAMAGING THE MINI BLINDS OR CURTAINS. OWNER IS ADVISED TO REMOVE ALL MINI BLINDS OR CURTAINS PRIOR TO INSPECTION.

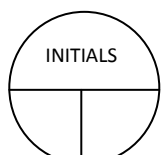
LEAD-BASED PAINT NOTIFICATION

Federal Environmental Protection Agency (EPA) regulations require that certain precautions be taken to protect you and your family from any lead-based paint dust which might be disturbed during the course of work. Any contractor that disturbs painted surfaces in homes, childcare facilities and schools, built before 1978, must be certified by the EPA and follow specific work practices set forth by the EPA to prevent lead contamination. As an EPA lead-safe certified firm, Schooner Environmental an affiliate of Hubble Termite Management, will take all necessary precautions and exercise lead-safe work practices to minimize and contain any lead dust and debris in compliance with EPA regulations. PLEASE NOTE THAT THERE WILL BE AN ADDITIONAL CHARGE FOR ANY REQUIRED TESTING, REMOVAL AND/OR STABILIZATION OF LEAD-BASED PAINT MATERIAL AT OWNERS EXPENSE.

If you have any questions about the EPA regulations, or if you plan to do any work yourself, you can contact the National Lead Information Center at 1-800-424-5323.

(This notice is provided in compliance with California Proposition 65) Lead is a chemical known to the State of California to cause cancer and birth defects or other reproductive harm.

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THIRD PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 6717 Noah Ave., Bakerfield, CA 93308

06/10/2026

W14244

Date

Report #

When fumigation is scheduled you will be receiving paperwork stating what preparation Work needs to be done before the fumigation can be started. If you have this company do the preparation work, the cost will be \$120.00.

OWNER IS TO MASK OR REMOVE ALL ACCESSIBLE PELLETS.

This Company does not provide on-site security and does not assume any responsibility for the care and custody of the property in the event of vandalism or breaking and entering. This Company requests that all valuables such as jewelry, coins, collections, cash, art objects and other items of value be removed prior to fumigation.

PRICES QUOTED WITH THIS REPORT REFLECT OUR COMPANY COMPLETING ALL ITEMS LISTED. IF ONLY SELECTED ITEMS ARE COMPLETED BY OUR COMPANY, THE PRICES MAY VARY.

IF DURING THE COURSE OF CONSTRUCTION DAMAGE IS FOUND TO EXTEND INTO PREVIOUSLY INACCESSIBLE AREAS OR AREAS CONCEALED BY FURNITURE, PERSONAL ITEMS ETC. THE INSPECTOR WILL CALL FOR AN INSPECTION AND A SUPPLEMENTAL REPORT WILL BE ISSUED WITH NEW FINDINGS AND ADDITIONAL COSTS. IF LOCAL BUILDING CODES REQUIRE ADDITIONAL WORK WHICH IS NOT INCLUDED IN THE REPORT, A SUPPLEMENTAL INSPECTION WILL BE MADE AND A REPORT ISSUED OUTLINING OUR FINDINGS, RECOMMENDATIONS AND ANY ADDITIONAL COSTS.

GUARANTEES ON WORK (LABOR) PERFORMED BY THIS COMPANY ARE ONE YEAR FROM DATE OF COMPLETION. PLUMBING REPAIRS (PARTS PROVIDED BY THIS FIRM), LINOLEUM (VINYL MATERIALS), TOILET RESETS OR ANY OTHER MEASURES FOR THE CONTROL OF MOISTURE (CAULKING & GROUTS, ETC.) ARE GUARANTEED FOR 30 DAYS. WE ASSUME NO RESPONSIBILITY FOR WATER DAMAGE IF THE SHOWER ENCLOSURE IS NOT INSTALLED IMMEDIATELY. THE GUARANTEE ON SHOWERS OR TUB UNITS ARE VOID IF THE AREA IS USED BEFORE 24 HOURS. IF SHOWER FIXTURES DO NOT FIT, THE OWNER MUST CONTRACT OTHER TRADESMAN TO HAVE NEW FIXTURES INSTALLED.

This Company will finish work ready for painting. Painting is not included in our estimate.

WE GUARANTEE CHEMICAL TREATMENTS AND FUMIGATIONS DONE BY THIS COMPANY FOR ONE TO TWO YEARS FROM THE DATE OF COMPLETION. WE GUARANTEE LOCAL TREATMENT FOR ONE YEAR FROM THE DATE OF COMPLETION ON AREAS TREATED ONLY. WE GUARANTEE REPAIRS FOR ONE YEAR FROM THE DATE OF COMPLETION. WE CANNOT GUARANTEE WORK DONE BY OTHERS OR THE OWNERS/ AGENT. WE MAKE NO GUARANTEE AGAINST FUTURE INFECTIONS, ADVERSE CONDITIONS OR CONDITIONS PRESENT BUT NOT EVIDENT AT THE TIME OF OUR INSPECTION.

IF REQUESTED, A REINSPECTION TO DETERMINE IF ITEMS OF WORK RECOMMENDED BY THIS FIRM WERE COMPLETED, WILL BE MADE WITHIN 10 DAYS OF THE REQUEST, PROVIDED THAT THE REINSPECTION CAN BE MADE WITHIN 4 MONTHS OF THE ORIGINAL INSPECTION. THE FEE FOR THE REINSPECTION WILL NOT EXCEED THE CHARGE FOR THE ORIGINAL INSPECTION.

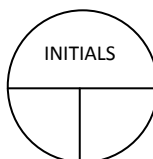
NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Hubble Termite Managment's bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, Hubble Termite Management will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

ALL BUILDING CODE COMPLIANCES AND PERMITS ARE THE SOLE RESPONSIBILITY OF THE OWNER BEFORE, DURING AND AFTER WORK IS COMPLETED. HUBBLE TERMITE AND ITS SUBCONTRACTORS MAY ACQUIRE PERMITS AS THE OWNERS AGENT.

NOTICE TO OWNER

UNDER THE CALIFORNIA MECHANICS LIEN LAW, ANY STRUCTURAL PEST CONTROL OPERATOR, CONTRACTOR, SUBCONTRACTOR, LABORER, SUPPLIER, OR ANY PERSON WHO CONTRACTS TO DO WORK FOR YOU AND WHO HELPS TO IMPROVE YOUR PROPERTY, BUT WHO IS NOT PAID FOR THEIR WORK OR SUPPLIES, HAS THE RIGHT TO ENFORCE A CLAIM AGAINST YOUR PROPERTY. THIS MEANS YOUR PROPERTY COULD BE SOLD BY A COURT OFFICER AND THE PROCEEDS OF THE SALE TO SATISFY THE DEBT. THIS COULD HAPPEN EVEN IF YOU PAID YOUR PRIMARY CONTRACTOR IN FULL, IF THE SUBCONTRACTOR, LABORERS, OR SUPPLIERS REMAIN UNPAID. TO PRESERVE THEIR RIGHT TO FILE A CLAIM OR LIEN AGAINST YOUR PROPERTY, CERTAIN CLAIMANTS SUCH AS SUBCONTRACTORS AND SUPPLIERS ARE REQUIRED TO PROVIDE WITH A DOCUMENT ENTITLED "PRELIMINARY NOTICE" PRIME CONTRACTORS AND LABORERS FOR WAGES DO NOT HAVE TO PROVIDE THIS NOTICE. A PRELIMINARY NOTICE IS NOT A LIEN AGAINST YOUR PROPERTY. ITS PURPOSE IS TO NOTIFY YOU OF THEIR RIGHT TO FILE IN CASE THEY ARE NOT PAID.

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Address 6717 Noah Ave., Bakerfield, CA 93308

06/10/2026

W14244

Date

Report #

CHEMICAL DISCLOSURE

Our company has always strived to provide its customers with the safest and most efficient methods of pest control. Knowing that we deal with toxic materials, we keep ourselves educated so we can provide our customers with the best possible service results, and so we can use pesticides in the safest possible manner for our customers and ourselves. In accordance with our sense of responsibility for the safety of our customers and employees, we ask that you read the following.

State law requires that you be given the following information:

CAUTION--PESTICIDES ARE TOXIC CHEMICALS. Structural Pest Control Companies are registered and regulated by the Structural Pest Control Board and apply pesticides which are registered and approved for use by the California Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that, based on existing scientific evidence, there are no appreciable risks if proper use conditions are followed or that the risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu contact your physician or poison control center (telephone number listed below) and our company immediately.

For further information, contact any of the following:

Hubble Termite Management: Kern county (661)587-9654; Ventura county (805)827-9191

For Health Questions -- The County Health Department Kern County (661)862-8700; Ventura County (805) 646-2286; Santa Barbara County (805)346-8410; Imperial County (760) 337-7834

For Application information - the County Agricultural Commissioner: Kern County (661) 868-6300; Ventura County (805)646-5250; Santa Barbara County (805) 934-6200; Imperial County (760) 482-4314

For Regulatory Information - the Structural Pest Control Board: (916) 561-8708, 2005 Evergreen Street, Suite 1500, Sacramento, CA 95815-3831; Poison control center-- (800) 222-1222; Imperial County (800) 876-4766

BOLD:Drywood Termites (Fumigation) -

___ VIKANE; Sulfuryl Flouride with Chloropicrin as the warning agent.

BOLD:Drywood Termites (Treatment) -

___ TIM-BOR; Disodium Octoborate Tetrahydrate

___ PREMISE; Imidacloprid

___ INVADER; BAYGON

___ TERMIDOR; FIPRONIL

BOLD:Fungus and/or Dryrot -

___ COPPER GREEN; Copper Napthenate, Copper salts of Naphthenic Acids

___ TIM-BOR; Disodium Octoborate Tetrahydrate

BOLD:Subterranean Termites -

___ PREMISE; Imidacloprid

___ TERMIDOR; FIPRONIL

___ Probuild TC; Cypermethrin

___ Wood Destroying Beetles (Fumigation) -

BOLD:Wood Destroying Beetles (Local Treatment) -

___ TIM-BOR; Disodium Octoborate Tetrahydrate

___ INVADER; BAYGON

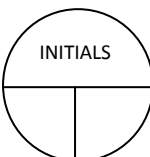
___ Other;

This is a separated report which is defined as Section I/Section II conditions evident on the date of the inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation of infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II.

FINDINGS AND RECOMMENDATIONS

Drywood:

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Address 6717 Noah Ave., Bakerfield, CA 93308

06/10/2026

W14244

Date

Report #

- Findings and Recommendations continued from previous page -

2A PRICE: \$3,440.00 (Section I)
 FINDINGS: Evidence of drywood termites were noted at the fascia and support beam of the exterior.
 RECOMMENDATION: FUMIGATION Drywoods - Vikane
 Vacate and seal the entire structure . Fumigate with the registered fumigant Vikane (sulfuryl fluoride).
 Chloropicrin to be used as the warning agent. Please note effects of over exposure from these materials can include the following: shortness of breath, double vision, unusual drowsiness and weakness and tremors. Your health and safety is our major concern. If you experience the symptoms as outlined here, leave the structure immediately and seek medical attention. Two year warranty and is renewable.
 NOTE: OWNER ADVISED TO REMOVE OR MASK OVER EXISTING EVIDENCE

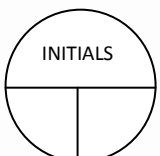
SECONDARY PRICE: \$2,940.00
 SECONDARY RECOMMENDATION: IN LIEU OF FUMIGATION: At owner/agent request, Hubble Termite will foam treat infested areas, wall voids, and accessible exposed framing with Tim-Bor (Disodium Octoborate Tetrahydrate) for control of drywood termites. This would be guaranteed for 2 year(s) and is renewable.
 NOTE: OWNER ADVISED TO REMOVE OR MASK OVER EXISTING EVIDENCE
 HUBBLE TERMITE WILL SPACKLE AND SPOT PAINT AT THE TIME OF SERVICE IF HOMEOWNER SUPPLIES THE PAINT. HUBBLE IS NOT RESPONSIBLE FOR MATCHING EXISTING PAINT.

2B PRICE: \$375.00 (Section I)
 FINDINGS: Drywood termite damage was noted to the fascia and support beam of the exterior.
 RECOMMENDATION: At Owner/Agents request Hubble Termite will patch the damaged area only. Area of repair is guaranteed for 1 year.

2C PRICE: \$1,465.00 (Section I)
 FINDINGS: Drywood termite damage was noted to the fascia of the exterior.
 RECOMMENDATION: With customer's agreement Hubble Termite will repair, reinforce or remove and replace approximately 40' of 2x12 . Areas of repair are guaranteed for 1 year and are non-renewable. IT WILL BE NECESSARY TO REMOVE ALL OR A PORTION OF THE RAINGUTTER DURING REPAIRS. HUBBLE TERMITE IS NOT RESPONSIBLE FOR ANY DAMAGE TO THE RAINGUTTER DURING REPAIRS. OWNER ADVISED TO CONTACT A RAINGUTTER SPECIALIST AFTER REPAIRS ARE COMPLETED.
 NOTE: MATERIAL WILL BE REPLACED WITH WHAT IS AVAILABLE AT THE TIME OF REPAIRS. NEW MATERIAL MAY NOT MATCH EXISTING LUMBER.
 NOTE: ROOF, METAL DRIP FLASHING AND RAINGUTTER REPLACEMENT AND/OR REPAIRS NOT INCLUDED. OWNER ADVISED TO CONTACT A LICENSED ROOFER AFTER WOOD REPAIRS ARE COMPLETED.

Fungus / Dryrot:

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Address 6717 Noah Ave., Bakerfield, CA 93308

06/10/2026

W14244

Date

Report #

- Findings and Recommendations continued from previous page -

- 3A PRICE: \$425.00 (Section I)
FINDINGS: Minor fungus infection and damage was noted at support post and wood trim. Moisture source appears to be caused by exterior weather.
RECOMMENDATION: Scrape, treat, and patch the damaged area only. See the "Chemical Disclosure" section of this report for more information about the material being used. Areas of repair are guaranteed for 1 year and are non-renewable.
NOTE: TREATMENT DONE BY A DIFFERENT COMPANY MUST BE CLEARED BY THE COMPANY DOING THE TREATMENT. HUBBLE TERMITE CANNOT CLEAR OTHER COMPANIES TREATMENT.

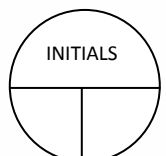
Other Findings:

- 4A PRICE: \$.00 (Section II)
FINDINGS: Water damage was noted to the pedestrian door of the garage.
RECOMMENDATION: Owner to employ a licensed contractor to inspect and repair as necessary.
- 4B PRICE: \$.00 (Section II)
FINDINGS: Evidence of a plumbing leak was noted at the bathroom sink of the interior.
RECOMMENDATION: Owner to employ a licensed plumber to inspect and repair as necessary.
- 4C PRICE: \$.00 (Section II)
FINDINGS: Exterior stucco was noted to be cracked and/or broken.
RECOMMENDATION: Owner to employ a licensed tradesman to inspect and do any necessary repairs.

Further Inspection:

- 5A (Further Inspection)
FINDINGS: All or portions of the garage and attic was inaccessible for inspection due to storage items and the tub plumbing access due to a sealed access cover.
- RECOMMENDATION: The owner is to make area accessible for further inspection. Upon completion of this recommendation, an inspection of the area will be made and conditions found will be listed on a supplemental report.
- NOTE: ALL WALLS IN THE GARAGE MUST BE INSPECTED. OWNER TO REMOVE ITEMS AWAY FROM ALL WALLS.
- RECOMMENDATION B: Hubble Termite will make the area accessible for further inspection. After opening subarea for further inspection. A supplemental report will be filed outlining any new findings and additional costs to correct those conditions.

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SEVENTH PAGE OF STANDARD INSPECTION REPORT OF THE PROPERTY LOCATED AT:

Address 6717 Noah Ave., Bakerfield, CA 93308

06/10/2026

W14244

Date

Report #

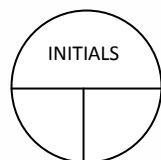
Findings and Recommendations estimated by this Company:

Item	Approval	Primary Estimate	Approval	Secondary Recommendation Estimate	Section
2A	☐	\$3,440.00	☐	\$2,940.00	I
2B	☐	\$375.00			I
2C	☐	\$1,465.00			I
3A	☐	\$425.00			I
4A	☐	\$.00			II
4B	☐	\$.00			II
4C	☐	\$.00			II
5A	☐				Further Insp.

☐ Complete all of the items quoted above with Primary Estimate.**Total Estimate**☐ Complete all of the items quoted above substituting Primary Estimate with Secondary Estimate where applicable.**Total Estimate**☐ Complete only the above Items checked.

Total \$ _____

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I have read and understand the terms of the Report referenced above and agree to the terms and conditions set forth.

Hubble Termite Management is hereby authorized to complete the Items selected above and it is agreed that payment shall be made as follows:

Payment shall be made as follows: ☐ With close of Escrow ☐ \$ _____ Deposit ☐ \$ _____ on Completion

Escrow Number: _____ Escrow Company: _____ Escrow Officer: _____

Phone () _____ - _____ Email: _____ Address: _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title: _____

Print Name: _____ X _____ Date _____

Owner or Authorized Representative: ☐ Owner ☐ Representative's Title: _____

Print Name: _____ X _____ Date _____

Transferee / Property Information

Transferee Name:	Sirva	Street Address:	6717 Noah Ave
City:	Bakersfield	State / Zip:	CA, 93308
Customer:	Sirva	File Number:	8691139
Customer Contact:	Seth Roth	Report Date:	6/23/2026

Inspection Conditions

Date of Inspection:	6/17/2026	Time:	4:00 pm
Weather:	Clear	Temperature:	90° F
Occupied:	Yes	Parties Present:	Homeowner

General Pool Information

What type of Pool is Present?	In-ground
Type of Water:	Fresh Water
Condition of Water:	Cloudy

Condition of Pool & Related Components

Visual Assessment of Structure

Overall Condition: _____ **Defective**

Remarks: The pool water was dirty. Algae was observed in the pool.

Corrective Action: Qualified contractor to clean the pool.

Deck Interface with Pool: _____ **Defective**

Remarks: Cracks were observed at the pool and spa decking.

Corrective Action: Qualified contractor to repair / seal the cracks.

Coping: _____ **Acceptable**

Remarks:

Corrective Action:

Interior Finish: _____ **Acceptable**

Remarks: Please note: The interior finish of the pool is Pebble tek.

Corrective Action:

Tile & Grouting: _____ **Not Present**

Remarks:

Corrective Action:

Deck Equipment

Drains: _____ **Acceptable**

Remarks:

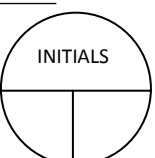
Corrective Action:

Skimmer: _____ **Acceptable**

Remarks:

Corrective Action:

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Transferee / Property Information

Transferee Name:	Sirva	Street Address:	6717 Noah Ave
City:	Bakersfield	State / Zip:	CA, 93308
Customer:	Sirva	File Number:	8691139
Customer Contact:	Seth Roth	Report Date:	6/23/2026

Electrical:

Defective

Remarks: GFI protection was missing at the outlets. Exposed Romex wires were observed at the outlet. Exposed wires and unsafe wiring was observed at the electrical at the fencing near the pool equipment. Old electrical wires were present at what appears was and old lamp post / lighting.

Corrective Action: Electrician to repair / certify the electrical system.

Lights / GFCI:

Defective

Remarks: The pool and spa lighting did not function / operate.

Corrective Action: Electrician to repair / certify the electrical system.

Ladder:

Not Present

Remarks:

Corrective Action:

Handrails:

Not Present

Remarks:

Corrective Action:

Anchors:

Not Present

Remarks:

Corrective Action:

Inlets / Returns:

Acceptable

Remarks:

Corrective Action:

Fittings:

Acceptable

Remarks:

Corrective Action:

Diving Board / Slide:

Not Present

Remarks:

Corrective Action:

Covers:

Not Present

Remarks:

Corrective Action:

Mechanical Equipment

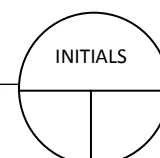
Heater:

Acceptable

Remarks:

Corrective Action:

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Customer Contact:	Seth Roth	Report Date:	6/23/2026

Pumps: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Motors: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Filter: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Gauges: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Piping: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Automatic Cleaning Equipment: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Valves: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Chemical Feeders: _____ **Not Present**

Remarks: _____

Corrective Action: _____

Time Clocks / Controls: _____ **Acceptable**

Remarks: _____

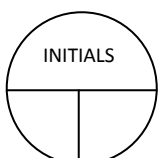
Corrective Action: _____

Switches: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

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Fencing

Fence: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Gates: _____ **Acceptable**

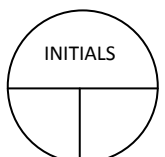
Remarks: _____

Corrective Action: _____

Comments / Recommendations:

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Customer: Sirva
Attn: Seth Roth
Date Inspected: 6/17/2026

Transferee:
Sirva
6717 Noah Ave
Bakersfield, CA 93308

Inspection Type: Pool and Spa Inspection
Customer File Number: 8691139
ReloOlogy Number: 122708

*** Note: pictures with a **RED** border indicate a potential hazard, problem or defect ***

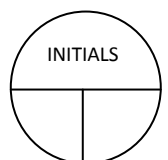


Pool



Decking

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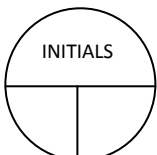


Decking / Rocks



Crack at Decking

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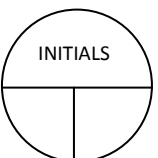


Crack at Spa



Dirty Water

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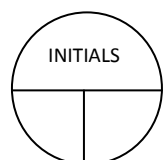


Algae in Pool



Pebble Tec Surface

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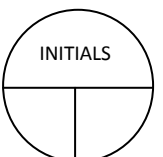


Spa



Spa Drain Covers

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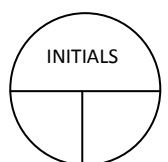


Heater



Pool Sweep

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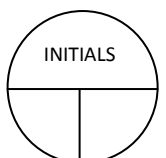


Skimmer Sweep Hose Attached



Pool / Spa Light Not Functioning

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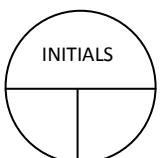


Pool Skimmer



Heater Bonding

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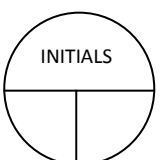


Heater Control



PVC Pipes to Heater

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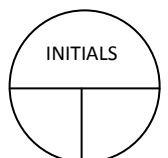


Heater Gas Valve



Valves

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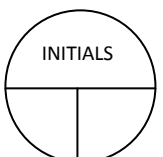


Filter Pressure Gauge



Filer Pressure Test

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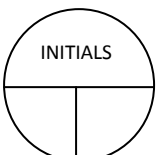


Filter Data



PVC Pipes at Filter

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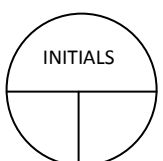


Inline Manual Valve



Pump Skimmer

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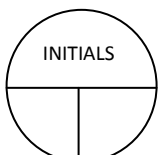


Pool Pump



Pump Bonding

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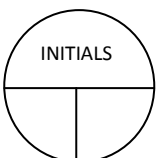


Spa Blower



Panel Timer and Breakers

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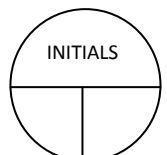


Electrical at Fencing Near Pool Equipment (Safety Issue)



GFI Missing at Pool Area Fencing

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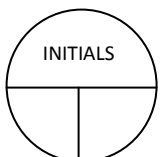


GFI Missing at Pool Area Fencing



Exposed Wire Romex at Pool Area Fencing

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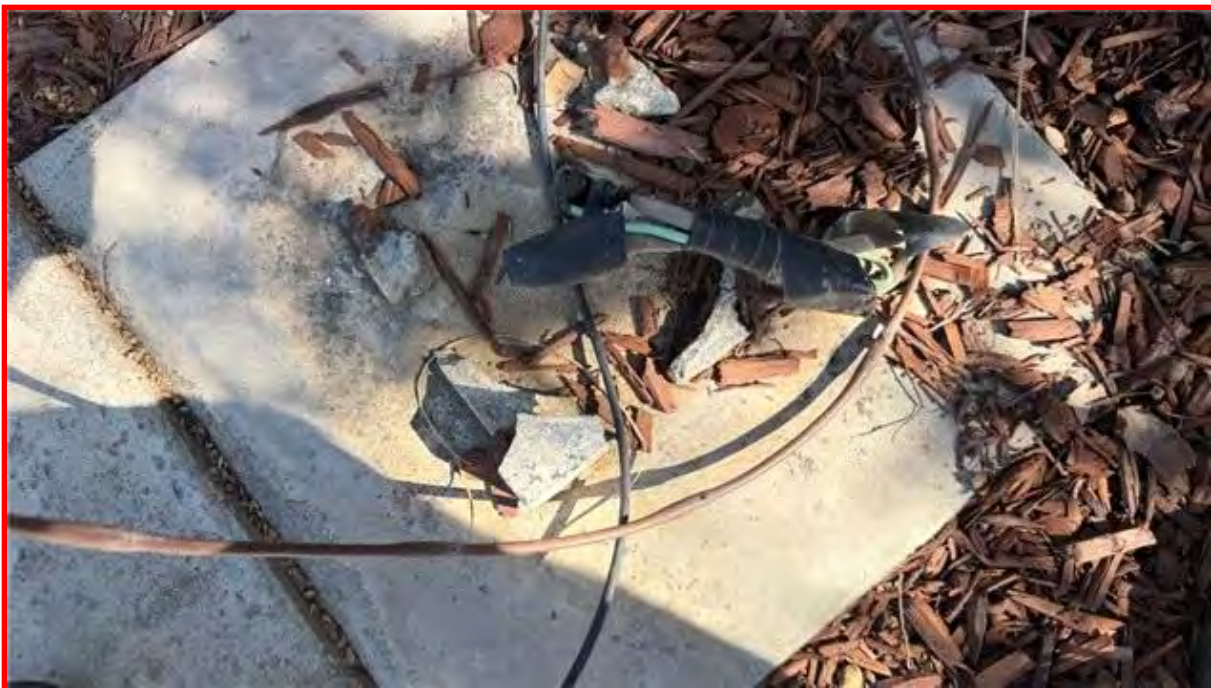
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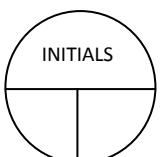


Pool Wet Nitch Box for Lighting Electrcial



Old Electrical at Pool Ground or What Appears Was Old Lamp Post Lighting / No Power but Electrcial Wires Are Present

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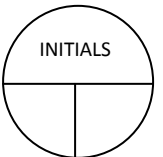
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Pool Fencing and Gate

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Transferee / Property Information

Transferee Name:	Sirva	Street Address:	6717 Noah Ave
City:	Bakersfield	State / Zip:	CA, 93308
Customer:	Sirva	File Number:	8691139
Customer Contact:	Seth Roth	Report Date:	6/23/2026

Inspection Conditions

Date of Inspection:	6/17/2026	Time:	4:00 pm
Weather:	Clear	Temperature:	90° F
Occupied:	Yes	Parties Present:	Homeowner

Overall System Information / Operation

Manual Controls: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Condition of Sprinkler Heads: _____ **Defective**

Remarks: A damaged sprinkler head was observed at the rear small lawn. A leak was observed at the rear flowerbed drip line.

Corrective Action: Qualified contractor to repair / replace the sprinkler head and repair / eliminate the leak.

Timer / Automatic Settings: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Water Pressure / Flow: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Backflow Prevention: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Overall System Coverage: _____ **Acceptable**

Remarks: _____

Corrective Action: _____

Overall System Condition: _____ **Acceptable**

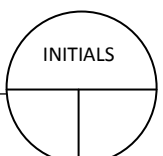
Remarks: _____

Corrective Action: _____

Comments / Recommendations:

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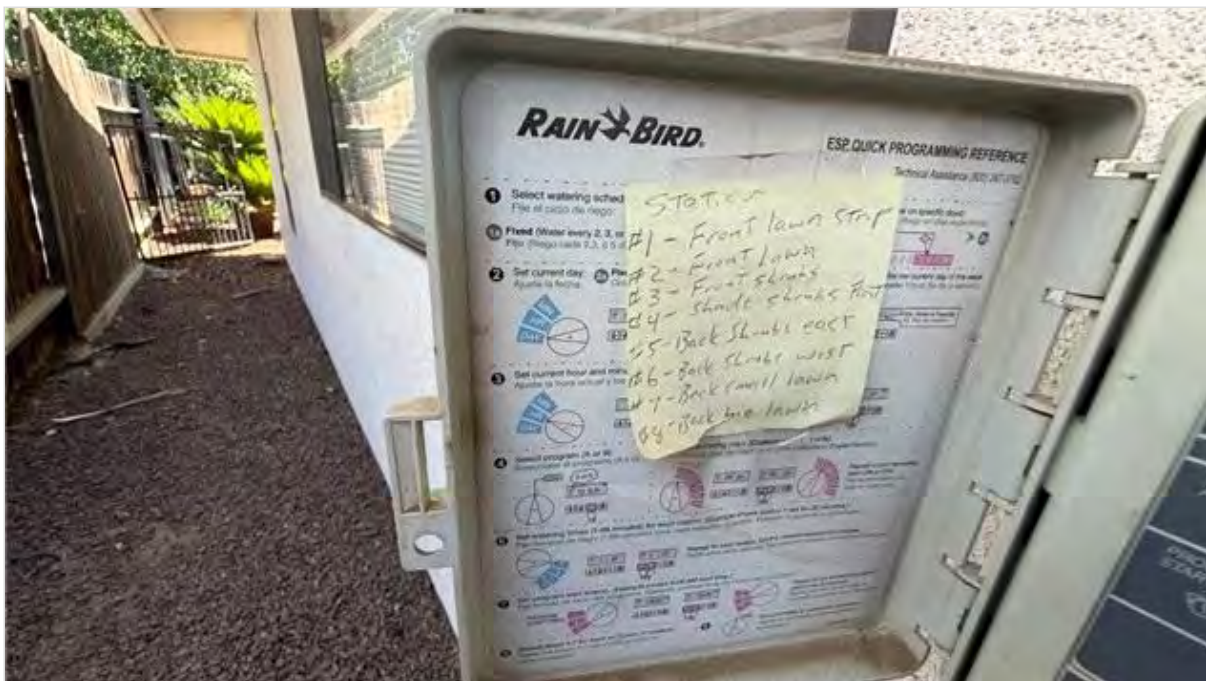
Transferee:
Sirva
6717 Noah Ave
Bakersfield, CA 93308

Inspection Type: Sprinkler System Inspection
Customer File Number: 8691139
ReloOlogy Number: 122689

*** Note: pictures with a RED border indicate a potential hazard, problem or defect ***

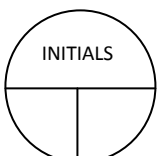


Timer



Time Stations

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ReloOlogy Number: 122689

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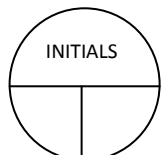


Large Street Lined Grass



Front Lawn Sidewalk View

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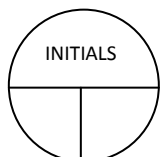


Small Street Side Lawn



Main Front Lawn

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6717 Noah Ave
Bakersfield, CA 93308

Inspection Type: Sprinkler System Inspection
Customer File Number: 8691139
ReloOlogy Number: 122689

*** Note: pictures with a **RED** border indicate a potential hazard, problem or defect ***

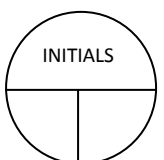


Driveway



Street View

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ReloOlogy Inspection Management Services, LLC

501 Cambria Avenue, Bensalem, PA 19020
215.604.1580

www.ReloOlogy.com

Customer: Sirva
Attn: Seth Roth
Date Inspected: 6/17/2026

Transferee:
Sirva
6717 Noah Ave
Bakersfield, CA 93308

Inspection Type: Sprinkler System Inspection
Customer File Number: 8691139
ReloOlogy Number: 122689

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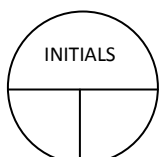


Front Bed



Rear Bed East

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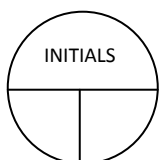


Damaged Rear Small Yard Sprinkler



Small Rear Yard

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Attn: Seth Roth
Date Inspected: 6/17/2026

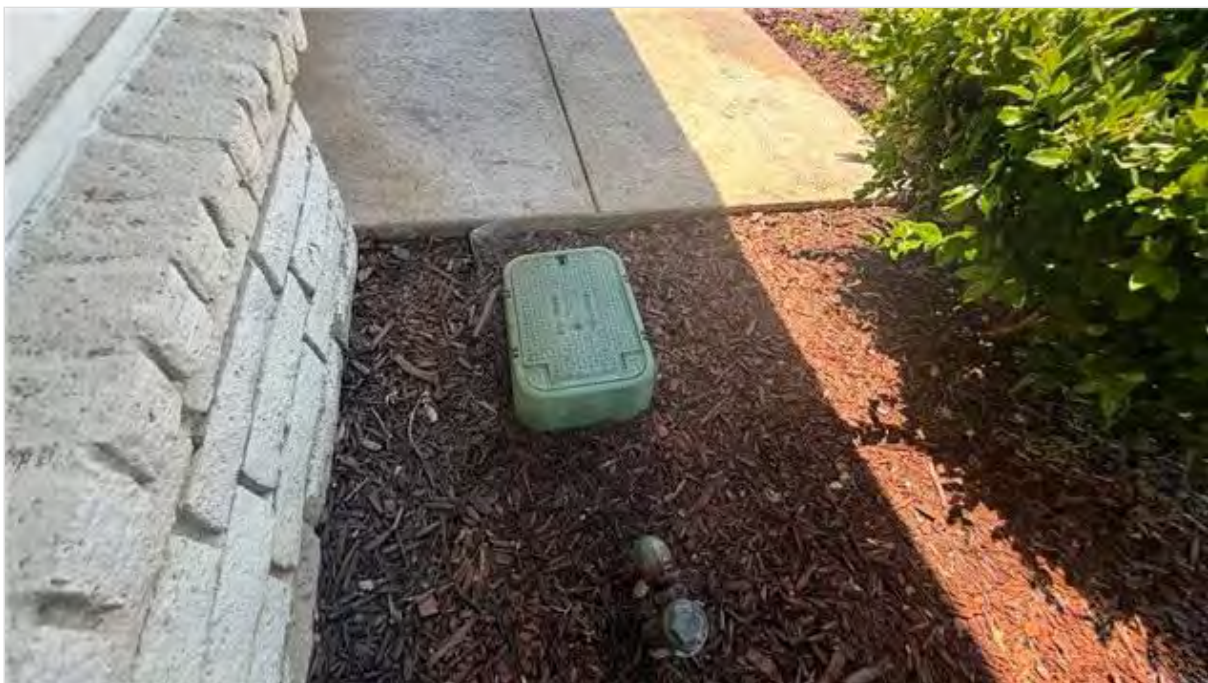
Transferee:
Sirva
6717 Noah Ave
Bakersfield, CA 93308

Inspection Type: Sprinkler System Inspection
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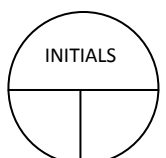


Front Flowerbed Near Exterior Front Wall



Front Valve Box

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Attn: Seth Roth
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Bakersfield, CA 93308

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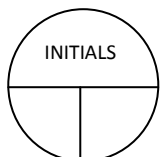


Small Front Flowerbed By Main Entry



Rear Flowerbed

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Customer: Sirva

Attn: Seth Roth

Date Inspected: 6/17/2026

Transferee:

Sirva

6717 Noah Ave

Bakersfield, CA 93308

Inspection Type: Sprinkler System Inspection

Customer File Number: 8691139

ReloOlogy Number: 122689

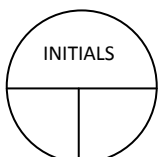
***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****

Leak at Rear Flowerbed Drip Line



Side Flowerbed Near Wall

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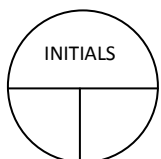


Large Rear Lawn



Small Flowerbed By Pool

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Customer: Sirva

Attn: Seth Roth

Date Inspected: 6/17/2026

Transferee:

Sirva

6717 Noah Ave

Bakersfield, CA 93308

Inspection Type: Sprinkler System Inspection

Customer File Number: 8691139

ReloOlogy Number: 122689

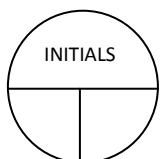
***** Note: pictures with a RED border indicate a potential hazard, problem or defect *****

Pool Area Side Flowerbed



Rear East Flowerbed and Trees

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Transferee / Property Information

Transferee Name:	<u>Sirva</u>	Street Address:	<u>6717 Noah Ave</u>
City:	<u>Bakersfield</u>	State / Zip:	<u>CA, 93308</u>
Customer:	<u>Sirva</u>	File Number:	<u>8691139</u>
Customer Contact:	<u>Seth Roth</u>	Report Date:	<u>6/29/2026</u>

Inspection Conditions

Date of Inspection:	<u>6/23/2026</u>	Parties Present:	<u>Inspector</u>
Occupied:	<u>No</u>		

General Radon Information

Est. Age of Property:	<u>46</u>
-----------------------	-----------

Device #1 -

Device Type:	<u>CRM</u>	License#:	<u>5361</u>
Device Location:	<u>Dining Room</u>	Device Result:	<u>1.4 pCi/L</u>

Device #2 -

Device Type:	<u>CRM</u>	License#:	<u>5358</u>
Device Location:	<u>Primary Bedroom</u>	Device Result:	<u>1.5 pCi/L</u>

Device #3 -

Device Type:	<u></u>	License#:	<u></u>
Device Location:	<u></u>	Device Result:	<u></u>

Device(s) Placed:	<u>6/23/2026</u>	Time Device(s) Placed:	<u>2:30 pm</u>
Device(s) Picked Up:	<u>6/25/2026</u>	Time Picked Up:	<u>1:30 pm</u>

Closed House Conditions Maintained at Time of Placement:	<u>Yes</u>
--	------------

Remarks:	<u></u>
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Closed House Conditions Maintained During Testing:	<u>Yes</u>
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Remarks:	<u></u>
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Closed House Conditions Maintained at Pick-up:	<u>Yes</u>
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Remarks:	<u></u>
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Test Extended Due to Extreme Weather:	<u>No</u>
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Remarks:	<u></u>
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EPA Protocols Followed:	<u>Yes</u>
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Remarks:	<u></u>
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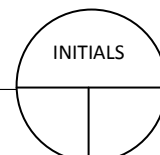
Re-Test Recommend:	<u>No</u>
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Remarks:	<u></u>
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Comments / Recommendations:

The average radon concentrations of 1.4 pCi/L and 1.5 pCi/L in the subject home was BELOW the EPA action level of 4.0 pCi/L. No corrective action is necessary at this time.

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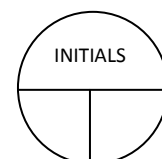


Transferee / Property Information

Transferee Name:	Sirva	Street Address:	6717 Noah Ave
City:	Bakersfield	State / Zip:	CA, 93308
Customer:	Sirva	File Number:	8691139
Customer Contact:	Seth Roth	Report Date:	6/29/2026

Please note: The inspection and this report are provided solely for the purpose of evaluating the physical condition and/or functionality of the property and/or related systems or components at the time of inspection. This inspection does not determine, guarantee, or imply the insurability of the property or any of its components. Insurance companies may have their own underwriting requirements, risk assessments, or restrictions regarding certain materials, systems, or conditions, which are beyond the scope of this inspection. The inspector makes no representation as to whether the property will qualify for insurance coverage, the cost of such coverage, or the availability of coverage. Customers, buyers, etc. are advised to consult directly with their insurance provider regarding any concerns related to coverage, insurability, or policy limitations. Neither the inspector nor the inspection management company shall be held responsible for future insurability decisions made by insurance carriers or other third parties.

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RADON TESTING SERVICE INC
EXCEPTIONALISM IN RADON SAMPLING & ANALYSIS

Radon Gas Assessment

June 27, 2026

Prepared for: ReloOlogy

Inspection Site: 6717 Noah Avenue
Bakersfield, CA 93308

Project Number: 10050



Radon Testing Service Inc.

530 Los Angeles Avenue, Suite 115-132
Moorpark, CA 93021
(805) 732-1272

www.radontestingserviceinc.com

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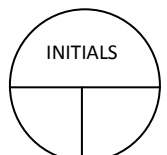


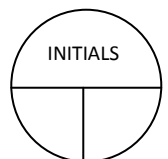
TABLE OF CONTENTS

1.0	OVERVIEW, SCOPE, PURPOSE & QUALITY CONTROL
1.1	TEST DETAILS
1.2	WEATHER
1.3	OBSERVATION OF PROTOCOLS
1.4	HOUSE CHARACTERISTICS
1.5	MITIGATION INFORMATION
2.0	ADDITIONAL OBSERVATIONS
3.0	RADON POTENTIAL
4.0	CONCLUSIONS
5.0	RECOMMENDATIONS
6.0	PURPOSE AND LIMITATIONS

ATTACHMENTS

ANALYTICAL DATA

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1.0 OVERVIEW

Prepared On:	June 27, 2026	Sample Reason:	Relocation
Test ID#	10050	Sample Type:	Screening Measurement
Test Start:	06.23.26 2:30 pm	Compliance agreement signed?	No
Test Stop:	06.25.26 1:30 pm	Structure occupied during test?	No
Total Test Time:	47 hours	Number of occupants:	vacant

Highest Measured Average: 1.5 pCi/l

What do my test results mean?

Ambient outdoor levels are typically 0.4 pCi/l.
Average indoor levels nationwide are typically 1.3 pCi/l.

The EPA has set the action level for radon gas at 4.0 pCi/l or above as an average. Fix the home.
The World Health Organization recommends exposure be no more than 2.7 pCi/l as an annual average.
EPA *suggests* you consider fixing levels between 2.0 pCi/l – 4.0 pCi/L as an annual average *if feasible*.

Short term tests are designed to help identify your radon exposure under closed house conditions. Radon levels fluctuate from day to day, month to month, and season to season. A long-term test of 91 days or more will give you a better picture of your actual exposure over time, based on how you occupy your home.

Further guidance on interpreting your test results can be found at the following websites:

[Radon \(ca.gov\)](#)

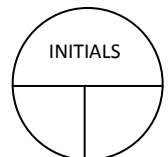
[Radon | US EPA](#)

[Radon | NCEH | CDC](#)

[WHO handbook on indoor radon: a public health perspective](#)



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Scope

Radon testing in California is required by code to be performed by a state certified and NRPP or NRSB certified radon professional and should be performed following the guidelines of the ANSI/AARST accredited industry consensus standard *Protocol for Conducting Measurements of Radon and Radon Decay Products in Homes (MAH2023)*, which specifies the procedures and minimum requirements for measuring radon concentrations in single family homes. Radon Testing Service Inc. performed this radon survey in accordance with this standard.

Purpose

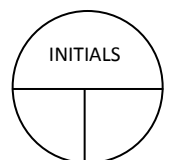
The purpose of conducting radon measurements is to identify locations that have elevated radon concentrations and to determine if radon mitigation is necessary to protect current or future occupants. Radon is the second leading cause of lung cancer behind smoking and the leading cause of lung cancer in non-smokers. Radon is a colorless, odorless, radioactive gas produced by the decay of uranium in various rocks and soils. It is found in trace amounts everywhere and has the potential to build up to unsafe levels in all types of buildings. The amount of radon entering a structure is dependent on the strength of the source and available entry points to the structure. Buildings are generally negatively pressurized in relation to the earth and gases are drawn in by this pressure difference. The amount of gas entering is influenced by the concentration of the gas in the soil underneath the structure, soil permeability, the number of openings in the foundation, and occupancy habits. Radon levels vary from home to home. The only way to know how much radon is entering a specific home is to test.

Quality Control

Radon Testing Service Inc. maintains a robust quality assurance program in accordance with the ANSI/AARST Standard (MS-QA 2019) *Radon Measurement Systems Quality Assurance*.

Radon levels were measured using the FemtoTech model CRM-510LP (NRPP#CR-8444), a precision airborne alpha radiation detection instrument using pulsed ion chamber technology and a nominal sensitivity of 0.350 cpm/pCi/L. Each monitor is checked for proper functionality at the start of each test. Monitors are calibrated at least every 12 months by an approved calibration facility and calibration certificates are kept on file. Between calibrations, comparison checks of each monitor are made at a rate of 10% of deployments or at least once monthly. Comparison checks verify continued stable and in-control operation of the device and monitor for potential bias error. All monitors used in this sampling have a current calibration and passed its most recent comparison check.

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1.1 TEST DETAILS

Serial #	Calibration	Location	Level	Foundation	Result
1.5361	1-13-26	dining room	1	slab	1.4 pCi/L
2.5358	3-25-26	primary bed	1	slab	1.5 pCi/L

Sample 1



Sample 2



1.2 WEATHER CONDITIONS – Meadows Field Station

	Day 1	Day 2
Date	6.23.36	6.24.26
Wind	12 mph	15 mph
Dew Pt	51 F	49 F
Precipitation	0.00"	0.00"
Temp range	69-99 F	72-98 F
Barometric	29.45"	29.43"

1.3 OBSERVATION OF STANDARD PROCEDURES & PROTOCOLS

This test was performed following the guidelines of the ANSI/AARST accredited industry consensus standard *Protocol for Conducting Measurements of Radon and Radon Decay Products in Homes (MAH2023)*. Written test instructions were provided to the seller. The accuracy of these results depends on the careful adherence to these instructions. All exterior doors and windows were closed upon arrival, and instructions had been given to initiate closed house conditions at least twelve hours prior to the start of the test. Verification seals were placed on all windows and exterior doors, except the front door, which was posted with a "close door" reminder sign. All doors and windows were closed at the conclusion of the test, and no seals were broken.

A test device was placed at the lowest level that could be occupied, over every observed separate foundation area and each separate HVAC zone. One sample was collected for every 2,000 square feet of foundation level at a minimum. The samples were collected in the general breathing zone, away from drafts and heat sources, at least three feet from exterior doors and windows, at least one foot from exterior walls, at least twenty inches from the floor, but no higher than eight feet. The HVAC was set to normal occupied temperatures (75, cool) with the fan on auto.

1.4 HOUSE CHARACTERISTICS

The structure is a detached, single-story, single-family home constructed in 1980. The garage is attached with interior access. No additions were noted, and the square footage is listed at 2,005. The foundation is a concrete slab. The layout of the home is open with high ceilings, which helps minimize structural depressurization in relation to the earth. The envelope of the home is moderately loose with single pane windows and moderate air intrusion. The fireplace flue is open; there is no pet access door or other exterior openings present. There is no exhaust fan wired to run continuously. The home has central heating and cooling; the furnace is in the attic. It is unknown whether a fresh air supply or whole house air purifier has been added. There are no sub-slab ducts. The countertop materials are Quartz, the fireplace is natural stone, the water supply is municipal. Potential radon entry is around plumbing penetrations and other foundation openings.

1.5 MITIGATION INFORMATION

No radon mitigation system was observed.

2.0 OTHER OBSERVATIONS

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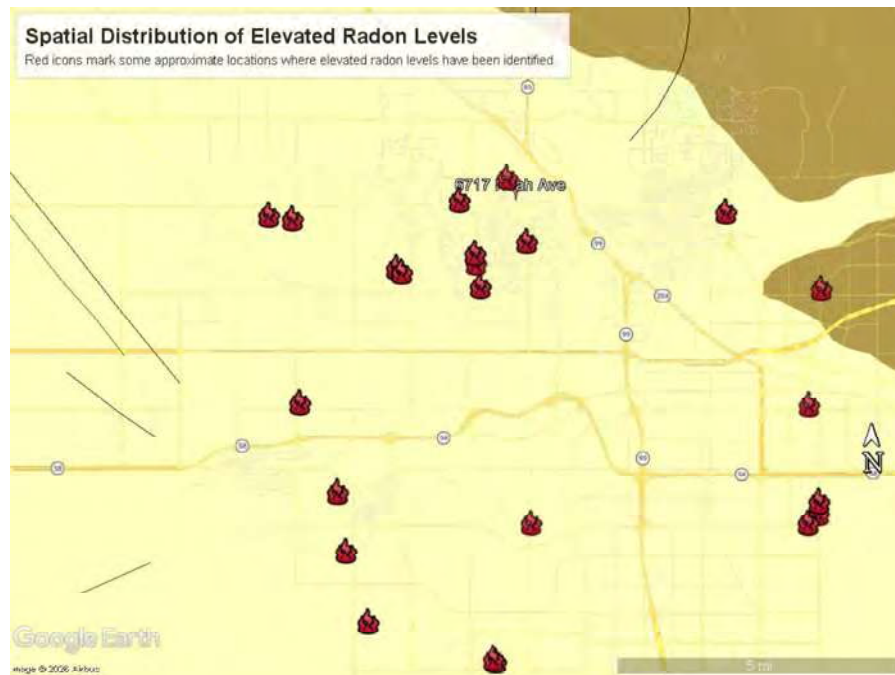
3.0 RADON POTENTIAL

This home is in Zone 2 on the 1988 EPA Indoor Radon Potential Map, indicating a possible moderate geologic potential for elevated radon levels in the area, dependent on the subject property's unique structural characteristics.

According to data available from the California Department of Health's Radon database, 53 homes in this zip code have been tested and 21% of these test results exceeded the EPA's threshold of 4 pCi/L. This is a limited database with information that has been gathered from voluntary submissions of test data from labs, consumers and professional providers and is not a complete list of all test results. It should be noted, only a small percentage of homes in the area have been tested. Elevated radon levels have been found in all counties. The California Department of Public Health urges all homeowners to test their homes, regardless of data collected from their zip code. Radon levels are known to vary considerably even on the same street and depend on the source's strength and structural differences.

According to data retrieved from the USGS Google Earth Overlay—Geologic Units of California, this home is situated in an area consisting of alluvium. This information is highly generalized to the surrounding area, does not identify the underlying geology of this specific structure, and is not meant to replace a geological inspection by a licensed geologist. Certain rock types such as marine shales, granite, and rhyolites are recognized as being potentially significant for radon gas. Elevated radon levels in Southern California are significantly associated with the Rincon, Monterey, Modelo and Altamira rock formations, surrounding areas of older quaternary alluvium, and moderately associated with Santa Monica slate. Radon potential in areas of alluvium is difficult to assess. Alluvium generally covers large areas and can be sourced from many different geologic formations. The radon content of an alluvial unit may differ significantly from area to area.

Besides underlying geology, variations in soil permeability, type of foundation substrate, weather and climatic conditions, and structural design and condition influence radon concentrations.



4.0 CONCLUSIONS

At the time of this inspection, radon levels under the conditions identified in this report, tested BELOW the EPA maximum recommended threshold of 4.0 pCi/L, based on a short-term test. Radon levels fluctuate from day to day, month to month, and season to season. Radon levels tend to be higher in the winter when precipitation levels are higher, temperatures are cooler, and combustion appliances are in use. Radon levels will sometimes be a little higher, and sometimes a little lower. Tests conducted when heating systems are active both day and night are more likely to provide a clear characterization of potential radon hazards. Actual exposure levels vary with individual occupancy habits. A long-term test of 91 days or more will give you a better picture of your actual exposure levels over time.

Radon is the leading cause of lung cancer in non-smokers. The EPA and the Surgeon General strongly recommend taking remedial action when the home's radon levels average 4.0 pCi/l or greater. Radon levels less than 4.0 pCi/l still pose some risk and, in many cases, can be reduced further. The lower your level, the lower the risk.

Statement of Reliability

A radon gas screening was conducted from June 23, 2026, to June 25, 2026. During a short-term test, exterior doors and windows must be closed for 12 hours before the test and for the duration of the test period. Momentary opening of doors for access is permissible, but activity during the test period should be minimized to ensure accurate results. The accuracy of these results is dependent upon careful adherence to these instructions. Written instructions were provided to the transferee. The radon technician did not observe any violations of required test conditions as specified in the protocol. While the technician does not monitor the test location during the test period, verification seals were placed on all windows and non-essential doors. No seals were broken. Unusually severe weather conditions did not occur during the test period.

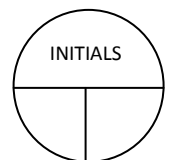
The sample locations are not monitored between placement and retrieval for compliance with closed house conditions, nor for the 12 hours prior to the start of sampling. Unobserved violations can affect the accuracy of these results.

5.0 RECOMMENDATIONS

Indoor radon concentrations at this time of inspection, under conditions existing at the time of inspection, tested in the normal range. No corrective work is indicated by these results.

Indoor radon levels can change over time and should be rechecked every five years and after any significant renovation work, window replacements, earth movement, significant climate change that affects ground water tables, or changes to the HVAC system. Retesting is recommended in conjunction with any future sale.

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6.0 PURPOSE AND LIMITATIONS OF THIS REPORT

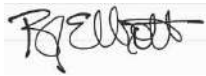
To provide a professional opinion of a structure's radon levels as of the inspection date, limited to the conditions identified in this report. This report represents radon gas levels measured in the structure identified in this report in its current condition. Structural modifications can change radon levels. These levels are not meant to be extrapolated to and are not representative of radon gas levels in other structures on the property or any future structures built on the site.

LIMITATIONS OF LIABILITY

There can be uncertainty with any radon measurement due to statistical variations and other factors such as changes in the weather, operation of the dwelling and cooperation level of the occupants. While our agents and we make every effort to maintain quality control and include checks and verification steps in our procedures, we make NO WARRANTY OF ANY KIND, EXPRESSED OR IMPLIED. Neither Radon Testing Services nor any of its agents shall be liable under any claim, charge, or demand, whether in contract, tort, or otherwise, for any and all loss, cost, charge, claim, demand, fee, expense or damage of any nature or kind arising out of, connected with, resulting from, or sustained as a result of any radon test. Conclusions contained in this report are based on the evaluation of information made available during this survey. It is not warranted that such data cannot be superseded by future environmental, legal, geotechnical, or technical developments.

Radon levels can change over time. The home should be retested every 5 years or after any structural modifications, remodeling or changes in ventilation patterns are made, and after any significant earth movement including earthquake, hydraulic fracturing, and grading, and after heavy rains or changes in the water table. Radon mitigation systems should be checked on a regular basis to make sure they are operational.

Certified Radon Technologist:

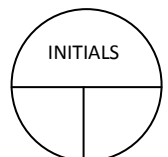


ReveAnn Ellrott
Senior Analyst, NRPP #100519RMP
National Radon Proficiency Program

Date: June 27, 2026



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Start Time
6/23/2026, 2:25:00 PM

Stop Time
6/25/2026, 1:25:00 PM

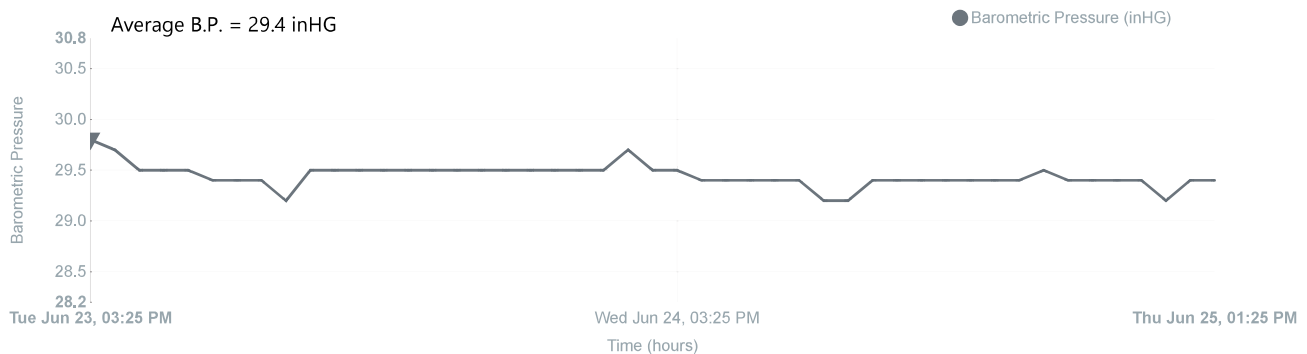
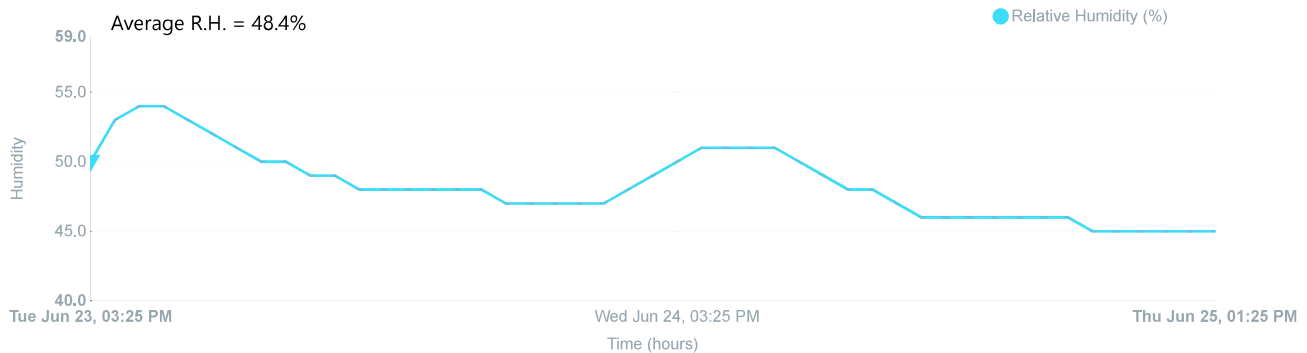
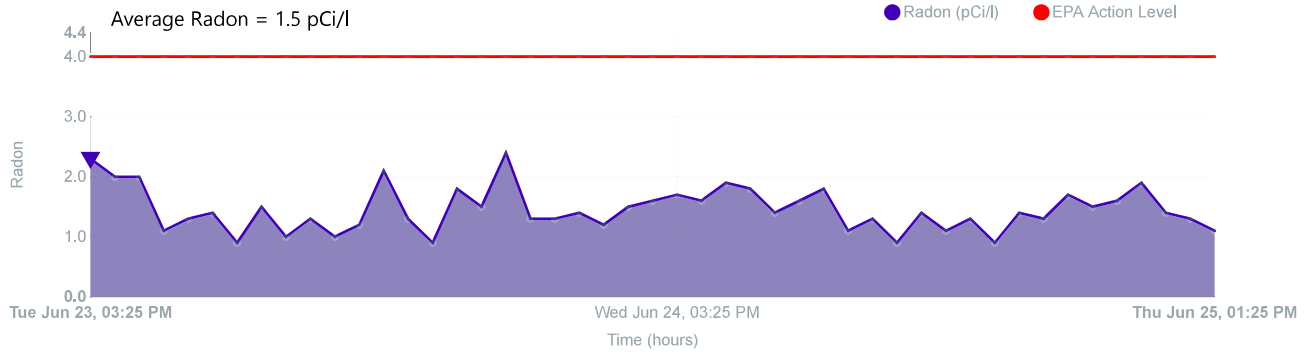
Test Length
47 Hours

Serial
LP00005361

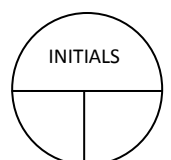
Location
dining room

Air Quality Graphing

▽ = tilt occurred



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Start Time
6/23/2026, 2:25:00 PM

Stop Time
6/25/2026, 1:25:00 PM

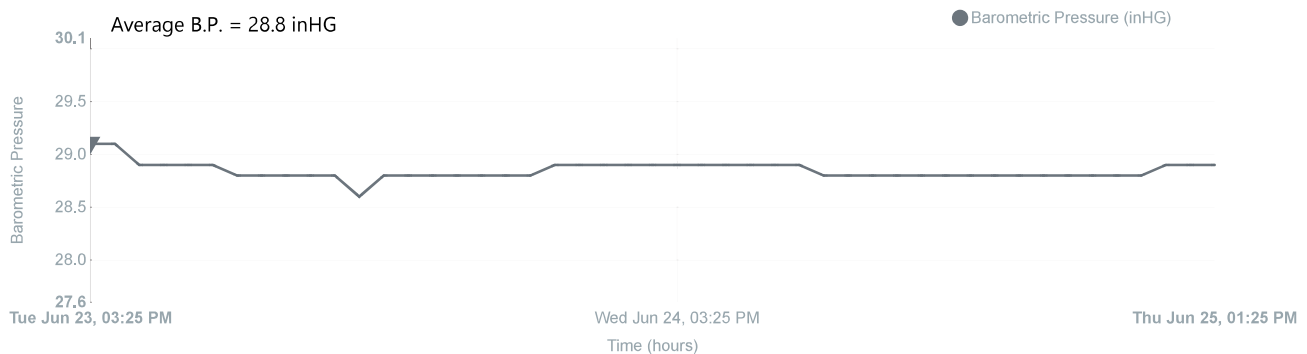
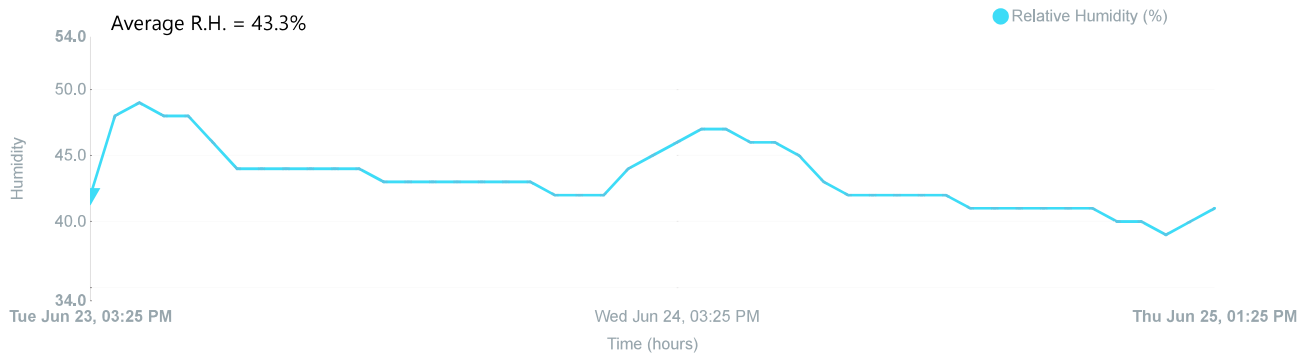
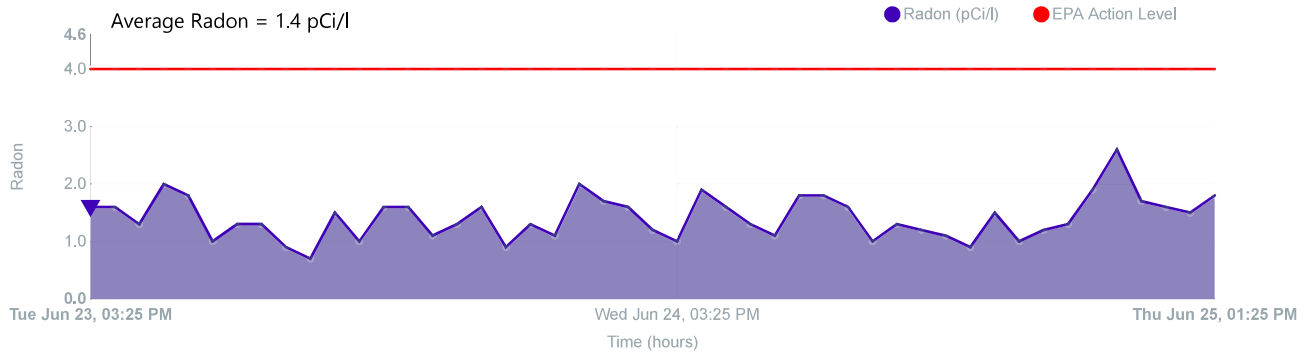
Test Length
47 Hours

Serial
LP00005358

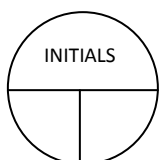
Location
primary bedroom

Air Quality Graphing

▽ = tilt occurred



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RELOCATION PROPERTY ASSESSMENT SUMMARY/COST ESTIMATE

Record on this summary page the corrective action(s) required for all items determined to be defective, including the estimated cost of repairs, and explain any items reported as "Not Assessed." As noted in Section 4 above, these estimates are not bids, nor intended to be used as such.

Section	Remarks
Roof	Roof Type #1 Problem: Cracked and slid tiles were observed at the roof, mainly around the chimney area. Corrective Action: Further evaluation is recommended. Contact a roofing specialist to evaluate the roof system. Pay special attention to the cracked and slid tiles that were observed at the roof, mainly around the chimney area and the shingles around the south side roof that are aged / deteriorated. Roof Type #2 Problem: Shingles around the south side roof are aged / deteriorated. Corrective Action: See Roof Type #1 Remark comments above. Gutters Problem: The gutter system is full of debris. Corrective Action: Contractor to eliminate the debris and confirm proper operation.
Exterior Surfaces	Type #1 Condition Remarks: See Separate stucco report.
Garage / Carports	Condition Remarks: Limited assessment of the garage due to storage (approximately 60% visible).
Structures	Beams Problem: Cracks were observed at the main interior beam in the kitchen. An interior wall beam has been removed in the kitchen area. Corrective Action: Further evaluation is recommended. Contact a structural engineer to evaluate the foundation / structure. Pay special attention to the cracks that were observed at the main interior beam in the kitchen and the beam that was removed from the kitchen area.
Attic	Roof Framing Remarks: Limited assessment of the attic due to design (approximately 90% visible).

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Buyer's Initials: _____ / _____

Section	Remarks
Electrical	Evidence of Water Penetration Problem: Moisture stains and damage were observed on the top side of the ceiling drywall in the attic. Corrective Action: Contractor to correct the source of moisture and moisture stains / damage on the top side of the ceiling drywall in the attic. Obtain a cost estimate from a qualified and insured contractor.
	Panel Problem: A hinge at the top of the panel is broken. An open breaker slot was observed at the electric panel and an open knock out was observed inside the electric panel. Corrective Action: Electrician to repair or replace the hinge at the top of the panel and repair / correct the open breaker and open knock outs in the panel.
	Branch Circuits Problem: Extension cord wiring is improperly being used in a permanent manner under the kitchen sink. Corrective Action: Electrician to remove the extension cord wiring and install a dedicated outlet as needed.
	GFI Problem: GFI protection is missing at the kitchen island and main bathroom sink outlets. Corrective Action: Electrician to provide GFI protection at kitchen island and main bathroom sink outlets.
Heating Systems	Fuel Tank / Lines Remarks: Please note: CSST (Corrugated Stainless Steel Tubing) gas lines have been observed in this home. Unless otherwise noted in the report, no visible defects were noted at the time of this property assessment. CSST has been the subject of class action lawsuits alleging safety concerns including susceptibility to lightning strikes. A visual assessment of the visible CSST was performed only, focusing on the visible condition of the piping as well as whether or not it appears to be grounded. No warranty is expressed or implied as to the future condition or function of this fuel piping.
Air Conditioning System	Heat Exchanger Remarks: The heat exchanger was not assessed. This part of the unit can not be visually assessed without disassembly of the unit.
	Type #1 Operation Remarks: The A/C unit was functional at the time of assessment, however; the unit has reached the end of its estimated useful life. No warranties are expressed or implied as to the future performance or condition of the A/C unit. Please note: R-22 refrigerant has been phased out of production and is in low supply due to environmental concerns. Air conditioning units utilizing this type of refrigerant can be costly to maintain and may pose an insurability concern. It is unknown if the air conditioning unit for this property utilizes this type of refrigerant. If confirmation is needed, we recommend a further evaluation by an HVAC specialist to make the determination.

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Section	Remarks
Plumbing	Water Pipes Problem: The copper pipes in the attic are corroded and leaking. Please note: Previous repairs were observed at several areas of the copper piping in the attic. Corrective Action: Further evaluation is recommended. Contact a plumber to evaluate the plumbing system. Pay special attention to the corroded and leaking copper pipes in the attic.
	Vent Pipes Problem: The dryer vent is obstructed. Corrective Action: Contractor to eliminate the debris at the dryer vent and confirm proper operation.
	Exhaust Fan Problem: The half bathroom exhaust fan cover is loose at the ceiling. Corrective Action: Contractor to repair / secure the half bathroom exhaust fan cover.
	Sink Problem: The half bathroom sink leaks. The faucet at the main bathroom sink is loose. An improper flexible drain pipe was noted below the kitchen sink. Corrective Action: Plumber to repair / eliminate the leak at the half bathroom sink, repair / secure the faucet at the main bathroom sink, and replace the flexible drain line with smooth piping.
	Exhaust System Problem: The water heater flue is damaged and not properly centered at the draft hood. Corrective Action: Plumber to repair or replace the water heater flue.
	Temperature / Pressure Relief Valve Problem: The water heater TPR extension improperly runs uphill. Corrective Action: Plumber to repair or replace the water heater TPR valve extension.
On-Site Sewage Disposal	System Operation Remarks: The septic system was not assessed - See separate report.

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Section	Remarks
Pool and Hot Tub	Pool Remarks: The in-ground pool and spa were not assessed - See separate report.
Fireplace	Flue Problem: Soot buildup and debris were observed in the fireplace flue. Please Note: Only visual portions of the flue were assessed due to design. Corrective Action: Chimney / fireplace specialist to repair the chimney / fireplace system.
Additional Comments	Doors Problem: The rear exterior door is deteriorated / exposed. Corrective Action: Contractor to repair or replace the door.
Final Comments	Other Remarks: The sprinkler system was not assessed - See separate report.
	Other unsafe or hazardous conditions observed Problem: The wood fence around the home is leaning. The front side gate is loose and a broken post was noted. Corrective Action: Contractor to assess all fencing and gates and repair / replace all affected fencing and gates as needed. Cost to be determined at the time of repairs.
	Remarks: Please note: The inspection and this report are provided solely for the purpose of evaluating the physical condition and/or functionality of the property and/or related systems or components at the time of inspection. This inspection does not determine, guarantee, or imply the insurability of the property or any of its components. Insurance companies may have their own underwriting requirements, risk assessments, or restrictions regarding certain materials, systems, or conditions, which are beyond the scope of this inspection. The inspector makes no representation as to whether the property will qualify for insurance coverage, the cost of such coverage, or the availability of coverage. Customers, buyers, etc. are advised to consult directly with their insurance provider regarding any concerns related to coverage, insurability, or policy limitations. Neither the inspector nor the inspection management company shall be held responsible for future insurability decisions made by insurance carriers or other third parties.

Transferee(s):	Sirva
Transferee Property Address:	6717 Noah Ave
City/State/Postal Code:	Bakersfield, CA 93308

*Estimated cost to correct items identified in this Property Assessment as defective and/or items that may require attention are NOT bids and do not give rise to performance obligations on the part of the ReloOlogy Inspection Management Services, LLC. Estimates are not provided in localities where prohibited.

Client: Sirva

Client File #: 8691139

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Buyer's Initials: _____ / _____



ReloOlogy Inspection Management Services, LLC
501 Cambria Avenue
Bensalem, PA 19020
215.604.1580

ERC Property Assessment MCI / MCA

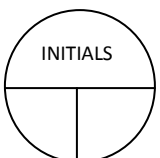


Inspection Date: 6/17/2026

Inspection Completed for: Sirva
(630) 972-2250
150 Harvester Dr
Burr Ridge, IL 60527
8691139

Transferee / Property Information: Sirva
6717 Noah Ave
Bakersfield, CA 93308

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Worldwide ERC® Relocation Property Assessment

IMPORTANT INFORMATION: Please Read Carefully

This document is a Property Assessment. It is not a buyer's home inspection.

This document should not be used in place of nor be mistaken for a general home inspection or specialty type inspection performed by a licensed or trades professional (e.g., professional home inspector, engineer, pest control operator, electrician, plumber, roofer or HVAC specialist, pool/spa specialist, etc.). This Property Assessment was prepared exclusively and for the sole use of the Client identified below (the "Client") under an established business-to-business relationship for the specific purposes of assisting with the relocation of an employee. It is not intended for use, nor is it to be relied upon, by any party other than the Client, including, but not limited to, buyers, sellers, lenders, real estate brokers/agents, and/or appraisers.

The Client may be required to provide this Property Assessment to other parties in order to comply with disclosure obligations under applicable federal, state and/or local law(s); however, no disclosure of this Property Assessment to other parties, including prospective buyers, shall be deemed to create or give rise to a duty of care or performance on the part of the Property Assessment Provider identified below or the Client toward such other parties. Accordingly, no party other than the Client may rely upon or be influenced by this Property Assessment when considering the property. The Property Assessment Provider prepared this Property Assessment in accordance with Client directives and based it on findings gathered at the property address identified below and other property information sources.

1. GENERAL INFORMATION

File #: 8691139 Client: Sirva

Contact: Seth Roth Phone: Confidential Information Fax: Confidential Information

E-mail Address: seth.roth@sirva.com

Client Address: 6717 Noah Ave

City/State/Postal Code: Bakersfield, CA 93308

Transferee(s): Sirva

Transferee Property Address: 6717 Noah Ave

City/State/Postal Code: Bakersfield, CA 93308

Property Assessment Provider: ReloOlogy Inspection Management Services Job/File #: 122687

Provider Address: 501 Cambria Avenue

City/State/Postal Code: Bensalem, PA 19020

Contact: Kelly Boak Phone: _____ Fax: _____

E-mail Address: kelly.boak@reloology.com

Date: 6/17/2026 Time: 2:00 pm Weather: Hot Temp: 90° F Estimated Age of Main Dwelling (yrs): 40

Parties Present at Time of Assessment: Homeowner Occupied: ☒ Yes ☐ No

Additions/Modifications: No Were Permits Obtained: _____ Explain: _____



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2. PURPOSE AND SCOPE OF THE RELOCATION PROPERTY ASSESSMENT

To provide a professional opinion of a relocating employee's main dwelling and its immediate surrounding area in its "as is" condition, as of the date of assessment, limited to the definitions and guidelines as established by the Client and within this Property Assessment document.

3. OBJECTIVE OF THE RELOCATION PROPERTY ASSESSMENT

To provide the Client with data about a relocating employee's main dwelling and its immediate surrounding area, based on a visual assessment of items identified by category in this Property Assessment document.

4. DEFINITION OF THE RELOCATION PROPERTY ASSESSMENT

A visual, non-invasive evaluation and status of the items identified by category on the ensuing pages. The reporting of apparent defects (not cosmetic deficiencies) that call for corrective action is limited to three categories: 1) structure; 2) unsafe or hazardous conditions; and 3) inoperative systems or appliances.

1. Structure: A load-bearing member of a building (including, but not limited to, footings, foundation walls, posts, beams, floor joists, bearing walls, or roof framings) is to be reported as defective if it has one or more of these characteristics:

- Abnormal cracking or splitting;
- Unusual settlement;
- Deterioration such as rot or pest infestation damage;
- Improper alignment or structural integrity compromised by modification or abuse; or
- Other characteristics that affect the building's structural integrity.

2. Unsafe or Hazardous Conditions: Any item that is identified as a safety defect or a hazard, the presence or absence of which would be dangerous. Unless directed by the Client, the reporting of the possible presence of lead based paint, asbestos, ureaformaldehyde foam insulation, radon, electromagnetic radiation, toxic wastes, molds or fungus, and other environmental or indoor air pollutants are outside the scope of this Property Assessment.

3. Inoperative Systems and Appliances: Any installed systems or built-in appliances that do not operate properly or perform their intended function in response to normal use.

Unless directed by the Client, the following areas are outside the scope of this assessment: (i) cosmetic deficiencies; (ii) deferred maintenance items; (iii) the condition of on-site waste and water systems; (iv) the condition of underground fuel storage tanks; (v) the quality of the water supply; (vi) geological hazards such as floods, erosion, earthquakes, landslides, mudslides and volcanoes; and (vii) governmental or lender requirements. Furthermore, this Property Assessment is not a representation of compliance or noncompliance with federal, state, or local government regulations and codes (e.g., building codes, zoning ordinances, energy efficiency ratings, addition or remodeling permits, etc.).

Estimated costs to correct items identified in this Property Assessment as defective and/or items that may require attention are not bids and do not give rise to performance obligations on the part of the Property Assessment Provider. The Property Assessment Provider is not engaged in the business of providing repair; renovation or improvement services; as such, the Property Assessment Provider has not and cannot determine the actual cost of any repairs, renovations or improvements that may be advised or desired. The cost estimates reflect national, state and/or local cost averages as derived from the review of cost estimator manuals and other information sources by the Property Assessment Provider; all cost estimates should be followed by firm quotes or bids from qualified, reputable contractors.

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5. STATUS DEFINITIONS

For each category, when applicable, rate the status of each item by checking the box as follows:

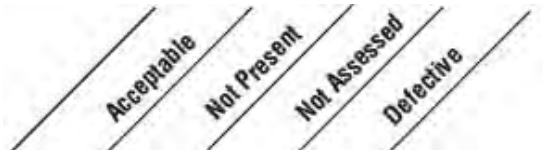
Acceptable: The item is performing its intended function as of the date of the assessment.

Not Present: The item does not exist in the structure being assessed.

Not Assessed: The item was not assessed because of inaccessibility or seasonal impediments.

Defective: The item is either: structurally unsound; unsafe or hazardous; or inoperative, as defined in Section 4 above.

**Please include comments in the corresponding "Remarks" column
for those items rated as Defective or Not Assessed.**



Item

See Summary for Remarks

LOTS & GROUNDS (LG)					
1	☒	☐	☐	☐	Walks
2	☒	☐	☐	☐	Stoops / Steps
3	☒	☐	☐	☐	Patio
4	☐	☒	☐	☐	Deck / Balcony
5	☒	☐	☐	☐	Porch
6	☐	☒	☐	☐	Retaining Walls
7	SURFACE WATER CONTROL				
8	☒	☐	☐	☐	Grading
9	☐	☒	☐	☐	Swales
10	☐	☒	☐	☐	Basement Stairwell Drain
11	☐	☒	☐	☐	Window Wells
12	☐	☒	☐	☐	Exterior Surface Drain

ROOF (R)					
1	METHOD OF ASSESSMENT: Walked				
2	☐	☐	☐	☒	#1 Concrete Tiles Approx. Age: 25 Design Life: 40
3	☐	☐	☐	☒	#2 Asphalt Shingle Approx. Age: 25 Design Life: 20
4	☐	☒	☐	☐	#3 Approx. Age: Design Life:
5	☐	☒	☐	☐	#4 Approx. Age: Design Life:
6	☐	☒	☐	☐	#5 Approx. Age: Design Life:
7	☒	☐	☐	☐	Flashing
8	☐	☒	☐	☐	Skylights
9	☒	☐	☐	☐	Chimney
10	ROOF WATER CONTROL				
11	☐	☐	☐	☒	Gutters
12	☒	☐	☐	☐	Downspouts and Extensions

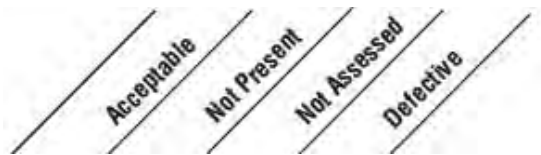
Client: Sirva

Client File #: 8691139

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Item

See Summary for Remarks

EXTERIOR SURFACES (ES)						
1	☐	☐	☒	☐		#1 Stucco
2	☒	☐	☐	☐		#2 Brick
3	☒	☐	☐	☐		#3 Real Stone
4	☒	☐	☐	☐		Trim
5	☒	☐	☐	☐		Fascia
6	☒	☐	☐	☐		Soffitts
7	☒	☐	☐	☐		Windows

GARAGE/CARPORTS (G/C)						
1			☒ Garage	☐ Carport	☒ Attached	☐ Detached
2	☒	☐	☐	☐		Door Operation
3	☒	☐	☐	☐		Automatic Door Opener
4	☒	☐	☐	☐		Condition

STRUCTURES (S)						
1	☒	☐	☐	☐		Foundation: Slab on Grade
2	☐	☐	☐	☐	☒	Beams
3	☒	☐	☐	☐	☐	Bearing Walls
4	☒	☐	☐	☐	☐	Joists / Trusses
5	☐	☒	☐	☐	☐	Piers / Posts
6	☒	☐	☐	☐	☐	Floor / Slab
7	☐	☒	☐	☐	☐	Hand Rails

ATTIC (A)						
1						METHOD OF ASSESSMENT: Entered
2	☒	☐	☐	☐		Roof Framing
3	☒	☐	☐	☐		Sheathing
4	☒	☐	☐	☐		Ventilation
5	☐	☒	☐	☐		Attic Fan
6	☐	☒	☐	☐		Whole House Fan
3	Evidence of water penetration? ☒ Yes ☐ No If yes, See Summary Page for Remarks.					

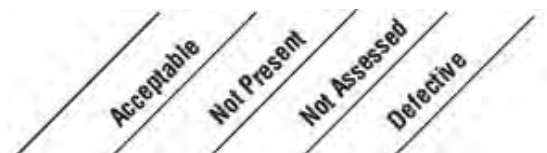
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Item

See Summary for Remarks

BASEMENT (B)						
1	☐	☒	☐	☐	Sump Pump	
2	☐	☒	☐	☐	Floor	
3	☐	☒	☐	☐	Heat	
4	Evidence of water penetration? ☐ Yes ☐ No					

CRAWL SPACE (CS)						
1	☐	☒	☐	☐	Moisture	
2	☐	☒	☐	☐	Access	
3	Evidence of water penetration?				☐ Yes	☐ No

ELECTRICAL (E)						
1	Amps: 200			Volts: 120/240		
2	☒	☐	☐	☐	Service Cable	
3	☐	☐	☐	☒	Panel	
4	☐	☐	☐	☒	Branch Circuits	
5	☒	☐	☐	☐	Ground	
6	☒	☐	☐	☐	Wire Conductor	
7	☐	☐	☐	☒	GFI	
8	☒	☐	☐	☐	Smoke Detector	
9	Electrical service adequately meets the needs of the dwelling?				☒ Yes	☐ No

Client: Sirva

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Acceptable

Not Present

Not Assessed

Defective

Item

See Summary for Remarks

HEATING SYSTEMS (HS)

1	☒	☐	☐	☐	Primary: Forced Air	Approx. Age: 15	Design Life: 20
2	☐	☒	☐	☐	Additional:	Approx. Age:	Design Life:
3	☐	☐	☐	☐	Fuel(s): Natural Gas		
4	☒	☐	☐	☐	Primary Operation		
5	☒	☐	☐	☐	Additional Operation		
6	☒	☐	☐	☐	Draft Control		
7	☒	☐	☐	☐	Exhaust System		
8	☒	☐	☐	☐	Distribution		
9	☒	☐	☐	☐	Fuel Tank/Lines		
10	☒	☐	☐	☐	Thermostat		
11	☒	☐	☐	☐	Blower		
12	☐	☒	☐	☐	Humidifier		
13	☐	☐	☒	☐	Heat Exchanger		
14	☐	☒	☐	☐	Pressure Relief Valve(s)		
15	☐	☒	☐	☐	Circulator Pump		

AIR CONDITIONING SYSTEM (AC)

1					Type: Central	Fuel: Electric
					Approx. Age: 15	Design Life: 15
1a	☒	☐	☐	☐	System #1 Operation	

Client: Sirva

Client File #: 8691139

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Acceptable

Not Present

Not Assessed

Defective

Item

See Summary for Remarks

PLUMBING (P)

1	Water Source:	☒ Public	☐ Private	☐ Undetermined	How Verified?: Homeowner
2	Sewage Service:	☐ Public	☒ Private	☐ Undetermined	How Verified?: Homeowner
3	Water Service On?:	☒ Yes	☐ No		
4		☐	☐	☐	Water Pipes: Copper
5		☒	☐	☐	Drain Pipes: ABS
6		☐	☐	☐	Vent Pipes
7		☐	☒	☐	Laundry Tub
8		☒	☐	☐	Water Pressure
9		☒	☐	☐	Toilet
10		☒	☐	☐	Tub/Shower
11		☐	☐	☐	Exhaust Fan
12		☐	☐	☐	Sink
13	WATER HEATER : Approx. Age: 5 Design Life: 10				
14		☒	☐	☐	Water Heater
15		☐	☐	☐	Exhaust System
16		☐	☐	☐	Temperature/Pressure Relief Valve

ON-SITE SEWAGE DISPOSAL (SD)

1	☐	☐	☒	☐	System Operation
---	--------------------------	--------------------------	-------------------------------------	--------------------------	------------------

WELL (W)

1	☐ Private ☐ Community			
2	☐	☒	☐	Pump
3	☐	☒	☐	Shower Pressure (Top Floor)
4	Water sample sent to the lab?: ☐ Yes ☐ No			
5	Is there minimum flow of 3 gallons per minute (gpm) after 30 minutes?: ☐ Yes ☐ No			

Client: Sirva

Client File #: 8691139

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Item

See Summary for Remarks

POOL AND HOT TUB (P/T)						
1	Pool Type: In-Ground				Hot Tub Type: In-Ground	
2	☐	☐	☒	☐	Pool	
3	☐	☐	☒	☐	Deck/Apron	
4	☐	☐	☒	☐	Heater	
5	☐	☐	☒	☐	Pump	
6	☐	☐	☒	☐	Filter	
7	☐	☐	☒	☐	Fence	
8	☐	☐	☒	☐	Hot Tub	

FIREPLACE (F)						
1	☒	☐	☐	☐	Fireplace	
2	☐	☒	☐	☐	Free-standing Stove	
3	☐	☒	☐	☐	Fireplace Insert	
4	☐	☐	☐	☒	Flue	

KITCHEN (K)						
1	☒	☐	☐	☐	Cooking Appliances	
2	☒	☐	☐	☐	Disposal	
3	☒	☐	☐	☐	Dishwasher	
4	☒	☐	☐	☐	Ventilator	
5	☐	☒	☐	☐	Other Built-ins:	

ADDITIONAL COMMENTS						
1	☒	☐	☐	☐	Walls / Ceilings	
2	☒	☐	☐	☐	Floors	
3	☐	☐	☐	☒	Doors	
4	☒	☐	☐	☐	Closets	
5	☐	☐	☒	☐	Other	

FINAL COMMENTS	
Were any other unsafe or hazardous conditions observed during the assessment that are not specifically designated on this Property Assessment document? ☒ Yes ☐ No See Summary Page for Remarks	
The Property Assessment Provider identified below hereby certifies adherence to the terms of the assignment as set forth in the Definitions.	
Property Assessment Provider Name (Please print or type): <u>Kelly Boak</u> Date: <u>6/24/2026</u>	

Client: Sirva	Client File #: 8691139
---------------	------------------------

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Item

See Summary for Remarks

POOL AND HOT TUB (P/T)						
1	Pool Type: In-Ground				Hot Tub Type: In-Ground	
2	☐	☐	☒	☐	Pool	
3	☐	☐	☒	☐	Deck/Apron	
4	☐	☐	☒	☐	Heater	
5	☐	☐	☒	☐	Pump	
6	☐	☐	☒	☐	Filter	
7	☐	☐	☒	☐	Fence	
8	☐	☐	☒	☐	Hot Tub	

FIREPLACE (F)						
1	☒	☐	☐	☐	Fireplace	
2	☐	☒	☐	☐	Free-standing Stove	
3	☐	☒	☐	☐	Fireplace Insert	
4	☐	☐	☐	☒	Flue	

KITCHEN (K)						
1	☒	☐	☐	☐	Cooking Appliances	
2	☒	☐	☐	☐	Disposal	
3	☒	☐	☐	☐	Dishwasher	
4	☒	☐	☐	☐	Ventilator	
5	☐	☒	☐	☐	Other Built-ins:	

ADDITIONAL COMMENTS						
1	☒	☐	☐	☐	Walls / Ceilings	
2	☒	☐	☐	☐	Floors	
3	☐	☐	☐	☒	Doors	
4	☒	☐	☐	☐	Closets	
5	☐	☐	☒	☐	Other	

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Customer: Sirva
Attn: Seth Roth
Date Inspected: 6/17/2026

Transferee:
Sirva
6717 Noah Ave
Bakersfield, CA 93308

Inspection Type: ERC Property Assessment
MCI / MCA
Customer File Number: 8691139
ReloOlogy Number: 122687

*** Note: pictures with a **RED** border indicate a potential hazard, problem or defect ***



Front Elevation



Rear Elevation



West Elevation



Roof

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Roof



Cracked and Slid Roof Tiles



Cracked Roof Tiles Around Chimney



Shingles at South Side Roof Aged / Deteriorated

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Roof



Roof



Roof



Roof

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Roof



Roof



Chimney



Gutters Clogged with Debris

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Garage



Wall Beam Removed in Kitchen Area



Cracks in Main Interior Beam in Kitchen



Cracks in Main Interior Beam in Kitchen

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Cracks in Main Interior Beam in Kitchen



Attic



Attic



Attic

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Moisture Stains / Damage on Top Side of Ceiling Drywall in Attic



Moisture Stains / Damage on Top of Ceiling Drywall in Attic



Hinge at Top of Electric Panel is Loose



Open Breaker Slot in Electric Panel

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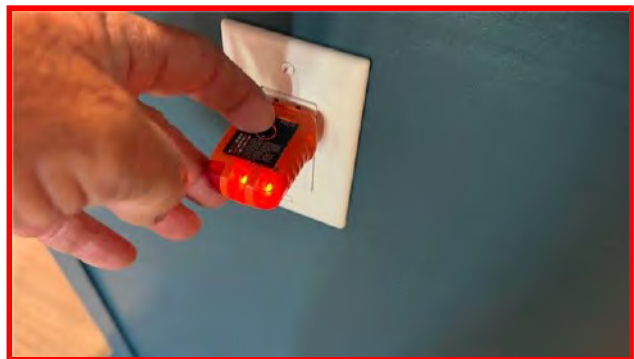
Open Breaker Slot in Electric Panel



Open Knock Out in Open Breaker Slot in Electric Panel



GFI Protection Missing at Main Bathroom Outlet



GFI Protection Missing at Kitchen Island Outlet

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Extension Cord Wiring Improperly Being Used in a Permanent Manner Under Kitchen Sink



HVAC Equipment



HVAC Equipment



Copper Piping in Attic Corroded and Leaking

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Previous Repairs at Copper Pipes in Attic



Dryer Vent Obstructed



Half Bathroom Exhaust Fan Cover is Loose



Half Bathroom Sink Leaks

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Faucet at Main Bathroom Sink is Loose



Improper Flexible Drain Pipe Below Kitchen Sink



Water Heater Flue is Damaged and not Properly Centered at the Draft Hood



Water Heater TPR Improperly Runs Uphill

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Kitchen



Laundry Room



Main Bedroom



Guest Hall Bathroom

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Bedroom



Bedroom



Main Living Room



Fireplace

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Soot Buildup and Debris in Fireplace Flue



Rear Exterior Doors Deteriorated / Exposed



Wood Fencing is Leaning



Electric Panel

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HVAC Equipment



Water Heater



Front Yard Gate Loose / Broken Post

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Buyer's Initials: _____ / _____



California Pool & Spa Addendum

Effective January 1, 2018, California state law (SB 442) requires home inspectors to examine swimming pools, spas and portable spas to be evaluated for the presence of certain safety features to prevent drownings. This bill would, as part of the definition of home inspection for the transfer of real property, specify that an appropriate inspection of real property with a swimming pool or spa would include noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the 7 specified drowning prevention safety features the pool or spa is equipped. This bill requires the information to be included in the home inspection report, as specified with every inspection of a property with a pool and/or spa in the state of California.

Please note: This information is for disclosure purposes only. This is NOT a mandatory repair requirement.

Transferee / Property Information

Transferee Name: Danielle Payne Street Address: 6717 Noah Ave
City: Bakersfield, CA. 93308 State / Zip: _____
Customer: Sirva File Number: 8691135
Customer Contact: Owner/Seller Report Date: 6/17/26

Visual Inventory

The following drowning prevention safety features are equipped on the respective swimming pool or spa. (Please check all that apply).

An enclosure that isolates the swimming pool or spa from the private single-family home.

☒ Present ☐ Not Present

Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunctions with a gate that is self-closing and self-latching and can accommodate a key lockable device.

☒ Present ☐ Not Present

An approved safety pool cover.

☒ Present ☐ Not Present

Exit alarms on the private single-family home's doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open."

☒ Present ☐ Not Present

A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa.

☒ Present ☐ Not Present

An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser and infrared type alarms. A swimming protection alarm feature designed of individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

☒ Present ☐ Not Present

Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM of the American Society of Mechanical Engineers (ASME).

☒ Present ☐ Not Present

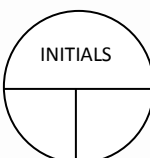
Comments / Recommendations

Comments to include any general care/maintenance, defects, functionality and/or missing drowning prevent safety features:

Inspection Company: Beasley Inspection Inspector Name: Raymond Beasley

ReloOlogy Inspection Management Services, LLC
version 02.07.18 California Pool & Spa Addendum

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CALIFORNIA
ASSOCIATION
OF REALTORS®

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, fourplex or otherwise has additional dwelling units. 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 Bakersfield
_____, COUNTY OF Kern, STATE OF CALIFORNIA,
DESCRIBED AS 6717 Noah Avenue

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 07/08/2026. 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 | ☐ Public Sewer System | ☒ Water Heater: |
| ☒ Oven | ☒ Septic Tank | ☒ Gas ☐ Solar ☐ Electric |
| ☒ Microwave | ☐ Sump Pump | ☒ Water Supply: |
| ☒ Dishwasher | ☐ Water Softener | ☒ City ☐ Well |
| ☐ Trash Compactor | ☒ Patio/Decking | ☐ Private Utility or Other _____ |
| ☒ Garbage Disposal | ☐ Built-in Barbecue | ☒ Gas Supply: |
| ☒ Washer/Dryer Hookups | ☐ Gazebo | ☒ Utility ☐ Bottled (Tank) |
| ☒ Rain Gutters | ☐ Security Gate(s) | ☒ Window Screens |
| ☒ Burglar Alarms | ☒ Garage: | ☐ Window Security Bars |
| ☒ Carbon Monoxide Device(s) | ☒ Attached ☐ Not Attached | ☐ Quick Release Mechanism on Bedroom Windows |
| ☒ Smoke Detector(s) | ☐ Carport | |
| ☐ Fire Alarm | ☒ Automatic Garage Door Opener(s) | ☒ Water-Conserving Plumbing Fixtures |
| ☐ TV Antenna | ☒ Number Remote Controls <u>2</u> | |
| ☐ Satellite Dish | ☐ Sauna | |
| ☐ Intercom | ☒ Hot Tub/Spa: | |
| ☒ Central Heating | ☐ Locking Safety Cover | |
| ☒ Central Air Conditioning | ☒ Pool: | |
| ☐ Evaporator Cooler(s) | ☒ Child Resistant Barrier | |
| ☐ Wall/Window Air Conditioning | ☒ Pool/Spa Heater: | |
| ☒ Sprinklers | ☒ Gas ☐ Solar ☐ Electric | |

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Exhaust Fan(s) in & laundry room 220 Volt Wiring in Laundry Fireplace(s) in Livingroom
Gas Starter None Roof(s): Type: Composition Age: Don't know (approx.)
Other: _____

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)

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TDS REVISED 6/24 (PAGE 1 OF 3)

Buyer's Initials SR

Seller's Initials DJP

William Gordon | Watson Realty | Generated EQUAL OPPORTUNITY

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

Property Address: 6717 Noah Avenue, Bakersfield, CA 93308 Date: 07/08/2026

If this Property is a duplex, triplex, triplex, fourplex or otherwise has additional dwelling units, this TDS is for unit # _____.

- 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.): _____

*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.): C. 2: Shared fences

- 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. Signed by:

Seller  Danielle Payne Date 7/9/2026

Seller 8AF573FFDBF44BB... This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney. _____ Date _____

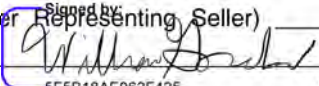
Property Address: 6717 Noah Avenue, Bakersfield, CA 93308 Date: 07/08/2026
 If this Property is a duplex, triplex, triplex, fourplex or otherwise has additional dwelling units, this TDS is for unit # _____.

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) Watson Realty (Please Print)
 By  William Gordon Date 7/8/2026
 5F5B18AE962F425... (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.)

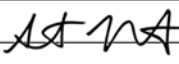
THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

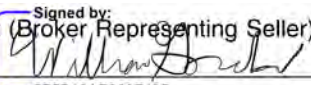
- ☐ See attached Agent Visual Inspection Disclosure (AVID Form)
☐ Agent notes no items for disclosure.
☐ Agent notes the following items: _____

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  Danielle Payne Date 7/9/2026
 Seller 8AF573FFDBF44BB... Date _____
 Buyer  BGRS, LLC Date 7/10/2026
 Buyer _____ Date _____

Agent (Broker Representing Seller) Watson Realty (Please Print)
 By  William Gordon Date 7/8/2026
 5F5B18AE962F425... (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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TDS REVISED 6/24 (PAGE 3 OF 3)

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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 6717 Noah Avenue, Assessor's Parcel No. 36114303, situated in Bakersfield, County of Kern 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: 5. A: Inspection Relocation inspection reports (stucco & septic) - Re-modeling work. Radon testing and Fumigation

Cost breakdwon - contractor - \$55,000 kitchen cans

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)



Property Address: 6717 Noah Avenue, Bakersfield, CA 93308

- 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: See overflow paragraph 1

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: 8. A: Property Item Defects

Chimney: Chimney cricket replaced after heavy rain in the first few months of owning property.

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: Chimney cricket replaced after first heavy rain in first few months of ownership

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

Seller's Initials DJP

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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)

Property Address:

6717 Noah Avenue, Bakersfield, CA 93308

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

Explanation: 11. A: Chickens in backyard coop

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: 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: 15. D: Fences shared with neighbors on one side and back.

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Property Address:

6717 Noah Avenue, Bakersfield, CA 93308

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/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

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



Danielle Payne Date 7/9/2026

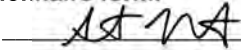
Seller

8AF573FFDBF44BB...

Date

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer



BGRS, LLC Date 7/10/2026

Buyer

Date

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SPQ REVISED 12/25 (PAGE 4 OF 4)

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SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)



TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 6717 Noah Avenue, Bakersfield, CA 93308

in which _____ ("Property"),
and _____ is referred to as ("Buyer")
and Danielle Payne is referred to as ("Seller").

[SPQ] Seller Property Questionnaire

1) 7. Repairs and Alterations – Explanation:

7. A: Remodeled full kitchen, new floors, both bathrooms partial remodel. Installed brand new pool/spa heater in 2023

7. B: Water heater replaced in 2023

7. C: Pest control

Initial

DJP

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 [Signature] BGRS, LLC Date 7/10/2026

Buyer [Signature] Signed by: _____ Date _____

Seller [Signature] Danielle Payne Date 7/9/2026

Seller 8AF573FFDBF44BB _____ Date _____

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TOA REVISED 6/23 (PAGE 1 OF 1)

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William Gordon | Watson Realty | Generated by Glide

TEXT OVERFLOW ADDENDUM (TOA PAGE 1 OF 1)



San Joaquin Valley
AIR POLLUTION CONTROL DISTRICT



Wood Burning Heater Statement of Compliance

NOTE: The submission of this form is required for all transfers or sales of any residential property in the counties of San Joaquin, Stanislaus, Merced, Madera, Fresno, Kings, Tulare, and the Valley Air Basin portion of Kern.

Property Address

Number: 6717 Street: Noah Avenue City: Bakersfield Zip: 93308

Please indicate all wood burning devices present at the above-listed property by checking the applicable boxes below:

- ☐ No Fireplace or Wood Burning Heater
- ☐ Noncompliant Wood Burning Device(s) Rendered Inoperable and Removed (# of:)
- ☐ Open Hearth Fireplace/Zero Clearance Fireplace (# of:)
- ☐ Natural Gas Fireplace (# of:)
- ☐ Propane Fireplace (# of:)
- ☐ Electric Fireplace (# of:)
- ☐ Exempt or EPA Certified Wood Pellet Heater Year: Make: Model:
 Year: Make: Model:
 Year: Make: Model:
- ☐ EPA Certified Wood Burning Heater Year: Make: Model:

A certified heater should have permanent label attached that indicates that the heater is certified.

List at <https://cfpub.epa.gov/oarweb/woodstove/index.cfm?fuseaction=app.search>.

- 1. LOCAL LAW:** Section 5.2.2.1 of San Joaquin Valley Air Pollution Control District Rule 4901 (Wood Burning Fireplaces and Wood Burning Heaters) requires that no person shall sell or transfer any residential real property which contains a wood burning heater (stove or fireplace insert) without first assuring that the device (1) met or exceeded federal New Source Performance Standards enforced at time of purchase or installation, (2) is a pellet-fueled wood burning heater that was exempt from EPA certification at the time of purchase or install, or (3) has been rendered permanently inoperable and removed from the property prior to close of escrow.
- 2. TRANSFEROR'S WRITTEN STATEMENT:** Section 5.2.2.2 of District Rule 4901 requires that, upon the sale or transfer of any residential real property, the seller shall provide to the recipient and the San Joaquin Valley Air Pollution Control District documentation certifying compliance with Section 5.2.2.1.
- 3. CERTIFICATION:** Seller represents that each fireplace and wood burning heater at Property is in compliance with District Rule 4901

Section 5.2.2.1:

Seller 1:

Signed by:

Signature

Danielle Payne

Print Name

7/9/2026

Date

Seller 2:

Signature

Print Name

Date

The undersigned hereby acknowledges receipt of a copy of this document.

Buyer 1:

Signature

BGRS, LLC

Print Name

7/10/2026

Date

Buyer 2:

Signature

Print Name

Date

A copy of this statement must be emailed, mailed, faxed, hand delivered, or uploaded to the San Joaquin Valley Air Pollution Control District within 30 days of close of escrow.

Email: wbcbs@valleyair.org

FAX: (559) 230-6062

Web Upload: www.valleyair.org/statementofcompliance

Mail: San Joaquin Valley Air Pollution Control District
Rule 4901 Compliance Statement
1990 E Gettysburg Ave, Fresno, CA 93726

Phone: (559) 230-6000



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 Bakersfield,
County of Kern, State of California, described as 6717 Noah Ave
TRACT 3998, BLOCK, LOT 60 ("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) Watson 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.**

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AVID REVISED 6/24 (PAGE 1 OF 3)

Buyer's Initials SRI



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

Watson Realty Services Inc, 9101 Camino Media Bakersfield CA 93311
William Gordon

Phone: 6614315534 Fax: 6717 Noah Ave
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

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): Nothing noted.

Living Room: Nothing noted.

Dining Room: Nothing noted.

Kitchen: Nothing noted.

~~Family~~
Other Room: Nothing noted.

Hall/Stairs (excluding common areas): Nothing noted.

Bedroom # 1: Primary - Nothing noted.

Bedroom # 2: Nothing noted.

Bedroom # 3: Nothing noted.

Bedroom # _____:

Bath # 1: Primary - Nothing noted.

Bath # 2: Nothing noted.

Bath # 3: Garage - Nothing noted.

Bath # _____:

This document is being given for informational purposes only. It represents the opinion of the individual or firm who prepared it. The seller makes no representations as to the accuracy of the information given. If you have any questions it is suggested that you consult your attorney.

AVID REVISED 6/24 (PAGE 2 OF 3)

Buyer's Initials SR



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)

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6717 Noah Ave

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

Other: Laundry - Nothing noted.

Other: _____

Other: _____

☐ See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Stains and cracks in floor. Marks and drill holes in wall.

Exterior Building and Yard - Front/Sides/Back: Cracks in patio concrete floor, crack in stucco above garage main door. Worn areas on main door trim. Chunk of missing stucco next to door trim. Worn areas in garage

Other Observed or Known Conditions Not Specified Above: door (in backyard) trim. Patched stucco at corner of wall near garage door. Deteriorating concrete near rear garage door. Cracks in concrete around pool. Leaking fence on

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): Watson Realty

Inspection Performed By (Name of individual agent or broker): Franklin Gordon

Inspection Date/Time: 7/8/26 2:15pm Weather conditions: _____

Other persons present: None

By Franklin D. Gordon Date 7/8/26
(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 ATNA BGRS, LLC Date 7/10/2026

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 DJP

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

By _____ Date _____

(Associate Licensee or Broker Signature)

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6717 Noah Ave

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**SELLER'S AFFIDAVIT OF NONFOREIGN STATUS (FIRPTA)****(Use a separate form for each Transferor)****(C.A.R. Form AS, Reviewed 6/25)****1. GENERAL INFORMATION REGARDING FIRPTA AND SELLER'S AFFIDAVIT OF NON-FOREIGN STATUS:**

Internal Revenue Code ("IRC") §1445 provides that a transferee (Buyer) of a U.S. real property interest must withhold tax if the transferor (Seller) is a "foreign person." In order to avoid withholding, IRC §1445 (b) requires that the Seller (a) provides an affidavit to the Buyer with the Seller's taxpayer identification number ("TIN"), or (b) provides a proper affidavit, (such as this form) including Seller's TIN, to a "qualified substitute" who furnishes a statement to the Buyer under penalty of perjury that the qualified substitute has such affidavit in their possession. A qualified substitute may be (i) an attorney, title company, or escrow company responsible for closing the transaction, or (ii) the Buyer's agent (but not the Seller's agent).

2. SELLER'S INFORMATION:6717 Noah Ave**A. PROPERTY ADDRESS** (property being transferred): Bakersfield, Ca 93308 ("Property")**B. TRANSFEROR'S NAME:** Danielle J Payne ("Transferor")**C. AUTHORITY TO SIGN:** If this document is signed on behalf of an Entity Transferor, THE UNDERSIGNED INDIVIDUAL DECLARES THAT HE/SHE HAS AUTHORITY TO SIGN THIS DOCUMENT ON BEHALF OF THE TRANSFEROR.**3. EXEMPTION CLAIMED:** I, the undersigned, declare under penalty of perjury that, for the reason checked below, if any, I am exempt (or if signed on behalf of an Entity Transferor, the Entity is exempt) from the federal withholding law (FIRPTA):**A.** ☒ (For individual Transferors) I am not a nonresident alien for purposes of U.S. income taxation.**B.** ☐ (For corporation, partnership, limited liability company, trust, and estate transferor) The transferor is not a foreign corporation, foreign partnership, foreign limited liability company, foreign trust, or foreign estate, as those terms are defined in the Internal Revenue Code and Income Tax Regulations.**4. QUALIFIED SUBSTITUTE OR DIRECT DELIVERY TO BUYER:****A. TRANSFEROR'S USE OF QUALIFIED SUBSTITUTE (TITLE OR ESCROW) TO SATISFY FIRPTA**

(1) A Qualified Substitute shall be used in this transaction to satisfy the requirements under Internal Revenue Code § 1445. Seller shall provide a completed affidavit to the Qualified Substitute, who will furnish a statement (C.A.R. Form QS) to the Buyer stating, under penalty of perjury that the Qualified Substitute (i) has the Seller's affidavit; (ii) the affidavit is complete; and (iii) the Seller states in the affidavit that no withholding is required because an exemption is claimed.

(2) Qualified Substitute may require Seller to complete and provide to Qualified Substitute the information in paragraph 5. If so, that information should be completed after this form is provided to Buyer. Qualified Substitute and Seller's Broker shall NOT provide the information in paragraph 5 to Buyer.

B. ☒ **TRANSFEROR ADDITIONAL INFORMATION DIRECT TO BUYER:** If this paragraph is checked, Seller shall complete the information in 5 below and provide a completed form to Buyer.**5. SELLER INFORMATION (NOTE: DO NOT PROVIDE THE INFORMATION IN 5 BELOW TO BUYER UNLESS 4B IS CHECKED)****A.** Social Security No., or Federal Employer Identification No. (TIN) Will provide to escrow.**B.** Address _____
(Use HOME address for individual transferors. Use OFFICE address for an "Entity" i.e.: corporations, partnerships, limited liability companies, trusts, and estates.)**C.** Telephone Number _____**6. CALIFORNIA WITHHOLDING:** Seller agrees to provide escrow with necessary information to comply with California Withholding Law, Revenue and Taxation Code, §18662

I understand that this affidavit may be disclosed to the Internal Revenue Service by the transferee, and that any false statement I have made herein may result in a fine, imprisonment or both.

By [Signature] Date 7/9/2026

(Transferor's Signature) (Indicate if you are signing as the grantor of a revocable/grantor trust).

Danielle J Payne

Typed or printed name

Title (If signed on behalf of Entity Transferor)

Buyer's unauthorized use of disclosure of Seller's TIN could result in civil or criminal liability.Buyer [Signature] BGRS, LLC Date 7/10/2026

(Buyer acknowledges receipt of a Copy of this Seller's Affidavit).

Buyer _____ Date _____

(Buyer acknowledges receipt of a Copy of this Seller's Affidavit).

IMPORTANT NOTICE: An Affidavit should be signed by each individual or entity Transferor to whom or to which it applies. Before you sign, any questions relating to the legal sufficiency of this form, or to whether it applies to you or to a particular transaction, or about the definition of any of the terms used, should be referred to a qualified California real estate attorney, certified public accountant, or other professional tax advisor, the Internal Revenue Service, or the California Franchise Tax Board.

**SELLER'S AFFIDAVIT OF NONFOREIGN STATUS AND CALIFORNIA WITHHOLDING (AS PAGE 1 OF 2)**

For further information on federal guidelines, see C.A.R. Legal Q & A "Federal Withholding: The Foreign Investment in Real Property Tax Act," and/or IRS Publication 515 or 519. For further information on state guidelines, see C.A.R. Legal Q & A "California Nonresident Withholding," and/or California FTB Pub. 1016.

FEDERAL GUIDELINES

FOREIGN PERSONS DEFINED. The following general information is provided to assist sellers in determining whether they are "foreign persons" for purposes of the Foreign Investment in Real Property Tax Act (FIRPTA), IRC §1445. FIRPTA requires a buyer to withhold and send to the IRS 15% of the gross sales price of a United States (U.S.) real property interest if the seller is a foreign person. Certain restrictions and limitations apply. No withholding is required for a seller who is a U.S. person (that is, not a foreign person). In order for an individual to be a U.S. person, he/she must be either a U.S. citizen or a U.S. resident alien. The test must be applied separately to each seller in transactions involving more than one seller. Even if the seller is a foreign person, withholding will not be required in every circumstance.

NONRESIDENT ALIEN INDIVIDUAL. An individual whose residence is not within the U.S. and who is not a U.S. citizen is a nonresident alien. The term includes a nonresident alien fiduciary. An alien actually present in the U.S. who is not just staying temporarily (i.e., not a mere transient or sojourner), is a U.S. resident for income tax purposes. An alien is considered a U.S. resident and not subject to withholding under FIRPTA if the alien meets either the **green card test** or the **substantial presence test** for the calendar year.

GREEN CARD TEST. An alien is a U.S. resident if the individual was a lawful permanent resident of the U.S. at any time during the calendar year. This is known as the "green card test."

SUBSTANTIAL PRESENCE TEST. An alien is considered a U.S. resident if the individual meets the substantial presence test for the calendar year. Under this test, the individual must be physically present in the U.S. on at least: (1) 31 days during the current calendar year; and (2) 183 days during the current year and the two preceding years, counting all the days of physical presence in the current year but only 1/3 the number of days present in the first preceding year, and 1/6 the number of days present in the second preceding year.

DAYS OF PRESENCE IN THE U.S. TEST. Generally, a person is treated as physically present in the country at any time during the day. However, if a person regularly commutes to work in the U.S. from a residence in Canada or Mexico or is in transit between two points outside the U.S. and is physically present in the country for less than 24 hours, he/she is not treated as present in the U.S. on any day during the transit or commute. In addition, the individual is not treated as present in the U.S. on any day during which he/she is unable to leave the U.S. because of a medical condition which arose while in the U.S.

EXEMPT INDIVIDUAL. For the substantial presence test, do not count days for which a person is an exempt individual. An exempt individual is anyone in the following categories:

- 1) An individual temporarily present in the U.S. because of (a) full-time diplomatic or consular status, (b) full-time employment with an international organization or (c) an immediate family member of a person described in (a) or (b).
- 2) A teacher or trainee temporarily present in the U.S. under a "J" visa (other than as a student) who substantially complies with the requirements of the visa. An individual will not be exempt under this category for a calendar year if he/she was exempt as a teacher or trainee or as a student for any two calendar years during the preceding six calendar years.
- 3) A student temporarily present in the U.S. under an "F" or "J" visa who substantially complies with the requirements of the visa. Generally, a person will not be exempt as a student for any calendar year after the fifth calendar year for which he/she was exempt as a student, teacher or trainee. However, the individual may continue to be exempt as a student beyond the fifth year if he/she is in compliance with the terms of the student visa and does not intend to permanently reside in the U.S.

CLOSER CONNECTION TO A FOREIGN COUNTRY. Even if an individual would otherwise meet the substantial presence test, that person is not treated as meeting the test for the current calendar year if he/she:

- 1) Is present in the U.S. on fewer than 183 days during the current year, and has a tax home in a foreign country and has a closer connection to that country than to the U.S.
- 2) **SPECIAL RULES.** It is possible to be both a nonresident alien and a resident alien during the same tax year. Usually this occurs for the year a person arrives in or departs from the U.S. Other special provisions apply to individuals who were U.S. residents for at least three years, cease to be U.S. residents, and then become U.S. residents again.

NONRESIDENT ALIEN INDIVIDUALS MARRIED TO U.S. CITIZENS OR RESIDENT ALIENS may choose to be treated as resident aliens for most income tax purposes. However, these individuals are considered **nonresidents** for purposes of withholding taxes.

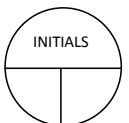
A FOREIGN PERSON OR PARTNERSHIP is one that does not fit the definition of a domestic corporation or partnership. A domestic corporation or partnership is one that was created or organized in the U.S., or under the laws of the U.S., or of any U.S. state or territory.

GUAM AND U.S. VIRGIN ISLANDS CORPORATIONS. A corporation created or organized in or under the laws of Guam or the U.S. Virgin Islands is not considered a foreign corporation for the purpose of withholding tax for the tax year if:

- 1) at all times during the tax year, less than 25% in value of the corporation's stock is owned, directly or indirectly, by foreign persons, and
- 2) at least 20% of the corporation's gross income is derived from sources within Guam or at least 65% of the corporation's income is effectively connected with the conduct of a trade or business in the U.S. Virgin Islands or the U.S. for the 3-year period ending with the close of the preceding tax year of the corporation, or the period the corporation has been in existence if less.

A NONRESIDENT ALIEN TRUSTEE, ADMINISTRATOR OR EXECUTOR of a trust or an estate is treated as a nonresident alien, even though all the beneficiaries of the trust or estate are citizens or residents of the U.S.

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AS REVIEWED 6/25 (PAGE 1 OF 1)



SELLER'S AFFIDAVIT OF NONFOREIGN STATUS AND CALIFORNIA WITHHOLDING (AS PAGE 2 OF 2)

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6717 Noah Ave



WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR ADVISORY

(C.A.R. Form WCMD, Revised 6/24)

1. WATER-CONSERVING PLUMBING FIXTURES

A. INSTALLATION:

- (1) **Requirements:** California law (Civil Code §§ 1101.4 and 1101.5) requires all single-family residences, multi-family and commercial property built on or before January 1, 1994 to be equipped with water-conserving plumbing fixtures. Additionally, a residential and commercial property 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 if the alteration or improvement increases floor area space by more than 10 percent, or has a cost greater than \$150,000, or for any room in a building which requires a building permit.
- (2) **Exceptions:** These requirements do not apply to (i) registered historical sites, (ii) real property for which a licensed plumber certified that, due to the age or configuration of the property or its plumbing, installation of water-conserving plumbing fixtures is not technically feasible, or (iii) a building for which water service is permanently disconnected. Additionally, there is a one-year exemption for any building slated for demolition, and any city or county that has adopted a retrofit requirement prior to 2009 is itself exempt. (Civil Code §§1101.6, 1101.7, and 1101.9.)

B. Disclosure of Water-Conserving Plumbing Fixtures: Although the installation of water-conserving plumbing fixtures is not a point-of-sale requirement, California Civil Code §§ 1101.4 (single family properties beginning 2017) and 1101.5 (multifamily and commercial properties beginning 2019) require the seller to disclose to the buyer the requirements concerning water-conserving plumbing fixtures and whether the property contains any noncompliant water fixtures.

C. Noncompliant Water Fixtures: Noncompliant water fixtures are any of the following: (i) any toilet manufactured to use more than 1.6 gallons of water per flush, (ii) any urinal manufactured to use more than one gallon of water per flush, (iii) any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, (iv) any interior faucet that emits more than 2.2 gallons of water per minute. (Civil Code § 1101.3.) Buyer and Seller are each advised to consult with their own home inspector or contractor to determine if any water fixture is noncompliant. Buyer is advised to investigate the cost to bring any noncompliant water fixtures into compliance before removing the investigation contingency.

2. CARBON MONOXIDE DETECTORS:

A. INSTALLATION:

- (1) **Requirements:** As of January 1, 2013, California law (Health and Safety Code §§ 13260 to 13263 and 17926 to 17926.2) has required the following types of dwelling units intended for human occupancy have carbon monoxide detectors installed: single-family dwellings, duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others.
- (2) **Exceptions:** The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are **no other owner exemptions** from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties.

B. DISCLOSURE OF CARBON MONOXIDE DETECTORS: The Health and Safety Code does not require a disclosure regarding the existence of carbon monoxide detectors in a dwelling. However, a seller of residential 1-4 property who is required to complete a Real Estate Transfer Disclosure Statement, (C.A.R. Form TDS) or a Manufactured Home and Mobilehome Transfer Disclosure Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose whether or not the dwelling unit has a carbon monoxide detector.

C. COMPLIANCE WITH INSTALLATION REQUIREMENT: State building code requires at a minimum, placement of carbon monoxide detectors in applicable properties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depending on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector when required by law and continues to fail to install the detector after being given notice by a governmental agency could be liable for a fine for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detectors, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages, plus court costs and attorney fees. Buyer and Seller are each advised to consult with their own home inspector, contractor or building department to determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional of Buyer's choosing to determine whether the property has carbon monoxide detector(s) installed as required by law, and if not to discuss with their counsel the potential consequences.

3. LOCAL REQUIREMENTS: Some localities maintain their own retrofit or point of sale requirements which may include the requirement that water-conserving plumbing fixtures and/or a carbon monoxide detector be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding point of sale or retrofit requirements when transferring property.

By signing below, Buyer and Seller each acknowledge that they have read, understand, and have received a copy of this Water-Conserving Plumbing Fixtures and Carbon Monoxide Detector Advisory

Seller		Danielle J Payne	Date	7/9/2026
Seller	BAF573FFDBF44B8...		Date	
Buyer		BGRS, LLC	Date	7/10/2026
Buyer			Date	

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WCMD REVISED 6/24 (PAGE 1 OF 1)

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WATER-CONSERVING PLUMBING FIXTURES AND CARBON MONOXIDE DETECTOR ADVISORY (WCMD PAGE 1 OF 1)

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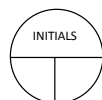


MARKET CONDITIONS ADVISORY

(C.A.R. Form MCA, Revised 6/24)

1. **MARKET CONDITIONS:** Real estate markets are cyclical and can change over time. It is impossible to predict future market conditions with accuracy. In a competitive or "hot" real estate market, there are generally more Buyers than Sellers. This will often lead to multiple buyers competing for the same property. As a result, in order to make their offers more attractive, some Buyers may offer more than originally planned or eliminate certain contingencies in their offers. In a less competitive or "cool" market there are generally more Sellers than Buyers, often causing real estate prices to level off or drop, sometimes precipitously. The sales price of homes being sold as foreclosures and short sales is difficult to anticipate and can affect the value of other homes in the area. Brokers, appraisers, Sellers and Buyers take these "distressed" property sales and listings into consideration when valuing property. In light of the real estate market's cyclical nature it is important that Buyers understand the potential for little or no appreciation in value, or an actual loss in value, of the property they purchase. This Advisory discusses some of the potential risks inherent in changing market conditions.
2. **BUYER CONSIDERATIONS:**
 - A. **OFFERING PRICE:** AS A BUYER, YOU ARE RESPONSIBLE FOR DETERMINING THE PRICE YOU WANT TO OFFER FOR A PROPERTY. Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All buyers should be sure they are comfortable with the price they are offering or the price they are accepting in a counter offer. You should be aware of and think about the following: (i) If your offer is accepted, the property's value may not increase and may even decrease. (ii) If your offer is accepted, you may have "Buyer's remorse" that you paid too much. (iii) If your offer is rejected there can be no guarantee that you will find a similar property at the same price. (iv) If your offer is rejected, you may not be satisfied that the amount you offered was right for you. Only you can determine that your offer was reasonable and prudent in light of the property and your circumstances.
 - B. **NON-CONTINGENT OFFERS:** Most residential purchase agreements contain contingencies allowing a Buyer within a specified period of time to cancel a purchase if: (i) the Buyer cannot obtain a loan; (ii) if the property does not appraise at a certain value ; (iii) if the Buyer is dissatisfied with the property's condition after an inspection; (iv) if an insurance policy cannot be obtained for an acceptable cost; or (v) for any other contingency within the purchase agreement. To make their offers more attractive, Buyers will sometimes write offers with few or no contingencies or offer to remove contingencies within a short period of time. In a "hot" market, sellers will sometimes insist that Buyers write offers with no contingencies. Broker recommends that Buyers do not write non-contingent offers and if you do so, you are acting against Broker's advice. However, if you do write a non-contingent offer these are some of the contractual rights you may be giving up:
 - (1) **LOAN CONTINGENCY:** If you give up your loan contingency, and you cannot obtain a loan, whether through your fault or the fault of your lender, and as a result, you do not or cannot purchase the property, you may legally be in default under the contract and required to pay damages or forfeit your deposit to the seller.
 - (2) **APPRAISAL CONTINGENCY:** If your lender's (or your own) appraiser does not believe the property is worth what you have agreed to pay for it, your lender may not loan the full amount needed for the purchase or may not loan any amount at all because of a low appraisal. As a result, if you do not purchase the property, and you have removed your appraisal contingency, you may legally be in default under the contract and could be required to pay damages to, or forfeit your deposit to, the Seller. The Seller is not obligated to reduce the purchase price to match the appraised value.
 - (3) **INVESTIGATION CONTINGENCY:** If you disapprove of the condition of the property and as a result, you do not purchase the property, you may legally be in default under the contract and required to pay damages to, or forfeit your deposit to, the Seller if you have removed your investigation contingency. However, even if you make an offer without an investigation contingency or you remove that contingency, the Seller may still be obligated to disclose to you material facts about the property. In some cases, once you receive that information the law gives you an independent right to cancel for a limited period of time.

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MCA REVISED 6/24 (PAGE 1 OF 2)

MARKET CONDITIONS ADVISORY (MCA PAGE 1 OF 2)

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- (4) **INSURANCE CONTINGENCY:** If you cannot obtain insurance or disapprove of the cost, and you do not purchase the property, you may legally be in default under the contract and required to pay damages to, or forfeit your deposit to, the Seller if you have removed your insurance contingency.

There is inherent risk in writing a non-contingent offer. Only you, after careful consultation and deliberation with your attorney, accountant, or financial advisor can decide how much risk you are willing to take. IT IS YOUR DECISION ALONE AND CANNOT BE MADE BY YOUR BROKER OR REAL ESTATE AGENT.

C. BROKER RECOMMENDATIONS. Broker recommends that you do not write a non-contingent offer, even if you are planning on paying all cash for the property. If you intend to write a non-contingent offer, Broker recommends that, prior to writing the offer, you: (i) review all available Seller reports, disclosures, information and documents; (ii) have an appropriate professional inspect the property (even if it is being sold "as is" in its present condition); and (iii) carefully assess your financial position and risk with your attorney, accountant or financial advisor.

D. MULTIPLE OFFERS: At times Buyers may write offers on more than one property even though the Buyer intends to purchase only one. This may occur in a short sale when the approval process can take a considerable amount of time, or it could also occur in a hot market when the Buyer is having difficulty getting an offer accepted. While it is not illegal to make offers on multiple properties with intent to purchase only one, the Buyer can be obligated to many Sellers if more than one accepts the Buyer's offers. Additionally, if any offer is accepted without contingencies, and the buyer does not perform, there can be a breach. If the Buyer has not disclosed that the Buyer is writing multiple offers with the intent to purchase only one and the Buyer subsequently cancels without using a contingency created for this purpose, the Seller may claim the Buyer is in breach of contract because the Buyer fraudulently induced the Seller to enter into a contract. This claim may even be possible when the Buyer has all the standard contingencies remaining in the contract, as the Seller could argue that a cancellation for this reason would not fall under the good faith exercise of any of those contingencies.

3. SELLER CONSIDERATIONS: As a Seller, you are responsible for determining the asking price for your property. Although Brokers may provide you with comparable sales data, generally from information published in the local multiple listing service, you should know that the reporting of this data is often delayed and prices may change, up or down, faster than reported sales indicate. All Sellers should be sure they are comfortable with the asking price they are setting and the price they are accepting. There is not, and cannot be, any guarantee that the price you decide to ask for your property, or the price at which you agree to sell your property is the highest available price obtainable for the property. It is solely your decision as to how much to ask for your property and at which price to sell your property.

Buyer/Seller acknowledges each has read, understands and has received a copy of this Market Conditions Advisory.

Buyer ATNA BGRS, LLC Date 7/10/2026

Buyer _____ Date _____

Seller Signed by: [Signature] Date 7/9/2026
Danielle J Payne

Seller _____ Date _____

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STATEWIDE BUYER AND SELLER ADVISORY
(This Form Does Not Replace Local Condition Disclosures.
Additional Advisories or Disclosures May Be Attached)
(C.A.R. Form SBSA, Revised 6/24)

BUYER RIGHTS AND DUTIES:

- The physical condition of the land and improvements being purchased are not guaranteed by Seller or Brokers.
- You should conduct thorough investigations of the Property both personally and with appropriate professionals.
- If professionals recommend further inspections, you should contact qualified experts to conduct such inspections.
- You should retain your own professional even if Seller or Broker has provided you with existing reports.
- You should read all written reports given to you and discuss those reports with the persons who prepared them. It is possible that different reports provided to you contain conflicting information. If there are discrepancies between reports, disclosures or other information, you are responsible for contacting appropriate professionals to confirm the accuracy or correctness of the reports, disclosures or information.
- You have the right to request that the Seller make repairs or corrections or take other actions based on inspections or disclosures, but the Seller is not obligated to respond to you or make any such repairs, corrections or other requested actions.
- If the Seller is unwilling or unable to satisfy your requests, and you act within certain time periods, you may have the right to cancel the Agreement (the Purchase Agreement and any Counter Offer and Addenda together are the "Agreement"). If you cancel outside of these periods, you may be in breach of the Agreement and your deposit might be at risk.

YOU ARE STRONGLY ADVISED TO INVESTIGATE THE CONDITION AND SUITABILITY OF ALL ASPECTS OF THE PROPERTY. IF YOU DO NOT DO SO, YOU ARE ACTING AGAINST THE ADVICE OF BROKERS.

SELLER RIGHTS AND DUTIES:

- You have a duty to disclose material facts known to you that affect the value or desirability of the Property.
- You are obligated to make the Property available to the Buyer and have utilities on for inspections as allowed by the Agreement.
- This form is not a substitute for completing a Real Estate Transfer Disclosure Statement, if required, and any other property-specific questionnaires or disclosures.

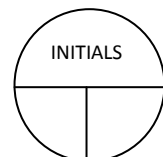
BROKER RIGHTS AND DUTIES:

- Brokers do not have expertise in all areas and matters affecting the Property or your evaluation of it.
- For most sales of residential properties with no more than four units, Brokers have a duty to make a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to you material facts or defects that the inspection reveals.
- Many defects and conditions may not be discoverable by a Broker's visual inspection.
- If Brokers give a referral to another professional, Brokers do not guarantee that person's performance. You may select any professional of your own choosing.
- If a Broker gives you reports or other documents, unless otherwise specified, it is possible that different reports provided to you contain conflicting information. Broker has not and will not verify or otherwise investigate the information contained therein.
- Any written agreement between a Broker and either Buyer or Seller or both establishes the rights and responsibilities of those parties.

LEGAL, TAX AND CONTRACT CONSIDERATIONS FOR BOTH BUYER AND SELLER:

- You are advised to seek legal, tax, and other assistance from appropriate professionals in order to fully understand the implications of any documents or actions during the transaction. You should contact a CPA or tax attorney to determine (i) the basis of the property for income tax purposes; and (ii) any calculations necessary to determine if a sale, and what price, would result in any capital gains taxes that may need to be reported to State and Federal taxing agencies. In addition, you should consult with the CPA or tax attorney regarding what factors affect how the property tax basis is determined. If you are doing a 1031 exchange, you are advised to contact an exchange accommodator to discuss the proper method and timing of the exchange.
- The terms of the Agreement and any counter offers and addenda establish your rights and responsibilities to each other.

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STATEWIDE BUYER AND SELLER ADVISORY (SBSA PAGE 1 OF 15)

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TABLE OF CONTENTS

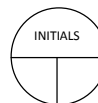
SBSA CATEGORIES AND ALPHABETICAL INDEX						
A	B	C	D	E	F	G
Investigation of Physical Condition	Property Use and Ownership	Off-Site and Neighborhood Conditions	Legal Requirements (Federal, State and Local)	Contract Related Issues and Terms	Other Factors Affecting Property	Local Disclosures and Advisories
Pages 2-5	Pages 5-8	Pages 9-10	Pages 10-11	Pages 11-12	Pages 13-14	Page 15

	Page		Page
1. Accessory Dwelling Units	5	35. Marketing; Internet Advertising; Internet Blogs; Social Media	14
2. Arbitration	12	36. Mediation	12
3. Building Permits, Zoning and Code Compliance.....	5	37. Megan's Law Database Disclosure	11
4. Buyer Intended Future Use	6	38. Mold	3
5. California Fair Plan	6	39. Neighborhood, Area, Personal Factors, Buyer Intended Use, High Speed Rails, and Smoking Restrictions	9
6. Community Enhancement and Private Transfer Fees	13	40. Neighborhood Noise Sources	9
7. Death on the Property	10	41. 1915 Improvement Bond Mello-Roos Community District, and Other Assessment Districts	8
8. Earthquake Fault Zones and Seismic Hazard Zones	10	42. Non-Confidentiality of Offers	12
9. Easements, Access and Encroachments	2	43. Notice of Your Supplemental Property Tax Bill	11
10. Electrification of Energy Source	11	44. Online or Wire Funds Transfers	12
11. Electronic Signatures	11	45. Owner's Title Insurance	7
12. Environmental Hazards	3	46. PACE Loans and Liens	14
13. EPA's Lead-Based Paint Renovation, Repair and Painting Rule	10	47. Pets and Animals	4
14. Escrow Funds	12	48. Preliminary Title Report	5
15. Fire Hardening, Defensible Space, and Wildfire Disasters ..	5	49. Property Tax Bill Supplemental Notice; Accurate Sales Price Reporting	10
16. Fire Hazards	10	50. Recording Devices	14
17. FIRPTA/California Withholding	10	51. Re-Keying	14
18. Flood Hazards	11	52. Rent and Eviction Control Laws and Ordinances	8
19. Formaldehyde	3	53. Retrofit, Building Requirements, and Point of Sale Requirements	8
20. Future Repairs, Replacements and Remodels	6	54. Schools	9
21. General Recall/Defective Product/Class Action Information	13	55. Sea Level Rise	10
22. Geologic Hazards	3	56. Septic Systems	4
23. Golf Course Disclosures	9	57. Short Term Rentals and Restrictions	8
24. Heating Ventilating and Air Conditioning Systems	6	58. Signing Documents Electronically	11
25. Historical Designation, Coastal Commission, Architectural, Landscape, Agricultural or Open Space and other Restrictions on Buildings or Improvement	6	59. Soil and Geologic Conditions	4
26. Homeowner Associations and Covenants, Conditions and Restrictions ("CC&Rs"); Charging Stations; FHA/VA Approval	13	60. Solar Panels and Net Energy Metering	14
27. Home Warranty	12	61. Square Footage, Lot Size, Boundaries and Surveys	4
28. Identification of Natural Persons Behind Shell Companies in All-Cash Transactions	12	62. Swimming Pool, Security and Safety	8
29. Inspections	3	63. Underground Pipelines and Utilities	9
30. Insurance, Title Insurance and Title Insurance After Foreclosure	6	64. Views	8
31. Land Lease	7	65. Water Intrusion	4
32. Legal Action	13	66. Water Shortages and Conservation	8
33. Liquidated Damages	12	67. Well and Water System(s)	5
34. Marijuana and Methamphetamine Labs	7	68. Wildlife	9
		69. Wood Balconies, Stairs, and Other Structures	14
		70. Wood Destroying Pests	5
		71. Zone Maps May Change	11

A. Investigation of Physical Conditions

1. **EASEMENTS, ACCESS AND ENCROACHMENTS:** Buyer and Seller are advised that confirming the exact location of easements, shared or private driveways or roadways, and encroachments on or to the Property may be possible only by conducting a survey. There may be unrecorded easements, access rights, encroachments and other agreements affecting the Property that may not be disclosed by a survey. Representations regarding these items that are made in a Multiple Listing Service or advertisements, or plotted by a title company are often approximations, or based upon inaccurate or incomplete records. Unless otherwise specified by Broker in writing, Brokers have not verified any such matters or any representations made by Seller(s) or others. If Buyer wants further information, Buyer is advised and Broker(s) recommend that Buyer hire a licensed surveyor during Buyer's investigation contingency period. Brokers do not have expertise in this area.

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2. **ENVIRONMENTAL HAZARDS:** Buyer and Seller are advised that the presence of certain kinds of organisms, toxins and contaminants, including, but not limited to, mold (airborne, toxic or otherwise), fungi, mildew, lead-based paint and other lead contamination, asbestos, formaldehyde, radon, PCB's, methane, other gases, fuel oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, urea formaldehyde, or other materials may adversely affect the Property and the health of individuals who live on or work at the property as well as pets. Some municipalities may impose additional requirements regarding underground storage tanks, which may be more common in certain areas and cities throughout the State, especially where there are larger, older homes built before 1935. It is possible that these tanks, either now or in the future, may require inspections or abatement. If Buyer wants further information, Buyer is advised, and Broker(s) recommends, that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Buyer is also advised to consult with appropriate experts regarding this topic during Buyer's investigation contingency period. Broker recommends that Buyer and Seller read the booklets titled, "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants," and "Protect Your Family From Lead In Your Home." Brokers do not have expertise in this area.
3. **FORMALDEHYDE:** Formaldehyde is a substance known to the State of California to cause cancer. Exposure to formaldehyde may be caused by materials used in the construction of homes. The United States Environmental Protection Agency, the California Air Resources Board, and other agencies have measured the presence of formaldehyde in the indoor air of select homes in California. Levels of formaldehyde that present a significant cancer risk have been measured in most homes that were tested. Formaldehyde is present in the air because it is emitted by a variety of building materials and home products used in construction. The materials include carpeting, pressed wood products, insulation, plastics, and glues. Most homes that have been tested elsewhere do contain formaldehyde, although the concentrations vary from home to home with no obvious explanation for the differences. One of the problems is that many suppliers of building materials and home products do not provide information on chemical ingredients to builders. Buyers may have further questions about these issues. Buyer is advised to consult with appropriate experts regarding this topic during Buyer's investigation contingency period. Broker(s) recommend that Buyer and Seller read the booklet titled "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants." Brokers do not have expertise in this area.
4. **GEOLOGIC HAZARDS:** Buyer and Seller are advised that California has experienced earthquakes in the past, and there is always a potential of future earthquakes. Damage caused by an earthquake may not be discoverable by a visual inspection of Buyer(s) or Broker(s). Inspection by a licensed, qualified professional is strongly recommended to determine the structural integrity and safety of all structures and improvements on the Property. If the Property is a condominium, or located in a planned unit development or in a common interest subdivision, Buyer is advised to contact the homeowners association about earthquake repairs and retrofit work and the possibility of an increased or special assessment to defray the costs of earthquake repairs or retrofit work. Buyer is encouraged to obtain and read the booklet entitled, "The Homeowner's Guide to Earthquake Safety." In most cases a questionnaire within the booklet must be completed by Seller and the entire booklet given to the Buyer if the Property was built prior to 1960. If the Property was built before 1975, and contains structures constructed of masonry or precast (tilt up) concrete walls, with wood frame floors or roof, or if the building has unreinforced masonry walls, then Seller must provide Buyer a pamphlet entitled "The Commercial Property Owner's Guide to Earthquake Safety." Many areas have a wide range of geologic problems and numerous studies have been made of these conditions. Some of this information is available for public review at city and county planning departments. Buyer is encouraged to review the public maps and reports and/or obtain a geologist's inspection report. Buyer may be able to obtain earthquake insurance to protect their interest in the Property. Sellers who agree to provide financing should also consider requiring Buyers to obtain such insurance naming Seller(s) as insured lien holder(s). Brokers do not have expertise in this area.
5. **INSPECTIONS:** Buyer and Seller are advised that Buyer has the right to obtain various inspections of the Property under most residential purchase agreements. Buyer is advised to have the Property inspected by a professional property inspection service within Buyer's investigation contingency period. A licensed building contractor or other professional may perform these services. The inspector generally does not look behind walls or under carpets, or take equipment apart. Certain items on the Property, such as chimneys and spark arresters, plumbing, heating, air conditioning, electrical wiring, pool and spa, septic system, well, roof, foundation and structural items may need to be inspected by another professional, such as a chimney sweep, plumber, electrician, pool and spa service, septic or well company or roofer. A general physical inspection typically will not test for mold, wood destroying pests, lead-based paint, radon, asbestos and other environmental hazards, geologic conditions, age, remaining useful life or water-tightness of roof, cracks, leaks or operational problems associated with a pool or spa or connection of the Property to a sewer system. If Buyer wants further information on any aspect of the Property, Broker recommends that Buyer have a discussion with the professional property inspector and that Buyer hire an appropriate professional for the area of concern to Buyer. Brokers do not verify the results of any such inspection or guarantee the performance of any such inspector or service. Any election by Buyer to waive the right to a physical inspection of the Property or to rely on somebody other than an appropriate professional is against the advice of Brokers. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Brokers do not have expertise in these areas.
6. **MOLD:** Buyer and Seller are advised that the presence of certain kinds of mold, fungi, mildew and other organisms, sometimes referred to as "toxic mold" (collectively "Mold"), may adversely affect the Property and the health of individuals who live on or work at the Property as well as pets. Mold does not affect all people the same way, and may not affect some people at all. Mold may be caused by water leaks or other sources of moisture such as, but not limited



to, flooding, and leaks in windows, pipes and roof. Seller is advised to disclose the existence of any such conditions of which he or she is aware. Buyer should carefully review all of Seller's disclosures for any indication that any of these conditions exist. It is, however, possible that Mold may be hidden and that Seller is completely unaware of its existence. In addition, Mold is often undetectable from a visual inspection, a professional general property inspection and even a structural pest control inspection. Brokers do not have expertise in this area. If Buyer wants further information, Broker recommends that Buyer have the Property tested for Mold by an environmental hygienist or other appropriate professional during Buyer's investigation contingency period. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Brokers do not have expertise in this area.

- 7. PETS AND ANIMALS:** Buyer and Seller are advised that the current or previous owner(s) may have had domesticated or other pets and animals at the Property. Odors from animal urine or other contamination may be dormant for long periods of time and then become active because of heat, humidity or other factors and might not be eliminated by cleaning or replacing carpets or other cleaning methods. Pet urine and feces can also damage hardwood floors and other floor coverings. Additionally, an animal may have had fleas, ticks and other pests that remain on the Property after the animal has been removed. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's investigation contingency period. Brokers do not have expertise in this area.
- 8. SEPTIC SYSTEMS:** Buyer and Seller are advised that a property may be served by one or more septic systems even though adjoining properties are connected to a sewer line. Buyer and Seller are also advised that some septic tanks and systems may have been abandoned or have leaked into ground water sources. Buyer is advised to contact the appropriate government agency to verify that the Property is connected to a sewer or served by a septic system. If the Property is served by a septic system, it may consist of a septic tank, cesspool, pits, leach lines or a combination of such mechanisms ("collectively, System"). No representation or warranty is made by Seller or Broker concerning the condition, operability, size, capacity or future expansion of a System, nor whether a System is adequate for use by the intended occupants of the Property. A change in the number of occupants or the quantity, composition or methods of depositing waste may affect the efficiency of the System. In addition, the amount of rainfall and ground water table may also affect the efficiency of the System. Many factors including, but not limited to, natural forces, age, deterioration of materials and the load imposed on a System can cause the System to fail at any time. Broker recommends that Buyer obtain an independent evaluation of any System by a qualified sanitation professional during Buyer's investigation contingency period. Buyer should consult with their sanitation professional to determine if their report includes the tank only, or other additional components of the System such as pits and leach fields. Not all inspectors are licensed and licenses are not available for all types of inspection activities. In some cases, Buyer's lender as well as local government agencies may require System inspection. System-related maintenance costs may include, but not be limited to, locating, pumping or providing outlets to ground level. Brokers are unable to advise Buyer or Seller regarding System-related issues or associated costs, which may be significant. If Buyer and Seller agree to obtain a System inspection, Buyer and Seller are cautioned that the inspection cost may include, but not be limited to, the costs of locating, pumping or providing outlets to ground level. Brokers do not have expertise in this area.
- 9. SOIL AND GEOLOGIC CONDITIONS:** Buyer and Seller are advised that real estate in California is subject to settling, slippage, contraction, expansion erosion, subsidence, earthquakes and other land movement. The Property may be constructed on fill or improperly compacted soil and may have inadequate drainage capability. Any of these matters can cause structural problems to improvements on the Property. Civil or geo-technical engineers are best suited to evaluate soil stability, grading, drainage and other soil conditions. Additionally, the Property may contain known or unknown mines, mills, caves or wells. If Buyer wants further information, Broker recommends that Buyer hire an appropriate professional. Not all inspectors are licensed and licenses are not available for all types of inspections. Brokers do not have expertise in this area.
- 10. SQUARE FOOTAGE, LOT SIZE, BOUNDARIES AND SURVEYS:** Buyer and Seller are advised that only an appraiser or land surveyor, as applicable, can reliably confirm square footage, lot size, Property corners and exact boundaries of the Property. Representations regarding these items that are made in a Multiple Listing Service, advertisements, and from property tax assessor records are often approximations, or based upon inaccurate or incomplete records. Fences, hedges, walls or other barriers may not represent actual boundary lines. Unless otherwise specified by Broker in writing, Brokers have not verified any such boundary lines or any representations made by Seller or others concerning square footage, lot size, Property corners or exact boundaries. Standard title insurance does not insure the boundaries of the Property. If the exact square footage or lot size or location of Property corners or boundaries is an important consideration in Buyer's decision to purchase the Property and/or how much Buyer is willing to pay for the Property, then Buyer must independently conduct Buyer's own investigation through appropriate professionals, appraisers, or licensed surveyors and rely solely on their data, recognizing that all measurements may not be consistent and that different sources may have different size assessments. Brokers do not have expertise in this area.
- 11. WATER INTRUSION:** Buyer and Seller are advised that many homes suffer from water intrusion or leakage. The causes of water intrusion are varied, and can include defective construction, faulty grading, deterioration of building materials and absence of waterproof barriers. Water intrusion can cause serious damage to the Property. This damage can consist of wood rot, mold, mildew and even damage to the structural integrity of the Property. The cost of repairing and remediating water intrusion damage and its causes can be very significant. The existence and cause of water intrusion is often difficult to detect. Because you, your Broker or a general home inspector cannot visually observe any effects of water intrusion, Buyer and Seller should not assume that such intrusion does not exist. Broker recommends that Buyer have the Property inspected for water intrusion by an appropriate professional. Brokers do not have expertise in this area.

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- 12. WELL AND WATER SYSTEM(S):** Buyer and Seller are advised that the Property may be served by one or more water wells, springs, or private community or public water systems. Any of these private or public water systems may contain bacteria, chemicals, minerals and metals, such as chromium. Well(s) may have been abandoned on the Property. Buyer is advised to have both the quality and the quantity of water evaluated, and to obtain an analysis of the quality of any domestic and agricultural water in use, or to be used at the Property, from whatever source. Water quality tests can include not only tests for bacteria, such as coliform, but also tests for organic and inorganic chemicals, metals, mineral content and gross alpha testing for radioactivity. Broker recommends that Buyer consult with a licensed, qualified well and pump company and local government agency to determine whether any well/spring or water system will adequately serve Buyer's intended use and that Buyer have a well consultant perform an extended well output test for this purpose. Water well or spring capacity, quantity output and quality may change at any time. There are no guarantees as to the future water quality, quantity or duration of any well or spring. If Buyer wants further information, Broker(s) recommend that Buyer obtain an inspection of the condition, age, adequacy and performance of all components of the well/spring and any water system during Buyer's investigation contingency period. Brokers do not have expertise in this area.
- 13. WOOD DESTROYING PESTS:** Buyer and Seller are advised that the presence of, or conditions likely to lead to the presence of infestation or infection of wood destroying pests and organisms may adversely affect the Property. Inspection reports covering these items can be separated into two sections: Section 1 identifies areas where infestation or infection is evident. Section 2 identifies areas where there are conditions likely to lead to infestation or infection. If Buyer wants further information, Buyer is advised and Broker recommends that Buyer have the Property inspected for the existence of such conditions and organisms, and conditions that may lead to their formation, by a registered structural pest control company during Buyer's investigation contingency period. Brokers do not have expertise in this area.
- 14. FIRE HARDENING, DEFENSIBLE SPACE, AND WILDFIRE DISASTERS:** California is subject to wildfires which have resulted in damage and destruction of many properties located in the state. Several recent state laws have mandated disclosures by sellers when selling properties in certain identified zones, such as "high" or "very high" fire severity zones. Additionally, state law mandates that sellers provide buyers with statements of compliance with local mandates if adopted by local agencies. The Property may be located in a high or very high fire severity zone. This may impact the availability of insurance and the ability to build or rebuild structures on the Property. Additionally, there may be requirements that certain fire prevention steps may be mandated. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website <http://www.readyforwildfire.org>. Cal Fire has made available a "Fire Hazard Severity Zone Viewer" where you can input the Property address to determine which fire hazard zone, if any, that the Property is located in. The viewer is available at <https://egis.fire.ca.gov/FHSZ/>. Below is a partial list of potential resources provided as a starting point for Buyer/Lessee investigations and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice.
- A. California Department of Insurance ("Wildfire Resource") <http://insurance.ca.gov/01-consumers/140-catastrophes/WildfireResources.cfm>; 1-800-927-4357
 - B. Governor's Office of Emergency Services ("Cal OES") California Wildfires Statewide Recovery Resources <http://wildfirerecovery.org/>
 - C. California Department of Forestry and Fire ("Cal Fire") <http://fire.ca.gov/> and <https://www.readyforwildfire.org/>
 - D. California Department of Transportation <https://calsta.ca.gov/>
 - E. California Attorney General <https://oag.ca.gov/consumers/pricegougingduringdisasters#8C1>

Brokers do not have expertise in this area.

- 15. PRELIMINARY (TITLE) REPORT:** A preliminary report is a document prepared by a title company which shows the conditions upon which the title company is willing to offer a policy of title insurance. However, a preliminary report is not an "abstract of title;" the title company does not conduct an exhaustive search of the title record and does not guarantee the condition of title. Nevertheless, the preliminary report documents many matters that have been recorded that can impact an owner's use of the property such as known easements, access rights, and encroachments and, if applicable, governing documents and restrictions for a homeowners' association (HOA). Among many other restrictions that may appear in the HOA documents are restrictions on the number and weight of pets that are allowed. A preliminary report may contain links to important documents referred to in the report. Broker recommends that Buyer reviews the preliminary report and any documents referenced by links and keep a printed or electronic copy of the preliminary report and documents referenced by link. Brokers do not have expertise in this area.

B. Property Use and Ownership

- 1. ACCESSORY DWELLING UNITS:** Accessory Dwelling Units (ADUs) are known by many names: granny flats, in-law units, backyard cottages, secondary units and more. California has passed laws to promote the development of ADUs. Additional information about ADUs can be found at <http://hcd.ca.gov/policy-research/AccessoryDwellingUnits.shtml>. Buyer is advised to check with appropriate government agencies or third party professionals to verify permits and legal requirements and the effect of such requirements on current and future use and rentability of the Property, its development and size. Brokers do not have expertise in this area.
- 2. BUILDING PERMITS, ZONING AND CODE COMPLIANCE:** Buyer and Seller are advised that any structure on the Property, including the original structure and any addition, modification, remodel or improvement may have been built without permits, not according to building codes, or in violation of zoning laws. Further, even if such structure was built according to the then-existing code or zoning requirement, it may not be in compliance with current building standards

or local zoning. It is also possible that local law may not permit structures that now exist to be rebuilt in the event of damage or destruction. Certain governmental agencies may require periodic inspections to occur in the future. If Buyer wants further information, Broker(s) recommend that Buyer discuss the issue with an appropriate professional during Buyer's investigation contingency period. Brokers do not have expertise in this area.

3. **BUYER INTENDED FUTURE USE OF, AND MODIFICATIONS TO, THE PROPERTY:** Buyer and Seller are advised that Seller's existing use of the property may not be consistent with Buyer's intended use or any future use that Buyer makes of the property, whether or not Buyer has any current plans to change the use. Buyer is advised to check with appropriate government agencies or third party professionals to verify what legal requirements are needed to accommodate any change in use. In addition, neither Seller nor Broker make any representations as to what modifications Buyer can make to the Property after close of escrow as well as any cost factors associated with any such modifications. Buyer is advised to check with his own licensed contractor and other such professionals as well as with the appropriate government agencies to determine what modifications Buyer will be allowed to make after close of escrow. Brokers do not have expertise in this area.
4. **CALIFORNIA FAIR PLAN:** Buyer and Seller are advised that insurance for certain hillside, oceanfront and brush properties may be available only from the California Fair Plan. This may increase the cost of insurance for such properties and coverage may be limited. Broker(s) recommend that Buyer consult with Buyer's own insurance agent during Buyer's investigation contingency period regarding the availability of coverage under the California Fair Plan and the length of time it may take for processing of a California Fair Plan application. Brokers do not have expertise in this area.
5. **FUTURE REPAIRS, REPLACEMENTS AND REMODELS:** Buyer and Seller are advised that replacement or repairs of certain systems or rebuilding or remodeling of all or a portion of the Property may trigger requirements that homeowners comply with laws and regulations that either come into effect after Close of Escrow or are not required to be complied with until the replacement, repair, rebuild or remodel has occurred. Permit or code requirements or building standards may change after Close of Escrow, resulting in increasing costs to repair existing features. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's investigation contingency period. Brokers do not have expertise in this area.
6. **HEATING VENTILATING AND AIR CONDITIONING SYSTEMS:** Changes to state and federal energy efficiency regulations impact the installation, replacement and some repairs of heating and air conditioning units (HVAC): (i) Federal regulations now require manufacturers of HVAC units to produce only units meeting a new higher Seasonal Energy Efficiency Rating (SEER). This will likely impact repairs and replacements of existing HVAC units. State regulations now require that when installing or replacing HVAC units, with some exceptions, duct work must be tested for leaks. Duct work leaking more than 15 percent must be repaired to reduce leaks. The average existing duct work typically leaks 30 percent. More information is available at the California Energy Commission's website <https://www.energy.ca.gov/programs-and-topics/programs/home-energy-rating-system-hers-program>. Home warranty policies may not cover such inspections or repairs, (ii) the phase out of the use of HCFC-22 (R-22 Freon) will have an impact on repairs and replacement of existing air conditioning units and heat pumps. The production and import of HCFC-22 ended January 1, 2020. Existing systems may continue to be used and HCFC-22 recovered and reclaimed or that was produced prior to 2020 can help meet the needs of existing systems, however, costs may rise. More information is available from the Environmental Protection Agency at https://www.epa.gov/sites/production/files/2018-08/documents/residential_air_conditioning_and_the_phaseout_of_hcfc-22_what_you_need_to_know.pdf and <http://www.epa.gov/ozone/title6/phaseout/22phaseout.html>, and (iii) New efficiency standards are also in place for water heaters. As a consequence, replacement water heaters will generally be larger than existing units and may not fit in the existing space. Additional venting and other modifications may be required as well. More information is available from the U.S. Department of Energy at http://www.eere.energy.gov/buildings/appliance_standards/product.aspx/productid/27. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's investigation contingency period. Brokers do not have expertise in this area.
7. **HISTORICAL DESIGNATION, COASTAL COMMISSION, ARCHITECTURAL, LANDSCAPE, AGRICULTURAL OR OPEN SPACE AND OTHER RESTRICTIONS ON BUILDINGS OR IMPROVEMENTS:** Buyer and Seller are advised that the Property may be: (i) designated as a historical landmark, (ii) protected by a historical conservancy, (iii) subject to an architectural or landscaping review process, (iv) within the jurisdiction of the California Coastal Commission or other government agency, or (v) subject to a contract preserving use of all or part of the Property for agriculture or open space. If the Property is so designated or within the jurisdiction of any such, or similar, government agency, then there may be restrictions or requirements regarding Buyer's ability to develop, remove or trim trees or other landscaping, remodel, make improvements to and build on or rebuild the Property. Broker(s) recommend that Buyer satisfy him/herself during Buyer's investigation contingency period if any of these issues are of concern to Buyer. Brokers do not have expertise in this area.
8. **INSURANCE, TITLE INSURANCE AND TITLE INSURANCE AFTER FORECLOSURE:** Buyer and Seller are advised that Buyer may have difficulty obtaining insurance regarding the Property if there has been a prior insurance claim affecting the Property or made by Buyer but unrelated to the Property. Seller is required by C.A.R. Form RPA to disclose known insurance claims made during the past five years (C.A.R. Form SPQ or ESD). Sellers may not be aware of claims prior to their ownership. If Buyer wants further information, Broker(s) recommend that, during Buyer's investigation contingency period, Buyer conduct his or her own investigation for past claims. Buyer may need to obtain Seller's consent in order to have access to certain investigation reports. If the Property is a condominium, or is located in a planned unit development or other common interest subdivision, Buyer and Seller are advised to determine if the individual unit is covered by the Homeowner's Association Insurance and the type of insurance coverage that Buyer may purchase. Broker(s) recommend that Buyer consult Buyer's insurance agents during Buyer's investigation contingency

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period to determine the need, availability and possibility of securing any and all forms of other insurance or coverage or any conditions imposed by insurer as a requirement of issuing insurance. If Buyer does any repairs to the property during the escrow period or Buyer takes possession prior to Close of Escrow or Seller remains in possession after Close of Escrow, whether for a limited or extended period of time, Broker(s) recommend that Buyer and Seller each consult with their own insurance agent regarding insurance or coverage that could protect them in the transaction (including but not limited to: personal property, flood, earthquake, umbrella and renter's). Buyer and Seller are advised that traditional title insurance generally protects Buyer's title acquired through the sale of the property. While all title insurance policies, as do all insurance policies, contain some exclusions, some title insurance policies contain exclusions for any liability arising from a previous foreclosure. This can occur when a short sale has occurred but the lender mistakenly has also proceeded with a foreclosure. Buyer is strongly advised to consult with a title insurer to satisfy themselves that the policy to be provided adequately protects their title to the property against other possible claimants. Brokers do not have expertise in this area.

9. LAND LEASE: Buyer and Seller are advised that certain developments are built on leased land. This means that: **(i)** Buyer does not own the land, **(ii)** the right to occupy the land will terminate at some point in time, **(iii)** the cost to lease the land may increase at some point in the future, and **(iv)** Buyer may not be able to obtain title insurance or may have to obtain a different type of title insurance. If Buyer wants further information, Broker recommends that Buyer discuss the issue with an attorney or other appropriate professional. Brokers do not have expertise in this area.

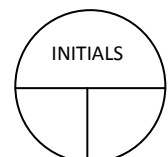
10. MARIJUANA, CANNABIS, AND METHAMPHETAMINE LABS: Buyer and Seller are advised that California law permits individual patients to cultivate, possess and use marijuana for medical purposes. Furthermore, California law permits primary caregivers, lawfully organized cooperatives, and collectives to cultivate, distribute and possess marijuana for medicinal purposes. California law also allows recreational use of marijuana for adults, as well as limited rights for individuals to grow and cultivate marijuana, and rights of others, subject to a licensing process, to grow, cultivate and distribute marijuana for recreational use. California's medical and recreational marijuana laws are in direct conflict with federal law which recognizes no lawful use for marijuana and has no exemptions for medical use. Federal criminal penalties, some of which mandate prison time, remain in effect for the possession, cultivation and distribution of marijuana. Buyer and Seller are strongly advised to seek legal counsel as to the legal risks and issues surrounding owning or purchasing a property where medical or any other marijuana activity is taking place. Marijuana storage, cultivation and processing carry the risk of causing mold, fungus or moisture damage to a property, additionally, some properties where marijuana has been cultivated have had alterations to the structure or the electrical system which may not have been done to code or with permits and may affect the safety of the structure or the safe operation of the electrical system. Buyer is strongly advised to retain an environmental hygienist contractor and other appropriate professionals to inspect a property where medical or any other marijuana activity has taken place. Broker recommends that Buyer and Seller involved with a property where there is medical marijuana activity or where it may take place review the California Attorney General's Guidelines for the "Security and Non-Diversion of Marijuana Grown for Medical Use" <https://oag.ca.gov/system/files/attachments/press-docs/MEDICINAL%20CANNABIS%20Guidelines.pdf> and the U.S. Department of Justice memo regarding marijuana prosecutions at <https://www.justice.gov/opa/press-release/file/1022196/download>. Brokers do not have expertise in this area. While no state law permits the private production of methamphetamine, some properties have been the site of an illegal methamphetamine laboratory. State law imposes an obligation to notify occupants, a ban on occupying the property and clean up requirements when authorities identify a property as being contaminated by methamphetamine. Buyer is advised that a property where methamphetamine has been produced may pose a very serious health risk to occupants. Buyer is strongly advised to retain an environmental hygienist contractor or other appropriate professionals to inspect the property if methamphetamine production is suspected to have taken place. Brokers do not have expertise in this area.

11. OWNER'S TITLE INSURANCE: The Truth in Lending/RESPA integrated disclosure (TRID) established by the Consumer Financial Protection Bureau (CFPB) requires that lenders must tell borrowers that title insurance is "optional." While obtaining an owner's policy of title insurance may be "optional", it may be a contractual requirement as between Buyer and Seller. Furthermore, California Civil Code § 1057.6 requires that Buyers be provided with the following notice: "IMPORTANT: IN A PURCHASE OR EXCHANGE OF REAL PROPERTY, IT MAY BE ADVISABLE TO OBTAIN TITLE INSURANCE IN CONNECTION WITH THE CLOSE OF ESCROW SINCE THERE MAY BE PRIOR RECORDED LIENS AND ENCUMBRANCES WHICH AFFECT YOUR INTEREST IN THE PROPERTY BEING ACQUIRED. A NEW POLICY OF TITLE INSURANCE SHOULD BE OBTAINED IN ORDER TO ENSURE YOUR INTEREST IN THE PROPERTY THAT YOU ARE ACQUIRING."

Additionally, even the CFPB on its "ask CFPB" "What is owner's title insurance?" page advises "You may want to buy an owner's title insurance policy, which can help protect your financial interest in the home." Moreover, not obtaining an owner's policy may increase the cost of the lender's policy (required by most lenders), possibly require the separate purchase of a preliminary title report, and may have an impact on the sale of the Property in the future.

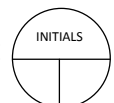
Buyers who decide to opt out of obtaining an owner's title insurance policy are acting against the advice of Brokers as well as the advice provided in the California Civil Code § 1057.6 and by the CFPB. Brokers do not have expertise in this area.

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- 12. RENT AND EVICTION CONTROL LAWS AND ORDINANCES:** Buyer and Seller are advised that California and some cities and counties impose or may impose restrictions that limit the rent that can be charged to a tenant, the maximum number of tenants who can occupy the property, the right of a landlord to terminate a tenancy and the costs to do so, and the consequences of terminating a tenancy unlawfully. Even if property that is currently vacant was previously tenant occupied, the termination of that previous tenancy may affect a buyer's rights such as the legal use of the property and who may occupy the property in the future. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority or a qualified California real estate attorney during Buyer's investigation contingency period. Brokers do not have expertise in this area.
- 13. RETROFIT, BUILDING REQUIREMENTS, AND POINT OF SALE REQUIREMENTS:** Buyer and Seller are advised that state and local Law may require (i) the installation of operable smoke detectors, (ii) bracing or strapping of water heaters, and (iii) upon sale completion of a corresponding written statement of compliance that is delivered to Buyer. Although not a point of sale or retrofit obligation, state law may require the property to have operable carbon monoxide detection devices. Additionally, some city and county governments may impose additional retrofit standards at time of sale including, but not limited to, installing or retrofitting low-flow toilets and showerheads, gas shut-off valves, fireplaces, and tempered glass. Further, there may be potential health impacts from air pollution caused from burning wood. Exposure to particulate matter from the smoke may cause short-term and long-term health effects. Buyers should consult with licensed professional to inspect, properly maintain, and operate a wood burning stove or fireplace. Broker(s) recommend that Buyer and Seller consult with the appropriate government agencies, inspectors, and other professionals to determine the retrofit standards for the Property, the extent to which the Property complies with such standards, and the costs, if any, of compliance. Brokers do not have expertise in this area.
- 14. SHORT TERM RENTALS AND RESTRICTIONS:** Buyer and Seller are advised that some cities, counties and Homeowner Associations (HOAs) do impose or may impose restrictions that limit or prohibit the right of the owner or occupant to rent-out the Property for short periods of time (usually 30 Days or less). In short term rentals, as well as all rentals, Buyer and Seller are advised to seek assistance to ensure compliance with all fair housing laws and regulations. If Buyer wants further information, Broker(s) recommend that Buyer investigate the issue with an appropriate government authority or HOA during Buyer's investigation contingency period. Brokers do not have expertise in this area.
- 15. VIEWS:** Buyer and Seller are advised that present views from the Property may be affected by future development or growth of trees and vegetation on adjacent properties and any other property within the line of sight of the Property. Brokers make no representation regarding the preservation of existing views. If Buyer wants further information, Broker(s) recommend that Buyer review covenants, conditions and restrictions, if any, and contact neighboring property owners, government agencies and homeowner associations, if any, during Buyer's investigation contingency period. Brokers do not have expertise in this area.
- 16. SWIMMING POOL, SECURITY AND SAFETY:** Buyer and Seller are advised that state and local Law may require the installation of barriers, anti-entrapment grates, access alarms, self-latching mechanisms, pool covers, exit alarms and/or other measures to decrease the risk to children and other persons of existing swimming pools and hot tubs, as well as various fire safety and other measures concerning other features of the Property. Compliance requirements differ from city to city and county to county. Unless specifically agreed, the Property may not be in compliance with these requirements. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions and other requirements. State law requires that new pools and spas be equipped with at least two of seven specified drowning prevention safety features. Home inspectors have a statutory obligation to perform a non-invasive physical examination of the pool area to identify which safety features are present. Brokers do not have expertise in this area.
- 17. WATER SHORTAGES AND CONSERVATION:** Buyer and Seller are advised that the Property may be located in an area that could experience water shortages. The policies of local water districts and the city or county in which the Property is located can result in the occurrence of any or all of the following: (i) limitations on the amount of water available to the Property, (ii) restrictions on the use of water, and (iii) an increasingly graduated cost per unit of water use, including, but not limited to, penalties for excess usage. For further information, Broker recommends that Buyer contact the supplier of water to the Property regarding the supplier's current or anticipated policies on water usage and to determine the extent to which those policies may affect Buyer's intended use of the Property. If the Property is serviced by a private well, Buyer is advised that drought conditions and/or a low water table may make it necessary to arrange, through a private supplier, for delivery of water to the Property. Buyers should contact water truck companies for the costs involved. Brokers do not have expertise in this area.
- 18. 1915 IMPROVEMENT BOND MELLO-ROOS COMMUNITY DISTRICT, AND OTHER ASSESSMENT DISTRICTS:** Buyer and Seller are advised that the Property may be subject to an improvement bond assessment under the Improvement Bond Act of 1915, a levy of a special tax pursuant to a Mello-Roos Community Facilities district, and/or a contractual assessment as provided in § 5898.24 of the Streets And Highways Code or other assessment districts. Seller is generally required to make a good faith effort to obtain a disclosure notice from any local agency collecting such taxes and deliver such notice to Buyers. If there is a question as to whether an existing bond or assessment will be prorated as of the close of escrow, or whether Seller will pay off the bond or assessment at close of escrow, Buyers are advised to discuss the matter with the appropriate entity and address the responsibility for payment in negotiations for the purchase agreement or amendment prior to removing contingencies. Some cities and other localities have begun, or have the intention to begin, the process of requiring the replacement of utility poles by requiring that utility lines be buried underground. These projects can result in special tax assessments and set-up costs that are imposed on individual property owners. Brokers do not have expertise in this area.

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C. Off-Site and Neighborhood Conditions

1. **GOLF COURSE DISCLOSURES:** Buyer and Seller are advised that if the Property is located adjacent to or near a golf course the following may apply: (i) Stray golf balls – Any residence near a golf course may be affected by errant golf balls, resulting in personal injury or destruction to property. Golfers may attempt to trespass on adjacent property to retrieve golf balls even though the project restrictions may expressly prohibit such retrieval. (ii) Noise and lighting – The noise of lawn mowers irrigation systems and utility vehicles may create disturbances to homeowners. Maintenance operations may occur in the early morning hours. Residents living near the clubhouse may be affected by extra lighting, noise, and traffic. (iii) Pesticides and fertilizer use – A golf course may be heavily fertilized, as well as subjected to other chemicals during certain periods of the year. (iv) Irrigation system – Golf course sprinkler systems may cause water overspray upon adjacent property and structures. Also the irrigation system of a golf course may use reclaimed and retreated wastewater. (v) Golf carts – Certain lots may be affected more than others by the use of golf carts. Lots adjacent to a tee or putting green may be subject to noise disturbances and loss of privacy. (vi) Access to golf course from residences – It is likely that most residences will not have direct access from their lots to the golf course. The project restrictions may disclaim any right of access or other easements from a resident's lot onto the golf course. (vii) View obstruction – Residents living near a golf course may have their views over the golf course impacted by maturing trees and landscaping or by changes to the course's configuration. (viii) Water restrictions – As some municipalities face water shortages, the continued availability of water to the golf course may be restricted or otherwise reduced by the local water agency. If Buyer wants further information, Broker(s) recommend that Buyer contact the local water agency regarding this matter. Brokers do not have expertise in this area.
2. **NEIGHBORHOOD, AREA, PERSONAL FACTORS, BUYER INTENDED USE, HIGH SPEED RAILS, AND SMOKING RESTRICTIONS:** Buyer and Seller are advised that the following may affect the Property or Buyer's intended use of it: neighborhood or area conditions, including schools, proximity and adequacy of law enforcement, crime, fire protection, other government services, availability, adequacy and cost of any speed-wired, wireless internet connections or other telecommunications or other technology services and installations, proximity to medical marijuana growing or distribution locations, cell phone towers, manufacturing, commercial, industrial, airport or agricultural activities or military ordnance locations, existing and proposed transportation, construction, and development, any other source that may affect noise, view, traffic, or odor, wild and domestic animals, susceptibility to tsunami and adequacy of tsunami warnings, other nuisances, hazards, or circumstances, protected species, wetland properties, botanical diseases, historic or other governmentally-protected sites or improvements, cemeteries, conditions and influences of significance to certain cultures and/or religions, and personal needs, requirements and preferences of Buyer and FAA requirements for recreational and non-recreational use of Unmanned Aircraft Systems (UAS) (drones) (see UAS frequently asked questions <http://www.faa.gov/uas/faqs/>). California is potentially moving toward high speed rail service between Northern and Southern California. This rail line could have an impact on the Property if it is located nearby. More information on the timing of the project and routes is available from the California High-Speed Rail Authority at www.cahighspeedrail.ca.gov/. The State of California has long-standing no smoking laws in place restricting smoking in most business and some public spaces. Local jurisdictions may enact laws that are more restrictive than state law. Many California cities have enacted restrictions on smoking in parks, public sidewalks, beaches and shopping areas. Some jurisdictions have restrictions entirely banning smoking inside privately owned apartments and condominiums as well as in the common areas of such structures, or limiting smoking to certain designated areas. If Buyer wants further information, Broker(s) recommend that Buyer contact local government agencies about these restrictions. Brokers do not have expertise in this area.
3. **NEIGHBORHOOD NOISE SOURCES:** Buyer and Seller are advised that even if the Property is not in an identified airport noise influence area, the Property may still be subject to noise and air disturbances resulting from airplanes and other aircraft, commercial or military or both, flying overhead. Other common sources of noise include nearby commercial districts, schools, traffic on streets, highways and freeways, trains and general neighborhood noise from people, dogs and other animals. Noise levels and types of noise that bother one person may be acceptable to others. Buyer is advised to satisfy him/herself with regard to any sources of and amounts of noise at different times of day and night. Brokers do not have expertise in this area.
4. **SCHOOLS:** Buyer and Seller are advised that children living in the Property may not, for numerous reasons, be permitted to attend the school nearest the Property. Various factors including, but not limited to, open enrollment policies, busing, overcrowding and class size reductions may affect which public school serves the Property. School district boundaries are subject to change. Buyer is advised to verify whether the Property is now, and at the Close of Escrow will be, in the school district Buyer understands it to be in and whether residing in the Property entitles a person to attend any specific school in which that Buyer is interested. Broker(s) recommend that Buyer contact the local school or school district for additional information during Buyer's investigation contingency period. Brokers do not have expertise in this area.
5. **UNDERGROUND PIPELINES AND UTILITIES:** Throughout California underground pipelines transport natural gas, liquid fuel and other potentially hazardous materials. These pipelines may or may not provide utility services to the Property. Information about the location of some of the pipelines may be available from a company that also provides disclosures of natural and other hazards or from other sources of public maps or records. Proximity to underground pipelines, in and of itself, does not affirmatively establish the risk or safety of the property. If Buyer wants further information about these underground pipelines and utilities, Buyer is advised to consult with appropriate experts during Buyer's investigation contingency period. Brokers do not have expertise in this area.
6. **WILDLIFE:** California is the home to many species of wildlife. The location of homes in California continues to expand into areas that are the natural habitat of wildlife and the Property may be in such an area. Wildlife may become a nuisance especially if the availability of their natural sources of food or water is limited. Buyer should investigate the need to



implement mitigation measures at the Property including but not limited to the use of animal-resistant garbage containers, and other appropriate measures depending on the species and habitat involved. Brokers do not have expertise in this area.

7. **SEA LEVEL RISE/COASTAL PROPERTIES:** Sea level rise has the potential to affect coastal residents, recreation, and development. Coastal communities may or may not have addressed the potential impact. The following is a non-exclusive list of issues that may be impacted by sea level rise: **(i)** Shoreline, beach and bluff erosion, and flooding; **(ii)** The effectiveness of seawalls and bulkheads, whether built with or without permits; **(iii)** Seaward construction, development or improvement to existing structures; **(iv)** The enactment of geological hazard abatement districts and assessments; and **(v)** The location of the "mean high tide line" which is used to delineate shoreline boundaries for some coastal properties.

Below is a non-exhaustive list of potential resources provided as a starting point for Buyer investigations into sea level rise, and not as an endorsement or guarantee that any federal, state, county, city or other resource will provide complete advice.

- A. California Coastal Commission contact information: <https://www.coastal.ca.gov/contact/#/>
- B. State Lands Commission contact information: <https://www.slc.ca.gov/contact-us/>
- C. National Oceanic and Atmospheric Administration (sea level rise page): <https://coast.noaa.gov/slr/>
- D. California Coastal Commission (sea level rise page): <https://www.coastal.ca.gov/climate/slr/>
- E. Federal Emergency Management Agency (FEMA): <https://www.fema.gov/flood-maps>; <https://msc.fema.gov>

If Buyer wants further information, Broker recommends that Buyer discuss the issue with an appropriate professional during Buyer's investigation contingency period. Brokers do not have expertise in this area.

D. Legal Requirements (Federal, State and Local)

1. **DEATH ON THE PROPERTY:** California Civil Code § 1710.2 protects a seller from: **(i)** failing to disclose a death on the property that occurred more than 3 years before a buyer has made an offer on a property; and **(ii)** failing to disclose if an occupant of a property was afflicted with HIV/AIDS, regardless of whether a death occurred or if so, when § 1710.2 does not protect a seller from making a misrepresentation in response to a direct inquiry. If the Buyer has any concerns about whether a death occurred on the Property or the manner, location, details or timing of a death, the buyer should direct any specific questions to the Seller in writing. Brokers do not have expertise in this area.
2. **EARTHQUAKE FAULT ZONES AND SEISMIC HAZARD ZONES:** Buyer and Seller are advised that California Public Resources Code §§ 2622 and 2696 require the delineation and mapping of "Earthquake Fault Zones" along known active faults and "Seismic Hazard Zones" in California. Affected cities and counties must regulate certain development projects within these zones. Construction or development on affected properties may be subject to the findings of a geological report prepared by a registered California geologist. Generally, Seller must disclose if the Property is in such a zone and can use a research company to aid in the process. If Buyer wants further information, Broker recommends that, during Buyer's investigation contingency period, Buyer make independent inquiries with such research companies or with appropriate government agencies concerning the use and improvement of the Property. Buyer is advised that there is a potential for earthquakes and seismic hazards even outside designated zones. Brokers do not have expertise in this area.
3. **EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE:** The new rule requires that contractors and maintenance professionals working in pre-1978 housing, child care facilities, and schools with lead-based paint be certified; that their employees be trained; and that they follow protective work practice standards. The rule applies to renovation, repair, or painting activities affecting more than six square feet of lead-based paint in a room or more than 20 square feet of lead-based paint on the exterior. Enforcement of the rule begins October 1, 2010. See the EPA website at <http://www.epa.gov/lead> for more information. Buyer and Seller are advised to consult an appropriate professional. Brokers do not have expertise in this area.
4. **FIRE HAZARDS:** Buyer and Seller are advised that fires annually cause the destruction of thousands of homes. Due to varied climate and topography, certain areas have higher risks of fires than others. Certain types of materials used in home construction create a greater risk of fire than others. If the Property is located within a State Fire Responsibility Area or a Very High Fire Hazard Zone, generally Seller must disclose that fact to Buyer under California Public Resources Code § 4136 and California Government Code §§ 51178 and 51183.5, and may use a research company to aid in the process. Owners of property may be assessed a fire prevention fee on each structure on each parcel in such zones. The fee may be adjusted annually commencing July 1, 2013. If Buyer wants further information, Broker recommends that, during Buyer's investigation and insurance contingency period, Buyer contact the local fire department and Buyer's insurance agent regarding the risk of fire. Buyer is advised that there is a potential for fires even outside designated zones. Brokers do not have expertise in this area.
5. **FIRPTA/CALIFORNIA WITHHOLDING:** Buyer and Seller are advised that: **(i)** Internal Revenue Code § 1445, as of February 17, 2016, requires a Buyer to withhold and to remit to the Internal Revenue Service 15% of the purchase price of the property if the Seller is a non-resident alien, unless an express exemption applies. Only 10% needs to be withheld if the Buyer acquires the property as Buyer's residence and the price does not exceed \$1,000,000. Seller may avoid withholding by providing Buyer a statement of non-foreign status. The statement must be signed by Seller under penalty of perjury and must include Seller's tax identification number. Buyer can also avoid having to withhold Federal taxes from Seller's Proceeds if the property price is \$300,000 or less, and the Buyer signs an affidavit stating Buyer intends to occupy the property as a principal residence. **(ii)** California Revenue and Taxation Code § 18662 requires that a Buyer withhold and remit to the California Franchise Tax Board 3 1/3% of the purchase price of the property unless the Seller

signs an affidavit that the property was the Seller's (or the decedent's, if a trust or probate sale) principal residence or that the sales price is \$100,000 or less or another express exemption applies. Exemptions from withholding also apply to legal entities such as corporations, LLCs, and partnerships. Brokers cannot give tax or legal advice. Broker recommends that Buyer and Seller seek advice from a CPA, attorney or taxing authority. Brokers do not have expertise in this area.

6. **FLOOD HAZARDS:** Buyer and Seller are advised that if the Property is located within a Special Flood Hazard Area, as designated by the Federal Emergency Management Agency (FEMA), or an area of Potential Flooding pursuant to California Government Code § 8589.3, generally Seller must disclose this fact to Buyer and may use a research company to aid in the process. The National Flood Insurance Program was established to identify all flood plain areas and establish flood-risk zones within those areas. The program mandates flood insurance for properties within high-risk zones if loans are obtained from a federally-regulated financial institution or are insured by any agency of the United States Government. The extent of coverage and costs may vary. If Buyer wants further information, Broker(s) recommend that Buyer consult his or her lender and/or insurance agent during Buyer's investigation contingency period. Buyer is advised that there is a potential for flooding even outside designated zones. Brokers do not have expertise in this area.
7. **MEGAN'S LAW DATABASE DISCLOSURE:** Notice: Pursuant to § 290.46 of the Penal Code, information about specific registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at <http://www.meganslaw.ca.gov/>. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides. (Neither Seller nor Brokers, in any, are required to check this website. If Buyer wants further information, Buyer should obtain information directly from this website.) Brokers do not have expertise in this area.
8. **NOTICE OF YOUR SUPPLEMENTAL PROPERTY TAX BILL; ACCURATE SALES PRICE REPORTING:** Buyer and Seller are advised that pursuant to Civil Code § 1102.6(c), Seller, or his or her agent, is required to provide the following notice to the Buyer:

"California property tax law requires the Assessor to revalue real property at the time the ownership of property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes.

The supplemental tax bills are not mailed to your lender. Even if you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector. If you have any questions concerning this matter, please call your Tax Collector's Office."

Although the notice refers to loan closing as a trigger, it is actually the change of ownership which triggers this reassessment of property taxes. Therefore, the Property can be reassessed even if there is no loan involved in the purchase of the Property. The Purchase Agreement may allocate supplemental tax bills received after the Close of Escrow to the Buyer. A change (preliminary change) of ownership form is generally required to be filed by the Buyer with the local taxing agency. The form identifies the sales price of the Property. An assessor may value the Property at its fair market value regardless of the sales price declared by the Buyer. If Buyer wants further information concerning these matters, Broker(s) recommend that Buyer discuss the issue with the County Assessor or Tax Collector or their own tax or legal advisor. Brokers do not have expertise in this area.

9. **ZONE MAPS MAY CHANGE:** Maps that designate, among other things, Earthquake Fault Zones, Seismic Hazard Zones, State Fire Responsibility Areas, Very High Fire Hazard Zones, Special Flood Hazard Areas, and Potential Flooding Areas are occasionally redrawn by the applicable Government Agency. Properties that are currently designated in a specified zone or area could be removed and properties that are not now designated in a specified zone or area could be placed in one or more such zones or areas in the future. A property owner may dispute a FEMA flood hazard location by submitting an application to FEMA. Brokers do not have expertise in this area.
10. **ELECTRIFICATION OF ENERGY SOURCE:** Several local jurisdictions in California have enacted laws which prohibit the use of natural gas appliances in new construction. Other local jurisdictions, and State of California, are considering bans, and may even prohibit the replacement, sale or installation of appliances that use any fuel source other than electricity. Brokers do not have expertise in this area.

E. Contract Related Issues and Terms

1. **SIGNING DOCUMENTS ELECTRONICALLY:** The ability to use electronic signatures to sign legal documents is a great convenience, however Buyers and Sellers should understand they are signing a legally binding agreement. Read it carefully. Although electronic signature programs make it easy to skip from one signature or initial line to another, Buyers and Sellers are cautioned to only sign if they have taken the time necessary to read each document thoroughly, understand the entire document, and agree to all of its terms. Do not just scroll through or skip to the next signature or initial line, even if you have reviewed an earlier draft of the document. If you have questions or do not understand a provision, before you sign ask your Broker, Agent or legal advisor about the contract term and sign only if you agree to be bound by it. Some signature or initial lines are optional, such as for the liquidated damages and arbitration clauses. Consider your decision before signing or initialing. See below for more information on the liquidated damages and arbitration clauses. If there are more than one buyer or seller, each must sign or initial on their own. Do not sign or initial for anyone else unless you have a power of attorney for that person or are otherwise legally authorized, in writing, to

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sign or initial for another. Print or electronically store a copy of the document for your own records. Brokers do not have expertise in this area.

2. **LIQUIDATED DAMAGES:** Buyer and Seller are advised that a liquidated damages clause is a provision Buyer and Seller can use to agree in advance to the amount of damages that a seller will receive if a buyer breaches the Agreement. The clause usually provides that a seller will retain a buyer's initial deposit paid if a buyer breaches the agreement, and generally must be separately initiated by both parties and meet other statutory requirements to be enforceable. For any additional deposits to be covered by the liquidated damages clause, there generally must be another separately signed or initialed agreement (see C.A.R. Form DID). However, if the Property contains from 1 to 4 units, one of which a buyer intends to occupy, California Civil Code Section 1675 limits the amount of the deposit subject to liquidated damages to 3% of the purchase price. Even though both parties have agreed to a liquidated damages clause, an escrow company will usually require either a judge's or arbitrator's decision or instructions signed by both parties in order to release a buyer's deposit to a seller. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to a liquidated damages clause. Brokers do not have expertise in this area.
3. **MEDIATION:** Buyer and Seller are advised that mediation is a process by which the parties hire a neutral person to facilitate discussion and negotiation between the parties with the goal of helping them reach a settlement of their dispute. The parties generally share in the cost of this confidential, non-binding negotiation. If no agreement is reached, either party can pursue further legal action. Under C.A.R. Form RPA: (i) the parties must mediate any dispute arising out of their agreement (with a few limited exceptions, such as matters within the jurisdiction of a small claims court) before they resort to arbitration or court, and (ii) if a party proceeds to arbitration or court without having first attempted to mediate the dispute, that party risks losing the right to recover attorney fees and costs even if he or she prevails. Brokers do not have expertise in this area.
4. **ARBITRATION:** Buyer and Seller are advised that arbitration is a process by which the disputing parties hire a neutral person to render a binding decision. Generally, arbitration is faster and less expensive than resolving disputes by litigating in court. The rules are usually less formal than in court, and it is a private process not a matter of public record. By agreeing to arbitration, the parties give up the right to a jury trial and to appeal the arbitrator's decision. Arbitration decisions have been upheld even when arbitrators have made a mistake as to the law or the facts. If the parties agree to arbitration, then after first attempting to settle the dispute through mediation, any dispute arising out of their agreement (with a few limited exceptions) must be submitted to binding arbitration. Buyer and Seller must weigh the benefits of a potentially quicker and less expensive arbitration against giving up the right to a jury trial and the right to appeal. Brokers cannot give legal advice regarding these matters. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to arbitration. Brokers do not have expertise in this area.
5. **ESCROW FUNDS:** Buyer and Seller are advised that California Insurance Code § 12413.1 provides that escrow companies cannot disburse funds unless there are sufficient "good funds" to cover the disbursement. "Good funds" are defined as cash, wire transfers and cashiers' or certified checks drawn on California depositories. Escrow companies vary in their own definitions of "good funds." Broker(s) recommend that Buyer and Seller ask the escrow company regarding its treatment of "good funds." All samples and out-of-state checks are subject to waiting periods and do not constitute "good funds" until the money is physically transferred to and received by the escrow holder. Brokers do not have expertise in this area.
6. **HOME WARRANTY:** Buyer and Seller are advised that Buyer and Seller can purchase home warranty plans covering certain standard systems of the Property both before and after Close of Escrow. Seller can obtain coverage for the Property during the listing period. For an additional premium, an upgraded policy providing additional coverage for air conditioning, pool and spa and other features can be purchased. Home warranties do not cover every aspect of the Property and may not cover inspections or upgrades for repairs required by state or federal laws or pre-existing conditions. Broker(s) recommend that Buyer review the policy for details. Brokers do not have expertise in this area.
7. **IDENTIFICATION OF NATURAL PERSONS BEHIND SHELL COMPANIES IN ALL-CASH TRANSACTIONS:**
The U.S. Treasury Department's Financial Crimes Enforcement Network (FinCEN) has issued Geographic Targeting Orders (GTOs) targeting alleged money laundering risk in the real estate sector. The GTOs will temporarily require U.S. title insurance companies to identify the natural persons behind shell companies used to pay "all cash" for high- end residential real estate in certain major metropolitan areas. FinCEN explained that it remains concerned that all- cash purchases (i.e., those without bank financing) may be conducted by individuals attempting to hide their assets and identity by purchasing residential properties through limited liability companies or other similar structures. Since the original issuance, the GTOs have been renewed and may continue to be renewed. The GTOs cover the following areas in California: Los Angeles, San Francisco, San Mateo, Santa Clara and San Diego Counties. The monetary thresholds for each county is \$300,000. GTOs have helped law enforcement identify possible illicit activity. FinCEN reported that a significant portion of covered transactions have dictated possible criminal activity associated with the individuals reported to be the beneficial owners behind shell company purchasers. Brokers do not have expertise in this area.
8. **NON CONFIDENTIALITY OF OFFERS:** Buyer is advised that Seller or Listing Agent may disclose the existence, terms, or conditions of Buyer's offer, unless all parties and their agent have signed a written confidentiality agreement (such as C.A.R. Form NDA). Whether any such information is actually disclosed depends on many factors, such as current market conditions, the prevailing practice in the real estate community, the Listing Agent's marketing strategy and the instructions of the Seller. Brokers do not have expertise in this area.
9. **ONLINE OR WIRE FUNDS TRANSFERS:** Instructions for the online or wire transfer of escrow deposits have been known to be intercepted by hackers who alter them so that Buyer's funds are actually wired to accounts controlled by criminals rather than the escrow company. Buyers should exercise extreme caution in making electronic funds transfers,



verifying that the organization they are transferring funds to is, in fact, the escrow company and that their own bank account information is not being exposed. See C.A.R. Form WFA for further information. Brokers do not have expertise in this area.

F. Other Factors Affecting Property

1. **COMMUNITY ENHANCEMENT AND PRIVATE TRANSFER FEES:** Buyer and Seller are advised that some areas or communities may have enhancement fees or user-type fees, or private transfer taxes and fees, over and above any stated fees. The Federal Housing Finance Agency has issued a rule that prohibits Fannie Mae and Freddie Mac from purchasing loans made on properties with private transfer fees if those fees were established on or after February 8, 2011. See title 12 Code of Federal Regulations § 1228 for more information and exceptions. Private transfer fees: (i) may last for a fixed period of time or in perpetuity, (ii) are typically calculated as a percentage of the sales price, and (iii) may have private parties, charitable organizations or interest-based groups as their recipients who may use the funds for social issues unrelated to the property. Brokers do not have expertise in this area.
2. **GENERAL RECALL/DEFECTIVE PRODUCT/CLASS ACTION INFORMATION:** Buyer and Seller are advised that government entities and manufacturers may at any time issue recall notices and/or warnings about products that may be present in the Property, and that these notices or warnings can change. The following nonexclusive, non-exhaustive list contains examples of recalled/defective products/class action information: horizontal furnaces, Whirlpool Microwave Hood Combination; RE-ConBuilding products roof tiles; Central Sprinkler Company Fire Sprinklers; Robert Shaw Water Heater Gas Control Valves; Trex Decking; water heaters; aluminum wiring; galvanized, abs, polybutylene PEX, KITEC® and copper pipe; and dry wall manufactured in China. There is no single, all-inclusive source of information on product recalls, defective products or class actions; however, the U.S. Consumer Product Safety Commission (CPSC) maintains a website that contains useful information. If Buyer wants further information regarding the items listed above, Broker(s) recommend that Buyer review the CPSC website at <http://www.cpsc.gov/> during Buyer's investigation contingency period. Another source affiliated with the CPSC is <http://saferproducts.gov/> which allows a Buyer to search by product type or product name. Buyer may also search using the various search engines on the Internet for the specified product or products in question. Brokers recommend that Buyer satisfy themselves regarding recalled or defective products. Brokers will not determine if any aspect of the Property is subject to a recall or is affected by a class action lawsuit. Brokers do not have expertise in this area.
3. **HOMEOWNER ASSOCIATIONS AND COVENANTS, CONDITIONS AND RESTRICTIONS ("CC&Rs"); CHARGING STATIONS; FHA/VA APPROVAL:** Buyer and Seller are advised that if the Property is a condominium, or located in a planned unit development, or in a common interest subdivision, there are typically restrictions on use of the Property and rules that must be followed. Restrictions and rules are commonly found in Declarations and other governing documents. Further there is likely to be a homeowner association (HOA) that has the authority to affect the Property and its use. Whether or not there is a HOA, the Property may still be subject to CC&Rs restricting use of the Property. The HOA typically has the authority to enforce the rules of the association, assess monetary payments (both regular monthly dues and special assessments) to provide for the upkeep and maintenance of the common areas, and enforce the rules and assessment obligations. If you fail to abide by the rules or pay monies owed to the HOA, the HOA may put a lien against your Property. Additionally, if an electric vehicle charging station is installed in a common area or an exclusive use common area, each Seller whose parking space is on or near that charging station must disclose its existence and that the Buyer will have the responsibilities set forth in California Civil Code §4745. The law requires the Seller to provide the Buyer with the CC&Rs and other governing documents, as well as a copy of the HOA's current financial statement and operating budget, among other documents. Effective July 1, 2016, a Common Interest Development (CID) will be required to include in its annual budget report a separate statement describing the status of the CID as a Federal Housing Administration or Department of Veterans Affairs approved Development. While the purchase agreement and the law require that the annual budget be provided by Seller to Buyer, Brokers will not and cannot verify the accuracy of information provided by the CID. Buyer is advised to carefully review all HOA documents provided by Seller and the CC&Rs, if any, and satisfy him/herself regarding the use and restrictions of the Property, the amount of monthly dues and/or assessments, the adequacy of reserves, current and past insurance coverage and claims, and the possibility of any legal action that may be taken by or against the HOA. The HOA may not have insurance or may not cover personal property belonging to the owner of the unit in the condominium, common interest or planned unit development. For more information Buyer may request from Broker the C.A.R. Legal Q&A titled: "Homeowners' Associations: A Guide for REALTORS®". Brokers do not have expertise in this area.

Although unenforceable, it is possible the CC&Rs, deed or other document on title may contain a covenant which at one time may have purported to discriminate against persons based on race, religion or other protected class or characteristics. You have the right to request the assistance of the title or escrow company to help you prepare a form which will be provided to the County and may result in the discriminatory language being removed from the public record. You may also get a notice informing you of these rights from the Broker or title or escrow company. For more information Buyer may request from Broker the C.A.R. Legal Quick Guide titled: "Agent Disclosure of Discriminatory Covenants Based on Actual Knowledge."

4. **LEGAL ACTION:** Buyer and Seller are advised that if Seller or a previous owner was involved in a legal action (litigation or arbitration) affecting the Property, Buyer should obtain and review public and other available records regarding the



legal action to determine: (i) whether the legal action or any resolution of it affects Buyer and the Property, (ii) if any rights against any parties involved in the legal action survive the legal action or have been terminated or waived as a result of the legal action, whether or not involving the same issue as in the legal action, and (iii) if any recommendations or requirements resulting from the legal action have been fulfilled and, if so, that Buyer is satisfied with any such action. Buyer should seek legal advice regarding these matters. Brokers do not have expertise in this area.

5. **MARKETING; INTERNET ADVERTISING; INTERNET BLOGS; SOCIAL MEDIA:** Buyer and Seller are advised that Broker may employ a "staging" company to assist in the presentation of the Property. The furnishings and decorations in the staging are generally not included in the sale unless specifically noted in the Agreement. Statements and inclusion in the MLS entry, flyers, and other marketing materials are NOT part of the Agreement. In addition, Broker may employ a service to provide a "virtual tour" or "virtual staging" or Internet marketing of the Property, permitting potential buyers to view the Property over the Internet. While they are supposed to be an accurate representation of the property, the photos may be enhanced and not fully representative of the actual condition of the property. Further, neither the service provider nor Broker have total control over who will obtain access to materials placed on the internet or what action such persons might take. Additionally, some Internet sites and other social media provide formats for comments or opinions of value of properties that are for sale. Information on the Property, or its owner, neighborhood, or any homeowner association having governance over the Property may be found on the internet on individual or commercial web sites, blogs, Facebook pages, or other social media. Any such information may be accurate, speculative, truthful or lies, and it may or may not reflect the opinions or representations by the Broker. Broker will not investigate any such sites, blogs, social media or other internet sites or the representations contained therein. Buyer is advised to make an independent search of electronic media and online sources prior to removing any investigation contingency. Buyer and Seller are advised that Broker has no control over how long the information or photos concerning the Property will be available on the Internet or through social media, and Broker will not be responsible for removing any such content from the internet or MLS. Brokers do not have expertise in this area.
6. **PACE LOANS AND LIENS:** The acronym PACE stands for Property Assessed Clean Energy. PACE programs allow property owners to finance energy and water conservation improvements and pay for them through an assessment on the owner's property. PACE programs are available in most areas for both residential one to four unit properties and commercial properties. PACE programs may be referred to by different names such as HERO or SCEIP, among others. If a PACE project is approved, an assessment lien is placed on a property for the amount owed plus interest. A property owner repays the entity for the improvements as a special tax assessment on the property tax bill over a period of years. A PACE lien is similar to a property tax lien in that it has "super priority." Sellers are obligated to disclose, pursuant to the C.A.R. Residential Purchase Agreement (C.A.R. Form RPA), whether any improvement is subject to a lien such as a PACE lien. Properties that are subject to PACE liens made on or after July 6, 2010 may not be eligible for financing. For more information, Buyer may request from Broker the C.A.R. Legal Q&A titled: "PACE Programs and Solar Leases". Brokers do not have expertise in this area.
7. **RE-KEYING:** All locks should be re-keyed immediately upon close of escrow so as to ensure the Buyer's safety and security of their persons as well as their personal belongings. Alarms, if any, should be serviced by professionals and codes should be changed. Garage door openers and remotes should be re-coded. In the event of a lease back to Seller after the close of escrow, Seller is advised that the Buyer is entitled to the keys as the Owner of the Property even though the Seller stays in possession of the Property as provided in the RPA. Brokers do not have expertise in this area.
8. **SOLAR PANELS AND NET ENERGY METERING:** Solar panel or power systems may be owned or leased. Although leased systems are probably personal property, they are included in the sale by the C.A.R. purchase agreement which also obligates the Seller to make a disclosure to the Buyer and provide the Buyer with documentation concerning the lease and system. Leasing companies generally secure payments by filing a UCC-1 (a Uniform Commercial Code form giving notice of a creditor's security interest) against the property. Sellers are required to provide material information about solar panels (C.A.R. form SOLAR may be used). Buyers are given a contingency right to investigate the solar related system and documentation and assume any lease. Assumption of the lease may require Buyer to provide financial information to the leasing company who may require a credit report be obtained on the Buyer. Should a solar panel or power system be on the Property, Buyers should determine if the system is leased or owned. Buyer's willingness to assume any such lease is a contingency in favor of Seller. For more information, Buyer may request from Broker the C.A.R. Legal Q&A titled: "PACE Programs and Solar Leases". Solar panel systems may have net energy metering. Payback rates from utilities to property owners with their own source of energy (such as rooftop solar panels) who contribute electricity back to the grid may change from those currently in place and may differ upon change of ownership in the property, Fees for new solar installation may be added or changed. Buyers should discuss with the applicable utility if applicable to the property. Brokers do not have expertise in this area.
9. **RECORDING DEVICES:** Audio or video recording devices or both may be present on the Property, whether or not notice of any such devices has been posted. Seller may or may not even be aware of the capability of such devices. Brokers do not have expertise in this area.
10. **WOOD BALCONIES, STAIRS AND OTHER STRUCTURES:** Prior to January 1, 2025, and periodically thereafter, buildings with three units or more, may be required to obtain an inspection of exterior balconies, stairways, walkways, or decks that are supported



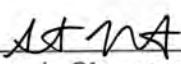
- A. ☐
- B. ☐
- C. ☐
- D. ☐



Property Address:

6717 Noah Ave, Bakersfield, CA 93308

I have received a copy of the **WHAT IS YOUR HOME ENERGY RATING?** booklet (CEC-400-2009-008-BR-REV1)

 _____ Buyer's Signature	BGRS, LLC _____ Printed Name	7/10/2026 _____ Date
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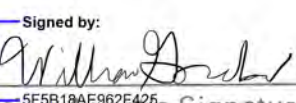
_____ Buyer's Signature	_____ Printed Name	_____ Date
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_____ Buyer's Agent Signature	_____ Printed Name	_____ Date
----------------------------------	-----------------------	---------------

Broker's Name

Signed by:  _____ Seller's Signature	Danielle J Payne _____ Printed Name	7/9/2026 _____ Date
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_____ Seller's Signature	_____ Printed Name	_____ Date
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Signed by:  _____ Listing Agent's Signature	William Amir Gordon _____ Printed Name	7/8/2026 _____ Date
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Watson Realty
Broker's Name

ALL SIGNERS SHOULD RETAIN A COPY OF THIS PAGE FOR THEIR RECORDS

California Civil Code Section 2079.10 states that if this booklet is provided to the buyer by the seller or broker, then this booklet is deemed to be adequate to inform the home buyer about the existence of California Home Energy Rating Program.

For more information, visit: www.energy.ca.gov/HERS/index.html

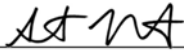
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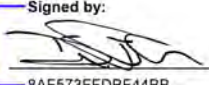
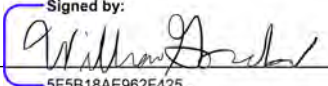
CONSUMER INFORMATION ACKNOWLEDGEMENT

I, the undersigned, acknowledge receipt of the "Homeowner's Combined Information Guides" booklet which includes the following publications:

- 1) Residential Environmental Hazards - A Guide for Homeowners, Homebuyers, Landlords and Tenants**
California Environmental Protection Agency
(<https://www.disclosuresource.com/downloads/environment.pdf>)
- 2) Protect Your Family From Lead in Your Home**
United States Environmental Protection Agency
(<https://www.disclosuresource.com/downloads/lead.pdf>)
- 3) Homeowner's Guide to Earthquake Safety**
State of California Seismic Safety Commission
(<https://www.disclosuresource.com/downloads/earthquake.pdf>)
- 4) What is Your Home Energy Rating?**
California Energy Commission
(<https://www.disclosuresource.com/downloads/HomeEnergyRating.pdf>)

Property Address: 6717 Noah Ave, Bakersfield, CA 93308

Buyer's Signature:	<u></u>	BGRS, LLC	Date:	<u>7/10/2026</u>
Buyer's Signature:	<u></u>		Date:	<u></u>
Selling Agent's Signature:	<u></u>		Date:	<u></u>

Seller's Signature:	Signed by:  8AF573FFDBF44BB...	Date:	<u>7/9/2026</u>
Seller's Signature:	<u></u>	Date:	<u></u>
Listing Agent's Signature:	Signed by:  5F5B18AE962F425...	Date:	<u>7/8/2026</u>

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REAL ESTATE ADVISORY for Kern County

BUYER AND SELLER ARE BOTH CAUTIONED AND URGED TO READ THIS ADVISORY

This is an advisory dated 7/8/26 and executed by the parties signing below, for the purpose of acquiring the subject real property known as 6717 Noah Ave, Bakersfield, CA 93308 and includes the following:

1. NEIGHBORING BUSINESS ACTIVITY STATEMENT: The County of Kern encourages operation of properly conducted business in agriculture, oil, mining, manufacturing and other nonresidential operations within the county. If the property you are purchasing is located near these businesses, you may be subject to inconveniences or discomfort arising from such operations to the extent allowed by law. This notice does not waive your legal rights.

2. CITY AND COUNTY TRANSPORTATION ALIGNMENTS: Buyer and Seller are aware that this property may lie within or in proximity to one of several City and County Transportation Alignments within the Bakersfield metropolitan area. Buyer is aware and acknowledges that City and County Transportation Alignments under consideration, have been approved, submitted for approval, or are under construction, and a freeway or major highway in close proximity to residential property may affect the value of that property or effect the property physically. For information regarding transportation plans, you may contact the Kern Council of Governments at (661) 861-2191, or see information on their website at www.kerncog.org, Thomas Roads Improvement Program at www.bakersfieldfreeways.us, or you may contact the appropriate departments of the City of Bakersfield or County of Kern.

3. MANDATED SEWER CONNECTION: Please be advised of the California Plumbing Code Section 713.5 which provides "No permit shall be issued for the installation, alteration, or repair of any private sewage disposal system, or part thereof, on any lot for which a connection with the public sewer is available." See the County of Kern Public Advisory regarding sewer connection. You may call the Kern County Engineering and Survey Services Department at (661) 862-5100 to find out if a property is located in a sewer service area and would be required to connect to a sewer system in the event of septic system failure. This department may also have available information on some of the potential costs of connection.

4. WOOD-BURNING STOVES AND FIREPLACE INSERTS: Buyer and Seller are advised that State law and/or Federal Regulation may soon be enacted which could restrict or prohibit the use of, or require the removal of, or make inoperative, some wood-burning stoves and fireplace inserts. For more information, Buyer and Seller should contact the San Joaquin Valley Air Pollution Control District office at (661) 326-6900, www.valleyair.org and local California State representatives. Refer to Wood-Burning Heater Statement of Compliance form.

5. PER CALIFORNIA STATE GUIDELINES THE FOLLOWING INFORMATION IS PROVIDED TO BUYER AND SELLER:

- Homeowner's Guide to Earthquake Safety & Environmental Hazards: https://orderform.fanhd.com/resources/electronic_bookshelf/regulatory_pamphlets
- Carbon Monoxide Update : https://leginfo.ca.gov/faces/codes_displaySection.xhtml?lawCode=HSC§ionNum=17926
- Home Energy Rating System (HERS) Booklet: <https://www.energy.ca.gov/programs-and-topics/programs/home-energy-rating-system-hers-program>
- Toxic Mold and Natural Gas Safety Information: <https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/CLPPB/CDPH%20Document%20Library/ResEnviroHaz2011.pdf>
- Protect Your Family from Lead Booklet: <https://www.epa.gov/lead>

STATEMENT OF DISCLOSURE REGARDING INTERESTS HELD BY WATSON REALTY or their principles in other business entities. All parties to the transaction are aware of the following: Watson Realty and Watson Realty Property Management have the same group of owners, but different responsible Brokers. This same ownership group may also have an ownership interest in, or other beneficial business relationship with San Joaquin Valley Mortgage and Central California Escrow. Compensation may be paid by one of the above entities/companies to another as part of this transaction. Buyer hereby agrees (☐ DOES NOT AGREE) that Broker may provide Buyers contact information to one or more of the above entities/companies for the purpose of offering or providing to Buyer professional services and/or products reasonably related to this transaction. Buyer is under no obligation to accept or utilize any such offered professional services and/or products.

Signed by:					
	7/9/2026		BGRS, LLC	7/10/2026	
Seller	Date	Buyer		Date	
Signed by:					
	01854520			7/8/2026	
Watson Realty	CalDRE#			Date	
Broker					
Broker	Agent	CalDRE#		Date	

DISCLOSURE OF SPECIAL ASSESSMENT DISTRICT LIENS ADVISORY

(Pursuant to California Civil Code Section 1102.6a)

LOCAL OPTION REAL ESTATE TRANSFER DISCLOSURE STATEMENT

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN COUNTY OF KERN, STATE OF CALIFORNIA, DESCRIBED AS:

6717 Noah Ave, Bakersfield, CA 93308

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH ORDINANCE NUMBER 3674, AMENDING SECTION 13.08.060 OF THE MUNICIPAL CODE OF THE CITY OF BAKERSFIELD AS OF OCTOBER 27, 1995. 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. SELLERS 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) AS REQUIRED BY THE CITY OF BAKERSFIELD, 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.

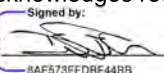
SPECIAL ASSESSMENT DISTRICT LIENS

1. ☐ The property is subject to one or more Special Assessment District Liens, as set forth on the attached copy of the Kern County Property Tax Bill.
2. ☐ The property is subject to one or more Special Assessment District Liens as follows: (Describe nature and amount of lien(s)):

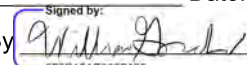
3. ☒ Other (explain): See NHD report.

Buyer should contact the Kern County Treasurer-Tax Collector at (661)868-3490 or <https://www.kcttc.co.kern.ca.us/> for further information concerning the above.

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, and acknowledges receipt of a copy of this statement.

Seller:  Danielle J Payne Date: 7/9/2026
 Seller: _____ Date: _____

II. I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT

Buyer: ATWA BGRS, LLC Date: 7/10/2026
 Buyer: _____ Date: _____
 Agent (Broker Representing Seller): Watson Realty By  7/8/2026
 Agent (Broker Representing Buyer): _____ By _____

If you desire legal or tax advice, consult an appropriate professional.

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ORDINANCE NO. 3674

AN ORDINANCE AMENDING SECTION 13.08.060 OF THE BAKERSFIELD MUNICIPAL CODE RELATING TO NOTICE TO BUYERS OF SPECIAL ASSESSMENT DISTRICT LIENS.

AN ORDINANCE AMENDING SECTION 13.08.060 OF THE BAKERSFIELD MUNICIPAL CODE RELATING TO NOTICE TO BUYERS OF SPECIAL ASSESSMENT DISTRICT LIENS.

BE IT ORDAINED by the Council of the City of Bakersfield as follows:

SECTION 1.

Section 13.08.060 of the Bakersfield Municipal Code is hereby amended to read as follows:

13.08.060 Notice to Buyer.

A. Delivery of Local Addendum TDS. All transferrors (sellers) of real property (including developers) subject to any special assessment district liens in the City of Bakersfield shall deliver to the buyer a completed Local Addendum Transfer Disclosure Statement pursuant to California Civil Code section 1102.6(a), in which the nature and amount of all existing and/or proposed special assessment liens regarding the property shall be set forth plainly and concisely. This requirement applies to transfers by sale, exchange, installment land sale contracts (as defined in Civil Code section 2985), lease with option to purchase, any other option to purchase, or ground lease coupled with improvements, unless the transfer is exempt as set forth in Paragraph C below. If the seller is unaware of the exact amount of the special assessment lien, the seller shall estimate the lien amount based on information and knowledge available or known to seller at the time of the disclosure.

B. Time of Delivery. In the case of transfers of new one-to-four unit residential properties wherein the transferror is a developer or original builder and the residential property has not previously been occupied, the Local Addendum Transfer Disclosure Statement shall be delivered to the buyer at or prior to the time the buyer enters into a contract for the sale of the property. In all other cases, the Local Addendum Transfer Disclosure Statement shall be delivered to the buyer within five days after entering into a contract for the sale of the property.

C. Exempt Transfers. Transfers made pursuant to Business and Professions Code Section 11010.4 (sales of new 1-4 unit residential properties where no public report is required) shall not be exempt from the requirements of this ordinance. However, each of the remaining categories of exempt transfers described in California Civil Code Section 1102.01, as set forth below, shall be exempt transfers from the requirements of this ordinance, to wit:

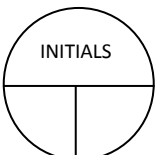
1. Transfers pursuant to Court Order (such as probate sales, sales by bankruptcy trustee, etc.);
2. Transfers by foreclosure (including a Deed in Lieu of Foreclosure and a transfer by a beneficiary who has acquired the property by foreclosure or Deed in Lieu of Foreclosure);
3. Transfers by a fiduciary in the course of the administration of a decedent's estate, guardianship, conservatorship, or trust;
4. Transfers from one co-owner to one or more other co-owners;
5. Transfers made to a spouse or to a direct blood relative;
6. Transfers between spouses in connection with a dissolution of marriage or similar proceeding;
7. Transfers by the State Controller pursuant to the Unclaimed Property Law;
8. Transfers as a result of a failure to pay property taxes;
9. Transfers or exchanges to or from any governmental entity.

SECTION 2.

This ordinance shall be posted in accordance with provisions of the Bakersfield Municipal Code and shall become effective thirty (30) days from and after the date of its passage.

Amended by the City Council, City of Bakersfield, September 27, 1995.

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Certificate Of Completion

Envelope Id: CE08C801-25F6-82C2-82E4-A4E3432051BF
 Subject: Complete with Docusign: STATE&LOCAL REQUIRED DISCLOSURES.pdf
 Source Envelope:
 Document Pages: 37
 Certificate Pages: 1
 AutoNav: Disabled
 Envelopeld Stamping: Disabled
 Time Zone: (UTC-05:00) Eastern Time (US & Canada)

Status: Completed
 Envelope Originator:
 Seth Roth
 1 Parkview Plaza
 Oakbrook Terrace, IL 60181-4400
 Seth.Roth@sirva.com
 IP Address: 70.42.98.205

Record Tracking

Status: Original
 7/10/2026 11:22:07 AM
 Holder: Seth Roth
 Seth.Roth@sirva.com
 Location: DocuSign

Signer Events

Seth Roth
 Seth.Roth@sirva.com
 Consultant
 BGRS, LLC
 Security Level: Email, Account Authentication (None)

Signature

Signature Adoption: Uploaded Signature Image
 Using IP Address: 70.42.98.205

Timestamp

Sent: 7/10/2026 11:23:17 AM
 Viewed: 7/10/2026 11:23:22 AM
 Signed: 7/10/2026 11:28:24 AM
 Freeform Signing

Electronic Record and Signature Disclosure:
 Not Offered via Docusign

In Person Signer Events

Signature

Timestamp

Editor Delivery Events

Status

Timestamp

Agent Delivery Events

Status

Timestamp

Intermediary Delivery Events

Status

Timestamp

Certified Delivery Events

Status

Timestamp

Carbon Copy Events

Status

Timestamp

Witness Events

Signature

Timestamp

Notary Events

Signature

Timestamp

Envelope Summary Events

Status

Timestamps

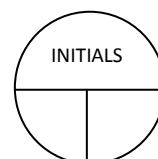
Event	Status	Timestamp
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Certified Delivered	Security Checked	7/10/2026 11:23:22 AM
Signing Complete	Security Checked	7/10/2026 11:28:24 AM
Completed	Security Checked	7/10/2026 11:28:24 AM

Payment Events

Status

Timestamps

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This Page is for Information Purposes Only

Buyer to Initial Each
Page of the Documents
Beyond this Page and
Sign Where Indicated

Please make sure all pages of the following have been initialed and signed where indicated then submitted with the offer package to BGRS.