CALIFORNIA ASSOCIATION OF REALTORS®

SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 6/26)

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 either complete an Exempt Seller Disclosure (C.A.R. Form ESD) or use this SPQ 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, WHETHER BY CONTRACT, 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 *2209 Elden Avenue* ______________________________, Assessor's Parcel No. *426-051-06*, situated in *Costa Mesa*, County of *Orange* California ("Property").

☒ This property is a duplex, triplex, fourplex, or otherwise has additional dwelling units. 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 19B** is checked and attach additional comments**.**
5. **DOCUMENTS:** Documents include any reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys, or other documents the pertain to:
   (i) the condition or repair of the Property;
   (ii) any improvement on this Property;
   (iii) easements, encroachments, or boundary disputes affecting the Property.

   These documents include, but are not limited to, any document:
   (i) prepared in the past or present;
   (ii) provided during any previous transaction or from a previous owner;
   (iii) indicating the condition or proposing recommendations, whether or not Seller acted upon them; and
   (iv) whether or not it was provided to the Seller.

   A. Are you (Seller) aware of any Documents regarding the Property that were prepared before your ownership, whether in your possession or in the possession of others? .... ☐ Yes ☒ No
   B. Are you (Seller) aware of any Documents regarding the Property that were prepared for you during your ownership, whether in your possession or in the possession of others? .... ☐ Yes ☒ No
   C. Are you (Seller) aware of any Documents regarding the Property that were provided by others during your ownership (such as Documents obtained by potential buyers)? .... ☐ Yes ☒ No
   Note: If yes to any, provide any such documents in your possession to Buyer. Receipt for Reports (C.A.R. Form RFR) may be used to list such documents and explanation can be given to provide context.

   If Yes to any, provide explanation: ______________________________

6. **STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:** **ARE YOU (SELLER) AWARE OF...**
   A. Within the last 3 years, the death of an occupant of the Property upon the Property........ ☐ Yes ☒ No
   (Note to Seller: The manner of death may be a material fact to the Buyer, and should be disclosed, except for a death by HIV/AIDS.)

 Buyer's Initials ________/________ Seller's Initials Initial kNG / Initial RJG

Property Address: 2209 Elden Avenue, Costa Mesa, CA 92627

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

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)

L. Material facts or defects affecting the Property not otherwise disclosed to Buyer ☐ Yes ☒ No

If Yes to any, provide explanation: ______________________________

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~~ XXXX

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 were 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
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.

If Yes to any, provide explanation: *7. C: Weekly Gardening service*
7. E (1): Older doors, windows, and finish carpentry may have been painted with lead based paint but all such items have been repainted with non-lead based paint

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 existence of a septic system, well, or propane tank (if yes, Seller to provide C.A.R. Form SWPI-Q) ☐ Yes ☒ No

D. The leasing of any of the following on or serving the Property: water softener system, water purifier system, or alarm system ☐ 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

If Yes to any, provide explanation: *See overflow paragraph 1*

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 such insurance is not maintained, and the Property is damaged by a flood disaster, Buyer may be required to reimburse the federal government for the disaster relief provided.)

Property Address: 2209 Elden Avenue, Costa Mesa, CA 92627
If this Property is a duplex, triplex, or otherwise has additional dwelling units, this SPQ is for unit # ____________.

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.

If Yes to any, provide 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

If Yes to any, provide explanation: 10. A: 147 1/2 Virginia: Leak was notice in ceiling of 147 Virginia garage. Determined not a plumbing leak, was leak in shower pan from shower above. Entire shower was striped of old tile and waterproofing and new was installed

11. PETS, ANIMALS, AND PESTS: **ARE YOU (SELLER) AWARE OF...**

A. Past or present pets on or in the Property.............. ☒ Yes ☐ No

B. Past or present problems with livestock, wildlife, insects, or pests on or in the Property.............. ☒ Yes ☐ No

C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above.............. ☐ Yes ☒ No

D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above.............. ☐ Yes ☒ No
If so, when and by whom

If Yes to any, provide explanation: 11. A: Pet dogs owned by tenants in 2209 and Studio
11. B: Possums detected over ten years ago. Termite intrusions on occasions but promptly treated

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

If Yes to any, provide explanation: 12. C: Church is neighbor of two sides. Church associated activities are present
12.C: Use of neighboring property may be perimter wall separating the two properties

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

If Yes to any, provide 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

If Yes to any, provide 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

If Yes to any, provide explanation: ____________

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

If Yes to any, provide explanation: 16. A: As noted earlier, homeless person tent temporarily set up on neighboring church property

17. GOVERNMENTAL: ARE YOU (SELLER) AWARE OF...

A. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property ☐ Yes ☒ No
B. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions, or retrofit requirements that apply to or could affect the Property ☐ Yes ☒ No
C. Existing or contemplated building or use moratoria that apply to or could affect the Property ☐ Yes ☒ No
D. Any state or local requirements or restrictions relating to the future replacement of existing gas-powered appliances that are being transferred with the property. Gas-powered appliances include, but are not limited to, appliances fueled by natural gas or liquid propane ☐ Yes ☒ No
E. Current or proposed bonds, assessments, or fees that do not appear on the Property tax bill that apply to or could affect the Property ☐ Yes ☒ No
F. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways, and traffic signals ☐ Yes ☒ No
G. Existing or proposed Government requirements affecting the Property **(i)** that tall grass, brush or other vegetation be cleared; **(ii)** that restrict tree (or other landscaping) planting, removal, or cutting or **(iii)** that flammable materials be removed. ☐ Yes ☒ No
H. Any protected habitat for plants, trees, animals, or insects that apply to or could affect the Property. ☐ Yes ☒ No
I. Whether the Property is historically designated or falls within an existing or proposed Historic District ☐ Yes ☒ No
J. Any water surcharges or penalties being imposed by a public or private water supplier, agency or utility; or restrictions or prohibitions on wells or other ground water supplies ☐ Yes ☒ No
K. Any differences between the name of the city in the postal/mailing address and the city which has jurisdiction over the property ☐ Yes ☒ No

If Yes to any, provide 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
If Yes, do you have photographs from the beginning of the tenancy (if in your possession, provide along with any other move-in reports created at the beginning of the tenancy) ☐ Yes ☒ No

Property Address: 2209 Elden Avenue, Costa Mesa, CA 92627

If this Property is a duplex, triplex, or otherwise has additional dwelling units, this SPQ is for unit # ____________.

F. Whether the Property was previously tenant occupied even if vacant now.. ☒ Yes ☐ No
If Yes, disclose if you know the method or manner of how the tenancy ended.

If Yes to any, provide explanation: *18. A: Tenants in past have smoked on property but interior non smoking provisions have been in the leases.*
18. E: All units are currently tenant occupied
18. F: Property is tenant occupied at present

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.

If Yes to any, provide 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 Seller's own duty of disclosure.

Seller Signed by: Keary N. Gregg CDB706D0C148423... *Gregg-Greer Revocable Trust* Date 7/28/2026

Seller Signed by: Ray J. Greer 58C18A643E32417... *Gregg-Greer Revocable Trust* Date 7/28/2026

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

Buyer ____ Date ____________

Buyer ____ Date ____________

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CALIFORNIA ASSOCIATION OF REALTORS®

TEXT OVERFLOW ADDENDUM No. 1

(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as *2209 Elden Avenue, Costa Mesa, CA 92627* ("Property"),
in which ______ is referred to as ("Buyer")
and *Gregg-Greer Revocable Trust* is referred to as ("Seller").

[SPQ] Seller Property Questionnaire
1) 8. Structural, Systems, and Appliances – Explanation:
8. A: Property Item Defects
Drainage / Drainage systems: 2209 has low slope driveway drainage although no flooding has ever been witnesessed
Windows: 147 1/2 Virginia: Two Anderson windows needed repair of operators and frames
Crawl spaces: 2209:
Floor framing in bath and bedroom at exterior walls had to be repaired due to dry rot. tree roots had invaded crawl space more that ten years ago but were removed
8: Studio has private sub-meters to determine utility use
7.A: See Text Overflow Addendum to Real Estate Transfer Disclosure Statement Question C.4.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer ______ Date ______

Buyer ______ Date ______

Seller Signed by: Keary N. Gregg CDB706D0C148423... *Gregg-Greer Revocable Trust* Date 7/28/2026

Seller Signed by: Kay J. Greer 58C18A643E32417... *Gregg-Greer Revocable Trust* Date 7/28/2026

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525 South Virgil Avenue, Los Angeles, California 90020

EQUAL HOUSING OPPORTUNITY

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 Costa Mesa **, COUNTY OF** Orange **, STATE OF CALIFORNIA, DESCRIBED AS** 2209 Elden 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) 07/27/2026 **. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.**

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to § 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

☐ Inspection reports completed pursuant to the contract of sale or receipt for deposit.

☐ Additional inspection reports or disclosures: ____________________

☒ *No substituted disclosures for this transfer.*

II. SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller ☐ is ☒ is not occupying the property.

A. The subject property has the items checked below:*

☒ Range
☐ Oven
☐ Microwave
☒ Dishwasher
☐ Trash Compactor
☒ Garbage Disposal
☒ Washer/Dryer Hookups
☒ Rain Gutters
☐ Burglar Alarms
☒ Carbon Monoxide Device(s)
☒ Smoke Detector(s)
☐ Fire Alarm
☐ TV Antenna
☐ Satellite Dish
☐ Intercom
☒ Central Heating
☐ Central Air Conditioning
☐ Evaporator Cooler(s)
☐ Wall/Window Air Conditioning
☐ Sprinklers

☒ Public Sewer System
☐ Septic Tank
☐ Sump Pump
☐ Water Softener
☒ Patio/Decking
☐ Built-in Barbecue
☐ Gazebo
☒ Security Gate(s)
☒ Garage:
☒ Attached ☐ Not Attached
☐ Carport
☒ Automatic Garage Door Opener(s)
☐ Number Remote Controls ____
☐ Sauna
☐ Hot Tub/Spa:
☐ Locking Safety Cover
☐ Pool:
☐ Child Resistant Barrier
☐ Pool/Spa Heater:
☐ Gas ☐ Solar ☐ Electric

☒ Water Heater:
☒ Gas ☐ Solar ☒ Electric
☒ Water Supply:
☒ City ☐ Well
☐ Private Utility or Other____________
☒ Gas Supply:
☒ Utility ☐ Bottled (Tank)
☒ Window Screens
☐ Window Security Bars
☐ Quick Release Mechanism on Bedroom Windows
☐ Water-Conserving Plumbing Fixtures

Exhaust Fan(s) in bathrooms, range hoods 220 Volt Wiring in None Fireplace(s) in Studio unit
Gas Starter None Roof(s): Type: Varies per unit Age: Don't know (approx.)
Other: Two detached laundry rooms
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)

Buyer's Initials ______/______ Seller's Initials Initial KNG / Initial RJG

Property Address: 2209 Elden Avenue, Costa Mesa, CA 92627 Date: 07/27/2026

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.): Walls/Fences: dragging gate fence at 2209

Windows: Stuck windows in 147 Hall Bath

*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with § 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with § 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with § 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. § 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally, on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with § 1101.4 of the Civil Code.

C. Are you (Seller) aware of any of the following:

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property .... ☒ Yes ☐ No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property .... ☒ Yes ☐ No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property .... ☐ Yes ☒ No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits .... ☒ Yes ☐ No
5. 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).)

6. Fill (compacted or otherwise) on the property or any portion thereof .... ☐ Yes ☒ No
7. Any settling from any cause, or slippage, sliding, or other soil problems .... ☐ Yes ☒ No
8. Flooding, drainage or grading problems .... ☒ Yes ☐ No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides .... ☐ Yes ☒ No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements .... ☒ Yes ☐ No
11. Neighborhood noise problems or other nuisances .... ☒ Yes ☐ No
12. CC&R's or other deed restrictions or obligations .... ☐ Yes ☒ No
13. Homeowners' Association which has any authority over the subject property .... ☐ Yes ☒ No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) .... ☐ Yes ☒ No
15. Any notices of abatement or citations against the property .... ☐ Yes ☒ No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) .... ☐ Yes ☒ No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): See overflow paragraph 1

D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.

2. The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller Signed by: Keary N. Gregg CDB706D0C148423... Gregg-Greer Revocable Trust Date 7/28/2026

Seller Signed by: Ray J. Greer 58C18A643E32417... Gregg-Greer Revocable Trust Date 7/28/2026

Buyer's Initials ________/________

5d47bda5-bcba-4df4-a0fe-69a6e63b56bf

Property Address: 2209 Elden Avenue, Costa Mesa, CA 92627 Date: 07/27/2026

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) Arbor Real Estate (Please Print)

DocuSigned by:
By Matt Perry
5EDE7831BB7A494...
Matt Perry Date 7/28/2026

(Associate Licensee or Broker Signature)

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

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

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

Agent (Broker Obtaining the Offer) ________________________________ (Please Print)

By ________________________________ Date ____________

(Associate Licensee or Broker Signature)

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

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

Signed by:
Seller Keary N. Gregg
CDB706D0C148423...
Gregg-Greer Revocable Trust Date 7/28/2026

Signed by:
Seller Ray J. Greer
58C18A643E32417...
Gregg-Greer Revocable Trust Date 7/28/2026

Buyer ________________________________ Date ____________

Buyer ________________________________ Date ____________

Agent (Broker Representing Seller) Arbor Real Estate (Please Print)

DocuSigned by:
By Matt Perry
5EDE7831BB7A494...
Matt Perry Date 7/28/2026

(Associate Licensee or Broker Signature)

Agent (Broker Obtaining the Offer) ________________________________ (Please Print)

By ________________________________ Date ____________

(Associate Licensee or Broker Signature)

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

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

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CALIFORNIA ASSOCIATION OF REALTORS®

TEXT OVERFLOW ADDENDUM No. 1

(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as *2209 Elden Avenue, Costa Mesa, CA 92627* ("Property"),
in which ______ is referred to as ("Buyer")
and *Gregg-Greer Revocable Trust* is referred to as ("Seller").

[TDS] Real Estate Transfer Disclosure Statement
1) II.C. :
C. 1: There could be lead based paint on some of the older doors, windows and wood trim
C. 2: Do not know if older CMU wall on south property line is located on property line
C. 4: 2209: Remodeled bath, floor framing repair due to dryrot, French door and wood deck, forced air unit in attic, replace water heater.

Studio: Bathroom, enclose patio, remodel kitchen, replace exterior doors, replace patio trellis, add detached laundry room with hook ups and electric water heater, add private gas sub-meter, repair fence.

147 1/2 Virginia: 5' wide addition on with bay window on west side, replacement windows and doors, closet addition in bedroom, remodel bath, replace shower, remodeled kitchen, tankless water heater, waterproof covering on deck and stairs, detached laundry room with hookups and water heater

147 Virginia:
5' addition on west side of garage and laundry room, kitchen addtion to connect with laundry room, skylight, kitchen porch and patio cover, french doors and bay window in dining room, sliding door and front porch trellis in living room, bay widow addition in hall bath, sliding door in bedroom 2 with wood deck and partial patio cover outside, bath addition to master with skylight and exterior water heater and metal closet
C. 8: low slope driveway at 2209 but does not flood to my knkowledge
C. 10: 2209:
Garage non-confoming setback

Studio:
Setback at Elden Ave, may be non-conforming use

147 1/2 Virginia:
Detached laundry room setback
C. 11: Street parking tight on some religious holidays. Homeless person set up tent on adjacent church property and used hose bibb on 2209

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer ______ Date ______

Buyer ______ Date ______

Seller Signed by: Keary N. Gregg CDB706D0C148423... *Gregg-Greer Revocable Trust* Date 7/28/2026

Seller Signed by: Ray J. Greer 58C18A643E32417... *Gregg-Greer Revocable Trust* Date 7/28/2026

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525 South Virgil Avenue, Los Angeles, California 90020

Residential Earthquake Risk Disclosure Statement (2020 Edition)

Name ***Gregg-Greer Revocable Trust*** APN ***426-051-06***

Street Address ***2209 Elden Avenue*** Year Built ***1932***

City ***Costa Mesa*** County ***Orange*** Zip Code ***92627***

Answer these questions to the best of your knowledge. If any of the questions are answered "No," your home is likely to have an elevated/disclosable earthquake risk. If you do not have actual knowledge as to whether these risks exist, answer "Don't Know." Questions answered "Don't Know" may indicate a need for further evaluation. If your home does not have the feature, answer "Doesn't Apply." If you corrected one or more of these risks, describe the work on a separate page. The page numbers in the right-hand column indicate where in this guide you can find information on each of these features.

	Yes	No	Doesn't Apply	Don't Know	See Page
1. Is the water heater braced to resist falling during an earthquake?	☐	☒	☐	☐	14
2. Is your home bolted to its foundation?	☐	☐	☐	☒	15
3. If your home has crawl space (cripple) walls:					
a. Are the exterior crawl space (cripple) walls braced?	☐	☐	☒	☐	17
b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	☐	☐	☒	☐	18
4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?	☐	☐	☒	☐	19
5. If your home is on a hillside:					
a. Are the exterior tall foundation walls braced?	☐	☐	☒	☐	20
b. Are the tall posts or columns either built to resist earthquakes or have they been strengthened?	☐	☐	☒	☐	20
6. If the exterior walls of your home are made of unreinforced masonry, either completely or partially, have they been strengthened?	☐	☐	☐	☒	21
7. If your home has a room over the garage, is the wall around the garage door opening built to resist earthquakes or has it been strengthened?	☐	☒	☐	☐	22
8. Is your home outside an Alquist-Priolo Earthquake Fault Zone (an area immediately surrounding known active earthquake faults)?	*To be reported on the Natural Hazard Disclosure Statement*				
9. Is your home outside a Seismic Hazard Zone (an area identified as susceptible to liquefaction or a landslide)?	*To be reported on the Natural Hazard Disclosure Statement*				

As seller of the property described herein, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake risks it may have.

EXECUTED BY

Seller ***Gregg-Greer Revocable Trust*** Seller ***Gregg-Greer Revocable Trust*** Date

I acknowledge receipt of the *Homeowner's Guide to Earthquake Safety* and this Disclosure Statement, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if the seller has indicated a lack of knowledge, there may be one or more earthquake risks in this home.

Signed by: Leary N. Gregg CDB706D0C148423... Signed by: Ray J. Greer 58C18A643E32417... 7/28/2026

Buyer Buyer Date

This Disclosure Statement is made in addition to the standard real estate transfer disclosure statement also required by law.

Residential Earthquake Risk Disclosure Statement Addendum

2209 Elden Avenue, Costa Mesa, CA 92627

If you corrected one or more earthquake weaknesses, please describe the work performed:

Is there anything else you would like to disclose?

CALIFORNIA ASSOCIATION OF REALTORS®

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 Costa Mesa, County of Orange, State of California, described as 2209 Elden Avenue ("Property").

[X] This Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units. An AVID is required for all units. This AVID form is for ALL units (or [X] only unit(s) 147 Virginia Place).

Inspection Performed By (Real Estate Broker Firm Name) Arbor Real Estate

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

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

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

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

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

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

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

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

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

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

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

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

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

If this Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units this AVID is for unit # *147 Virginia Place*.

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): *stains in grout*

Living Room: *minor stains in carpet, chipped paint, some personal items*

Dining Room: *minor stains in carpet, chipped paint, some personal items*

Kitchen: *minor stains in grout and sink*

Other Room: *Office - stains in grout*

Hall/Stairs (excluding common areas): *stains in grout*

Bedroom # *1* **:** *stains in carpet, chipped paint, some personal items*

Bedroom # *2* **:** *Primary - stains in carpet, chipped paint, some personal items*

Bedroom # __:

Bedroom # __:

Bath # *1* **:** *Hallway - stains in grout*

Bath # *2* **:** *Primary - stains in grout, evidence of moisture near shower*

Bath # ____:

Bath # ____:

If this Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units this AVID is for unit # 147 Virginia Place.

Other:

Other:

Other:

☐ **See Addendum for additional rooms/structures:**

Garage/Parking (excluding common areas): some personal items, hole in ceiling

Exterior Building and Yard - Front/Sides/Back: chipped stucco, cracks in concrete

Other Observed or Known Conditions Not Specified Above:

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): Arbor Real Estate
Inspection Performed By (Name of individual agent or broker): Matt Perry
Inspection Date/Time: 07/24/2026 1:00 p.m. Weather conditions: Clear skies
Other persons present:

DocuSigned by:
By Matt Perry Date 7/28/2026
5EDE7831E67A494...
(Signature of Associate Licensee or Broker who performed the inspection)

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

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

Buyer ______________________ Date ____________
Buyer ______________________ Date ____________

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

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

Seller Initial ENG / Initial RJG

Real Estate Broker (that did NOT fill out this AVID) ______________________
By ______________________ Date ____________
(Associate Licensee or Broker Signature)

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EQUAL HOUSING OPPORTUNITY

CALIFORNIA ASSOCIATION OF REALTORS®

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 Costa Mesa, County of Orange, State of California, described as 2209 Elden Avenue ("Property").

[X] This Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units. An AVID is required for all units. This AVID form is for ALL units (or [X] only unit(s) 147 Virginia Place Studio).

Inspection Performed By (Real Estate Broker Firm Name) Arbor Real Estate

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.**

Buyer's Initials _______/_______

EQUAL HOUSING OPPORTUNITY

If this Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units this AVID is for unit # 147 Virginia Place Studio.

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): stains in grout

Living Room: minor stains in grout, chipped paint, some personal items

Dining Room:

Kitchen: minor stains in grout

Other Room:

Hall/Stairs (excluding common areas):

Bedroom # 1: stains in grout, some personal items

Bedroom # __:

Bedroom # __:

Bedroom # __:

Bath # 1: stains in grout

Bath # _____:

Bath # _____:

Bath # _____:

Buyer's Initials _______/ _______

 2209 Elden

If this Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units this AVID is for unit # *147 Virginia Place Studio*.

Other:

Other:

Other:

☐ **See Addendum for additional rooms/structures:**

Garage/Parking (excluding common areas):

Exterior Building and Yard - Front/Sides/Back: *chipped stucco, cracks in concrete*

Other Observed or Known Conditions Not Specified Above:

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): *Arbor Real Estate*
Inspection Performed By (Name of individual agent or broker): *Matt Perry*
Inspection Date/Time: *07/24/2026* *1:00 p.m.* Weather conditions: *Clear skies*
Other persons present:

By Matt Perry Date 7/28/2026
(Signature of Associate Licensee or Broker who performed the inspection)

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

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

Buyer ______ Date ______
Buyer ______ Date ______

I/we acknowledge that I/we have received a copy of this disclosure.
(The initials below and Broker signature are not required but can be used as evidence that the initialing or signing party has received the completed form.)

Seller ENG / RJG

Real Estate Broker (that did NOT fill out this AVID) ______
By ______ Date ______
(Associate Licensee or Broker Signature)

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CALIFORNIA ASSOCIATION OF REALTORS®

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 Costa Mesa, County of Orange, State of California, described as 2209 Elden Avenue ("Property").

X This Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units. An AVID is required for all units. This AVID form is for ALL units (or X only unit(s) 147 Virginia Place 1/2).

Inspection Performed By (Real Estate Broker Firm Name) Arbor Real Estate

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

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

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

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

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

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

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

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

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

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

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

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

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

If this Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units this AVID is for unit # *147 Virginia Place 1/2*.

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): *stains in grout*

Living Room: *minor stains in grout, minor scratches in flooring, chipped paint, some personal items*

Dining Room:

Kitchen: *minor stains in grout*

Other Room:

Hall/Stairs (excluding common areas): *minor chipped paint*

Bedroom # *1* : *stains in carpet, chipped paint, some personal items*

Bedroom # __:

Bedroom # __:

Bedroom # __:

Bath # *1* : *newly renovated, stains in grout*

Bath # ____:

Bath # ____:

Bath # ____:

If this Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units this AVID is for unit # 147 Virginia Place 1/2.

Other: ______

Other: ______

Other: ______

☐ **See Addendum for additional rooms/structures:** ______

Garage/Parking (excluding common areas): ______

Exterior Building and Yard - Front/Sides/Back: chipped stucco, cracks in concrete

Other Observed or Known Conditions Not Specified Above: ______

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): Arbor Real Estate
Inspection Performed By (Name of individual agent or broker): Matt Perry
Inspection Date/Time: 07/24/2026 1:00 p.m. Weather conditions: Clear skies
Other persons present: ______

DocuSigned by:
By Matt Perry Date 7/28/2026
5EDE7831BB7A494...
(Signature of Associate Licensee or Broker who performed the inspection)

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

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

Buyer ______ Date ______

Buyer ______ Date ______

I/we acknowledge that I/we have received a copy of this disclosure.
(The initials below and Broker signature are not required but can be used as evidence that the initialing or signing party has received the completed form.)

Seller Initial ENG / Initial RJG

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

By ______ Date ______
(Associate Licensee or Broker Signature)

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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 Costa Mesa, County of Orange, State of California, described as 2209 Elden Avenue ("Property").

[X] This Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units. An AVID is required for all units. This AVID form is for ALL units (or [X] only unit(s) 2209 Elden Avenue).

Inspection Performed By (Real Estate Broker Firm Name) Arbor Real Estate

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.**

Buyer's Initials _______ / _______

EQUAL HOUSING OPPORTUNITY

If this Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units this AVID is for unit # 2209 Elden Avenue.

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): minor scratches in flooring

Living Room: minor scratches in flooring, chipped paint, some personal items

Dining Room:

Kitchen: minor stains in grout and sink

Other Room:

Hall/Stairs (excluding common areas):

Bedroom # 1 **:** chipped paint, some personal items

Bedroom # __:

Bedroom # __:

Bedroom # __:

Bath # 1 **:** stains in grout

Bath # _____:

Bath # _____:

Bath # _____:

If this Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units this AVID is for unit # *2209 Elden Avenue*.

Other:

Other:

Other:

☐ **See Addendum for additional rooms/structures:**

Garage/Parking (excluding common areas): *some personal items*

Exterior Building and Yard - Front/Sides/Back: *chipped stucco, cracks in concrete*

Other Observed or Known Conditions Not Specified Above:

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): *Arbor Real Estate*

Inspection Performed By (Name of individual agent or broker): *Matt Perry*

Inspection Date/Time: *07/24/2026 1:00 p.m.* Weather conditions: *Clear skies*

Other persons present:

DocuSigned by:

By Matt Perry Date 7/28/2026

5EDE5831BB7A494

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

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

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

Buyer ______ Date ______

Buyer ______ Date ______

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

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

Seller Initial ENG / Initial RJG

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

By ______ Date ______

(Associate Licensee or Broker Signature)

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CALIFORNIA ASSOCIATION OF REALTORS®

TRUST ADVISORY

For Properties Being Sold by the Trustee of a Trust

(C.A.R. Form TA, Reviewed 6/25)

Property is being held in a revocable or irrevocable trust for the benefit of those persons or entities named as beneficiaries in the trust. For the purpose of the sale of Property, the trustee of the trust is treated as the Seller. Even if Seller is exempt from some obligations, Seller must still comply with many others. This Advisory is intended to inform Buyer and Seller of their rights and obligations independent of those established by the contract between them. **If Property is placed in a trust, any trustee must complete a TDS and other disclosures that would be required of other owners if: (i) any such trustee is a natural person AND (ii) the trust is a revocable trust, AND (iii) the trustee either is the former owner of Property or was an occupant in possession of Property within the preceding year. The disclosures are required of any trustee who meets the above requirements even if other trustees do not.**

1. **SELLER MAY BE EXEMPT FROM THE FOLLOWING:**
   A. (1) **Disclosure Statements:** Seller, unless specified in **paragraph 1A(2)**, does not have to complete, sign and provide Buyer with a Real Estate Transfer Disclosure Statement or Natural Hazard Disclosure Statement (C.A.R Forms TDS and NHD). **Seller remains obligated to make the disclosures and comply with the items specified in Paragraph 1.**
   (2) If Property has been placed in a trust, the trustee(s) of the trust is considered the Seller for the purpose of complying with disclosure laws. Seller must complete, sign and provide Buyer with a TDS if **(i)** the Seller is a natural person, AND **(ii)** the trust is a revocable trust, AND **(iii)** the trustee is either a former owner of the Property or was an occupant in possession of the Property within the preceding year.
   B. Other Exemptions: Unless **paragraph 1A(2)** applies, Seller is exempt from providing Buyer with a Mello- Roos district lien disclosure, an Improvement Bond Act of 1915 notice, a Supplemental Property Tax notice, a Notice of Private Transfer Fee pursuant to California Civil Code § 1102 et seq. and completing and providing either a Homeowner's or Commercial Property Owners Guide to Earthquake Safety, including any corresponding form.
   C. Exempt Seller Disclosures: Even exempt Sellers have statutory or contractual obligations to make certain disclosures and may, or are required by contract to, use an Exempt Seller Disclosure (C.A.R. Form ESD) and is strongly encouraged to do so.
2. **SELLER MUST COMPLY WITH THE FOLLOWING:**
   A. Known Material Fact Disclosures: Seller is obligated to disclose known material facts affecting the value and desirability of the Property even if the specific Real Estate Transfer Disclosure Statement Form is not required to be completed.
   B. Hazard Zones: Seller is not exempt from applicable statutory obligations to disclose earthquake fault zones, seismic hazard zones, state fire responsibility areas, very high fire hazard severity zones, special flood hazard areas and flood hazard zones pursuant to the Public Resources Code, Government Code and United States.
   C. Smoke Alarms: The sale is not exempt from the State requirements that, for residential one to four units, operable smoke alarms (smoke detectors) be in place. It is negotiable between Buyer and Seller who is to pay for the cost of compliance.
   D. Water Heaters: The sale is not exempt from the State requirement that water heaters be properly anchored, braced or strapped and that Seller provide a written statement of compliance to Buyer.
   E. Lead-based Paint: The Seller is not exempt from the federal obligation to: **(i)** disclose known lead-based paint and lead-based paint hazards; **(ii)** provide Buyer copies of reports or studies covering lead-based paint and hazards on the Property; **(iii)** provide Buyer with the pamphlet “Protect Your Family From Lead In Your Home;” and **(iv)** give Buyer a 10-day opportunity to inspect for lead-based paint and hazards, if the Property contains residential dwelling units and was constructed prior to 1978.
   F. Carbon Monoxide Devices: The sale is not exempt from the State requirement that for all dwelling units in a residential one to four unit property, the owner must install a carbon monoxide device approved and listed by the State Fire Marshal in the dwelling unit if the dwelling unit has a fossil fuel burning heater or appliance, fireplace, or an attached garage.
   G. Water Conserving Plumbing Fixtures: The Sale is not exempt from the State requirement that (i) single family residences built before January 1, 1994 be equipped with water conserving plumbing fixtures by January 1, 2017 and multi-family and commercial properties be equipped with water conserving plumbing fixtures by January 1, 2019; (ii) Sellers disclose to Buyers the requirements of the law; and (iii) sellers disclose to Buyers whether the Property contains any non-compliant plumbing fixtures. See C.A.R. Form WCMD for further information.

H. **Tax Withholding:** The sale is not exempt from providing information pertaining to the withholding obligation under either the federal "FIRPTA" or the California withholding requirements upon the sale of real property. **Federal:** For federal purposes, a non-resident alien includes a fiduciary. A trustee is treated as a non-resident even if all beneficiaries are citizens or residents of the United States. State: The trust may be exempt from withholding (but not the completion of the real estate withholding certificate) if: **(i)** the trust was revocable prior to the decedent's death; **(ii)** the Property was last used as the decedent's principal residence; and **(iii)** the trustee is electing to treat the trust as part of the decedent's estate under IRC § 645 (see Instructions for FTB Form 593-C).

I. **Megan's Law Database Disclosure:** The sale is not exempt from the requirement that residential sales contracts contain the following notice regarding the availability of information about registered sex offenders: "Notice: Pursuant to § 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at 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 are required to check this website. If Buyer wants further information, Broker recommends that Buyer obtain information from this website during Buyer's inspection contingency period. Brokers do not have expertise in this area.)

3. **OTHER CONSIDERATIONS:**

A. **Local Law:** Local law may impose obligations on the transfer of real property (such as the installation of low flow toilets or shower heads, emergency gas shut-off valves or installation of smoke detectors). Local law should be consulted to determine if sales by a trustee of a trust are exempt from such requirements.

B. **Death:** If the Property is being sold because of the death of an occupant of the Property, and if Buyer has concerns about the manner, location or details of the death, then Buyer should direct any specific questions to Seller.

4. **BROKERS:**

A. **Inspection:** The sale is not exempt from the Broker's obligation to conduct a reasonably competent and diligent visual inspection of the accessible areas of the Property and disclose to Buyer material facts revealed by such an inspection in the sale of residential property containing one-to-four dwelling units. Brokers may do so on C.A.R. Form AVID.

B. **Agency:** The sale is not exempt from the obligation to provide agency relationship disclosure and confirmation forms in the sale of residential property containing one-to-four dwelling units, commercial Property and vacant land.

By signing below, the undersigned acknowledge that each has received a copy of this Trust Advisory, and each has read and understands its terms.

Seller Signed by: Keary N. Gregg CDB706D0C148423... ***Gregg-Greer Revocable Trust*** Date 7/22/2026

Seller Signed by: Ray J. Greer 58C18A643E32417... ***Gregg-Greer Revocable Trust*** Date 7/22/2026

AT TIME OF LISTING

Real Estate Broker ***Arbor Real Estate***

By DocuSigned by: Matt Perry 5EDE7831BB7A494... ***Matt Perry*** Date 7/21/2026

AT TIME OF SALE

Buyer ______ Date ______

Buyer ______ Date ______

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CALIFORNIA ASSOCIATION OF REALTORS®

SELLER'S ADVISORY

(C.A.R. Form SA, Revised 6/26)

1. **INTRODUCTION:** Selling property in California is a process that involves many steps. From start to finish, it could take anywhere from a few weeks to many months, depending upon the condition of your Property, local market conditions and other factors. You have already taken an important first step by listing your Property for sale with a licensed real estate broker. Your broker will help guide you through the process and may refer you to other professionals, as needed. This advisory addresses many things you may need to think about and do as you market your Property. Some of these things are requirements imposed upon you, either by law or by the listing or sale contract. Others are simply practical matters that may arise during the process. Please read this document carefully and, if you have any questions, ask your broker or appropriate legal or tax advisor for help.
2. **DISCLOSURES:**
   A. **GENERAL DISCLOSURE DUTIES:** You must affirmatively disclose to the buyer, in writing, all known facts that materially affect the value or desirability of your Property. You must disclose these facts whether or not asked about such matters by the buyer, any broker, or anyone else. This duty to disclose applies even if the buyer agrees to purchase your Property in its present condition without requiring you to make any repairs. If you do not know what or how to disclose, you should consult a real estate attorney in California of your choosing. Broker cannot advise you on the legal sufficiency of any disclosures you make. If the Property you are selling is a residence with one to four units except for certain subdivisions, your broker also has a duty to conduct a reasonably competent and diligent visual inspection of the accessible areas and to disclose to a buyer all adverse material facts that the inspection reveals. If your broker discovers something that could indicate a problem, your broker must advise the buyer.

   B. **STATUTORY DUTIES** (For one-to-four Residential Units):

   (1) You must timely prepare and deliver to the buyer, among other things, a Real Estate Transfer Disclosure Statement ("TDS"), and a Natural Hazard Disclosure Statement ("NHD"). You have a legal obligation to fill out the TDS form, in its entirety, honestly and completely. (Many local entities or organizations have their own supplement to the TDS that you may also be asked to complete.) The NHD is a statement indicating whether your Property is in certain designated flood, fire or earthquake/seismic hazard zones. Third-party professional companies can help you with this task. If your property is in a high or very high fire zone, and you have to complete the TDS, you will also be responsible for disclosing compliance with defensible space laws and, depending on the Property's age, may also have to disclose if the building itself has been hardened to protect it from catching fire.

   (2) Depending upon the age and type of construction of your Property, you may also be required to provide and, in certain cases you can receive limited legal protection by providing, the buyer with booklets entitled "The Homeowner's Guide to Earthquake Safety," "The Commercial Property Owner's Guide to Earthquake Safety," "Protect Your Family From Lead in Your Home," and "Environmental Hazards: A Guide For Homeowners and Buyers." Some of these booklets may be packaged together for your convenience. The earthquake guides ask you to answer specific questions about your Property's structure and preparedness for an earthquake. If you are required to supply the booklet about lead, you will also be required to disclose to the buyer any known lead-based paint and lead-based paint hazards on a separate form. The environmental hazards guide informs the buyer of common environmental hazards that may be found in properties.

   (3) If you know that your property is: **(i)** located within one mile of a former military ordnance location; or **(ii)** in or affected by a zone or district allowing manufacturing, commercial or airport use, you must disclose this to the buyer. You are also required to make a good faith effort to obtain and deliver to the buyer a disclosure notice from the appropriate local agency(ies) about any special tax levied on your Property pursuant to the Mello-Roos Community Facilities Act, the Improvement Bond Act of 1915, and a notice concerning the contractual assessment provided by § 5898.24 of the Streets And Highways Code (collectively, "Special Tax Disclosures").

   (4) If the TDS, NHD, or lead, fire hardening, defensible space, military ordnance, commercial zone or Special Tax Disclosures are provided to a buyer after you accept that buyer's offer, the buyer will have 3 days after delivery (or 5 days if mailed) to terminate the offer, which is why it is extremely important to complete these disclosures as soon as possible. There are certain exemptions from these statutory requirements; however, if you have actual knowledge of any of these items, you may still be required to make a disclosure as the items can be considered material facts.

   C. **DEATH AND OTHER DISCLOSURES:** Many buyers consider death on real property to be a material fact in the purchase of property. In some situations, it is advisable to disclose that a death occurred or the manner of death; however, California Civil Code § 1710.2 provides that you have no disclosure duty "where the death has occurred more than three years prior to the date the transferee offers to purchase, lease, or rent the real property, or [regardless of the date of occurrence] that an occupant of that property was afflicted with, or died from, Human T-Lymphotropic Virus Type III/Lymphadenopathy-Associated Virus." This law does not "immunize an owner or his or her agent from making an intentional misrepresentation in response to a direct inquiry from a transferee or a prospective transferee of real property, concerning deaths on the real property."

   D. **CONDOMINIUMS AND OTHER COMMON INTEREST SUBDIVISIONS:** If the Property is a condominium, townhouse, or other property in a common interest subdivision, you must provide to the buyer copies of the governing documents, the most recent financial statements distributed, and other documents required by law or contract. If you do not have a current version of these documents, you can request them from the management of your homeowners' association. To avoid delays, you are encouraged to obtain these documents as soon as possible, even if you have not yet entered into a purchase agreement to sell your Property.
3. **CONTRACT TERMS AND LEGAL REQUIREMENTS:**
   A. **CONTRACT TERMS AND CONDITIONS:** A buyer may request, as part of the contract for the sale of your Property, that you pay for repairs to the Property, buyer broker compensation, and other items. Your decision on whether or not to comply with a buyer's requests may affect your ability to sell your Property at a specified price. Should Seller agree to do so, Broker does not represent, nor will Broker confirm, that the amount specified is owed by buyer or the full amount will be used by buyer to pay for the specified purpose. In the absence of a separate agreement, Seller's contractual obligation to pay buyer's broker is independent of any obligation between buyer and a third party.

   B. **WITHHOLDING TAXES:** Under federal and California tax laws, a buyer is required to withhold a portion of the purchase price from your sale proceeds for tax purposes unless you sign an affidavit of non-foreign status and California residency, or some other exemption applies and is documented.

   C. **PROHIBITION AGAINST DISCRIMINATION:** Discriminatory conduct in the sale of real property against individuals belonging to legally protected classes is a violation of the law.

D. GOVERNMENT REQUIRED REPAIRS, REPLACEMENTS AND ALTERATIONS: Under State law, Property owners with limited exceptions, are required to: (1) Install operable smoke alarms and brace water heaters and provide a Buyer with a statement of compliance. Existing operable smoke alarms, that met compliance standards when installed, do not have to be removed even if not up to current legal requirements. Smoke alarms that are added or that replace older versions must comply with current law; and (2) install carbon monoxide detection devices. Some city and county governments may impose additional requirements, including, but not limited to, installing low-flow toilets and showerheads, gas shut-off valves, tempered glass, and barriers around swimming pools and spas. You should consult with the appropriate governmental agencies, inspectors, and other professionals to determine which requirements apply to your Property, the extent to which your Property complies with such requirements, and the costs, if any, of compliance.

E. EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE PROGRAM (RRP): The RRP 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 RRP at all times 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 www.epa.gov/lead for more information.

F. ALL CASH ENTITY BUYERS: Under a Federal Law, if in force, a "Reporting Person" (typically the escrow or title company responsible for closing) is required to collect, and report to the U.S. Department of Treasury, certain information about the Buyer and Seller, when: **(i)** the property is a residential property with one to four units or vacant land intended to be improved with a residential dwelling with one to four units, **(ii)** the buyer is a legal entity or trust, and **(iii)** the buyer is making an all cash purchase or financing the purchase through a bank or other institution that does not have an independent money laundering reporting obligation.

G. WHOLESALE BUYERS: The Residential Purchase Agreement allows a buyer, within a set number of days, to assign all or part of buyer's rights to another person, with the seller's consent. A seller is allowed to withhold consent if the buyer is being paid by the other person for the assignment. Some buyers enter into a contract with the seller without any intention of purchasing the property themselves but instead as an investment that they intend to assign to another person prior to closing. If these "wholesale" buyers cannot find others willing to pay buyers an acceptable in exchange for taking buyers' place, buyers will often attempt to cancel or refuse to close escrow, whether or not buyers have legal or contractual grounds to do so. Sellers, who have lost time and the potential to sell to another buyer, often feel pressured to go along with extensions and other delays while the wholesale buyer looks for an investor to pay the buyer their desired fee. Indications that a buyer may be a wholesaler include **(i)** below market offers, **(ii)** buyer's offer indicating "or assignee" as purchaser, **(iii)** low deposit amount, **(iv)** purchasing in the name of an LLC, and **(v)** failure to provide proof of funds or take contractually required actions while searching for a buyer of their own.

G. LEGAL, TAX AND OTHER IMPLICATIONS: Selling your Property may have legal, tax, insurance, title or other implications. You should consult an appropriate professional for advice on these matters.

4. MARKETING CONSIDERATIONS:

A. PRE-SALE INSPECTIONS AND CONSIDERATIONS: You should consider doing what you can to prepare your Property for sale, such as correcting any defects or other problems, making cosmetic improvements, and staging. <u>Many people are not aware of defects in or problems with their own Property. One way to make yourself aware is to obtain professional inspections prior to sale. Pre-sale inspections may include a general property inspection; an inspection for wood destroying pest and organisms (Structural Pest Control Report) and an inspection of the septic or well systems, if any, among others.</u> By doing this, you then have an opportunity to make repairs before your Property is sold, which may enhance its marketability. Keep in mind, however, that any problems revealed by such inspection reports or repairs that have been made, should be disclosed to the buyer (see "Disclosures" in **paragraph 2** above). This is true even if the buyer gets their own inspections covering the same area. Obtaining inspection reports may also assist you during contract negotiations with the buyer. For example, if a Structural Pest Control Report has both a primary and secondary recommendation for clearance, you may want to specify in the purchase agreement those recommendations, if any, for which you are going to pay.

B. OPEN HOUSE CONSIDERATIONS: While holding an open house can be an effective way to attract buyers to a seller's home, doing so can present risks. No one can definitively know who will enter the home or for what purpose. The agent holding the open house will neither have the ability, at all times, to monitor the activity of every person coming to view your property nor to assess whether such visitors are entering the home intending to consider it for purchase or for some other reason. Some visitors will respect your real property, personal property, and possessions, while others may not do so. Read **paragraph 4D** for further information. You should discuss with your agent the benefits and risks of including open houses as part of the marketing strategy.

C. POST-SALE PROTECTIONS: It is often helpful to provide the buyer with, among other things, a home protection/warranty plan for the Property. These plans will generally cover problems, not deemed to be pre-existing, that occur after your sale is completed. In the event something goes wrong after the sale, and it is covered by the plan, the buyer may be able to resolve the concern by contacting the home protection company.

D. SAFETY PRECAUTIONS: Advertising and marketing your Property for sale, including, but not limited to, holding open houses, placing a keysafe/lockbox, erecting FOR SALE signs, and disseminating photographs, video tapes, and virtual tours of the premises, may jeopardize your personal safety and that of your Property. You are strongly encouraged to maintain insurance, and to take any and all possible precautions and safeguards to protect yourself, other occupants, visitors, your Property, and your belongings, including cash, jewelry, drugs, firearms and other valuables located on the Property, against injury, theft, loss, vandalism, damage, and other harm.

E. EXPENSES: You are advised that you, not the Broker, are responsible for the fees and costs, if any, to comply with your duties and obligations to the buyer of your Property.

5. OTHER ITEMS: ____

____

By signing below, Seller acknowledges that they have received a copy of this Seller's Advisory, and they have read and understand its terms.

Signed by: Keary N. Gregg CDB706D0C148423...
Seller ____ Gregg-Greer Revocable Trust ____ Date 7/28/2026

Signed by: Ray J. Greer 58C18A643E32417...
Seller ____ Gregg-Greer Revocable Trust ____ Date 7/28/2026

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CALIFORNIA ASSOCIATION OF REALTORS®

LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE, ACKNOWLEDGMENT AND ADDENDUM For Pre-1978 Housing Sales, Leases, or Rentals

(C.A.R. Form LPD, Revised 6/26)

The following terms and conditions are hereby incorporated in and made a part of the Purchase Agreement, OR ☐ Residential Lease or Month-to-Month Rental Agreement, ☐ Other: ______________________, dated ______________, on property known as: 2209 Elden Ave, Costa Mesa, CA 92627 ("Property") in which ______________________ is referred to as Buyer or Tenant and Gregg-Greer Revocable Trust, Gregg-Greer Revocable Trust is referred to as Seller or Housing Provider. Buyer/Tenant and Seller/Housing Provider are referred to as the "Parties."

LEAD WARNING STATEMENT (SALE OR PURCHASE): 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 intelligent 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.

LEAD WARNING STATEMENT (LEASE OR RENTAL): Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of known lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive federally approved pamphlet on lead poisoning prevention.

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 www.epa.gov/lead for more information.

1. SELLER'S OR HOUSING PROVIDER'S DISCLOSURE:

A. I (we) have no knowledge of lead-based paint and/or lead-based paint hazards in the housing other than the following: ______________________

B. I (we) have no records or reports pertaining to lead-based paint and/or lead based paint hazards in the housing other than the following, which, previously or as an attachment to this addendum, have been provided to Buyer or Tenant: ______________________

C. I (we), previously or as an attachment to this addendum, have provided Buyer or Tenant with the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for use in the State such as "The Homeowner's Guide to Environmental Hazards and Earthquake Safety."

For Sales Transactions Only: Buyer has **10 days** unless otherwise agreed in the real estate contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Signed by: Keary N. Gregg 5C8766D0C148423... Gregg-Greer Revocable Trust 7/28/2026
Seller or Housing Provider Date

Ray J. Greer 58C18A643E32417... Gregg-Greer Revocable Trust 7/28/2026
Seller or Housing Provider Date

Buyer's /Tenant's Initials ________/________

EQUAL HOUSING OPPORTUNITY

2. LISTING AGENT'S ACKNOWLEDGMENT:

Seller or Housing Provider's Agent has informed Seller or Housing Provider of Seller's or Housing Provider's obligations under § 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Arbor Real Estate ____ By DocuSigned by: Matt Perry 5EDE7831BB7A494... ____ 7/28/2026
Agent (Broker representing Seller or Housing Provider) (Please print) — Associate-Licensee or Broker Signature — Date

3. BUYER'S OR TENANT'S ACKNOWLEDGMENT:

A. (1) I (we) have received copies of all records and reports pertaining to lead-based paint and/or lead-based paint hazards in the housing listed, if any, in **paragraph 1B** above.
OR (2) (if initialed) ________/________ I have not received any records and reports regarding lead-based paint and/or lead-based paint hazards in the housing that are identified in **paragraph 1B** above.

B. I have received the pamphlet "*Protect Your Family From Lead In Your Home*" or an equivalent pamphlet approved for use in the State such as "*The Homeowner's Guide to Environmental Hazards and Earthquake Safety.*"

C. If delivery of any of the disclosures or pamphlet referenced in paragraph 1 above occurs after Acceptance of an offer to purchase, Buyer has a right to cancel pursuant to the purchase contract. If you wish to cancel, you must act within the prescribed period.

D. For Sales Transactions Only: Buyer acknowledges the right for **10 days**, unless otherwise agreed in the real estate purchase contract, to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards; OR, (if checked) ☐ Buyer waives the right to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

______________________________ ________
Buyer or Tenant — Date

______________________________ ________
Buyer or Tenant — Date

4. BUYER OR TENANT AGENT'S ACKNOWLEDGMENT:

Buyer or Tenant's Agent has informed Seller or Housing Provider, through the Listing Agent if the property is listed, of Seller's or Housing Provider's obligations under § 42 U.S.C. 4852d and is aware of Agent's responsibility to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

____________________ By ____________________ ________
Agent (Broker obtaining the Offer) (Please print) — Associate-Licensee or Broker Signature — Date

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CALIFORNIA ASSOCIATION OF REALTORS®

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:**
   A. PROPERTY ADDRESS (property being transferred): 2209 Elden Ave, Costa Mesa, CA 92627 ("Property")
   B. TRANSFEROR'S NAME: Gregg-Greer Revocable Trust Keary N. Gregg ("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):
   Initial KNG
   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. From 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) ____________
   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.

Signed by:
By Keary N. Gregg Date 7/28/2026
(Transferor's Signature) (Indicate if you are signing as the grantor of a revocable/grantor trust).

Gregg-Greer Revocable Trust Keary N. Gregg — Typed or printed name
Trustee — 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 ____________ Date ____________
(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.

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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CALIFORNIA ASSOCIATION OF REALTORS®

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:**
   A. **PROPERTY ADDRESS** (property being transferred): 2209 Elden Ave, Costa Mesa, CA 92627 ("Property")
   B. **TRANSFEROR'S NAME:** Gregg-Greer Revocable Trust Ray J. Greer ("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):
   Initial RJG
   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. From 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) ______
   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 Signed by: Ray J. Greer Date 7/28/2026
(Transferor's Signature) (Indicate if you are signing as the grantor of a revocable/grantor trust).

Gregg-Greer Revocable Trust Ray J. Greer
Typed or printed name

Trustee
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 ______ Date______
(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.

EQUAL HOUSING OPPORTUNITY

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

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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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CALIFORNIA ASSOCIATION OF REALTORS®

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

Signed by: Keary N. Gregg CDB706D0C148423...
Seller Gregg-Greer Revocable Trust Date 7/28/2026

Signed by: Ray J. Greer 58C18A643E32417...
Seller Gregg-Greer Revocable Trust Date 7/28/2026

Buyer ______________________ Date ________

Buyer ______________________ Date ________

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CALIFORNIA ASSOCIATION OF REALTORS®

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.

(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 the 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 ______________________________ Date ______________

Buyer ______________________________ Date ______________

Seller Signed by: Signed by: Keary N. Gregg CDB706D0C148423... Gregg-Greer Revocable Trust Date 7/28/2026

Seller Ray J. Greer 58C18A643E32417... Gregg-Greer Revocable Trust Date 7/28/2026

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EQUAL HOUSING OPPORTUNITY

CALIFORNIA ASSOCIATION OF REALTORS®

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 6/26)

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 professionals even if Seller or Broker 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 will 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 to 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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A. Investigation of Physical Conditions

A1. **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 are 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.

A2. 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, PCBs, 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.

A3. 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.

A4. 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 is 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 if it 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 geological 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.

A5. 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 during Buyer's inspection contingency period. A licensed building contractor or other professional may perform these services. The inspector generally does not look behind walls or under carpets and does not 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 to address Buyer's area of concern. 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 someone 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.

A6. 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 it 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 roofing. 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. 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 inspection 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.

A7. 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 they 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 introduced 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 inspection contingency period. Brokers do not have expertise in this area.

A8. 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 may 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 is 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 inspection 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.

A9. 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.

A10. 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 are 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 should 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.

A11. 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. Even if 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.

A12. 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.

A13. 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.

A14. FIRE HARDENING, DEFENSIBLE SPACE, AND WILDFIRE DISASTERS: California experiences wildfires that damage and destroy many properties. 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 may require sellers to provide buyers with statements of compliance with local mandates if adopted by local agencies, or alternatively may require buyers to obtain statements of compliance after close of escrow. 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 and determine which fire hazard zone, if any, that the Property is located in. The viewer is available at https://experience.arcgis.com/experience/5065c998b4b0462f9ec3c6c226c610a9.

Below is a non-exhaustive 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.

A15. 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 review 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 also recommend that Buyer hire a qualified California real estate attorney to address any questions or concerns Buyer may have regarding title, the preliminary title report, or any matters addressed in this paragraph. Brokers do not have expertise in this area.

B. Property Use and Ownership

B1. 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.

B2. 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 inspection contingency period. Brokers do not have expertise in this area.

B3. 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 Buyer's 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.

B4. 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 inspection 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.

B5. 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 inspection contingency period. Brokers do not have expertise in this area.

B6. 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.

B7. 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.

B8. 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 inspection contingency period, Buyer conduct Buyer's 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 inspection contingency 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. Whether 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 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 contain exclusions, as do all insurance policies, 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 has mistakenly 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.

B9. LAND LEASE: Buyer and Seller are advised that certain developments are built on leased land. This means that: **(i)** Seller does not own the land, and unless Buyer has an agreement with the land owner, Buyer will not own the land upon close of escrow; **(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.

B10. 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.

B11. 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.

B12. 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**.**

B13. 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, sprinklers, or other fire suppression systems, **(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.

B14. 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.

B15. 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.

B16. 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.

B17. 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.

B18. 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.

C. Off-Site and Neighborhood Conditions

C1. 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.

C2. 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.

C3. 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.

C4. 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.

C5. 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.

C6. WILDLIFE: California is 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.

C7. 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)

D1. 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.

D2. 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.

D3. EPA's LEAD-BASED PAINT RENOVATION, REPAIR AND PAINTING RULE: The new rule requires that contractors and maintenance professionals working in pre-1978 housing, childcare 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.

D4. 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.

D5. 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.

D6. **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 Buyer's 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.

D7. **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.

D8. **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 Seller's 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.

D9. **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.

D10. **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

E1. **ELECTRONIC SIGNATURES:** 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 documents 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 is 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 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.

E2. **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 initialed 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.

E3. 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.

E4. 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.

E5. 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.

E6. 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.

E7. 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.

E8. 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.

E9. 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

F1. 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.

F2. 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.

F3. 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."

F4. 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.

F5. 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.

F6. 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.

F7. 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.

F8. 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.

F9. 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.

F10. 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 in whole or in substantial part by a wood or wood-based materials. For condos, the HOA will be responsible for the inspections per its governing documents. For other buildings, it is the owner's responsibility. An inspection report must be incorporated into a condo HOA's study of reserve account requirements. This could in turn affect lender certification requirements as well as future dues and assessments. A balcony report that identifies an immediate threat to the safety of the occupants will require the condo HOA or owner to prevent access to the balcony further impacting a property's marketability.

G. Local Disclosures and Advisories

LOCAL ADVISORIES OR DISCLOSURES (IF CHECKED):
The following disclosures or advisories are attached:

A. ☐ ____________________

B. ☐ ____________________

C. ☐ ____________________

D. ☐ ____________________

Buyer and Seller are encouraged to read all 15 pages of this Advisory carefully. By signing below, Buyer and Seller acknowledge that each has received a copy of all 15 pages of this Statewide Buyer and Seller Advisory, and each has read and understands its terms.

BUYER ____________________ Date ____________

BUYER ____________________ Date ____________

SELLER Signed by: Keary N. Gregg CDB706D0C148423... Gregg-Greer Revocable Trust Date 7/28/2026

SELLER Signed by: Kay J. Greer 58C18A643E32417... Gregg-Greer Revocable Trust Date 7/28/2026

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CALIFORNIA
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DISCLOSURE INFORMATION ADVISORY
(FOR SELLERS)
(C.A.R. Form DIA, Revised 12/25)

1. **INTRODUCTION:** All sellers in California are required to provide various disclosures in real property transactions. Among the disclosure requirements, sellers have an affirmative duty to disclose to buyers all material conditions, defects and/or issues known to them that might impact the value or desirability of the Property. Failing to provide those disclosures may lead to a claim or a lawsuit against you which can be very costly and time consuming. As a seller, you may be required to fill out one or more of the following: Real Estate Transfer Disclosure Statement ("TDS"); Seller Property Questionnaire ("SPQ"); Exempt Seller Disclosure ("ESD") (collectively, or individually, "Disclosure Forms"). Please read this document carefully and, if you have any questions, ask your broker or appropriate legal or tax advisor for help.

2. **PREPARING TO COMPLETE YOUR DISCLOSURE OBLIGATIONS:**
   - **A.** Read and carefully review all questions in the Disclosure Form(s) to make sure that you understand the full extent of the information that is being requested in each question.
   - **B.** While a seller does not have the duty to investigate or discover unknown issues, you may have received disclosures either from the previous owner at the time of purchase or from a previous buyer who cancelled. Information about the Property may have been revealed if you posted or recorded information and material facts about the Property online (social media, blogs, personal websites, Facebook, advertisements, etc.) or received documents or correspondence from an Homeowners' Association ("HOA").
   - **C.** Use any known and available documentation to refresh your memory of past and current issues, conditions, and/or problems, and then provide a copy of that paperwork with your fully completed Disclosure Forms. A seller does not have to find lost documents or speculate about what was in the documents they cannot remember. But if the documents are known and available to you, you should use them to assist you in completing the Disclosures forms.
   - **D.** Allow yourself plenty of time to fully complete the Disclosure Forms.
   - **E.** Your knowledge may be based upon what you have been told orally (e.g., in a conversation with a neighbor) or received in writing (such as a repair estimate, report, invoice, an appraisal, or sources as informal as neighborhood or HOA newsletters). Keep in mind that if a neighbor told you something, they are likely to tell the new owner the same information after the transaction closes.
   - **F.** If you are unsure about whether something is important enough to be disclosed, you should probably disclose it. If you don't want to disclose a piece of information about the Property, think about your reasoning for why you do not want to disclose this information. If the answer is because you think a buyer will not want to buy the Property or will want to purchase at a lower price, that is exactly the reason why the fact ought to be disclosed; it materially affects the value or desirability of the Property.

3. **INSTRUCTIONS FOR COMPLETING ALL DISCLOSURE FORMS:**
   - **A. DO NOT** leave any questions blank or unanswered unless the section is not applicable. Answer all questions and provide all documents, information and explanations to every "Yes" response in the blank lines or in an addendum to the Disclosure Form.
   - **B.** Many questions on the Disclosure Forms ask if you "are aware" of a particular condition, fact, or item. If you do not know the answer to any question, then you are "not aware" and should answer that question "No."
   - **C.** The Disclosure Forms are designed to get sellers to provide buyers with as much information as possible, and thus many of the questions on these forms may list multiple issues, conditions, or problems and/or may have subparts. It is important to address each aspect of each question and to provide precise details so that Buyers will understand the "who, what, where, when and how."
   - **D.** The Disclosure Forms are written using very broad language. You should not limit the information, documents, and/or explanations that you provide Buyers.
   - **E.** Be specific and provide facts for each response. Do not let subjective beliefs limit, qualify, or downplay your disclosures. Avoid words such as "never," "minor," "insignificant," "small" or "infrequent", as these terms may reflect your opinion but that opinion may not be shared by Buyers, professionals, or others. Do not speculate as to what you guess the issue is, or assume something is true without actual knowledge. State your disclosures only to the extent of what you actually know.
   - **F.** Consider all issues, conditions, or problems that impact your Property, even those that are not necessarily on your Property but that are related to a neighbor's property (such as shared fences, lot-line debates) or that exist in the neighborhood (such as noise, smells, disputes with neighbors, or other nuisances).

G. Even if you have learned to live with an issue, condition, or problem, disclose it.
H. Even if you believe that an issue, condition, or problem has been repaired, resolved, or stopped, disclose the issue and what has been done, but do not speculate, predict, or guarantee the quality or effectiveness of the repair or resolution.
I. If there is conflicting information, data, and/or documents regarding any issue, condition or problem, disclose and identify everything.
J. Do not assume that you know the answer to all questions. For example, unless you personally obtained or received copies of permits, do not assume that anyone who did work on the Property obtained permits.
K. If you are relying on written or oral information you received from someone else, even if you disagree with that information or are unsure about its truth, disclose and identify the source of that information.

4. COMPLETING SPECIFIC TYPES OF DISCLOSURE DOCUMENTS:

REAL ESTATE TRANSFER DISCLOSURE STATEMENT ("TDS") (Civil Code Section 1102.6)

Section I allows sellers to incorporate and provide reports and disclosures that relate to the information requested in that Disclosure Form. Providing those "Substituted Disclosures" does not eliminate your responsibility to fully and completely disclose all information known by you that is requested in the TDS. **For the TDS to be complete, one of the three boxes provided in Section I must be checked. If no Substituted Disclosures are being provided, Seller should check the box that indicates *"No substituted disclosures for this transfer."***

Section II A asks you to check a series of boxes to indicate what appliances, fixtures, and other items exist on the property and asks whether any of those existing items are "not in operating condition", a term which is not defined. Consider whether the checked appliances, fixtures and items fully function as if they were new and if not, disclose any issues, limitations or problems. The TDS is not a contract, and it does not control which items must remain with the property after close of escrow. The purchase agreement determines which items must remain. However, you should be careful not to represent that the property has an amenity that the property actually does not have, so do not assume that feature is there (*i.e.* sewer or central air conditioning), and only check the box if you know it is a part of the property.

Section II B asks if you are aware of any significant defects/malfunctions in certain identified areas of the property. There is no definition for "significant defects/malfunctions". Do not assume this terminology limits what you need to disclose. If you check any of the boxes, please provide as much information as possible regarding the issues, conditions, or problems that you know about the checked areas.

Section II C asks sixteen questions regarding the Property and the surrounding areas. These questions are written very broadly and contain multiple issues, conditions, and/or problems. Make sure that you respond as to each issue, condition or problem. If you respond "Yes" to any question, you should provide as much information as possible about the issue.
If you are answering any of these questions "No" because you lack familiarity with the Property or the topic of any question, then you can explain the reasons, such as that you have not seen the Property in a long time or at all. This may help the buyers to understand that your "No" answer reflects the lack of awareness of the item, not that you are representing that the problem, condition or issue does not exist.

Question 16 in section II C refers to various code sections which part of a law are concerning construction defects that is widely known as SB 800 or Title 7. This law (Civil Code Sections 895-945.5) applies to residential real property built by a "Builder" and sold for the first time on or after January 1, 2003. If you have any questions about the applicability to the Property of any of the laws referenced in Question 16, or how you should answer this question, your Listing Agent recommends that you consult with a qualified California real estate attorney for advice. Your Listing Agent cannot and will not give you legal advice on these matters.

SELLER PROPERTY QUESTIONNAIRE

The C.A.R. Residential Purchase Agreement requires Sellers to complete an SPQ for any transaction that requires a TDS because the **TDS** does not include questions regarding everything that sellers need to disclose to buyers. One example of a question not covered in the TDS but that is on the SPQ is whether there has been a death on the Property within the last 3 years (Civil Code Section 1710.2). Another example is the requirement that sellers of single family residences built prior to January 1, 1994 (and other properties built before that date) must disclose if the Property has any noncompliant plumbing fixtures (Civil Code Sections 1101.4 and 1101.5). This includes: 1. Any toilet that uses more than 1.6 GPF; 2. Any showerhead that has a flow capacity of more than 2.5 GPM and 3. Any interior faucet that emits more than 2.2 GPM. The SPQ should be used in conjunction with the TDS to help the seller carry out the obligation to disclose known material facts and defects affecting the value or desirability of the Property. One of the questions on the SPQ (and ESD, see next section) addresses the seller's obligation to provide to the buyer any relevant documents, including reports, whether past or current, in the seller's possession.

EXEMPT SELLER DISCLOSURE ("ESD")

Some sellers of real property may be legally exempt from completing the TDS. For example, probate and bankruptcy court sales and sales by governmental entities are exempt from the obligation to provide a TDS. Some property that is owned by a trust which has trustee(s) acting in the capacity of a seller may also be exempt; but not all trustee(s) are exempt. If a qualified California real estate attorney has advised you that you are exempt from completing the TDS, then you may choose not to complete that form or any supplement to the TDS, but you may still be required to complete the ESD. Being exempt from completing certain Disclosure Forms does not completely eliminate those disclosure obligations that apply to all sellers under federal, state or local laws, ordinances or regulations and/or by contractual agreement with the buyer. The seller is still obligated to disclose all known material facts that may affect the value of the property. Further, the C.A.R. Residential Purchase Agreement requires those sellers who are exempt from the TDS to fill out the ESD or SPQ. If using the ESD, pay particular attention to the "catch all" question, which asks you to disclose your awareness of any other material facts or defects affecting the property. If you have significant information about the property, you should consider using the SPQ to help flesh out the requirement to disclose all material facts.

5. FINAL RECOMMENDATIONS:

It is important that you fully complete any legally or contractually required Disclosure Forms. To that end, the real estate Broker, and, if different, the real estate licensee, who listed the property for sale ("Listing Broker") strongly recommend that you consider the following points when completing your Disclosure Forms:

- If you are aware of any planned or possible changes to your neighbor's property (such as an addition), or changes in the neighborhood (such as new construction or road changes) that may affect traffic, views, noise levels or other issues, conditions, or problems, disclose those plans or proposed changes even if you are not certain whether the change(s) will ever occur.
- Disclose any lawsuits, whether filed in the past, presently filed, or expected to be filed, regarding the property or the neighborhood (such as an HOA dispute), even if you believe the case has been resolved. Provide as much detail as possible about any lawsuit, including the name of the case and the County where the case was filed.
- If any disclosure that you have made becomes inadequate, incomplete, or inaccurate, or if changes occur over time, including right up until the close of escrow, you should update and correct your Disclosure Forms in a timely fashion.
- If you have any questions about the applicability of any law to the Property, your Listing Broker recommends that you consult with a qualified California real estate attorney for advice. Your Listing Broker cannot and will not tell you if any law is applicable to the Property.
- If you need help regarding what information to disclose, how to disclose it, or what changes need to be made to your Disclosure Forms, consult a qualified California real estate attorney. Your Listing Broker cannot and will not tell you what to disclose, how to disclose it, or what changes need to be made to your answers.
- While limited exceptions may exist, such as questions that may impact fair housing and discrimination laws, generally speaking, **when in doubt, the best answer to the question: "Do I need to disclose …?" is almost always "YES, disclose it."**

By signing below, Seller acknowledges that they have received a copy of this Disclosure Information Advisory, and they have read and understand its terms.

Seller Signed by: Keary N. Gregg CDB706D0C148423... Date 7/28/2026

Seller Signed by: Ray J. Greer 58C18A643E32417... Date 7/28/2026

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CALIFORNIA ASSOCIATION OF REALTORS®

SQUARE FOOTAGE AND LOT SIZE ADVISORY AND DISCLOSURE

(C.A.R. Form SFLS, Revised 12/24)

Property Address: 2209 Elden Ave, Costa Mesa, CA 92627 ("Property")

1. **DIFFERENT SOURCES OF SQUARE FOOTAGE MEASUREMENTS:** Measurements of structures vary from source to source and that data is often contradictory. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space or square footage. Buyer should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure, as applicable, structure size and square footage during their investigation period, if any. This is especially important if Buyer is using square footage to determine whether to purchase the Property or are using price per square foot to determine purchase price. Price per square foot calculations are generally broad estimates only, which can vary greatly depending upon property location, type of property and amenities. Such calculations should not be relied upon by Buyer and the accuracy of any such figures should be independently verified by Buyer with their own experts including, but not limited to, a licensed appraiser.
2. **PROPERTY (LOT) SIZE, DIMENSIONS, CONFIGURATIONS, AND BOUNDARIES:** Fences, hedges, walls, retaining walls, and other barriers or markers may not correspond with any legally-defined property boundaries. Existing structures or amenities may not be located within the actual property boundaries or local setback requirements. If lot size, dimensions, property configurations, boundary lines, and locations of improvements are important to Buyer's decision to purchase or the price Buyer is willing to pay, then Buyer should independently investigate by retaining the services of a licensed surveyor, the only professional who can accurately determine lot dimensions, boundary locations and acreage for the Property.
3. **BROKER OBLIGATIONS:** Brokers and Agents do not have expertise in determining the exact square footage and lot size. Broker has not and will not verify the accuracy of any numerical statements regarding square footage, room dimensions, or lot size, or the location of boundaries.
4. **DISCLOSURE OF MEASUREMENTS AND SOURCES: Square footage and/or lot size numbers inserted into the spaces below, if any, were taken from the referenced source and may be approximations only. Other measurement sizes may exist from other sources.**

Source of Information	Sq. Footage	Lot Size	Additional Information	If checked, report attached
Public Record		9,021 sq ft		☐
Multiple Listing Service				☐
Seller			Measurement comes from the following source:	
Appraisal #1	3,650 sq ft			☐
Appraisal #2				☐
Condominium Map/Plan				☐
Architectural Drawings				☐
Floor Plan/Drawings				☐
Survey				☐
Other				☐
Other				☐

By signing below, Seller: (i) represents that Seller is not aware of any other measurements of the Property; and (ii) acknowledges that Seller has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Seller is encouraged to read it carefully.

Seller Signed by: Keary N. Gregg CDB706D0C148423... Gregg-Greer Revocable Trust Date 7/28/2026

Seller Signed by: Ray J. Greer 58C18A643E32417... Gregg-Greer Revocable Trust Date 7/28/2026

By signing below, Buyer acknowledges that Buyer has read, understands, and received a Copy of this Square Footage and Lot Size Advisory and Disclosure. Buyer is encouraged to read it carefully. IF NO INFORMATION IS PROVIDED AND/OR ANY OF THESE MEASUREMENTS ARE MATERIAL TO BUYER, BUYER IS STRONGLY ADVISED TO INVESTIGATE THE VALIDITY, ACCURACY, OR EXISTENCE OF ANY MEASUREMENTS PROVIDED HEREIN OR OTHERWISE. IF BUYER DOES NOT DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKERS AND AGENTS.

Buyer ______ Date ______

Buyer ______ Date ______

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ARBOR

Affiliated Business Disclosure

Property Address: 2209 Elden Ave Costa Mesa CA 92627

Thank you for choosing Arbor Real Estate Professionals, Inc (Broker) in connection with the purchase or sale of a home or other property. In connection with your purchase or sale, you may need to elect to obtain escrow. This disclosure is to give you notice that Grove Escrow, A Non Independent Broker Escrow, is owned and licensed through Arbor Real Estate Professionals, Inc

Furthermore, Buyer and Seller are hereby aware and acknowledge that Arbor Real Estate Professionals, Inc., doing business as Arbor Real Estate, licensed as a Real Estate Broker under the California Department of Real Estate, License No. 01912352, who is serving as your and/or another person1s broker in connection with this real estate transaction, is also the owner of, and doing business as, Grove Escrow, a NonIndependent Broker Escrow, acting as the escrow holder herein under the authority of the California Department of Real Estate. Furthermore, Kristin Barry, the licensed Designated Officer of Arbor Real Estate Professionals, Inc. dba Arbor Real Estate, is an owner and officer of the real estate brokerage and its broker-controlled escrow division, Grove Escrow, a Non-Independent Broker Escrow.

		Signed by: Keary N. Gregg CDB706D0C148423...	7/28/2026
Buyer Signature	**Date**	**Seller Signature**	**Date**
		Signed by: Ray J. Greer 58C18A643E32417...	7/28/2026
Buyer Signature	**Date**	**Seller Signature**	**Date**
		DocuSigned by: Matt Perry 5EDE7831BB7A494...	7/28/2026
Buyer's Agent	**Date**	**Listing Agent**	**Date**

ARBOR

Mold and Water Intrusion Disclosure

Property Address: 2209 Elden Ave Costa Mesa CA 92627

Mold Disclosure

Buyer and Seller are advised that the presence of certain kinds of organisms, toxins and contaminants, including, but not limited to, mold, fungi, asbestos, urea formaldehyde, or other materials may adversely affect the property and the health of individuals and pets. Not all molds or other contaminates are detectable by a visual inspection by broker or even a professionals home inspector. It is also possible that the property could have a hidden mold problem that the seller or occupant does not know exists. To provide a reasonable assurance that the property does not have a mold, contaminant or other health hazard problem, buyer is advised to retain the services of an environmental expert who will conduct tests. This is especially necessary if any of the inspection reports or disclosure documents indicate that there is evidence of past or present moisture, standing water or water intrusion at the property since most mold thrives on moisture. Any mold should be professionally evaluated. Because brokers do not have expertise in this area, broker advises buyer to obtain an inspection of an environmental expert to determine the existence of any mold or other contaminants on the property prior to the expiration of buyer's contingency period. Any waiver or failure on the part of the buyer to complete and obtain these appropriate tests is against the advice of the broker.

Seller is advised that California Law (Civil Code Section 1102.6 ET. SEQ.) requires, in part, that any seller of residential, commercial or industrial property provide a written disclosure to prospective purchases, tenants, renters or occupants, if the seller has knowledge of mold conditions on in specified instances, has reasonable cause to believe, that mold exceeding permissible exposure limits is present or affects the property.

Water Intrusion Disclosure

Some homes and apartments suffer from water intrusion or leakage. The causes of water intrusion are varied and can include defective construction, deterioration of building materials, and absence of waterproof barriers, water intrusion can potentially cause serious damage to a property. This damage can consist of wood rot, mold, mildew and even damage to the structural integrity of the property. Cost of repairing and remediating water intrusion damage and its causes can be very significant. The existence and cause of water intrusion is often very difficult to detect. Buyer should not assume that because neither you nor your sales agent or broker can visually observe any effects of water intrusion that it does not exist. Only an expert with proper training is qualified to undertake a proper investigation to determine the existence of water intrusion, its cause and the appropriate method for remediation. Buyer is advised to retain the services of such an expert to examine the property prior to expiration of buyer's contingency period. If you do not do so, you are acting against the advice of broker.

By signing this disclosure and agreement, you agree that broker shall have no further responsibility for protecting you against the possibility of mold contamination of the property or any resulting injury and that broker shall have no further responsibility for protecting you against the possibility of water intrusion or leakage in the property or any resulting damage to the property. Your signature on this document indicates your agreement to hold harmless Arbor Real Estate Professionals, its agents, brokers and employees from any further responsibility for the disclosure of or existence of mild. No party to this agreement, broker or agent can change this agreement or the advice contained herein.

Buyer Signature	Date	Seller Signature	Date
		Signed by: Keary N. Gregg CDB706D0C148423...	7/28/2026
Buyer Signature	Date	Seller Signature	Date
		Signed by: Ray J. Greer 58C18A643E32417...	7/28/2026
Buyer's Agent	Date	Listing Agent	Date
		DocuSigned by: Matt Perry 5EDE7831BB7A494...	7/28/2026

ARBOR

Receipt for Links to Booklets

Property Address: 2209 Elden Ave Costa Mesa CA 92627

Scan the QR code to access the files.

Residential Environmental Hazards (2011)

Protect Your Family from Lead in Your Home (2000)

Homeowner's Guide to Earthquake Safety (2020)

Home Energy Rating System (HERS) Program Booklet (2011)

The undersigned hereby acknowledge that they have received the required booklets from the Broker(s) in this transaction, via the links provided in the box above. If they wish, the undersigned may ask that Broker(s) provide printed copies.

Buyer/Tenant: ____________________ Buyer/Tenant: ____________________ Date: ____________________

Seller/Landlord: Signed by: Keary N. Gregg CDB706D0C148423... Seller/Landlord: Signed by: Ray J. Greer 58C18A643E32417... Date: 7/28/2026

ARBOR

Orange County Coastal Disclosure Agreement

Property Address: 2209 Elden Ave Costa Mesa CA 92627

Brokers do not have expertise in the following categories of this Disclosures for Orange County ("Disclosure)", and Arbor Real Estate Professionals, INC., its brokers and real estate agents (collectively "Broker") advise the buyer to make inquiries of the proper professionals, government agencies, insurance agents and brokers and obtain all applicable inspections, studies and /or reports before expiration of Buyer's inspection contingency period (as referenced in the California Residential Purchase Agreement and Joint Escrow Instructions (the "Agreement"), in order to satisfy buyer that the property, neighborhood and surrounding area meet buyer's needs and do not contain factors that will interfere with buyer's enjoying of the property or affect the property's value.

1.) Restrictive overlays and the California Coastal Commission.
Buyer is advised that development and construction on the property may be subject to the jurisdiction, control and requirements of various planning commissions, architectural committees, the County of Orange and overlay agencies, including but not limited to the following: (A) Design review boards or agencies, (B) Historical conservancy, (C) architectural or landscaping review boards or agencies, or (D) the California Coastal Commission or other governmental agency. If the property is within the jurisdiction of any such agency, then there may be restrictions on buyer's ability to develop, remove or trim trees or other landscaping, remodel, make improvements to or rebuild the property. Such entities may currently existor be created in the future. The development of beachfront property may also be impacted by the determination of "mean high tide lines" in relation to the boundary lines for beachfront property. If buyer has any questions or concerns regarding the above, buyer should contact the California Coastal Commission in Long Beach at (562) 590-5071. Because brokers lack expertise in the area, broker recommends that buyer investigate such issues prior to expiration of buyer's inspections contingency period.

2.) View.
Broker advises buyer that many properties are subject to restrictions regarding height, size and/or development that may affect view from neighboring properties. Current 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 view from the property. Broker does not make any representation regarding the preservation of current views. Because brokers do not have expertise in the area, broker recommends that buyer review covenants, conditions and restrictions recorded against the property, if any, and contact neighboring property owners, government agencies and homeowners associations, if any, prior to expiration of buyer's inspection contingency period.

3.) Future Development.
Future construction, demolition, improvements, development, pollution, contamination, transportation projects, traffic patterns in the neighborhood of the property or surrounding areas may negatively impact the property's value, the enjoyment of the property and/or the health of individuals and animals.

4.) Building Compliance.
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 code or in violation of zoning laws. Moreover, even if such structure was built according to the existing code or zoning requirement at the time such structure was constructed, it may not be in compliance with current building standards or local zoning. Local law may not permit structures that now exist to be rebuilt in the event of damage or destruction. Because brokers do not have expertise in this area, broker advises buyer to check with appropriate government agencies or third party professionals to verify permits or legal requirements prior to expiration of buyer's inspection contingency period.

5.) Community Enhancement Fees.
Broker advises buyer that some areas or communities have enhancement fees, land lease fees and user-type fees in addition to any association fees.

6.) Multiple homeowner's associations.
Buyer is aware that certain properties in Orange County are subject to multiple homeowners' associations ("HOA"), which may impose restriction on the use and/or development of the property and may charge separate and independent dues.

7.) 1915 Bond and Mello-Roos community and other facilities districts.
The property may be subject to an improvement Bond Assessment under the Improvement Bond Act of 1915 and/or a levy of a special tax pursuant to a Mello-Roos community facilities or other district. All sellers of residential one-to-four unit properties are required to make a good faith report to obtain disclosure notices from local agencies collecting such assessments and then delivering such notices, or a report from a private reporting company, to buyer. Because brokers lack expertise in this area, broker advises buyer to investigate such assessments prior to expiration of buyer's inspection contingency period.

8.) California Fair Plan.
Buyer is advised that insurance for real property located in certain flood, fire oceanfront, hillside and brush areas may only be available through the California Fair Plan. The costs and procedures for obtaining insurance through the California Fair Plan may differ from standard insurance policies, and buyer should allow at least four (4) weeks for processing an application. Because brokers do not have expertise in this area, broker recommends that buyer consult with their own insurance agent, prior to expiration of buyer's inspection contingency period, regarding the availability of coverage and the application process under the California Fair Plan.

9.) Short Term Rental Property Restrictions.
Buyer is advised to verify with appropriate governmental agency and /or agencies the right to use the property as "short-term lodging units" (E.G., rental periods of less than 30 days' duration.) Broker makes no representation as to buyer's right and ability to do so. If buyer wants further information, broker recommends that buyer investigate the issue with an appropriate government authority during buyer's inspection contingency period. Brokers do not have expertise in this area.

10.) Schools.
School boundaries may change. Buyer should verify whether the property is now, and will be in the future, in a certain school district or served by particular schools. Various factors may preclude children living in the property from attending the schools closest to the property. Such factors include but are not limited to, capacity limits, enrollment policies, busing, overcrowding and class size reductions, because brokers do not have expertise in this area, broker advises buyer to contact the local schools and school district for additional information and school policies prior to expiration of buyer's inspection contingency period.

11.) Defective Product Information.
Manufacturers and/or governmental entities any issue warnings and/or recall notices about products that may be present on the property, and such warnings or notices may change. No single source of information on defective products, class action lawsuits or product recalls exist, but he U.S. Consumer Product Safety Commission ("CPSC") maintains a website at nttp://www.cpsc.gov that contains useful information. Because brokers do not have expertise in this area, broker advises buyer to review the information in the CPSC website prior to expiration of buyer's inspection contingency period. Please refer to Seller and Buyer Statewide Advisory for further disclosures.

12.) Pier and Slip/Float.
The pier and slip/float associated with the property, or any portion thereof, owned by seller, are included in the purchase price of the property. The transfer fee, if any for the pier and slip/float, is to be paid by ___________________ Buyer, ___________________ Seller. If required, seller shall provide buyer with a written inspection report from the appropriate government agency at ___________________

Buyer's, ___________________ Seller's expense. ___________________ Buyer, ___________________ Seller shall pay for any corrective work associated with the transfer. Buyer is advised that any statements regarding the size and condition of the pier, slip/float, the bulkheads (seawalls) or the size of boat that they may accommodate and approximations only and are not verified by brokers. Buyer should ascertain form qualified professionals, prior to expiration of buyer's inspection contingency period, data and information including, but not limited to, the size and condition of such items.

13.) Eelgrass.
Buyer is advised that eelgrass is found in the harbors of California and regulatory agencies have restrictions on and mitigating measures that must be followed. These regulations come into play if the eelgrass is disturbed or eliminated, usually when an area is dredged or a dock/pier is modified. In some situations, the homeowner will be responsible for replacement and maintenance of the eelgrass, which may extend to five (5) years at considerable expense. Buyer is advised to contact the city or county in which the property is located for additional information. In the city of Newport Beach, information may be obtained on its website at www.city.newport-beach.ca.us by following the links to "Department" and then to "Harbor Resources."

14.) City of Laguna Beach - Private Sewer Lateral Program.
The City of Laguna Beach has approved and will be implementing a private sewer lateral program that will impact property owners. If a property owner's private sewer lateral is damaged, as determined by the City of Laguna Beach, the property owner will be responsible for all costs associated with replacing or repairing the property owner's private sewer lateral and connection to the city sewer. For information and a brochure reference guide, call (949) 497-0378 or visit www.lagunabeachcity.net and follow the link to "water quality".

15.) City of Newport Beach.
The City of Newport Beach Building Division will provide information about whether a property is in or out of the Flood Hazard Area (FHA) as shown on the current Flood Insurance Rate Map (FIRM), whether a property is in or out of the floodway or in or near an area where the problems are not shown on the FIRM. Additional flood insurance data for a site, such as the FIRM zone and the base flood elevation or depth, if shown on the FIRM, and whether a property is in or near an area of historical flooding and/or natural functions floodplain can also be obtained from the City of Newport Building Division.

Before buying a home, information from the City of Newport Beach should be reviewed and an insurance agent should be consulted to determine if the property can be covered for flood damage. Properties within special flood hazard zones "A," "AE," "AOl," "AO2," and "VE" are required to be covered with flood insurance.

Call (949) 644-3200 for a verbal flood zone determination. For a written flood zone determination, visit:
http://newportbeachca.gov/flooddeterminationform

The Building Division keeps records of the floor elevation certificates received at the time of construction of new structures within special flood hazard area. For further information go to:
https://www.newportbeachca.gov/government/departments/community-development/building-division/floodplain-management-information/elevation-certificates

16.) John Wayne Airport.
In the future, John Wayne Airport may be expanded or altered, future plans for the airport are uncertain. Prior to expiration of buyer's inspection contingency period, buyer should contact the appropriate authorities, including the Orange County Airport Commission, concerning any possible future use, construction and operation of the airport.

17.) Equestrian Property.
Before expiration of buyer's inspection contingency period, buyer has been advised to thoroughly investigate zoning requirements, trail accessibility, building and permit requirements, site dimensions, drainage, water sources, available services, vehicle access, topography and all other issues that may affect buyer's ability to enjoy or develop potential equestrian property.

18.) Orange County Wildlife and Red Imported Fire Ants.
Buyer is aware that Orange County is near, and in some locations adjoins parks, open spaces and Regional/National forests and is home to numerious types of wildlife that could create a danger to pests and humans. If buyer is concerned about these issues, buyer should contact appropriate and qualified experts for further information and guidance prior to expiration of buyer's inspection contingency. Buyer is aware that Red Imported Fire Ants have been discovered in Orange County. They have been indentified and treated in nurseries, parks, school yards, golf courses, private residences and industrial commercial centers. If buyer is concerned about this infestation and its impact on the property, buyer is advised to contact the Orange County Fire Any Authority at P.O. Box 59, Santa Ana, CA, 92702 or (888) 4FIREANT. Buyer can also visit the authority's website at **http://www.ocfireant.com**

19.) Oil Production.
Oil production has taken place in many areas of Orange County. In some areas, oil is till being pumped, while in other areas oil production has stopped. Even in areas where production no longer occurs, the effects of past production may still be present, such as soil contaminated with oil and other chemicals, abandoned wells and pipelines and natural gas that could reach the surface. After oil companies cease pumping oil, they are supposed to clean contaminated soil, cap wells, remove pipelines and take steps to prevent other harm by, for example, installing a membrane to prevent natural gas from rising to the surface. Because those types of membranes should not be disturbed, the owner of a home build over a membrane may not be able to extract oil and gas from the ground under their home. Oil companies or a prior property owner usually own those rights and may also have the right to enter onto the homeowner's property to drill well and operate pumps (though zoning laws might restrict that right.) Before buying a home, expert technical advice should be sought to determine whether the home is affected by past, present or future oil and gas operations. A title company also should be consulted concerning any right of entry oil companies might have.

Any person receiving this disclosure acknowledges that no real broker or real estate agent has made any warranties or representation concerning oil production or the impact it might have on the value or desirability of the home.

20.) Disclosure Regarding San Onofre-Nuclear Generating Station.
The San Onofre Nuclear Generating Station ("San Onofre•) is located near the boundary separating Orange and San Diego Counties. Homes within 10 miles of San Onofre are within the Emergency Planning Zone mandated by federal law. Cities in such zone include San Clemente, Capistrano Beach, Dana Point and San Juan Capistrano. An evacuation plan exists for persons living in the emergency planning zone. Buyer may obtain information about the evacuation plan from governmental sources and from Southern California Edison, which operates San Onofre. Homes 10-20 miles from San Onofre are within the Public Education Zone. Orange County cities in such zone include Laguna Beach, Laguna Niguel, Aliso Viejo, Mission Viejo, Rancho Santa Margarita, Lake Forest, Laguna Hills and Laguna Woods. Buyer may also obtain information concerning the public education zone from governmental sources and Southern California Edison.

Before buying a home, information about the San Onofre Nuclear Generating Station should be reviewed. Proximity to San Onofre may affect the value or desirability of the home. Any person receiving this disclosure acknowledges that no real estate broker or real estate agent has made any warranties or representations concerning the San Onofre Nuclear Generating Station or the impact that it might have on the value or desirability of the home.

21.) Other Nuisances.

Buyer is encouraged to consult with all interested government agencies to determine the current status and future plans for potential projects such as, but not limited to:

- Toxic Waste Sites and Landfills: For Example Coyote Canyon Landfill Located in the vicinity of Turtle Ridge and portions of Newport Coast.
- Prison and correctional facilities: For example Musick Count Correctional Facility located in Irvine
- Industrial hazards due to business operations
- Transportation projected extension of freeways, toll roads, light rail systems
- Verizon Amphitheater

22.) Legal and Tax Advice.

Real estate brokers and agents are not qualified to provide legal and/or tax advice. Therefore, buyer should obtain legal and tax advice from appropriate professionals.

23.) Neighborhood Conditions.

Seller and broker make no representations regarding the use, occupancy, licensing, or operational characteristics of neighboring properties. Buyer is advised that neighborhood homes may be used for a variety of residential purposes permitted under California law. The buyer is encouraged to conduct any investigations regarding neighborhood conditions that may affect the buyer's use or enjoyment of the property.

24.) Additional Disclosures.

Buyer is advised to review the Buyer's Inspection Advisory and Seller and Buyer Statewide Advisory for further disclosures.

Buyer is purchasing the property solely in reliance upon buyer's own investigations and no representations or warranties of any kind, express or implied, have been made by brokers or its agents or salespersons. It is the responsibility of the buyer to satisfy himself/herself that the property, neighborhood, and surrounding areas do not contain factors that will interfere with buyer's enjoyment of the property and/or value. All such investigation must be completed by the time frame established in paragraph 14 of the Real Estate Purchase Agreement and Joint Escrow Instructions or any Counter Offer or Addendum thereto.

Buyer acknowledges that broker cannot verify information that may have been contained in the Multiple Listing Service, Advertisements, Flyers or other promotional material. Buyer and seller acknowledge that broker: (A) Does not guarantee the performance, adequacy or completeness of inspection service, products or repairs, (Bl Does not warrant or guarantee the condition of the property, (C) Does not have an obligation to identify defects in the property or adjacent areas, (D) Does not decide the purchase price of the property, (El is not responsible for inspecting public records or permits confirming the title or use to the property, and (Fl Is not responsible for identifying the location of boundary lines.

By signing below, Buyer and Seller each acknowledge that they have read and understand this disclosure. Buyer and Seller are encouraged to read it carefully.

Signed by:
Keary N. Gregg 7/28/2026
CDB706D0C148423...

Buyer Signature **Date** | **Seller Signature** **Date**

Signed by:
Ray J. Greer 7/28/2026
58C18A643E32417...

Buyer Signature **Date** | **Seller Signature** **Date**

DocuSigned by:
Matt Perry 7/28/2026
5EDE7831BB7A494...

Buyer's Agent **Date** | **Listing Agent** **Date**

CALIFORNIA ASSOCIATION OF REALTORS®

RECEIPT FOR REPORTS No. 1

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

In accordance with the terms and conditions of the Purchase Agreement OR ☐ Other ______________________________ dated __________, on property known as 2209 Elden Ave, Costa Mesa, CA 92627 ("Property"), between ______________________________ ("Buyer") and Gregg-Greer Revocable Trust, Gregg-Greer Revocable Trust ("Seller").

1. **REPORTS BEING PROVIDED:** ☐ Buyer or ☐ Seller is being provided with the following reports, documents, inspection reports, disclosures, proposals, estimates or invoices ("Reports") checked in **paragraphs 4** and **5**.
2. **REPORTS NOT VERIFIED BY BROKER OR SELLER:** Broker and Seller have not verified the representations in such Reports and make no representation themselves regarding the adequacy and completeness of such Reports or the performance of the person conducting such inspections or preparing the Reports.
3. **BUYER'S OWN INVESTIGATIONS:** Any Reports not ordered by Buyer should not be considered a substitute for Buyer obtaining their own inspections and Reports covering the same items and any other matter affecting the value or desirability of the Property.
4. **LIST OF REPORTS PROVIDED TO BUYER OR SELLER THAT WERE ORDERED FOR THIS TRANSACTION:**

	Report, Document or Disclosure	Ordered by	Prepared By	Dated	Via Link
A.	☐ Wood Destroying Pest Inspection	☐B ☐S			☐
B.	☑ Home Inspection Report	☐B ☑S	Orange Coast Property Services	7/24/26	☐
C.	☐ Title: Preliminary Report	☐B ☐S			☐
D.	☐ Roof Inspection	☐B ☐S			☐
E.	☐ Sewer Lateral Report	☐B ☐S			☐
F.	☐ Natural Hazard Disclosure Report	☐B ☐S			☐
G.	☐ Domestic Well Test	☐B ☐S			☐
H.	☐ Septic/Private Sewage Inspection	☐B ☐S			☐
I.	☐ HVAC Inspection	☐B ☐S			☐
J.	☐ Government Inspection or Report	☐B ☐S			☐
K.	☐ Statutory Condominium/Planned Development Disclosures (Civil Code § 4525)	☐B ☐S			☐
L.	☐ Contractual Condominium/Planned Development Disclosures	☐B ☐S			☐
M.	☐ Lease Documents	☐B ☐S			☐
N.	☐ Tenant Estoppel Certificates	☐B ☐S			☐
O.	☑ Building Sketch	☐B ☑S	B & W Appraisal Services, Inc.	7/24/26	☐
P.	☐	☐B ☐S			☐
Q.	☐	☐B ☐S			☐
R.	☐				

Principal's Initials ________/________

EQUAL HOUSING OPPORTUNITY

5. **LIST OF REPORTS FROM PREVIOUS TRANSACTIONS OR OTHERWISE IN SELLER'S POSSESSION:** Seller either obtained the following Reports from a previous transaction or otherwise had the Reports in their possession. Unless otherwise disclosed or noted, Seller has not verified the information and has no further knowledge regarding such Reports. Such Reports may not be up-to-date and may not reflect the current condition of the Property.

	Report, Document or Disclosure	Prepared By	Dated	Via Link
A.	☐ ______________________	______________	________	☐
B.	☐ ______________________	______________	________	☐
C.	☐ ______________________	______________	________	☐
D.	☐ ______________________	______________	________	☐
E.	☐ ______________________	______________	________	☐
F.	☐ ______________________	______________	________	☐
G.	☐ ______________________	______________	________	☐
H.	☐ ______________________	______________	________	☐
I.	☐ ______________________	______________	________	☐
J.	☐ ______________________	______________	________	☐

K. ☐ ____

____

6. **REPORTS DELIVERED VIA LINK:** For all Reports identified by a check below, Buyer is unable or unwilling to open the link, is unable to download the documents in the link, or prefers to receive the documents directly rather than via a link.

   A. ☐ All Reports Delivered via link.

   B. ☐ ____

   C. ☐ ____

7. **ADDITIONAL INVESTIGATION RECOMMENDATIONS:** If any of the above Reports recommends Buyer obtain additional investigations, Buyer should contact qualified experts to determine if such additional investigations are necessary. If Buyer does not do so, Buyer is acting against Broker's advice.

8. **REPORTS PREPARED FOR PERSONS OTHER THAN BUYER:** Buyer has been advised that if Buyer receives any Report that has not been ordered by Buyer (whether prepared by or for Seller or others), Buyer may have no recourse against the preparer of the Report for any errors, inaccuracies or missing information. Buyer is advised to check with the preparer of any Report to determine if preparer will offer Buyer such recourse.

The Party receiving the Reports acknowledges receipt of the Reports checked above. Unless otherwise specified in paragraph 6, if Via Link is checked by any report above, the Party receiving the Reports acknowledges being able to access any and all Reports delivered via a link.

By signing below, the Party receiving the Reports acknowledges that they have received a copy of this Receipt for Reports, and they have read and understand its terms.

☐ Buyer/☐ Seller ____ Date __________

☐ Buyer/☐ Seller ____ Date __________

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EQUAL HOUSING OPPORTUNITY

Keary N. Gregg 7/28/2026

Ray J. Greer 7/28/2026

147 Virginia Place Utility Distribution

Water

Single meter service address 147 Virginia Pl with two shut of valves at NE corner of residence, one to 147, second to downstream units. Additional shutoff valve to Studio outside Studio bath, final shutoff valve to 2209 Elden Ave in its rear yard next to fence separating Studio back Yard

Water Heating

147 has water heater on exterior west side of Mast Bedroom serving the Master bath. A second water heater in the laundry room serves Kitchen, Hall bath and laundry room.

147½ has a tankless gas water heater exterior wall mounted on north kitchen wall serving the unit with a separate 30gal interior gas water heater serving the detached laundry room.

147 Studio has a 30 gal gas water heater serving the unit from a closet behind the fireplace accessible from the exterior (new 2025). It has a separate electric water heater to serve the washer located in the laundry room.

2209 Elden has a single 30 gal gas water heater located in the garage serving the house and laundry hook ups in the garage (new 2026).

Heating

147 has two sided gas wall furnace in Ling room and Hall

147 ½ has two sided gas wall furnace in Living and Bedroom

147 Studio has on sided gas wall furnace on north wall.

2209 Elden has forced air furnace in attic (new 2025)

Gas

Three separate meters located on east wall of 147 master bedroom

147 serves main house plus a branch line to 147 Studio that is privately metered. The private meter reading is subtracted from the Gas company reading to determine the portion of the gas bill attributable to each tenant.

147 ½ gas use is billed to the tenant directly via a Gas Co sub-account.

2209 gas use is billed to the tenant directly via a Gas Co sub-account

Electricity

2209 SCE meter use is billed to the tenant directly via a SCE sub-account

147 SCE meter serves 147, 147 ½, and 147 Studio combined and is billed to landlord. Private sub-meters for 147 ½, Studio, and Studio Laundry measure those tenants proportionate use of entire bill

A monthly level pay amount has been established as follows:

147 gas and electricity = $100.00

147 ½ electricity = $100.00

147 Studio gas and electricity = $140.00

Appliances

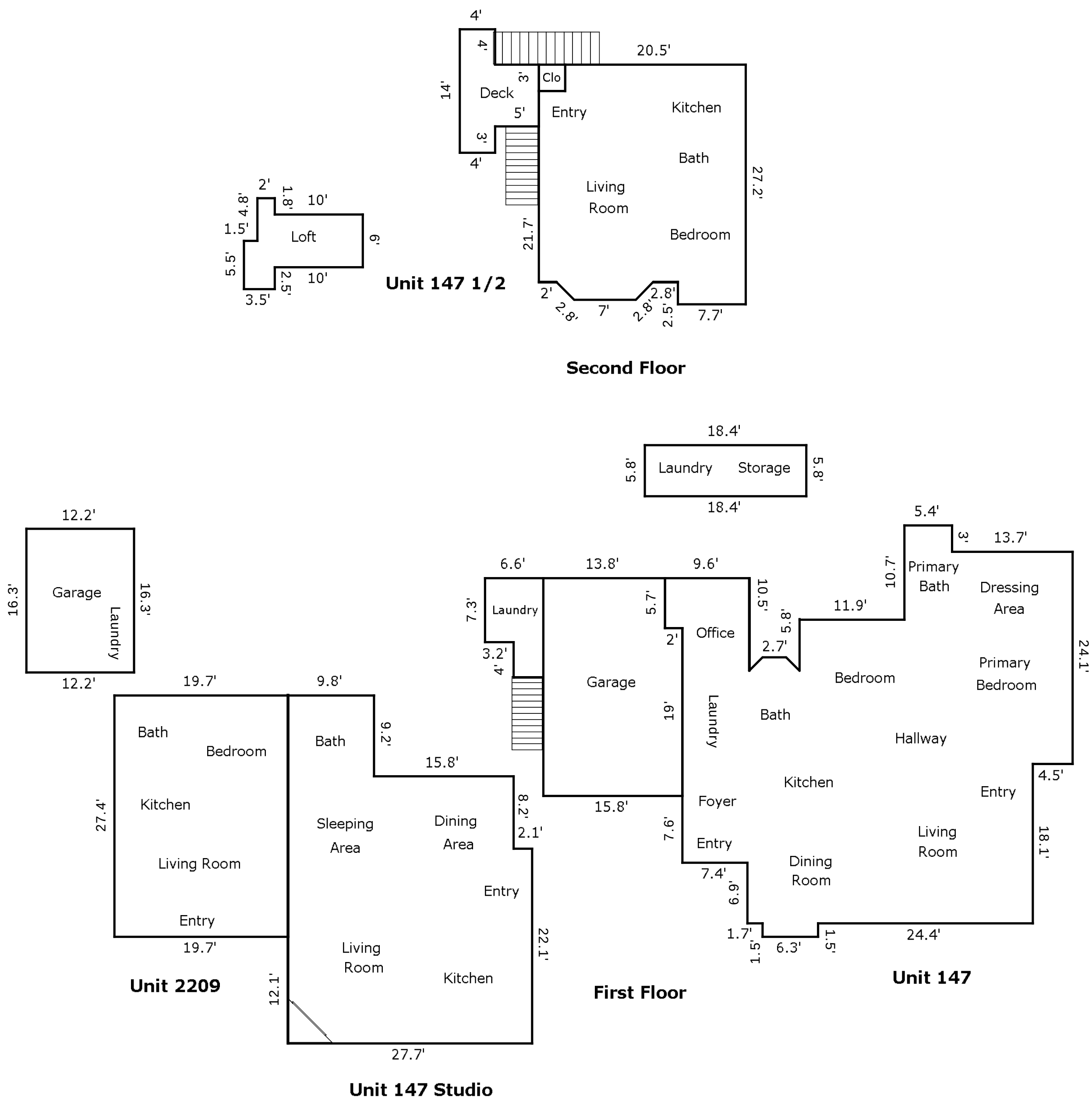
Gas ranges in all units owned by landlord

Refrigerators owned by Landlord in 147 ½, Studio, 2209

Washers and Dryers all owned by Tenants

Building Sketch (Page - 1)

Borrower	N/A						
Property Address	2209 Elden Ave						
City	Costa Mesa	County	Orange	State	CA	Zip Code	92627
Client	Matt Perry						



Dimensions Per Onsite Insection And Physical Measurements

Square Footage Is Approximate And Restricted For Use By The Current Client Only

TOTAL Sketch by a la mode

Building Sketch (Page - 2)

Borrower	N/A						
Property Address	2209 Elden Ave						
City	Costa Mesa	County	Orange	State	CA	Zip Code	92627
Client	Matt Perry						

Living Area		Calculation Details	
Unit 147 Studio	912.3 Sq ft	9.8 × 9.2	= 90.2
		30.3 × 25.6	= 775.7
		2.1 × 22.1	= 46.4
Unit 147 1/2	608.7 Sq ft	0.5 × 2 × 2	= 2
		0.5 × 2 × 2	= 2
		7 × 2	= 14
		7.7 × 2.5	= 19.2
		23.5 × 21.7	= 510
		3 × 20.5	= 61.5
Unit 147	1588.9 Sq ft	6.3 × 1.5	= 9.4
		5.4 × 3	= 16.2
		19.1 × 7.7	= 147.1
		9.6 × 5.7	= 54.7
		26.6 × 7.4	= 196.8
		32.4 × 18.1	= 586.4
		16.4 × 31	= 508.4
		5.9 × 10.6	= 62.5
		4.8 × 0.2	= 1
		2.7 × 1.5	= 4
		0.5 × 1.5 × 1.5	= 1.1
		0.5 × 1.5 × 1.5	= 1.1
Unit 2209	539.8 Sq ft	27.4 × 19.7	= 539.8
Total Living Area (Rounded):	**3650 Sq ft**		
Non-living Area			
Laundry	61.8 Sq ft	6.6 × 7.3	= 48.2
		4 × 3.4	= 13.6
Laundry / Storage	106.7 Sq ft	18.4 × 5.8	= 106.7
Loft	88.8 Sq ft	6 × 10	= 60
		3.5 × 5.5	= 19.2
		2 × 4.8	= 9.6
Deck	91 Sq ft	7 × 5	= 35
		14 × 4	= 56
Exterior Closet	9 Sq ft	3 × 3	= 9
Garage	378.9 Sq ft	15.8 × 19	= 300.2
		5.7 × 13.8	= 78.7
Garage	198.9 Sq ft	12.2 × 16.3	= 198.9

Signed by:
Keary N. Gregg 7/28/2026
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Signed by:
Ray J. Greer 7/28/2026
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Orange Coast Property Services **South Coast Property Services**
(949) 454-7900 -- (760) 585-2355

Doc #:	202607-97902	Inspector:	Brian Callihan, Dario Salz & Keith Egan
Date:	7/24/2026		
Address:	2209 Elden Ave & 147 Virginia Costa Mesa CA 92627		
Client Name:	Keary Gregg		

We attempt to give the client a comprehensive, clear-cut, unbiased view of the building. The purpose of this inspection is to identify 'MAJOR' problems associated with the property being purchased or sold, although minor items may also be mentioned. Areas, which may be of concern to us, may not be of concern to the client and some items, which may be of concern to the client, may be considered minor to us. Therefore, it is advisable to read the entire report. Where repairs or replacements are suggested, we recommend licensed professionals in that field be called upon to make those repairs. We can perform verification of repairs to ensure repairs or corrections were made and also advise the client to obtain all paperwork from professionals concerning the work performed. These professionals will be happy to provide you with written statements concerning their work. We further recommend maintaining all paperwork on repairs for future reference. FUTURE FAILURE: Items in the building can and do experience failure without prior indications. This report is a snap shot of the condition of the building at the time of inspection. We cannot determine if or when an item will experience failure. Therefore, we cannot be held responsible for future failure. Carbon monoxide and smoke detectors have been proven to save lives. Client is advised to install carbon monoxide and smoke detectors if not already present in building. Suggest consulting with your local municipality and manufacture specifications as to the proper location and installation of these units.

This inspection is not a compliance inspection for California Senate Bill 721 (SB 721) or Senate Bill 326 (SB 326), nor does it constitute a certification of compliance with these statutes, which impose separate statutory inspection and reporting obligations regarding exterior elevated elements ("EEE") such as balconies, decks, stairways, walkways, and related load-bearing components on certain multi-unit residential buildings.

TABLE OF CONTENTS

This report may contain digital photographs of some items and components. These images are for your convenience only and do not represent all items or components that may be deficient. ALL DEFECTS ARE NOT PHOTOGRAPHED; the entire written report must be reviewed.

Please take the time to analyze the following pages contained herein. This is your complete inspection report and must be reviewed carefully. Below is an index of the ratings used in this report.

S: The items inspected appeared in serviceable condition at time of inspection.

SERVICEABLE: The items inspected appeared to function normally at time of inspection.

N: The item was not present at the time of inspection.

Operable: The item inspected operated properly at time of inspection.

GENERAL CONDITIONS

Structure Type:	4-plex.
Levels:	Two story structure.
Lot Type:	Built on a flat lot.
Estimated Age:	95 years.
Weather Conditions:	Clear.
Occupancy:	Units were occupied at the time of inspection.
Viewed From:	Driveway.

EXTERIOR

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties. As per our inspection agreement, we do not inspect for termites, dry rot, fungus, or other wood destroying insects or organisms as that is a specially licensed trade. If deterioration and/or damage is noted on the exterior or interior of this home, we suggest further review of the termite report. Regardless of the age of the building, we recommend inquiring about any permits and inspection reports with final signatures for the building and for any changes, remodels or additions that may have been made to the building.

Driveway:
Concrete

Walkways:
Concrete

Wall/Fence/Gate:
Block, Wood, Chain-Link

Siding:
Stucco, Wood, Brick

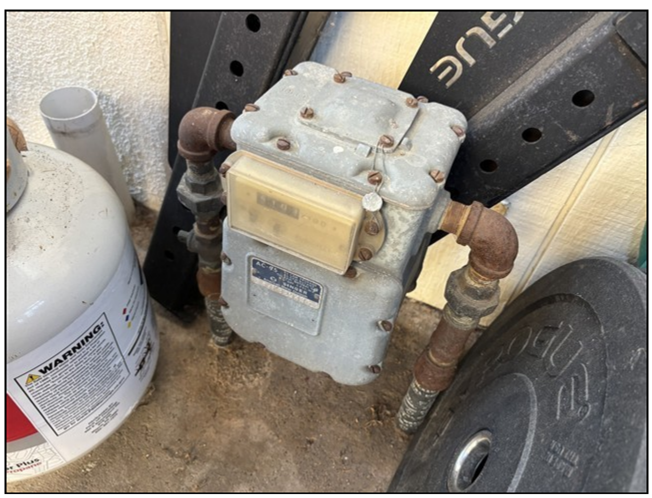
Trim:
Wood

Foundation:
Raised-Pier Construction

Gas Meter Location:
Rear

Step #	Component	Comment
1.0	Driveway	**Condition:. Expansive cracks observed.**
1.1	Walkways/Stairs	**Condition:. Expansive cracks observed.**
1.2	Walls/Fence/ Gates	**Condition:. Step cracks present at the block walls. Deteriorated wood and loose/leaning sections observed. Chain link is loose/ damaged in several areas.**
1.3	Siding	**Condition:. Common cracks, flaking/chipping and loose stucco present. Cracked brick noted. Cracked and missing grout noted at the joints. Deteriorated wood observed.**
1.4	Trim	**Condition:. Deteriorated wood observed.**
1.5	Window Frames	**Condition:. Cracked caulking and deteriorated glazing observed. Evidence of water intrusion observed at several door and window frames. Suggest re-sealing window frames as part of routine maintenance.**
1.6	Electrical	**Condition:. Loose light fixtures present. Some fixtures did not activate likely due to burnt out bulbs. Suggest testing inoperable fixtures with new bulbs.**
1.7	Gutters/ Downspouts	**Condition:. Improperly sloped sections noted. Evidence of leaking observed at the joints. Suggest gutters be cleaned out as part of normal maintenance to ensure proper drainage.**

1.8	Sprinklers	**Condition:. Sprinkler heads should be adjusted to prevent spraying of the siding and trim. damaged and leaking heads present. Leaking valves observed.**
1.9	Bell/Chime	**Condition:. Inoperable.**
1.10	Chimney	**Condition:. No spark arresters are installed, suggest installing spark arresters as a safety feature. Cracks present in the concrete crown. Cracked brick noted. Cracked grout observed at the brick joints.**
1.11	Lot Grade/Drainage	**Condition:. Grade at the foundation appears to be inadequate; efflorescence and evidence of past water intrusion observed in the sub floor. Low lying and improperly sloped soil and hardscape levels may lead to ponding at or near the foundation.**
1.12	Gas Meter	**S.**



1.13	Foundation	**Condition:. Crawl space access is located in the rear.** **Home is not bolted to the foundation. Efflorescence and evidence of water intrusion present. Deteriorated wood piers, deteriorated wood framing and deteriorated wood sheathing present. Vertical cracks and deteriorating sill plates noted at the stem walls. Loose and**

inadequately secured plumbing, electrical and gas lines present. Water stains observed on the kitchen and bathroom floor sheathing; no leaks present at time of inspection. Older style cast iron piping present. Due to the age and condition of the pipes, we suggest further review with a plumber. Ventilation appears adequate.

1.14 Other Comments **Condition:. Remodeling/additions present throughout. Client is advised to obtain copies of all permits as well as warranty information for any plumbing, electrical, roofing, HVAC, mechanical and structural upgrades.**

ROOF

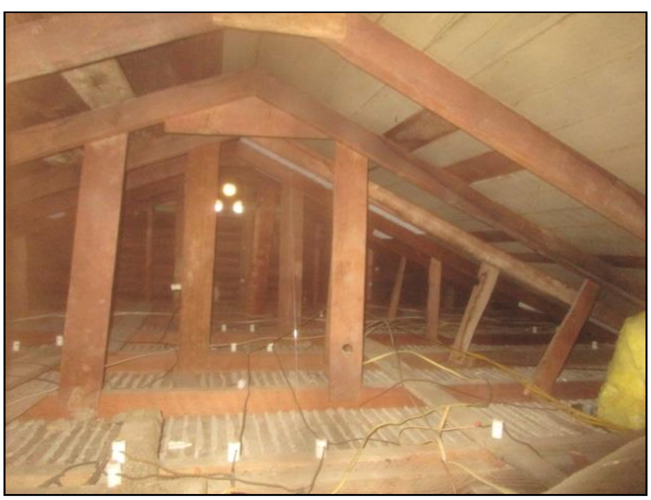
Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.
Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks nor a certification.

Roof Type:	Roof Material Type:	Method Used to Inspect Roof:
Flat, Sloped	Composition Shingle, Tile, Rolled Roofing	Walked roof

Step #	Component	Comment
2.0	Flashing	**Condition. Cracked caulking observed. Recommend flashing be repaired where needed as part of routine maintenance.**
2.1	Condition	**Condition. Roofing materials are deteriorating and/or missing from several areas. Deteriorated shingles noted. Cracked tiles present. Evidence of ponding observed at the flat roof. Water stains noted in the attic. We suggest that maintenance efforts be made to these areas to preserve the remaining life of the roof. Suggest consulting a licensed roofer for further review.**

2.2	Skylights	**Condition. Hairline cracks observed.**
2.3	Roof Penetrations	**Condition. Cracked caulking observed. Suggest re-sealing all through roof vents and projections as part of routine maintenance.**

2209 ELDEN ATTIC



Attic Access Location:	**Method Used to Inspect Attic:**	**Roof Structure & Sheathing:**
Bedroom	Walked	

Rafters, Plywood Sheathing, Wood Planks

Attic Insulation:
Fiberglass Batts, None

Step #	Component	Comment
3.0	Access	**Condition:. Unable to fully inspect the attic due to space constraints.**
3.1	Framing	**S.**
3.2	Sheathing	**S.**
3.3	Evidence of Leak	**Condition:. Yes, water stains noted, see roof comments.**

Step #	Component	Comment
3.4	Insulation	**Condition:. None visible. Recommend adding additional insulation. Bare areas noted.**
3.5	Ventilation	**Ventilation appears to be adequate.**

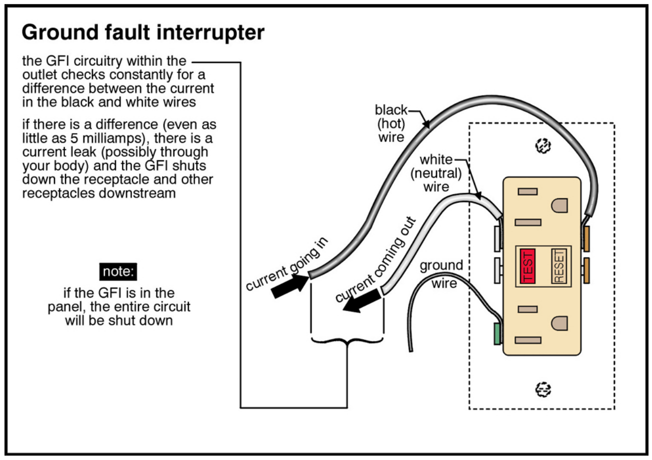
3.6 Electrical **Condition:. Open splices/junction box noted. This is a safety concern. Whenever an electric wire is cut and re-connected, the 'splice' should be encased in a covered junction box to prevent shocks and separation of the splice. Client is advised to consult with a licensed electrician for repair.**

Loose and improperly secured romex wiring, noted as a possible safety hazard, suggest further review with a licensed electrician.

2209 ELDEN PATIO

Step #	Component	Comment
4.0.A	Cover	**N.**
4.1.A	Enclosure	**Condition:. Damaged wood sections noted.** **Deteriorated wood noted.** **Earth to wood contact noted.**

4.2.A	Electrical	**Serviceable. Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.**



GFCI

4.3.A	Deck/Slab	**Condition:. Deteriorated wood noted.**
4.4.A	Stairs/Steps	**N.**
4.5.A	Railing	**N.**

147 VIRGINIA REAR PATIO

Cover: Wood

Deck/Slab: Wood

Step #	Component	Comment
4.0.B	Cover	**Condition:. Deteriorated wood observed.**
4.1.B	Enclosure	**N.**
4.2.B	Electrical	**Condition:. Loose light fixture present. Light fixture did not activate likely due to a burnt out bulb. Suggest testing fixture with a new bulb to verify operation.**
4.3.B	Deck/Slab	**Condition:. Deteriorated wood observed.**
4.4.B	Stairs/Steps	**Condition:. Deteriorated wood observed.**
4.5.B	Railing	**Condition:. Deteriorated wood observed.**

147 VIRGINIA STUDIO PATIO

Cover:

Deck/Slab:

Wood	Pavers

Step #	Component	Comment
4.0.C	Cover	**Condition:. Deteriorated wood observed.**
4.1.C	Enclosure	**N.**
4.2.C	Electrical	**Condition:. Exposed romex wiring observed above the outlet. This may be a safety concern if used where it could be subject to physical damage. Suggest consulting an electrician for further review.**
4.3.C	Deck/Slab	**Condition:. Loose and lifting pavers observed.**
4.4.C	Stairs/Steps	**N.**
4.5.C	Railing	**N.**

147 VIRGINIA FRONT PORCH

Cover:	**Deck/Slab:**
Wood	Composite material

Step #	Component	Comment
4.0.D	Cover	**Condition:. Deteriorated wood observed.**
4.1.D	Enclosure	**N.**
4.2.D	Electrical	**S.**
4.3.D	Deck/Slab	**Condition:. Cracked and deteriorating composition material observed.**
4.4.D	Stairs/Steps	**S.**
4.5.D	Railing	**S.**

147 VIRGINIA RIGHT PORCH

Cover:	**Deck/Slab:**
Wood	Pavers

Step #	Component	Comment
4.0.E	Cover	**Condition:. Deteriorated wood observed.**
4.1.E	Enclosure	**N.**

4.2.E	Electrical	**S.**
4.3.E	Deck/Slab	**Condition:. Cracked pavers observed.**
4.4.E	Stairs/Steps	**S.**
4.5.E	Railing	**S.**

147 1/2 VIRGINIA FRONT BALCONY

Cover:	Enclosure:	Deck/Slab:
Roof Overhang	Stucco, Wood	Composition Material

Step #	Component	Comment
5.0	Cover	**Condition:. Deteriorated and damaged wood noted.**
5.1	Enclosure	**Condition:. Deteriorated and damaged wood noted.**
5.2	Electrical	**S.**
5.3	Deck/Slab	**S.**
5.4	Stairs/Steps	**S.**
5.5	Railing	**S.**

2209 ELDEN GARAGE

Number of Doors:	Garge Door Type:
Two	Wood

Step #	Component	Comment
6.0	Exterior	**S.**
6.1	Roof	**S.**
6.2	Slab	**S.**
6.3	Garage Door	**Condition:. Damaged and deteriorated wood noted.**
6.4	Garage Door Hdwr	**Condition:. Rusted door springs observed.**
6.5	Door Opener	**N.**
6.6	Windows	**Condition:. Unable to fully inspect, blocked by bamboo coverings.**
6.7	Screens	**N.**

6.8	Access Door	**N.**
6.9	Fire Door	**N.**
6.10	Fire Wall	**N.**
6.11	Electrical	**S.**
6.12	Other Comments	**Condition:. Unable to fully inspect the garage, blocked by personal belongings.**

147 VIRGINIA GARAGE

Garage Type: Attached, Two-Car

Exterior Siding: Stucco

Roof: Living Area Above

Slab: Concrete

Number of Doors: One

Garage Door Type: Wood

Step #	Component	Comment
7.0	Exterior	**S.**
7.1	Roof	**Condition:. Holes are present in the drywall.**
7.2	Slab	**S.**
7.3	Garage Door	**S.**
7.4	Garage Door Hdwr	**Serviceable. Safety springs are installed as a safety feature.**
7.5	Door Opener	**Condition:. Unable to test due to a lock being present at the garage door.**
7.6	Windows	**N.**
7.7	Screens	**N.**
7.8	Access Door	**N.**
7.9	Fire Door	**Serviceable. Self-closer is installed as a fire safety feature.**
7.10	Fire Wall	**Condition:. Holes noted; no longer fire rated, noted as a possible safety hazard, suggest further review with a specialist.**
7.11	Electrical	**S.**

2209 ELDEN HEATING AND AIR CONDITIONING

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. Identifying or testing for the presence of asbestos, radon, lead based products, or any other potentially hazardous materials is not within the scope of this report. If the home was built prior to 1978, testing or additional inspection(s) by a specialist may be warranted. Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspectorýs opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

The adequacy, efficiency or even distribution of air throughout the building cannot be addressed by a visual inspection. The inspector does not perform pressurization or smoke tests on the duct system. As a result, no representation is made regarding the duct systems compliance with Title 24 of the California Energy Efficiency Standards for Residential and Nonresidential Buildings. Normal servicing and maintenance is recommended on a yearly basis to ensure that duct leakage is held to a minimum.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANACE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

Number of Heating Systems:
One

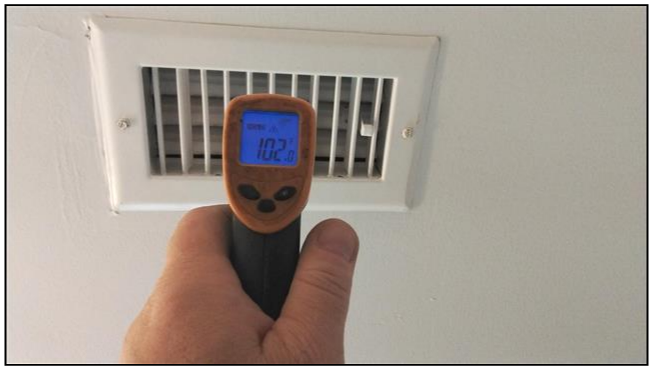
Heating System Location:
Attic

Heating System Type:
Gas Forced Air

Thermostat Location:
Living Room

Step #	Component	Comment

8.0.A Heating **Operable.**



8.1.A Venting **Condition:. Inadequate clearance from combustible materials at the vent pipe, noted as a possible fire hazard, suggest further review with a specialist.**

8.2.A Air Conditioning **N.**

8.3.A Thermostat **Operable.**

8.4.A Ducting **S.**

147 VIRGINIA HEATING AND AIR CONDITIONING

Number of Heating Systems:
1

Heating System Location:
Livng Room And Hall Walls

Heating System Type:
Gas Wall Heater

Thermostat Location:
On Unit

Step #	Component	Comment
8.0.B	Heating	**Condition:. Property is equipped with a gas wall heater. Due to the inaccessibility of many of the components of this unit our review is limited. If a detailed inspection is desired, a heating specialist should be consulted.** **Unit is inoperable, the pilot light was note lit. Suggest further review with a licensed HVAC contractor.**
8.1.B	Venting	**Condition:. Unable to test.**
8.2.B	Air Conditioning	**N.**
8.3.B	Thermostat	**Condition:. Unit is inoperable, suggest further review with a licensed HVAC contractor.**
8.4.B	Ducting	**N.**

147 1/2 VIRGINIA HEATING AND AIR CONDITIONING

Number of Heating Systems:
1

Heating System Location:
Livng Room And Hall Walls

Heating System Type:
Gas Wall Heater

Thermostat Location:
On Unit

Step #	Component	Comment
8.0.C	Heating	**Condition:. Property is equipped with a gas wall heater. Due to the inaccessibility of many of the components of this unit our review is limited. If a detailed inspection is desired, a heating specialist should be consulted.** **Unit is inoperable, suggest further review with a licensed HVAC contractor.**
8.1.C	Venting	**Condition:. Unable to test.**
8.2.C	Air Conditioning	**N.**

8.3.C	Thermostat	**Condition:. Unit is inoperable, suggest further review with a licensed HVAC contractor.**
8.4.C	Ducting	**N.**

147 VIRGINIA STUDIO HEATING AND AIR CONDITIONING

Number of Heating Systems:
1

Heating System Location:
Living Room/Hall

Heating System Type:
Gas Wall Heater

Thermostat Location:
On Unit

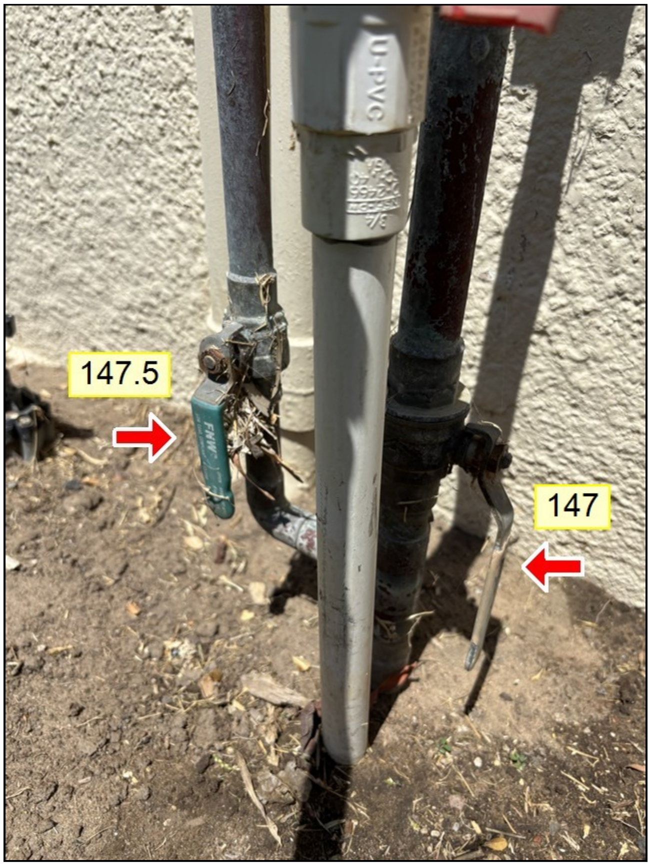
Step #	Component	Comment
8.0.D	Heating	**Condition:. Property is equipped with a gas wall heater. Due to the inaccessibility of many of the components of this unit our review is limited. If a detailed inspection is desired, a heating specialist should be consulted.** **Unit is inoperable, suggest further review with a licensed HVAC contractor.**
8.1.D	Venting	**Condition:. Unable to test.**
8.2.D	Air Conditioning	**N.**
8.3.D	Thermostat	**Condition:. Inoperable buttons noted, unable to test.**
8.4.D	Ducting	**N.**

2209 ELDEN AVE MAIN PLUMBING

Plumbing Water Distribution Type:	**PSI:**	**Main Shut Off Location:**
Copper	50	Rear

Step #	**Component**	**Comment**
9.0.A	Main Shut-off	**Operable. Valve was tested at time of inspection.**
9.1.A	Drain/Waste Vents	**Condition:. Older style cast iron piping present in this home. Due to the age and condition of the piping, we suggest further review with a plumber.**
9.2.A	Other Comments	**Condition:. Some hose bibs leak when in use. Anti-syphon devices are not installed at the exterior hose bibs. While this may have been standard at the time of construction, client should consider upgrading to prevent possible water supply contamination.** **Due to present conditions, we suggest further review with a plumber prior to close.**

147 & 147 1/2 VIRGINIA MAIN PLUMBING



Plumbing Water Distribution Type:
Copper

PSI:
50

Main Shut Off Location:
Right Side

Step #	**Component**	**Comment**
9.0.B	Main Shut-off	**Operable. Valve was tested at time of inspection.**
9.1.B	Drain/Waste Vents	**Condition:. Older style cast iron piping present in this home. Due to the age and condition of the piping, we suggest further review with a plumber.**
9.2.B	Other Comments	**Condition:. Some hose bibs leak when in use. Anti-syphon devices are not installed at the exterior hose bibs. While this may have been standard at the time of construction, client should consider upgrading to prevent possible water supply contamination.** **Due to present conditions, we suggest further review with a plumber prior to close.**

147 STUDIO MAIN PLUMBING

Plumbing Water Distribution Type:
Copper

PSI:
50

Main Shut Off Location:
Rear

Step #	Component	Comment
9.0.C	Main Shut-off	**Operable. Valve was tested at time of inspection.**
9.1.C	Drain/Waste Vents	**Serviceable. Older style cast iron piping present in this home. Due to the age and condition of the piping, we suggest further review with a plumber.**
9.2.C	Other Comments	**Condition:. Some hose bibs leak when in use. Anti-syphon devices are not installed at the exterior hose bibs. While this may have been standard at the time of construction, client should consider upgrading to prevent possible water supply contamination.** **Due to present conditions, we suggest further review with a plumber prior to close.**

2209 ELDEN AVE WATER HEATER

Gallons:	**Type:**
40	Gas

Step #	Component	Comment
10.0.A	Temperature Relief Valve	**Condition:. Temperature pressure relief valve is installed with a plastic drain line; not the permitted material. Suggest further review with a plumber.**
10.1.A	Condition	**S.**
10.2.A	Strapping	**Serviceable. Water heater is properly strapped to resist horizontal displacement due to earthquake motion.**
10.3.A	Recirculation Pump	**N.**
10.4.A	Venting	**S.**

147 VIRGINIA MASTER BATH WATER HEATER

Gallons:
30

Type:
Gas

Step #	Component	Comment
10.0.B	Temperature Relief Valve	**Temperature pressure relief valve is installed as a safety measure.**
10.1.B	Condition	**Condition:. Corrosion present at the supply fittings. No leak observed at time of inspection. Bubbling and popping noted; may need draining as part of routine maintenance. Unit appears to be nearing life expectancy.**
10.2.B	Strapping	**Condition:. Water heater is not strapped to resist horizontal displacement due to earthquake motion, suggest further review of the city requirements to meet current standards.**
10.3.B	Recirculation Pump	**N.**
10.4.B	Venting	**Condition:. Vent pipe does not have adequate clearance from the structure or roof line.**

147 1/2 VIRGINIA WATER HEATER

Type:	**Location:**
Tankless	

Step #	**Component**	**Comment**
10.0.C	Temperature Relief Valve	**Condition:. Temperature pressure relief valve is installed, but no drain line is present. Noted as a possible safety hazard, suggest further review with a plumber.**
10.1.C	Condition	**Condition:. Tankless water heaters are complex appliances. Many have manual and automatic controls for water flow rates and temperature that can be adjusted for your water pressure and usage preferences. We do not disassemble the unit to examine heat exchangers or internal valves and controls as part of a general home inspection. Determining if this unit is sized adequately for your use is beyond the scope of our evaluation. Client should be aware these units normally require annual maintenance. See manufacturer's manual for operational directions, safety procedures and maintenance requirements and operation details.** **Corrosion present at the supply fittings. No leak observed at time of inspection. Rusted gas lines observed.**

10.2.C	Recirculation Pump	**N.**
10.3.C	Venting	**Condition:. Inadequate clearance from openable doors and windows noted as possible safety hazard.**

147 1/2 LAUNDRY WATER HEATER

Gallons:	**Type:**
40	Gas

Step #	**Component**	**Comment**
10.0.D	Temperature Relief Valve	**Condition:. Temperature pressure relief valve is installed, but no drain line is present. Noted as a possible safety hazard, suggest further review with a plumber.**
10.1.D	Condition	**Condition:. Corrosion present at the supply fittings. No leak observed at time of inspection. Bubbling and popping noted; may need draining as part of routine maintenance. Unit appears to be nearing life expectancy.**
10.2.D	Strapping	**Condition:. Water heater is not strapped to resist horizontal displacement due to earthquake motion, suggest further review of the city requirements to meet current standards.**

10.3.D	Recirculation Pump	**N.**
10.4.D	Venting	**S.**

147 VIRGINIA WATER HEATER

Gallons:	**Type:**
40	Gas

Step #	**Component**	**Comment**
10.0.E	Temperature Relief Valve	**Condition:. Temperature pressure relief valve is installed, but no drain line is present. Noted as a possible safety hazard, suggest further review with a plumber.**
10.1.E	Condition	**Condition:. Corrosion present at the supply fittings. No leak observed at time of inspection. Bubbling and popping noted; may need draining as part of routine maintenance.**
10.2.E	Strapping	**Condition:. Water heater is not strapped to resist horizontal displacement due to earthquake motion, suggest further review of the city requirements to meet current standards.**
10.3.E	Recirculation Pump	**N.**

10.4.E	Venting	**S.**

147 VIRGINIA STUDIO WATER HEATER

Gallons:
40

Type:
Gas

Step #	**Component**	**Comment**
10.0.F	Temperature Relief Valve	**Condition:. Temperature pressure relief valve is installed, but no drain line is present. Noted as a possible safety hazard, suggest further review with a plumber.**
10.1.F	Condition	**Condition:. Corrosion present at the supply fittings. No leak observed at time of inspection. Bubbling and popping noted; may need draining as part of routine maintenance.**
10.2.F	Strapping	**Condition:. Water heater is not strapped to resist horizontal displacement due to earthquake motion, suggest further review of the city requirements to meet current standards.**
10.3.F	Recirculation Pump	**N.**
10.4.F	Venting	**S.**

147 VIRGINIA STUDIO LAUNDRY WATER HEATER

Gallons:
40

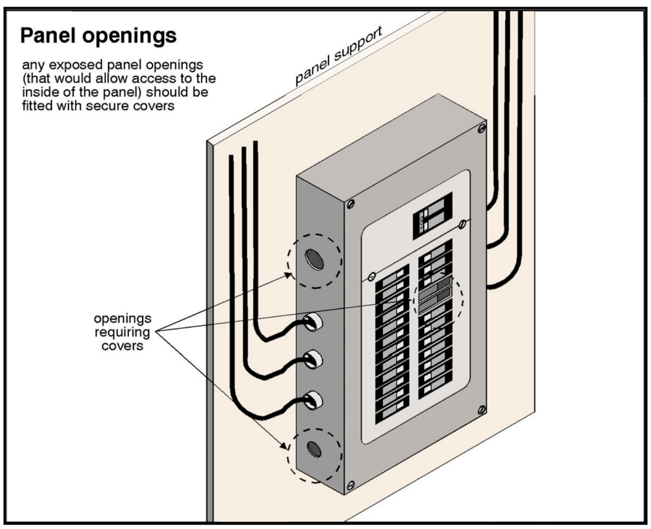
Type:
Electric

Step #	Component	Comment
10.0.G	Temperature Relief Valve	**Condition:. Temperature pressure relief valve is installed, but no drain line is present. Noted as a possible safety hazard, suggest further review with a plumber.**
10.1.G	Condition	**Condition:. Corrosion present at the supply fittings. No leak observed at time of inspection. Bubbling and popping noted; may need draining as part of routine maintenance.**
10.2.G	Strapping	**Condition:. Water heater is not strapped to resist horizontal displacement due to earthquake motion, suggest further review of the city requirements to meet current standards.**
10.3.G	Recirculation Pump	**N.**
10.4.G	Venting	**N.**

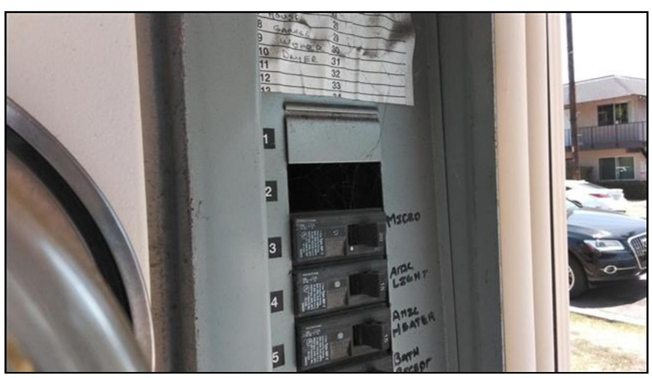
2209 ELDEN ELECTRICAL

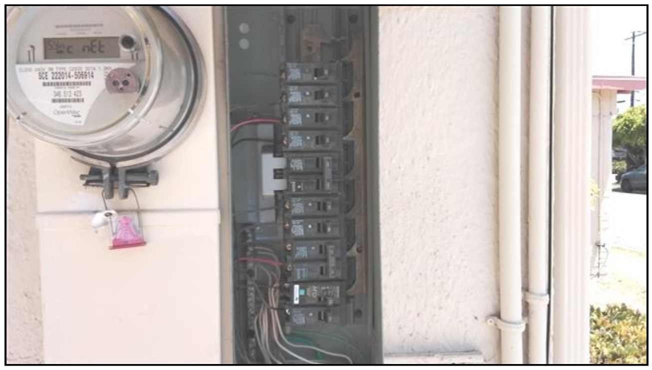
Service Amperage: 100 AMPS	**Service Entrance:** Overhead	**Main Panel Location:** Front, Left
Overload Protection: Breakers	**Main Disconnect:** Present	**Low Branch Circuit Wiring:** Copper
Futures: Present		

Step #	Component	Comment
11.0.A	Service Entrance	**S.**
11.1.A	Main Panel	**Condition:. Open slots at the breakers/in the panel, noted as a possible safety hazard, suggest further review with a licensed electrician.**

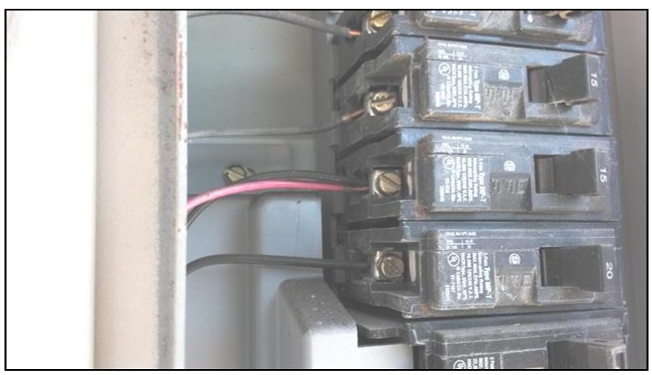


ELECTRICAL PANEL OPENINGS





11.2.A	Sub Panel	**N.**
11.3.A	Overload Protection	**S.**
11.4.A	Main Disconnect	**S.**
11.5.A	Wiring	**S.**
11.6.A	Futures	**S.**
11.7.A	Other Comments	**Condition:. Doubled-up circuitry noted. This condition can add to the load of the affected electrical circuits causing a possible overload and tripping the breakers. Suggest consulting an electrician for further review.**



147 VIRGINIA ELECTRICAL

Service Amperage: 50 Amps
Service Entrance: Underground
Main Panel Location: Rear
Sub Panel Location: Office Area
Overload Protection: Breakers
Main Disconnect: Present
Low Branch Circuit Wiring: Copper
Futures: Not Present

Step #	Component	Comment
11.0.B	Service Entrance	**S.**

11.1.B	Main Panel	**S.**
11.2.B	Sub Panel	**S.**
11.3.B	Overload Protection	**S.**
11.4.B	Main Disconnect	**S.**
11.5.B	Wiring	**Condition:. The ground and neutral wiring is sharing the same bus bar. Further review with a licensed electrician is recommended.**
11.6.B	Futures	**N.**

147 1/2 VIRGINIA ELECTRICAL

Service Amperage: 50 Amps	**Service Entrance:** Underground	**Main Panel Location:** Rear
Sub Panel Location: Bedroom	**Overload Protection:** Breakers	**Main Disconnect:** Present
Low Branch Circuit Wiring: Unable to determine	**Futures:** Not Present	

Step #	Component	Comment
11.0.C	Service Entrance	**S.**
11.1.C	Main Panel	**S.**
11.2.C	Sub Panel	**S.**
11.3.C	Overload Protection	**S.**
11.4.C	Main Disconnect	**S.**
11.5.C	Wiring	**Condition:. Unable to access and inspect the wiring due to it being over painted.**
11.6.C	Futures	**N.**

147 VIRGINIA STUDIO ELECTRICAL

Service Amperage: 50 Amps	**Service Entrance:** Underground	**Main Panel Location:** Rear
Sub Panel Location: Hall	**Overload Protection:** Breakers	**Main Disconnect:** Present
Low Branch Circuit Wiring: Unable to determine	**Futures:** Not Present	

Step #	Component	Comment
11.0.D	Service Entrance	**S.**
11.1.D	Main Panel	**S.**
11.2.D	Sub Panel	**S.**
11.3.D	Overload Protection	**S.**
11.4.D	Main Disconnect	**S.**
11.5.D	Wiring	**Condition:. Unable to access and inspect due to the sub panel being over painted.**
11.6.D	Futures	**N.**

2209 ELDEN SMOKE/CARBON MONOXIDE DETECTORS

Step #	Component	Comment
12.0.A	Location 1	**Bedrooms.**
12.1.A	Testing 1	**Serviceable. We suggest periodic testing of the smoke detectors to ensure proper working order. If units are more than five years old the manufacture recommends replacement, client may wish to upgrade.**
12.2.A	Location 2	**Kitchen.**
12.3.A	Testing 2	**Condition:. No carbon monoxide detectors were observed in the property. A law was passed in 2010 for all California homes that have appliances that burn fossil fuels, i.e. wood, gas, and oil or have an attached garage or fireplace to have a carbon monoxide detector. It must be powered by a battery, or if plugged in, have a battery backup. Suggest installing carbon monoxide detectors to ensure safety.**

147 VIRGINIA SMOKE/CARBON MONOXIDE DETECTORS

Step #	Component	Comment
12.0.B	Location 1	**Condition:. Halls, bedrooms and living areas.**
12.1.B	Testing 1	**Condition:. We suggest periodic testing of the smoke detectors to ensure proper working order. If units are more than five years old the manufacture recommends replacement, client may wish to upgrade.** **No carbon monoxide detectors were observed in the property. A law**

was passed in 2010 for all California homes that have appliances that burn fossil fuels, i.e. wood, gas, and oil or have an attached garage or fireplace to have a carbon monoxide detector. It must be powered by a battery, or if plugged in, have a battery backup. Suggest installing carbon monoxide detectors to ensure safety.

We suggest periodic testing of the smoke and carbon monoxide detectors to ensure proper working order. If units are more than five years old the manufacture recommends replacement, client may wish to upgrade.

147 1/2 VIRGINIA SMOKE/CARBON MONOXIDE DETECTORS

Step #	Component	Comment
12.0.C	Location 1	**Condition:. Halls, bedrooms and living areas.**
12.1.C	Testing 1	**Condition:. We suggest periodic testing of the smoke detectors to ensure proper working order. If units are more than five years old the manufacture recommends replacement, client may wish to upgrade.** **No carbon monoxide detectors were observed in the property. A law was passed in 2010 for all California homes that have appliances that burn fossil fuels, i.e. wood, gas, and oil or have an attached garage or fireplace to have a carbon monoxide detector. It must be powered by a battery, or if plugged in, have a battery backup. Suggest installing carbon monoxide detectors to ensure safety.** **We suggest periodic testing of the smoke and carbon monoxide detectors to ensure proper working order. If units are more than five years old the manufacture recommends replacement, client may wish to upgrade.**

147 VIRGINIA STUDIO SMOKE/CARBON MONOXIDE DETECTORS

Step #	Component	Comment
12.0.D	Location 1	**Condition:. Halls, bedrooms and living areas.**
12.1.D	Testing 1	**Condition:. We suggest periodic testing of the smoke detectors to ensure proper working order. If units are more than five years old the manufacture recommends replacement, client may wish to upgrade.**

No carbon monoxide detectors were observed in the property. A law was passed in 2010 for all California homes that have appliances that burn fossil fuels, i.e. wood, gas, and oil or have an attached garage or fireplace to have a carbon monoxide detector. It must be powered by a battery, or if plugged in, have a battery backup. Suggest installing carbon monoxide detectors to ensure safety.

We suggest periodic testing of the smoke and carbon monoxide detectors to ensure proper working order. If units are more than five years old the manufacture recommends replacement, client may wish to upgrade.

UNIT 147 STUDIO LIVING ROOM FIREPLACE

Gas Jet:
Gas Jet Present

Step #	Component	Comment
13.0	Gas Jet	**Serviceable. Gas flowed when tested.**
13.1	Other Comments	**Condition:. Dirty chimneys are a fire hazard due to accumulation of combustible creosote. Consult a certified chimney sweep for cleaning and inspection.** **Safety screen is not present.**

2209 ELDEN KITCHEN

The kitchen inspection is a combination of visual and functional. Shut-off valves and angle stops under sinks are not turned or tested during the inspection due to the possibility of causing leaks. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Appliances are operated, if power is supplied. Calibrations to cooking systems and oven self-cleaning cycle and timers are not evaluated nor life expectancies given to dishwashers. NOTE: Dishwashers can fail at any time due to their complexity. Our review is to determine if the system is free of leaks and excessive corrosion.

Stove/Cooktop Fuel:
Gas

Oven Fuel:
Gas

Step #	Component	Comment
14.0.A	Floors	**Condition:. Uneven areas noted.**
14.1.A	Walls	**S.**

14.2.A	Ceiling	**S.**
14.3.A	Doors	**N.**
14.4.A	Windows	**Condition:. Rough operation noted.** **Broken/loose sash cord/spring noted on the window frame. This is a possible safety concern as the sash cord holds the window in the open position.**
14.5.A	Screens	**S.**
14.6.A	Cabinets	**Condition:. Drawers operate with difficulty.**
14.7.A	Countertops	**Condition:. Chipped tiles noted.**
14.8.A	Electrical	**Serviceable. Ground fault circuit interrupters are provided for safety. We suggest periodic testing to ensure proper working order.**
14.9.A	Sinks	**Condition:. Porcelain.** **Rust noted underneath the sink, not leaking at the time of inspection.**
14.10.A	Faucets	**S.**
14.11.A	Traps/Drains/Supply	**S.**
14.12.A	Disposal	**Operable.**
14.13.A	Dishwasher	**N.**
14.14.A	Stove/Cooktop	**Condition:. Make: Frigidaire.** **Stove is not secured to prevent tipping, noted as a possible child safety hazard; buyer may want to upgrade.**

14.15.A	Oven	**Operable.**
14.16.A	Hood/Fan	**Operable.**
14.17.A	Microwave	**N.**

14.18.A	Trash Compactor	**N.**
14.19.A	Water Filter	**N.**

147 VIRGINIA KITCHEN

Stove/Cooktop Fuel:	**Oven Fuel:**
Gas	Gas

Step #	Component	Comment
14.0.B	Floors	**S.**
14.1.B	Walls	**Condition:. Patched areas noted.** **Evidence of water penetration noted, suggest further review with a specialist.**
14.2.B	Ceiling	**Condition:. Patched areas noted.**
14.3.B	Doors	**N.**
14.4.B	Windows	**N.**
14.5.B	Screens	**N.**
14.6.B	Cabinets	**Condition:. Worn/stained cabinetry with evidence of a past leak noted under the sink. No moisture was found when areas were tested.**
14.7.B	Countertops	**Condition:. Cracked grout noted at the backsplash.**
14.8.B	Electrical	**Condition:. Ground fault circuit interrupter is inoperable; did not trip circuit when tested, noted as a possible safety hazard, suggest further review with a licensed electrician.**
14.9.B	Sinks	**S.**
14.10.B	Faucets	**S.**
14.11.B	Traps/Drains/Supply	**S.**
14.12.B	Disposal	**Operable. Make: ISE.**
14.13.B	Dishwasher	**Operable. Make: Bosch.** **Our inspection is limited to operating the unit on the normal wash cycle only. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components.**
14.14.B	Stove/Cooktop	**Condition:. Make: Maytag.**

		No anti tip device installed noted at a safety hazard.
14.15.B	Oven	**Operable. Make: Maytag.**
14.16.B	Hood/Fan	**Operable. Direct vent type.**
14.17.B	Microwave	**N.**
14.18.B	Trash Compactor	**N.**
14.19.B	Water Filter	**N.**

147 1/2 VIRGINIA KITCHEN AND BREAKFAST AREA

Stove/Cooktop Fuel: Gas

Oven Fuel: Gas

Step #	Component	Comment
14.0.C	Floors	**S.**
14.1.C	Walls	**Condition:. Patched under the sink.** **Evidence of water penetration noted, suggest further review with a specialist.**
14.2.C	Ceiling	**S.**
14.3.C	Doors	**N.**
14.4.C	Windows	**Condition:. Operates with difficulty; suggest having windows serviced to improve operation.**
14.5.C	Screens	**S.**
14.6.C	Cabinets	**Condition:. Worn/stained cabinetry with evidence of a past leak noted under the sink. No moisture was found when areas were tested.**
14.7.C	Countertops	**Condition:. Cracked grout noted at the backsplash.**
14.8.C	Electrical	**Condition:. Ground fault circuit interrupter is inoperable; did not trip circuit when tested, noted as a possible safety hazard, suggest further review with a licensed electrician.**
14.9.C	Sinks	**S.**
14.10.C	Faucets	**S.**
14.11.C	Traps/Drains/Supply	**S.**

14.12.C	Disposal	**Operable. Make: ISE.**
14.13.C	Dishwasher	**N.**
14.14.C	Stove/Cooktop	**Condition:. Make: Samsung.**
14.15.C	Oven	**Operable. Make: Samsung.**
14.16.C	Hood/Fan	**Operable. Direct vent type.**
14.17.C	Microwave	**N.**
14.18.C	Trash Compactor	**N.**
14.19.C	Water Filter	**N.**

147 VIRGINIA STUDIO KITCHEN AND BREAKFAST AREA

Stove/Cooktop Fuel:
Gas

Oven Fuel:
Gas

Step #	Component	Comment
14.0.D	Floors	**S.**
14.1.D	Walls	**Condition:. Patched under the sink.** **Evidence of water penetration noted, suggest further review with a specialist.**
14.2.D	Ceiling	**S.**
14.3.D	Doors	**N.**
14.4.D	Windows	**S.**
14.5.D	Screens	**N.**
14.6.D	Cabinets	**Condition:. Worn/stained cabinetry with evidence of a past leak noted under the sink. No moisture was found when areas were tested.**
14.7.D	Countertops	**Condition:. Cracked grout noted at the backsplash.**
14.8.D	Electrical	**Serviceable. Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.**
14.9.D	Sinks	**S.**
14.10.D	Faucets	**S.**
14.11.D	Traps/Drains/Supply	**S.**

14.12.D	Disposal	**Operable. Make: ISE.**
14.13.D	Dishwasher	**Operable. Make: Bosch.** **Our inspection is limited to operating the unit on the normal wash cycle only. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components.**
14.14.D	Stove/Cooktop	**Condition:. Make: Samsung** **No anti tip device installed noted at a safety hazard.**
14.15.D	Oven	**Operable. Make: Samsung.**
14.16.D	Hood/Fan	**Operable. Direct vent type.**
14.17.D	Microwave	**N.**
14.18.D	Trash Compactor	**N.**
14.19.D	Water Filter	**N.**

2209 ELDEN LAUNDRY

Dryer Hookup:
Gas

Step #	Component	Comment
15.0	Floors	**S.**
15.1	Walls	**S.**
15.2	Ceiling	**S.**
15.3	Doors	**N.**
15.4	Windows	**N.**
15.5	Screens	**N.**
15.6	Cabinets	**N.**
15.7	Electrical	**Serviceable. Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.**
15.8	Exhaust Fan	**N.**
15.9	Laundry Tub	**N.**

15.10	Washer H/Up	**Serviceable. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance. Drain stand and machines not tested.**
15.11	Dryer H/Up	**S.**

147 VIRGINIA LAUNDRY

Floors:
Tile

Dryer Hookup:
Gas

Step #	Component	Comment
16.0	Floors	**S.**
16.1	Walls	**S.**
16.2	Ceiling	**S.**
16.3	Doors	**N.**
16.4	Windows	**N.**
16.5	Screens	**N.**
16.6	Cabinets/Countertops	**S.**
16.7	Electrical	**S.**
16.8	Exhaust Fan	**S.**
16.9	Laundry Tub	**S.**
16.10	Washer H/Up	**Serviceable. We do not disconnect the supply hoses to the washer, nor do we operate the valves. These can leak at any time and should be considered a part of normal maintenance. Drain stand and machines not tested.**
16.11	Dryer H/Up	**S.**

2209 ELDEN BATHROOM

Our focus in bathrooms is directed at identifying visible water damage and/or visible plumbing problems. Shut-off valves and angle stops under bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing leaks. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency.

Step #	Component	Comment

17.0.A	Floors	**Condition:. Chipped tile noted.** **Cracked tile noted.**
17.1.A	Walls	**Condition:. Patched under the sink.**
17.2.A	Ceiling	**S.**
17.3.A	Doors	**Condition:. Deteriorated wood noted.** **Patching observed.** **Door opens partially on its own.**
17.4.A	Windows	**Condition:. Rough operation noted.** **Broken/loose sash cord/spring noted on the window frame. This is a possible safety concern as the sash cord holds the window in the open position.** **Cracked window noted as a possible safety hazard, suggest further review with a specialist.**

17.5.A	Screens	**S.**
17.6.A	Electrical	**Serviceable. Ground fault circuit interrupter is provided for safety. We suggest periodic testing to ensure proper working order.**
17.7.A	Exhaust Fan	**Operable.**
17.8.A	Heating	**S.**
17.9.A	Tub	**N.**
17.10.A	Tub Enclosure	**N.**
17.11.A	Tub Faucet	**N.**
17.12.A	Shower	**Condition:. Chipped fiberglass noted.**

17.13.A	Shower Door/ Enclosure	**Condition:. Shower door will leak if sprayed directly. While re-sealing may be required, this condition is not unusual and directing the showerhead away from the enclosure is recommended.**
17.14.A	Shower Faucet	**S.**
17.15.A	Sink	**S.**
17.16.A	Sink Faucet	**S.**
17.17.A	Traps/Drains/Supply	**S.**
17.18.A	Toilet	**S.**
17.19.A	Counter/Cabinets	**S.**

147 VIRGINIA HALL BATHROOM

Step #	Component	Comment
17.0.B	Floors	**S.**
17.1.B	Walls	**Condition:. Patched areas noted.**
17.2.B	Ceiling	**S.**
17.3.B	Doors	**S.**
17.4.B	Windows	**Condition:. Operates with difficulty; suggest having windows serviced to improve operation.** **Some windows are stuck.**
17.5.B	Screens	**Condition:. Two are not present.**
17.6.B	Electrical	**S.**
17.7.B	Exhaust Fan	**S.**
17.8.B	Heating	**N.**
17.9.B	Tub	**Condition:. Cracked grout noted at the tile joints.**
17.10.B	Tub Enclosure	**S.**
17.11.B	Tub Faucet	**S.**
17.12.B	Sink	**S.**
17.13.B	Sink Faucet	**S.**
17.14.B	Traps/Drains/Supply	**Condition:. Calcification noted at supply valves, not leaking at the time of inspection.**

17.15.B	Toilet	**S.**
17.16.B	Counter/Cabinets	**Condition:. Worn/stained cabinetry with evidence of a past leak noted. Dry at time of inspection.**

147 VIRGINIA MASTER BATHROOM

Step #	Component	Comment
17.0.C	Floors	**S.**
17.1.C	Walls	**Condition:. Patched areas noted.**

Evidence of water penetration noted, suggest further review with a specialist.

Active moisture noted, suggest futher review with a specialist.

17.2.C	Ceiling	**Condition:. Water stains with mildew is present near the skylights.**
17.3.C	Doors	**S.**

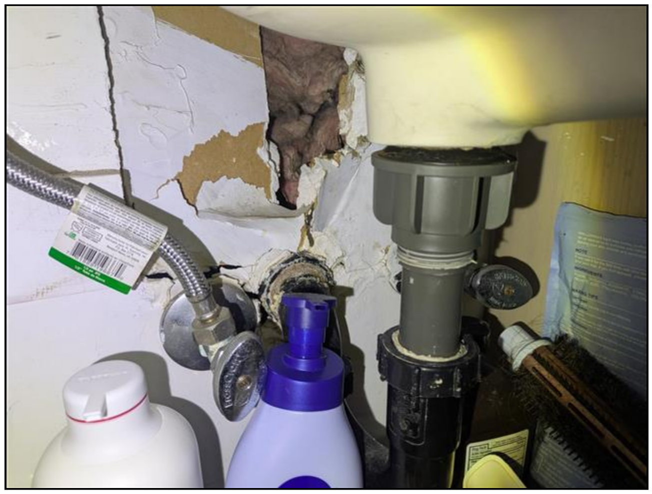
17.4.C	Windows	**Condition:. Skylights noted.** **Cracked window noted as a possible safety hazard, suggest further review with a specialist.**

17.5.C	Screens	**N.**
17.6.C	Electrical	**S.**
17.7.C	Exhaust Fan	**S.**
17.8.C	Heating	**S.**
17.9.C	Shower	**Condition:. Cracked grout noted at the tile joints.** **Cracked tile and grout noted.**
17.10.C	Shower Door/ Enclosure	**S.**
17.11.C	Shower Faucet	**S.**
17.12.C	Sink	**S.**
17.13.C	Sink Faucet	**S.**
17.14.C	Traps/Drains/Supply	**Condition:. Calcification noted at supply valves, not leaking at the time of inspection.**
17.15.C	Toilet	**S.**
17.16.C	Counter/Cabinets	**Condition:. Worn/stained cabinetry with evidence of a past leak noted. Dry at time of inspection.**

147 1/2 VIRGINIA BEDROOM BATHROOM

Step #	**Component**	**Comment**

17.0.D	Floors	**S.**
17.1.D	Walls	**Condition:. Patched areas noted.** **Evidence of water penetration noted, suggest further review with a specialist.**



17.2.D	Ceiling	**S.**
17.3.D	Doors	**S.**
17.4.D	Windows	**S.**
17.5.D	Screens	**S.**
17.6.D	Electrical	**S.**
17.7.D	Exhaust Fan	**N.**
17.8.D	Heating	**N.**
17.9.D	Shower	**S.**
17.10.D	Shower Door/ Enclosure	**S.**
17.11.D	Shower Faucet	**S.**
17.12.D	Sink	**S.**
17.13.D	Sink Faucet	**S.**
17.14.D	Traps/Drains/Supply	**S.**
17.15.D	Toilet	**S.**
17.16.D	Counter/Cabinets	**Condition:. Worn/stained cabinetry with evidence of a past leak noted. Dry at time of inspection.**

147 VIRGINIA STUDIO BATHROOM

Step #	Component	Comment
17.0.E	Floors	**S.**
17.1.E	Walls	**Condition:. Patched areas noted.**
17.2.E	Ceiling	**S.**
17.3.E	Doors	**S.**
17.4.E	Windows	**S.**
17.5.E	Screens	**S.**
17.6.E	Electrical	**S.**
17.7.E	Exhaust Fan	**N.**
17.8.E	Heating	**N.**
17.9.E	Shower	**S.**
17.10.E	Shower Door/ Enclosure	**S.**
17.11.E	Shower Faucet	**S.**
17.12.E	Sink	**S.**
17.13.E	Sink Faucet	**S.**
17.14.E	Traps/Drains/Supply	**S.**
17.15.E	Toilet	**S.**
17.16.E	Counter/Cabinets	**Condition:. Worn/stained cabinetry with evidence of a past leak noted. Dry at time of inspection.**

2209 ELDEN ENTRY

Our interior review is visual and evaluated with similar aged homes in mind. Cosmetic considerations and minor flaws can be overlooked, thus we suggest you double-check these items, if concerned. NOTE: AS POINTED OUT IN THE INSPECTION AGREEMENT, MATERIALS REGULARLY USED IN RESIDENTIAL CONSTRUCTION MAY CONTAIN POTENTIALLY HAZARDOUS SUBSTANCES SUCH AS ASBESTOS AND FORMALDEHYDE. OUR REPORT WILL NOT IDENTIFY THESE SUBSTANCES SINCE LABORATORY TESTING IS NECESSARY TO DETECT THEIR PRESENCE.

Step #	Component	Comment
18.0.A	Floors	**S.**

18.1.A	Walls	**S.**
18.2.A	Ceiling	**Condition:. Patched.**
18.3.A	Doors	**S.**
18.4.A	Windows	**N.**
18.5.A	Screens	**Condition:. Screen door does not latch.**
18.6.A	Electrical	**S.**

147 VIRGINIA ENTRY

Step #	Component	Comment
18.0.B	Floors	**S.**
18.1.B	Walls	**Condition:. Patched areas noted.**
18.2.B	Ceiling	**Condition:. Patched areas noted.**
18.3.B	Doors	**S.**
18.4.B	Windows	**S.**
18.5.B	Screens	**N.**
18.6.B	Electrical	**S.**

147 1/2 VIRGINIA ENTRY

Step #	Component	Comment
18.0.C	Floors	**S.**
18.1.C	Walls	**Condition:. Patched areas noted.**
18.2.C	Ceiling	**Condition:. Patched areas noted.**
18.3.C	Doors	**S.**
18.4.C	Windows	**S.**
18.5.C	Screens	**N.**
18.6.C	Electrical	**S.**

147 VIRGINIA STUDIO ENTRY

Step #	Component	Comment
18.0.D	Floors	**S.**
18.1.D	Walls	**Condition:. Patched areas noted.**
18.2.D	Ceiling	**Condition:. Patched areas noted.**
18.3.D	Doors	**S.**
18.4.D	Windows	**S.**
18.5.D	Screens	**N.**
18.6.D	Electrical	**S.**

2209 ELDEN LIVING ROOM

Step #	Component	Comment
19.0.A	Floors	**S.**
19.1.A	Walls	**S.**
19.2.A	Ceiling	**Condition:. Patched.**
19.3.A	Doors	**N.**
19.4.A	Windows	**Condition:. Operates with difficulty.** **Broken/loose sash cord/spring noted on the window frame. This is a possible safety concern as the sash cord holds the window in the open position.**
19.5.A	Screens	**S.**
19.6.A	Electrical	**S.**

147 VIRGINIA LIVING ROOM

Step #	Component	Comment
19.0.B	Floors	**S.**
19.1.B	Walls	**Condition:. Patched areas noted.**
19.2.B	Ceiling	**Condition:. Patched areas noted.**
19.3.B	Doors	**S.**

19.4.B	Windows	**Condition:. Deteriorated and damaged wood is present.**
19.5.B	Screens	**S.**
19.6.B	Electrical	**S.**

147 1/2 VIRGINIA LIVING ROOM

Step #	**Component**	**Comment**
19.0.C	Floors	**S.**
19.1.C	Walls	**Condition:. Patched areas noted.**
19.2.C	Ceiling	**Condition:. Patched areas noted.**
19.3.C	Doors	**S.**
19.4.C	Windows	**S.**
19.5.C	Screens	**S.**
19.6.C	Electrical	**S.**

147 VIRGINIA STUDIO LIVING/BEDROOM

Step #	**Component**	**Comment**
19.0.D	Floors	**S.**
19.1.D	Walls	**Condition:. Patched areas noted.**
19.2.D	Ceiling	**S.**
19.3.D	Doors	**N.**
19.4.D	Windows	**S.**
19.5.D	Screens	**S.**
19.6.D	Electrical	**S.**

2209 ELDEN DINING ROOM

Step #	**Component**	**Comment**
20.0	Floors	**S.**
20.1	Walls	**S.**

20.2	Ceiling	**Condition:. Patched.**
20.3	Doors	**N.**
20.4	Windows	**Condition:. Rough operation noted.** **Broken/loose sash cord/spring noted on the window frame. This is a possible safety concern as the sash cord holds the window in the open position.** **Deteriorated wood noted.**
20.5	Screens	**S.**
20.6	Electrical	**S.**
20.7	Other Comments	**Condition:. Loose heating duct register noted at the ceiling.**

UNIT 147 DINING ROOM

Floors:
Tile

Step #	Component	Comment
21.0	Floors	**S.**
21.1	Walls	**Condition:. Patched areas noted.**
21.2	Ceiling	**Condition:. Patched areas noted.**
21.3	Doors	**N.**
21.4	Windows	**S.**
21.5	Screens	**S.**
21.6	Electrical	**S.**

147 VIRGINIA HALL

Step #	Component	Comment
22.0.A	Floors	**S.**
22.1.A	Walls	**Condition:. Patched areas noted.**
22.2.A	Ceiling	**Condition:. Patched areas noted.**

22.3.A	Doors	**N.**
22.4.A	Windows	**N.**
22.5.A	Screens	**N.**
22.6.A	Electrical	**S.**

147 1/2 VIRGINIA HALL

Step #	Component	Comment
22.0.B	Floors	**S.**
22.1.B	Walls	**Condition:. Patched areas noted.**
22.2.B	Ceiling	**Condition:. Patched areas noted.**
22.3.B	Doors	**N.**
22.4.B	Windows	**N.**
22.5.B	Screens	**N.**
22.6.B	Electrical	**S.**

147 1/2 VIRGINIA LOFT

Floors:
Carpet

Step #	Component	Comment
23.0	Floors	**S.**
23.1	Walls	**Condition:. Patched areas noted.**
23.2	Ceiling	**Condition:. Patched areas noted.**
23.3	Doors	**N.**
23.4	Windows	**S.**
23.5	Screens	**S.**
23.6	Electrical	**S.**

2209 ELDEN BEDROOM

Step #	Component	Comment
24.0.A	Floors	**Condition:. Uneven areas noted.**
24.1.A	Walls	**S.**
24.2.A	Ceiling	**Condition:. Patched.**
24.3.A	Doors	**S.**
24.4.A	Windows	**N.**
24.5.A	Screens	**N.**
24.6.A	Electrical	**S.**
24.7.A	Closet/Wardrobe	**S.**

147 VIRGINIA GUEST BEDROOM

Step #	Component	Comment
24.0.B	Floors	**S.**
24.1.B	Walls	**Condition:. Patched areas noted.**
24.2.B	Ceiling	**Condition:. Patched areas noted.**
24.3.B	Doors	**S.**
24.4.B	Windows	**S.**
24.5.B	Screens	**S.**
24.6.B	Electrical	**S.**
24.7.B	Closet/Wardrobe	**S.**

147 VIRGINIA MASTER BEDROOM

Step #	Component	Comment
24.0.C	Floors	**S.**
24.1.C	Walls	**Condition:. Patched areas noted.**
24.2.C	Ceiling	**Condition:. Patched areas noted.**
24.3.C	Doors	**S.**

24.4.C	Windows	**S.**
24.5.C	Screens	**S.**
24.6.C	Electrical	**S.**
24.7.C	Closet/Wardrobe	**S.**

147 1/2 VIRGINIA BEDROOM

Step #	Component	Comment
24.0.D	Floors	**S.**
24.1.D	Walls	**Condition:. Patched areas noted.**
24.2.D	Ceiling	**Condition:. Patched areas noted.**
24.3.D	Doors	**S.**
24.4.D	Windows	**S.**
24.5.D	Screens	**S.**
24.6.D	Electrical	**S.**
24.7.D	Closet/Wardrobe	**S.**