TOWER
AGENCY

MLS Supplements Checklist

The undersigned acknowledge that they have received and reviewed the following documents related to the property.

Buyer(s) and Buyer's Agent understand that the information provided is deemed reliable, but not guaranteed, and are strongly advised to carefully review all documents prior to submitting an offer.

Buyer's Agent further acknowledges that a signed copy of this form, along with the "Inspection Advisory" document, must be submitted with the offer package in order for the offer to be considered.

Buyer Initials	Agent Initials	Document / Report Reviewed
_____	_____	1. Inspection Advisory
_____	_____	2. Comps
_____	_____	3. Property Tax Worksheet
_____	_____	4. Homeowner Insurance Quotes
_____	_____	5. Pre-Listing Home Inspection
_____	_____	6. Termite Inspection
_____	_____	7. Natural Hazard Disclosure Report

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer's Agent Signature: _____ Date: _____

TOWER
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INSPECTION ADVISORY

Inspections are part of a buyer's due diligence and help buyers understand the property's condition prior to closing.

What is a home inspection

A general evaluation of major systems including roof, plumbing, electrical, HVAC, and structure. Inspectors identify visible issues, safety concerns, and deferred maintenance.

Common additional inspections

Buyers may obtain termite, roof, sewer, HVAC, or foundation inspections. All inspections are optional and typically paid for by the buyer.

What inspections are NOT

Inspections are not a list of items for the seller to repair. All homes will have findings, and reports often include extensive notes due to inspector liability standards.

Focus on health and safety

Requests, if any, should be limited to material health and safety concerns such as electrical hazards, active leaks, significant roof issues, or missing required safety devices.

Appraisal and lender required repairs

Lenders or appraisers may require repairs prior to loan approval. These are typically health and safety related. The seller is not obligated to complete repairs unless agreed in writing.

Common findings that are often normal

Minor cracking, aging components, functional but older systems, and small maintenance items are common. Reports often appear extensive due to standardized language and disclaimers.

Important

Inspections are to inform the buyer's decision, not to ensure a perfect property. Offers should reflect the property's current condition.

Acknowledgment

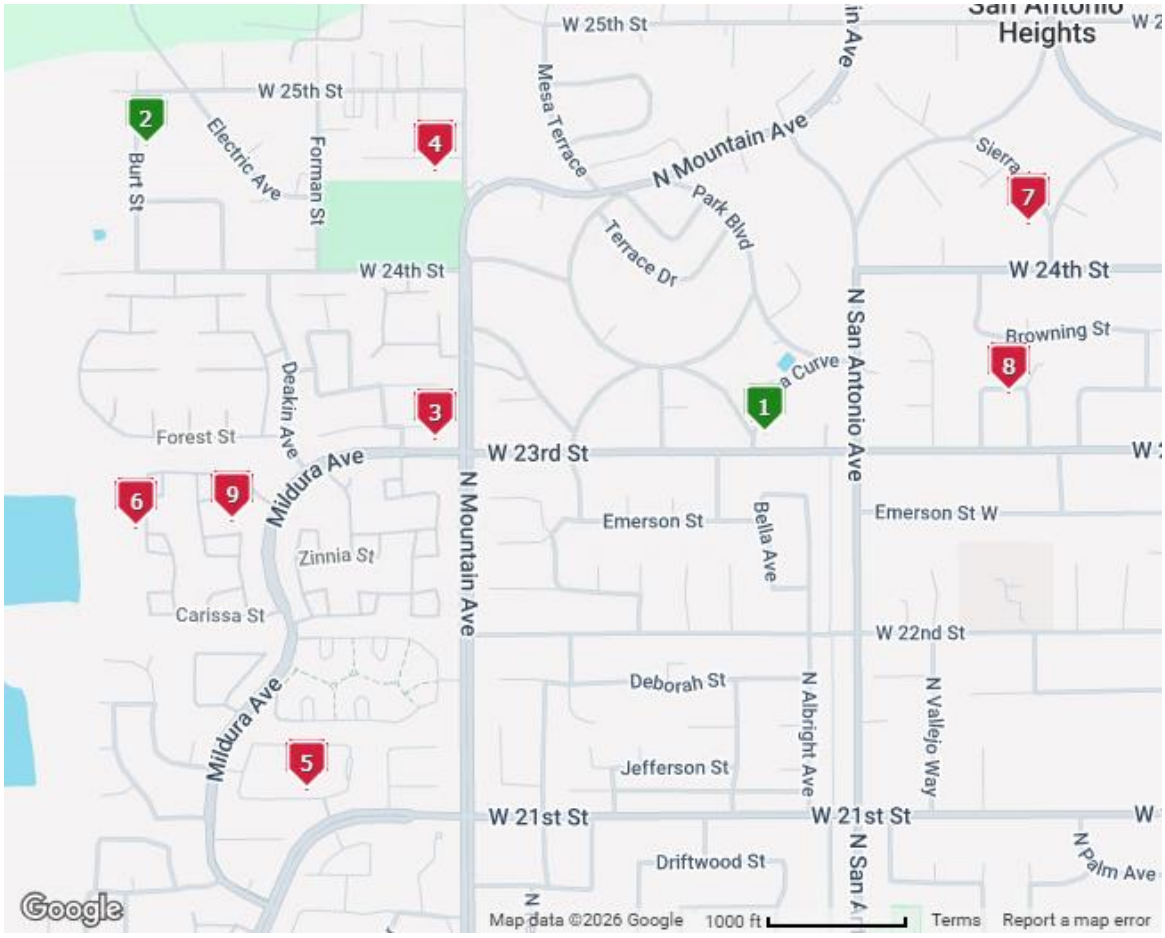
Buyer and buyer's agent acknowledge review and understanding of the above.

Buyer Signature: _____ Date: _____

Buyer Signature: _____ Date: _____

Buyer's Agent Signature: _____ Date: _____

Multi Map



1

895 W 23rd , Upland 91784 — LISTING CONTRACT DATE: **06/27/2026**

Listing ID:	LIST PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
CV26140002	**$1,180,000**	**Active**	**3**	**2**	**1508**	**16,400**	**STD**

2

2468 Burt ST , Upland 91784 — LISTING CONTRACT DATE: **08/24/2026**

Listing ID:	LIST PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
CV26185152	**$965,000**	**Active**	**3**	**2**	**1712**	**11,475**	**STD**

3

1224 Mallorca ST , Upland 91784 — ENDING DATE: **09/15/2025**

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
CV25161353	**$798,000**	**Closed**	**3**	**2**	**1322**	**7,502**	**STD**

4

1230 Piedmont DR , Upland 91784 — ENDING DATE: **02/12/2026**

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
CV25166723	**$845,000**	**Closed**	**3**	**2**	**1577**	**10,010**	**STD**

5

1393 Sunrise CIR S, Upland 91784 — ENDING DATE: **03/12/2026**

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
CV26022059	**$840,000**	**Closed**	**3**	**2**	**1493**	**6,955**	**STD**

6

2257 Poppy , Upland 91784 — ENDING DATE: **04/13/2026**

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
WS26055066	**$790,000**	**Closed**	**3**	**3**	**1559**	**6,105**	**STD**

7

2415 Sierra , Upland 91784 — ENDING DATE: **09/14/2026**

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
IG26109836	**$793,000**	**Closed**	**4**	**2**	**1486**	**39,000**	**PBL**

8

2316 N Orange W, Upland 91784 ENDING DATE: **08/27/2026**

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
IG26118436	**$850,000**	**Closed**	**3**	**3**	**2380**	**9,360**	**STD**

9

1417 Alyssum , Upland 91784 ENDING DATE: **08/18/2026**

Listing ID:	SOLD PRICE:	STATUS:	BDS:	BTH:	SQFT:	LOT SF:	SLC:
OC26149026	**$772,250**	**Closed**	**3**	**2**	**1346**	**8,000**	**STD**

Quick CMA Report

			Br/Ba	Sqft	LSqft	List Price	Sold Price	$/Sqft	SP/LP%
Total Listings:	9	**Maximum:**	4/3	2,380	39,000	$1,180,000	$850,000	$782.49	
Total on Market:	2	**Minimum:**	3/2	1,322	6,105	$779,500	$772,250	$357.14	
Sold/Exp Ratio:	0.00	**Average:**	3/2	1,598	12,756	$882,933	$812,607	$557.72	
		Median:	3/2	1,508	9,360	$849,000	$798,000	$562.63	

Active

Address	City	YrBuilt	Sale Type	List Date	Br	Bath	CDAM	Sqft	LSqft	$/Sqft	Price
2468 Burt ST	UPL	1963	STD	08/24/2026	3	2	30/30	1,712	11,475	$563.67	$965,000
895 W 23Rd	UPL	1922	STD	06/27/2026	3	2	68/68	1,508	16,400	$782.49	$1,180,000
				Maximum:	3/	2	68	1,712	16,400	$782.49	$1,180,000
				Minimum:	3	2	30	1,508	11,475	$563.67	$965,000
				Average:	3	2	49	1,610	13,938	$673.08	$1,072,500
				Median:	3	2	49	1,610	13,938	$673.08	$1,072,500

Closed

Address	City	YrBuilt	Sale Type	COE Date	Br	Bath	CDAM	Sqft	LSqft	$/Sqft	Price
1417 Alyssum	UPL	1985	STD	08/18/2026	3	2	8/8	1,346	8,000	$573.74	$772,250
2257 Poppy	UPL	1986	STD	04/13/2026	3	3	20/61	1,559	6,105	$506.74	$790,000
2415 Sierra	UPL	1916	PRO	09/14/2026	4	2	72/72	1,486	39,000	$533.65	$793,000
1224 Mallorca ST	UPL	1987	STD	09/15/2025	3	2	18/18	1,322	7,502	$603.63	$798,000
1393 Sunrise CR	UPL	1984	STD	03/12/2026	3	2	3/3	1,493	6,955	$562.63	$840,000
1230 Piedmont DR	UPL	1976	STD	02/12/2026	3	2	64/64	1,577	10,010	$535.83	$845,000
2316 N Orange	UPL	1955	STD	08/27/2026	3	3	50/50	2,380	9,360	$357.14	$850,000
				Maximum:	4	3	72	2,380	39,000	$603.63	$850,000
				Minimum:	3	2	3	1,322	6,105	$357.14	$772,250
				Average:	3	2	39	1,595	12,419	$524.76	$812,607
				Median:	3	2	50	1,493	8,000	$535.83	$798,000

Criteria:
Listing Id is one of CV26140002, CV26185152, CV25161353, CV25166723, CV26022059, WS26055066, IG26109836, IG26118436, OC26149026
Property Type is 'Residential'

SECURE
CHOICE LENDING

Property Tax Calculator

Address:	**1270 W 25th Street Upland, CA 91784**
New Sales Price:	$800,000
Base Tax Rate:	1.07%
Special Assessment:	$210.00
New Yearly Taxes:	$8,770.00
New Monthly Taxes:	$730.83
Notes:	

Underwritten by DB Insurance Co., Ltd. (U.S. Branch) - AM Best "A" Rated

California DIC Quote

Named Insured: TEST TEST
Risk Address: 1270 W 25TH ST
Risk City, State Zip: UPLAND, CA 91784-8650

Quote Effective Date: 09/21/2026 - 09/21/2027

Producer: EPITOME INSURANCE SOLUTIONS, INC
Producer License Number: 0G44981
Producer Code: 10003897
Producer Phone Number: (951) 801-4151
Quote Number: Q5612869
Quote Date: 9/21/2026 5:36 PM

This is a quote only and coverage is not bound unless the risk meets the underwriting guidelines and payment is received. Based on the underwriting guidelines, the premium and/or coverage(s) could change.

SELECTED COVERAGES AND LIMITS OF LIABILITY

The insurance afforded is only with respect to the following coverage as are indicated by specific premium charges. The limit of the company's liability against each such coverage shall be as stated herein, subject to all of the terms of this policy.

COVERAGE	LIMIT / SELECTION	PREMIUM
Coverage A - Dwelling	$444,000	$799
Coverage B - Other Structures	$44,400	Included
Coverage C - Personal Property	$66,600	($67)
Coverage D - Loss Of Use	$44,400	Included
Coverage E - Personal Liability	$300,000	$75
Coverage F - Medical Payments to Others	$1,000	Included
Policy Deductible	$2,500	($40)
Actual Cash Value for Roofing and Roof Components	Coverage Applied	Included
Limited Water Coverage	$33,300	Included
Ordinance or Law Coverage	$44,400	$40
Water Backup	$10,000	$115
Loss Assessment Coverage	$1,000	Included
Named Peril of Theft	$5,000	Included
Evacuation Reimbursement Coverage	$500	Included
Limited Animal Liability	$10,000	Included
Equipment Breakdown Coverage	Selected	$35
Difference in Conditions	Selected	Included
Newly Acquired Home	Selected	($72)
Loss Experience / Loyalty Credit	No Losses	$0
	TOTAL PREMIUM:	$885
	INSPECTION FEE:	$50
	POLICY FEE:	$35
	TOTAL POLICY PREMIUM:	$970

Agency Fee $175.00 not included in premium.
Paid at point of sale.

DWELLING INSURANCE QUOTATION

CALIFORNIA FAIR PLAN PROPERTY INSURANCE (800) 339-4099 cfpnet.com

Quotation Date: 09/23/2026
Quotation Expiration Date: 10/23/2026
Quotation Number: CFPQ0103090513
Account Reference: 0103030815

INSURED NAME AND MAILING ADDRESS
TEST TEST
1270 W 25th St

Upland, CA 91784

PROPERTY LOCATION
1270 W 25th St

Upland, CA 91784

CONTACT YOUR INSURANCE BROKER WITH QUESTIONS
Epitome Insurance Solutions, Inc.
420 N Mckinley St Ste 111-369
Corona, CA 92879-8099
PHONE NUMBER (951) 801-4151

YOUR MORTGAGE COMPANY

Quotation Amount $2,634.05

Payment Plan	Down Payment	Frequency/Installment
11 Pay	$443.60	Monthly/$224.00
3 Pay	$1,058.12	Every 3 months/$794.72
Or Pay In Full	**$2,634.05**	

Payment must be received by 10/23/2026 or the quotation will lapse and a new application will need to be submitted.
Pay online 24/7 via Credit Card or E-Check at:
https://action.cfpnet.com/#/make-payment
Automatic Payments are available after paying the initial down payment

For Overnight Mail Only:
Lockbox Services 840244
ATTN: CALIFORNIA FAIR PLAN ASSOCIATION
3440 FLAIR DRIVE
EL MONTE, CA 91731

- Refer to the quotation documentation forms for all details on coverage, effective date, requirements, restrictions, and general information. Do not include any forms with your payment other than the payment coupon. If necessary, policy correspondence may be emailed to cfpuw@cfpnet.com or mailed to PO Box 76924 Los Angeles, CA 90076.
- If the check is not honored when we first present it to your financial institution, or an online payment is reversed for any reason, a policy will not be issued. Any notice we may send conditionally acknowledging payment of premium will be void if California FAIR Plan Association has not received payment, in good funds, by the payment due date. If we have cashed the check or otherwise accepted your payment, it will be refunded. A new application will need to be submitted.
- Returned payments will incur a $25.00 fee. Each installment incurs a $4.50 fee, and it is included in the amount due.

Tear along the perforation

Broker Copy

PAYMENT COUPON

Write your Quotation Number on your check
Make sure to include this payment coupon

Min. Amount Due (11 Pay): $443.60
3 Pay: $1,058.12
Pay In Full: **$2,634.05**
Code: 001 ID: 03030815

Quotation Expiration Date: **10/23/2026**
Quotation Number: CFPQ0103090513
Amount Remitted: $

Epitome Insurance Solutions, Inc.
420 N Mckinley St Ste 111-369
Corona, CA 92879-8099

CALIFORNIA FAIR PLAN ASSOCIATION
PO BOX 840244
LOS ANGELES, CA 90084-0244

California FAIR Plan Association

DWELLING INSURANCE QUOTATION

(E-QUOTED)

CALIFORNIA FAIR PLAN PROPERTY INSURANCE
725 S. Figueroa Street, Suite 3900
Los Angeles, CA 90017
(800) 339-4099
www.cfpnet.com

YOUR INSURANCE BROKER
Epitome Insurance Solutions, Inc.
420 N Mckinley St Ste 111-369
Corona, CA 92879-8099
PHONE NUMBER (951) 801-4151

DATE OF THIS NOTICE 09/23/2026
QUOTATION NUMBER CFPQ0103090513
QUOTATION EXPIRATION DATE 10/23/2026

APPLICANT NAME AND MAILING ADDRESS
TEST TEST
1270 W 25th St
Upland, CA 91784

PROPERTY LOCATION
1270 W 25th St
Upland, CA 91784

RATING INFORMATION

YEAR BUILT	OCCUPANCY	# OF UNITS	CONSTRUCTION TYPE	DEDUCTIBLE
1963	Owner	1	Frame	$2500

COVERAGES AND PERILS INSURED AGAINST

	SELECTED COVERAGES		LIMITS
✓	A - Dwelling	$	444,000
«img: OS»	B – Other Structures *see reverse*	$	0
✓	C – Personal Property	$	66,600
✓	D – Fair Rental Value	$	44,400
	Ordinance or Law Coverage	$	0
✓	Debris Removal (additional)	$	10,000
✓	Extended Dwelling Coverage	$	111,000
	Dwelling Replacement Cost		NOT INCLUDED
✓	Inflation Guard		INCLUDED
	Personal Property Replacement Cost		NOT INCLUDED
✓	Fences	$	10,000
✓	Permitted Incidental Occupancy	$	0
	Plants, Shrubs and Trees	$	0
	Outdoor Radio and TV Equipment	$	0
	Awnings	$	0
	Signs	$	0
	Improvements, Alterations and Additions	$	0

	PERILS INSURED AGAINST	PREMIUM
✓	Fire or Lightning, Internal Explosion and Smoke Damage	$2,449.46
✓	Extended Coverages	$160.25
✓	Vandalism or Malicious Mischief	$24.34

Total Annual Premium (tentative) ** $2,634.05

The FAIR Plan does not offer Extended Replacement Cost Coverage. Please visit the Department of Insurance website at www.insurance.ca.gov to use their Homeowners Coverage Comparison Tool to see if a policy offering Extended Replacement Cost of at least 50% is available with another carrier.

**** See Additional Terms and Conditions**

THIS OFFER OF COVERAGE IS VOID IF THE PREMIUM IS NOT RECEIVED AT THE FAIR PLAN'S OFFICE BY

10/23/2026

IMPORTANT NOTICES

Please read carefully the Terms and Conditions on the other side of this form. This Dwelling Insurance Quotation is provisional and is subject to change. In case of loss we cover only that part of the loss which exceeds the deductible shown. Insurance is quoted for only those coverages, endorsements and perils shown above as selected (✓). A one year policy will be issued on the captioned risk upon our receipt of the premium as indicated.

MESSAGE BOARD

- ✓ Have you or your broker searched the standard market for a company that may be able to provide more comprehensive coverage?
- ✓ Please be sure to read the Important Information letter and Additional Terms and Conditions included with this Quotation.

Inspection Report

First Last

Property Address:
1270 w 25th St
Upland CA 91784

General View

C.L.M HOME INSPECTIONS

Inspected By:

MARCUS CAZARES

Mobile (909) 644.8860

Email: marcaz73@hotmail.com

Follow Us On Instagram:

@CLM_HOME_INSPECTIONS

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Date: 9/24/2026	**Time:** 03:30 PM	**Report ID:** 092426-03PRE
Property: 1270 w 25th St Upland CA 91784	**Customer:** First Last	**Real Estate Professional:** Robert Wetzel TOWER AGENCY

Comment Key or Definitions

The following are definitions of comment descriptions in this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

The Inspector makes no warranties nor guarantees on items, areas and there related condition that are inaccessible, obscured or simply overlooked. Client is advised that not all limitations may be expressed within this report.

The Inspector does not evaluate for nor comment on the presence of asbestos, mold or led paint due to NO laboratory testing performed.

Conditions considered to be general wear may be excluded from this evaluation.

The client agrees to submit to C.L.M. Home Inspection, in written form, any claims or complaints prior or taking any action. Any legal action or proceeding of any kind against the Inspector or C.L.M. Home Inspections or its officers, agents, or employee, must be brought within 30 days from the date of the inspection or will be deemed waived and forever barred.

The Client is aware that the Sewer Scope Inspection was not performed by a Licensed or Contracted Plumber. The Sewer Scope Inspection report is for your use only. We are not responsible for the use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release us (Including employees and business entities) from any liability whatsoever. We assume no liability for cost of repair or replacement or unreported defects, either current or future or claim or consequential, exemplary, special or incidental damages or for loss of the use of the home/ building. We do not perform engineering, plumbing or any other job function requiring an occupational license in the jurisdiction where the property is located. Any agreement verbally or in writing for such additional services on the day of the Sewer Scope Inspection shall be considered and an option to the client/ agent to seek on their behalf and will not hold the inspector reliable.

Report is based on Major Components that are accessible and ready to view. Client/ Agent are aware that this is not a full home inspection report. Your major components inspection is considered viewing and some minor testing on Roof, Heat system, A/C system, Electrical Panel, Gas, Plumbing, Foundation and items the were noticed at time of inspection that can possible be a safety issue. Some items that relate or could not have been seen can be excluded from this report. Note: Moving forward on items that that your inspector called out that might be a concern or have been repaired by a Licensed/ Qualified contractor your Inspector always recommends a full reinspection, quotes on item and encircle repairs, estimate bids to be

considered prior to purchasing or taking occupancy.

Residental Style:
Single Family Home

Year Built:
Not Listed

Home Faces:
North

House Occupied:
No

Buyers Agent Is Present:
No

Client Is Present:
No

Sellers Agent Present:
No

Recall Check:
Recall Check on Units were not performed.

Radon Test:
No

Water Test:
No

Electrical:
On

Gas Fuel Source:
On

Weather:
Warm / Clear

Temperature:
Between 70 / 80

Rain in last 3 days:
No

Sewer Or Septic:
Unkown, Camera Inspection was not performed.

Mold/ Asbestos/ Led Paint Air Test:
No Test Performed

1. Foundation, Crawlspace and Structure

The inspector shall inspect: The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

The inspector is not required to: Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

Method used to observe Crawlspace:
No crawlspace

Foundation Type:
Concrete Slab on Grade

		IN	NI	NP	RR
1.0	Floor Structure	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Roof / Attic

The inspector shall inspect from ground level or eaves: The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

The inspector is not required to: Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials

Roof surface viewed from:
Ground
Ladder
Walked roof

Roof-Type:
Hip Valley Roof

Roof Covering type:
Fiberglass / Asphalt Composition Shingle

Flashings:
Drip Edge

Roof Structure:
Rafters

Ceiling Structure:
Joist

		IN	NI	NP	RR
2.0	Roof Covering	•			
2.1	Flashing	•			
2.2	Roof / Ceiling / Wall Structure	•			
2.3	Attic Insulation	•			
2.4	Vent Pipes / Transit Lines	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

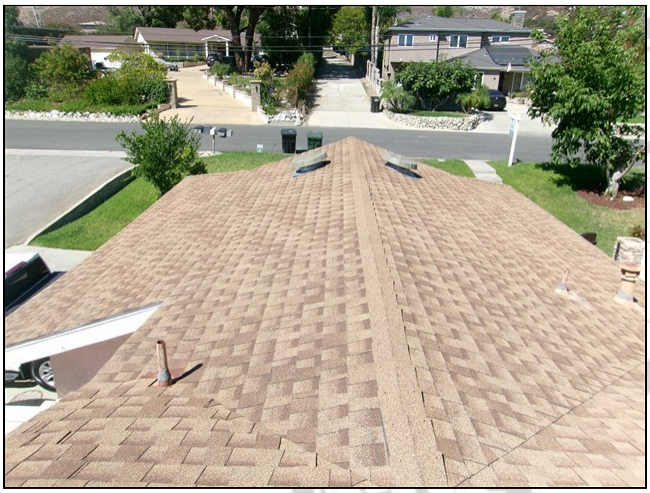
2.0 The roof composition shingles appeared to be approximately four to eight years of age and in good condition at time of inspection. Client should beware this is just a estimate and you should request the installation permit from seller, which will reveal its exact age and any warranty guarantees that might be applicable prior to your contingency removal.

2.0 Item 1(Picture) General View

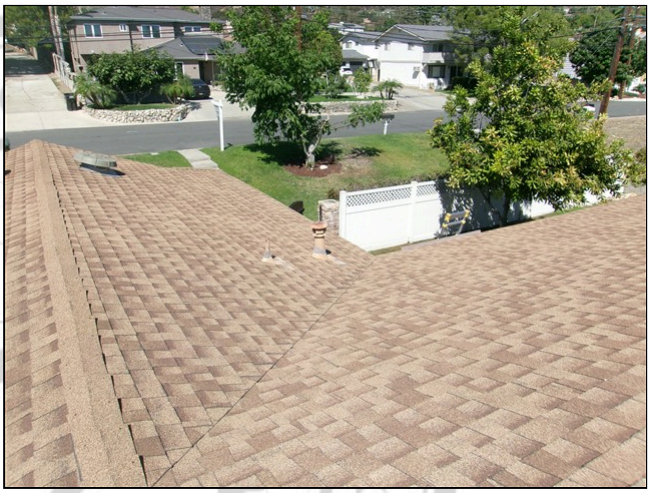
2.0 Item 2(Picture) General View

2.0 Item 3(Picture) General View

2.0 Item 4(Picture) General View



2.0 Item 5(Picture) General View



2.0 Item 6(Picture) General View

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Heating and Cooling

The inspector shall inspect: The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls.

The inspector is not required to: Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage.

Styles & Materials

Central Heat System Brand:
YORK

Energy Source:
Gas

Ductwork:
Insulated/ Attic

Filter Type:
N/A

Filter Size:
N/A

Central Air System Brand:
UNKNOWN

Cooling Equipment Type:
AIR CONDITION

		IN	NI	NP	RR
3.0	Heat / Air Condition Operating Controls	•			
3.1	Central Heating Unit/ Air Degree Test	•			
3.2	Vent Pipes	•			
3.3	Central A/C Unit / Air Degree Test	•			
3.4	A/C Electrical Disconnect	•			
3.5	System Filter	•			•
3.6	Air Ducting System/ Cooling/ Heat Lines	•			
3.7	Ceiling/ Wall/ Floor Vents	•			
		IN	NI	NP	RR

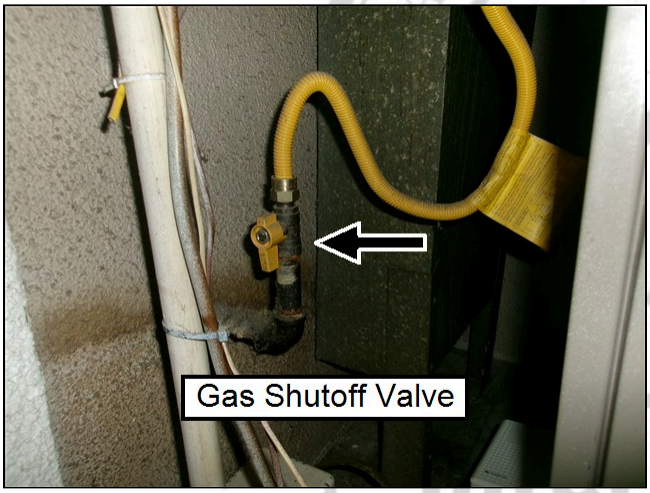
IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

3.0 Heat/ Cold air wall thermostat control was responsive and in working order at time of inspection. Note: Removal of old batteries and installing new is suggested.

3.0 Item 1(Picture) General View

3.1 Heat Unit system was in working order at time of inspection. Adequate hot air flow was present and recorded from all registers. (Thermal reading shown.) Note: Gas Shutoff Valve was present at Unit. Due to age a safety check should be required by your local Gas Company. Cover was not removed.



3.1 Item 1(Picture) General View

3.1 Item 2(Picture) General View

3.3 A/C Unit was in working order at time of inspection. Adequate cold air flow was tested and recorded from all registers at wall/ ceiling vents within home. (Thermal reading shown). Note: Life of Unit can not be determined at this time, Options on condition and recharge can be discussed with a qualified or licensed HVAC technician.

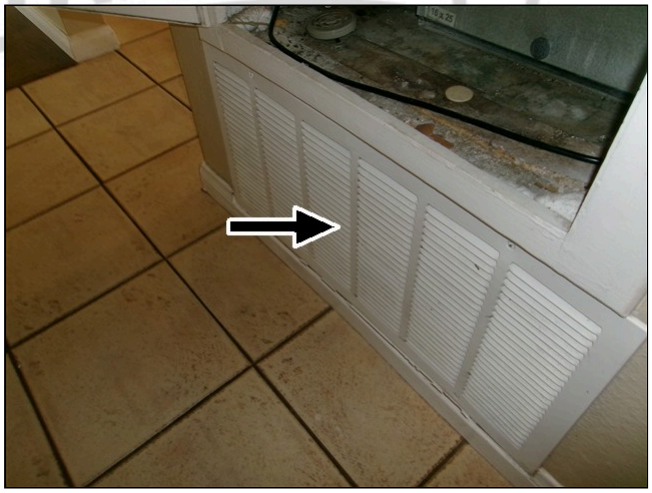
3.3 Item 1(Picture) General View

3.3 Item 2(Picture) General View

3.3 Item 3(Picture) General View

3.3 Item 4(Picture) General View

3.5 Filter changing helps keep your home air system clean and extends the service life of your Units. Recommend reinstalling new filters were needed. Work can be done by a qualified or licensed HVAC technician. Note: Air duct cleaning is suggested at this time, Dust, Deposits, Debris were present and can be within inner liner in your air duct system.



3.5 Item 1(Picture) General View

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Plumbing

The inspector shall: Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

The inspector is not required to: Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials

Plumbing Water Material:
Copper
Pex
PVC
Some Piping Not visible
Black Plastic
Galvanized
Cast Iron
ABS

Plumbing Water Supply:
Galvanized
Copper
PEX
Some Piping Not Visiable

Plumbing Return:
PVC
Cast iron
ABS
Some Piping Not Visible
Black Plastic

Water Heater Manufacturer:
BRADFORD-WHITE

Water Heater Power Source:
Gas (quick recovery)

Water Heater Location:
Garage

Fuel Meter Location:
South Walkway

Home Fuel Shut Off Valve:
South Side Walkway

Fuel Type:
Natural Gas

Home Water Shutoff Valve:
North Walkway

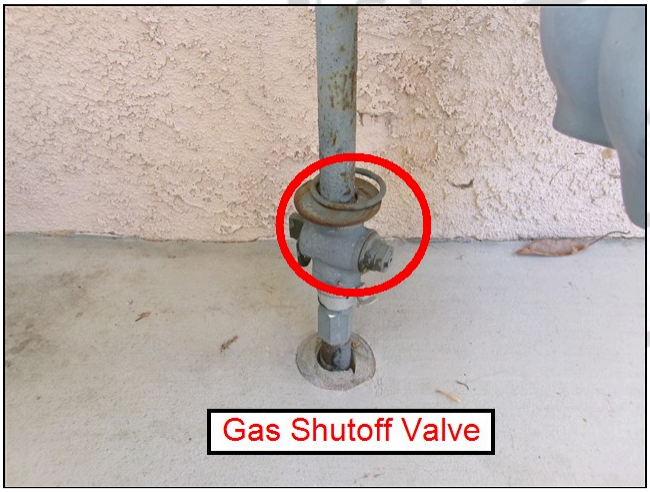
Home Street Water Main Shutoff:
Location Front Home

		IN	NI	NP	RR
4.0	Main Fuel Supply shut-off valve	•			•
4.1	Main Water supply shut-off valve	•			
4.2	Water Heater	•			•
4.3	Water Heater Vent	•			
4.4	Water Heater TPR Valve	•			
4.5	Water Heater Discharge Line	•			
4.6	Water Heater Seismic Straps	•			
4.7	A/C Cooling Discharge Line, Pump		•		
4.8	PLumbing Exterior / Interior Lines	•			•
4.9	Septic Tank	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

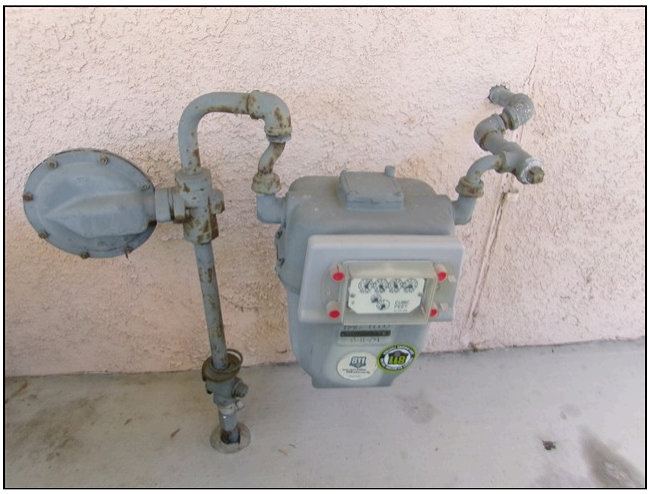
Comments:

4.0 The Main fuel shut off is at gas meter outside located at the South walkway. Client should be aware surface rust was present on fuel Meter and lines, condition is typical but knowing Meter has not been serviced. Recommend your local Gas Company to perform a full safety check inspection prior to occupancy. Note: Maintenance with a rust prohibiting paint on Meter should be followed with Gas Company slip of inspection.



4.0 Item 1(Picture) General View

4.0 Item 2(Picture) General View



4.0 Item 3(Picture) General View

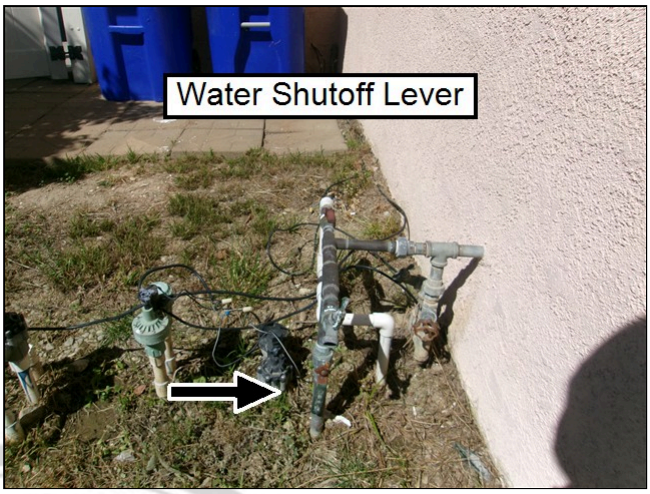
4.1 (1) **The water pressure test reading on gauge was under 80 PSI at time of inspection, recommend water pressure is between 50 to 80 PSI or 40 to 60 PSI. In result water pressure test was satisfactory. Note: Pressure regulator was not installed.**

4.1 Item 1(Picture) General View

4.1 Item 2(Picture) General View

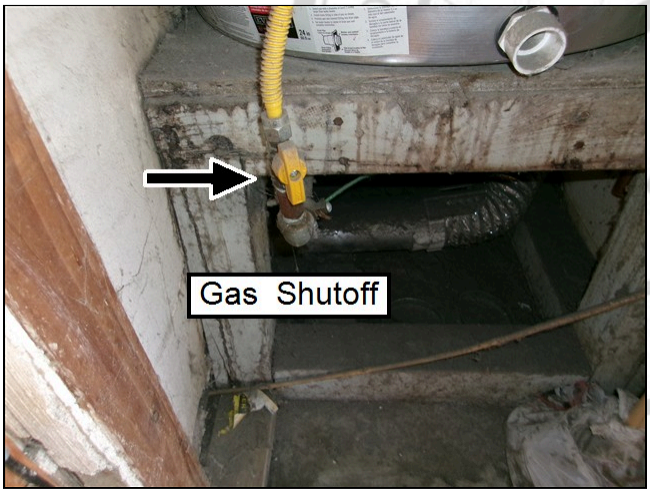
4.1 (2) **Home water shutoff valve design Knob was operational, free flowing with no signs of water leaks at time of inspection. Note: Water cutoff was not tested when water was on within home by your inspector.**

4.1 Item 3(Picture) General View



4.1 Item 4(Picture) General View

4.2 (1) **Water heater tank was in working order at time of inspection. Water tank manufacture date was not to be seen. Inspector can not determine life at this time. Note: Knocking noise was present at water tank due to sediment. While noise itself is harmless. Client should be aware to much sediment slows heat transfer from Gas burner to the heater.**

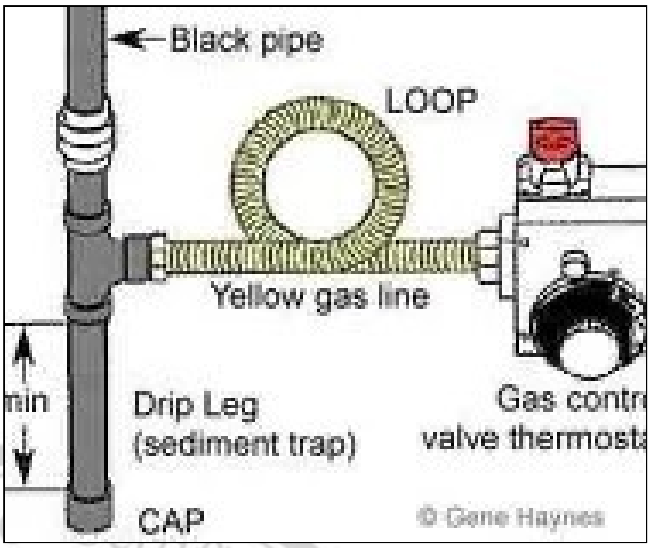


4.2 Item 1(Picture) General View

4.2 Item 2(Picture) General View

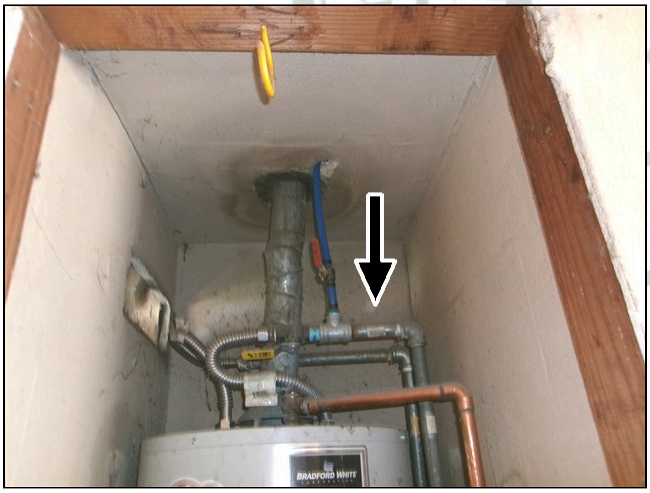
4.2 (2) **Recommend installing a drip leg (sediment trap) at gas valve. Drip leg (sediment trap) helps keep out debris or moisture in the gas line. Installments can be made accordingly and discussed by a Licensed or Qualified Plumber**

4.2 Item 3(Picture) General View

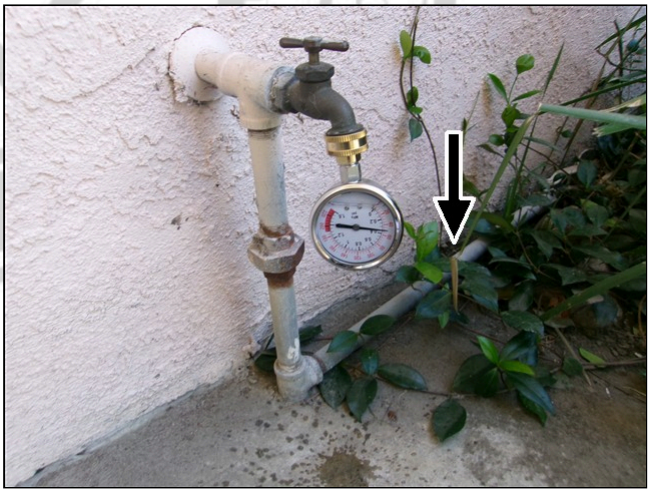


4.2 Item 4(Picture) General View

4.8 (1) **Galvanized pipes are steel pipes that have been dipped in protective zinc coating to prevent corrosion and rust when installed. Galvanized piping was commonly installed in homes built before 1960. Client should beware considering age galvanized pipes were present within your home at time of inspection. It is recommend for further evaluation on estimate and to be discussed on removal by a qualified or licensed plumber on installing copper or pex water supply. Note: Inspector can not determine your galvanized pipe inner liners condition or if contaminated with lead.**



4.8 Item 1(Picture) General View



4.8 Item 2(Picture) General View

4.8 (2) **Patina was present on copper water lines in areas were plumbing is supplied at home. Patina is a greenish color that appears when oxidation is exposed to water and air overtime. Options can be discussed on improvements with a qualified or licensed plumber.**

4.8 Item 3(Picture) General View

4.8 (3) **Plumbing access panel was opened during water testing, in result no leakage was present. Note: Client should be aware corrosion/ rust were observed on water lines in area at time of inspection. Recommend and suggest cost estimate/ bids by a qualified or licensed plumber in the future for replacement, In result to prevent accidental water leakage. Note: Galvanized supply was present, Inner liner condition can not be determined at this time.**

4.8 Item 4(Picture) General View

4.8 Item 5(Picture) General View

4.9 Plumbing septic tank was obscured at time of inspection. Location unknown, buried underground unable to inspect. Recommend a licensed or qualified Septic Company to complete a more thorough evaluation prior to your contingency period. If the Septic tank has not been pumped in the last three years, recommend a licensed or qualified Septic Company pump tank, check baffles, check for holes , cracks and provide buyer with certification of warranty after work completion. Note: Client should be aware clogging was not present during the inspection.

4.9 Item 1(Picture) General View

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Electrical

The inspector shall inspect: The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

The inspector is not required to: Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials

Main Service Panel Location:
East Facing

Sub Panel Location:
Not Present

Panel capacity:
120/240 Volt

Panel Type:
Circuit breakers

Electrical Disconnect Location:
At main service panel (Not Tested)

Solar Panel:
Not Present

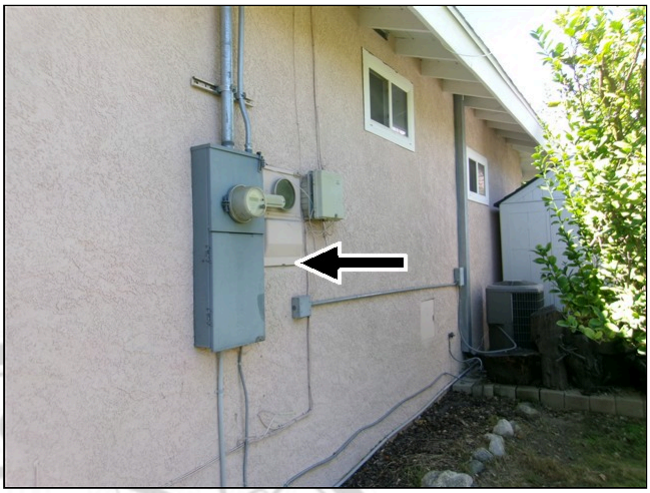
		IN	NI	NP	RR
5.0	Main Distribution Panel	•			
5.1	Circuit Breakers, Fuses	•			
5.2	Sub Service Panel/ Circuit Breakers, Fuses		•	•	
5.3	Electrical Grounding	•			
5.4	Interior Switches, Receptacles Outlets, Light Fixtures	•			•
5.5	Smoke Detectors	•			
5.6	Carbon Monoxide Detector	•			
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

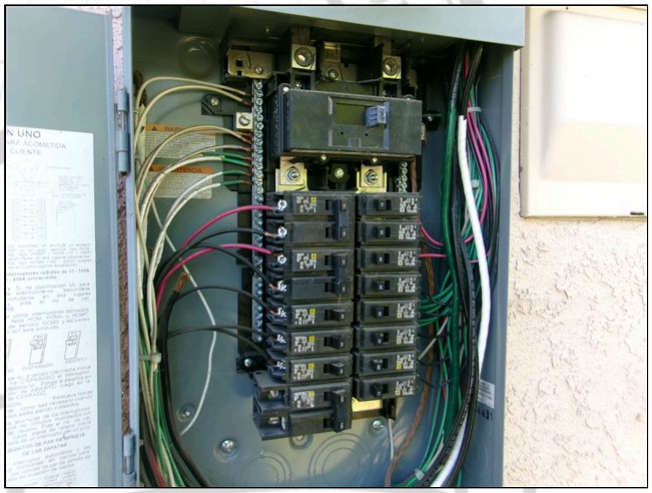
5.0 The Main Distribution panel observed to be in serviceable condition and functioning as intended at the time of the inspection. Recommend installing adequate legends at dead front cover for improved ease of station location. Work should be done by a qualified or licensed electrician.

5.0 Item 1(Picture) General View



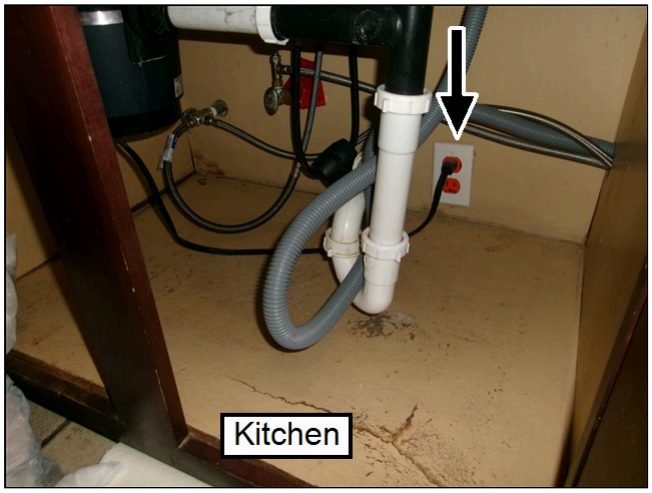
5.0 Item 2(Picture) General View

5.1 Circuit breakers were secured within panel and in working order at time of inspection. Inspector observed a 120 / 240 volt test. In result range was satisfactory. Note: Installed circuit breaker panel within panel were full (Overload). Additional circuit breakers can be added by adding a Sub Panel. Options can be discussed with a qualified or licensed electrician.



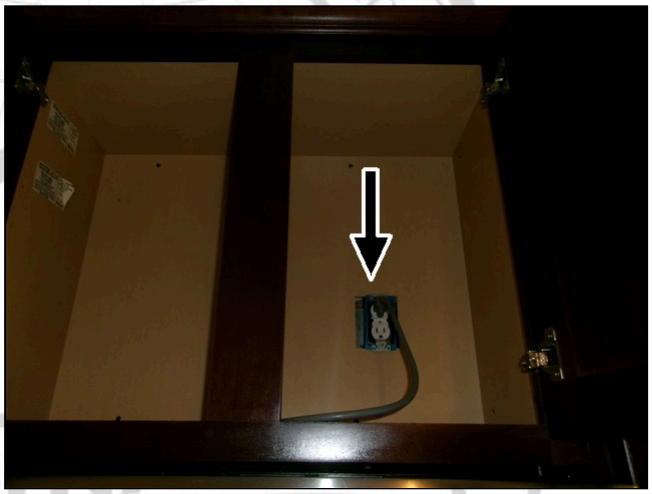
5.1 Item 1(Picture) General View

5.4 (1) **GFCI (Ground Fault Circuit Interrupter) receptacle were required to be installed in houses starting in 1971. GFCI receptacles have been required in more locations such as garages, bathroom/ laundry, kitchens, wet areas, exterior, etc. This safety outlet constantly monitors electricity flowing in a circuit and protecting from getting an electric shock. To sense any loss current outlet will imbalance and trip circuit leading to manually reset. Recommend discussing upgrades with an licensed/ qualified electrician as per standard building practice.**



5.4 Item 1(Picture) General View

5.4 (2) **There is no outlet protective cover found at interior kitchen. I recommend protective outlet cover be installed by a licensed/ qualified electrician.**



5.4 Item 2(Picture) General View

5.5 Smoke detectors was present at common hallways and in bedrooms at time of inspection. Note: Recommend installing new batteries and testing prior to taking occupancy or after taking occupancy. Batteries should be removed and replaced every six months followed by testing.

5.5 Item 1(Picture) General View

5.6 Carbon monoxide detector was present at time of inspection. Note: Recommend installing new batteries, testing prior to taking occupancy.

5.6 Item 1(Picture) General View

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Built-In Kitchen Appliances

Styles & Materials

Disposer Brand: IN SINK ERATOR	**Range/Oven:** LG	**Exhaust/Range hood:** VENTED
Dishwasher Brand: LG	**Trash Compactors:** NONE INSTALLED	**Refrigerator:** Present / Not Evaluated

		IN	NI	NP	RR
6.0	Sink / Fixtures	•			•
6.1	Kitchen Sink Plumbing	•			•
6.2	Ranges/Ovens/Cooktops		•		
6.3	Range Hood / Ventilation		•	•	
6.4	Refrigerator / Freezer/ Water Supply Line / Wine Cooler		•		
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

6.0 Kitchen water supply was at minimum flow during water testing. Minimum hot water supply can be caused by defective water shutoff valves, crushed/ kinked hose. Recommend further evaluation and repair back to it's standard flow as per standard building practice. Work should be done by a licensed/ qualified plumber at this time.

6.0 Item 1(Picture) General View

6.0 Item 2(Picture) General View

6.1 Under sink plumbing at wall/ sub flooring observed existing moisture stains at time of inspection. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions and no ventilation. Normally affected materials such as drywall/ wood board are removed, further evaluate moisture presence and replacing affected area. Work should be done throughout by a licensed/ qualified contractor. Note: We do not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness.

Options can be discussed by a specialist.

6.1 Item 1(Picture) General View

6.1 Item 2(Picture) General View

7. Bathrooms and Laundry

Styles & Materials

Tub Type:	Shower Wall Type:	Ventilation Type:
Fiberglass	Tiled	Window
	Fiberglass	Spot Fan

		IN	NI	NP	RR
7.0	Sinks / Fixtures	•			
7.1	Shower / Tub Fixtures	•			•
7.2	Bathroom Plumbing	•			•
7.3	Toilet	•			
7.4	Bath / Shower/ Tub Walls and Floor	•			•
7.5	Bathroom Interior Flooring/ Wall/ Ceiling	•			•
		IN	NI	NP	RR

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

Comments:

7.0

7.0 Item 1(Picture) General View

7.0 Item 2(Picture) General View

7.1 (1) **Shower/ Tub fixtures water supply were in working order at time of inspection. Note: Hot/ Cold water test was performed.**

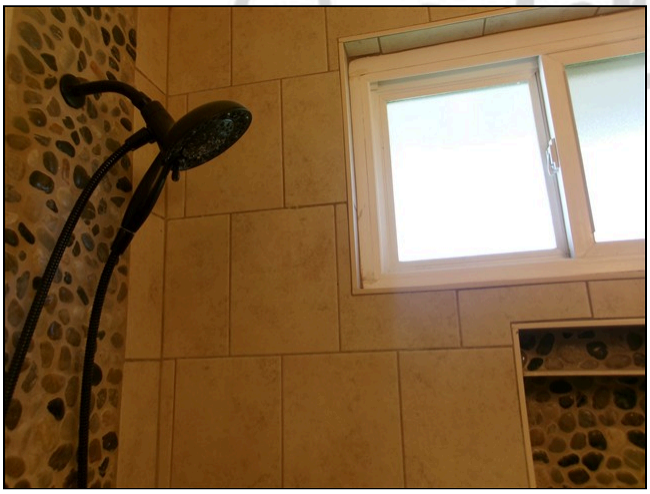
Client should be aware standard water temperature should be no greater then 120 degrees fahrenheit. Adjustment on lowering degree can be done accordingly at water heater temperature dial.

7.1 Item 1(Picture) General View

7.1 (2) **Hallway bathroom Shower/ Tub fixture was loose, unsecured at time of inspection. Inspector can determine behind wall securement. Recommend further evaluation by a qualified or licensed plumber .**

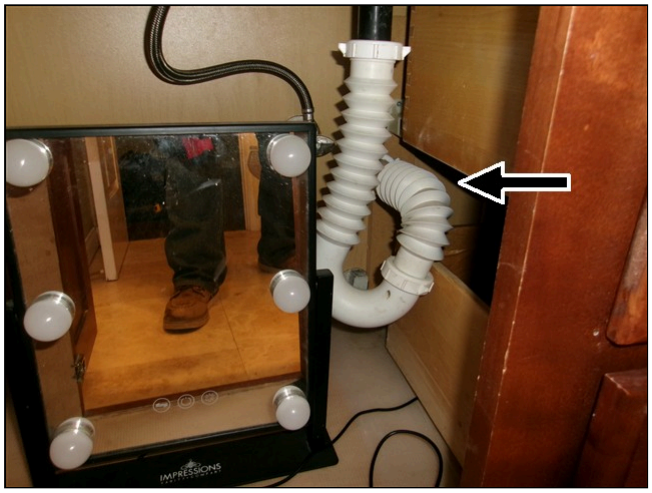
7.1 Item 2(Picture) General View

7.1 Item 3(Picture) General View



7.1 Item 4(Picture) General View

7.2 (1) **Under sink plumbing observed a corrugated drain line at time of inspection. Corrugated drain line can sometimes catch hair debris or build up soap scum, In result clogging. Recommend installing a smooth ABS line with correct P-Trap. Work can be done by a qualified or licensed plumber. Angle stops were movable and in working order. Note: Interior cabinets through out were inaccessible due to stored items. In result recommend reinspection when stored items are remove**



7.2 Item 1(Picture) General View

7.2 (2) **Under sink plumbing observed satisfactory and no leaks/ clogging at time of inspection. Angle stops were movable and in working order. Note: Interior cabinets through out were inaccessible due to stored items. In result recommend reinspection when stored items are removed.**

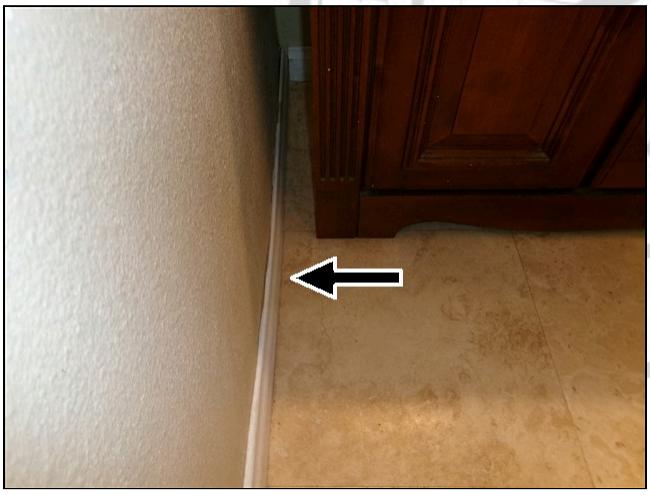
7.2 Item 2(Picture) General View

7.4 Master shower interior wall/ floor surrounds observed black staining at time of inspection. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions and no ventilation. Recommend removal of staining and surroundings by a qualified person and to restore back to its natural coating and safe conditions.

7.4 Item 1(Picture) General View

7.4 Item 2(Picture) General View

7.5 Moisture damage/ staining was observed in the interior bathroom wall baseboards at time of inspection. Recommend a qualified or licensed contractor evaluate and make repairs, repairs may include removing affected area, further evaluating and replacing affected material. Note: Options on water staining can be discussed with seller.



7.5 Item 1(Picture) General View

7.5 Item 2(Picture) General View

7.5 Item 3(Picture) General View

General Summary

CLM HOME INSPECTIONS

MARCUS CAZARES

(909) 644.8860

marcaz73@hotmail.com

Customer
First Last

Address
1270 w 25th St
Upland CA 91784

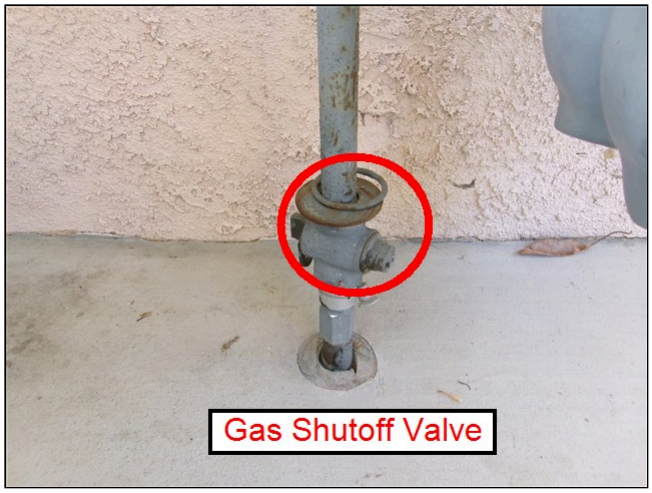
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

4. Plumbing

4.0 Main Fuel Supply shut-off valve

Inspected, Repair or Replace

The Main fuel shut off is at gas meter outside located at the South walkway. Client should be aware surface rust was present on fuel Meter and lines, condition is typical but knowing Meter has not been serviced. Recommend your local Gas Company to perform a full safety check inspection prior to occupancy. Note: Maintenance with a rust prohibiting paint on Meter should be followed with Gas Company slip of inspection.



4.0 Item 1(Picture) General View

4.0 Item 2(Picture) General View

4.0 Item 3(Picture) General View

4.9 Septic Tank

Inspected, Repair or Replace

Plumbing septic tank was obscured at time of inspection. Location unknown, buried underground unable to inspect. Recommend a licensed or qualified Septic Company to complete a more thorough evaluation prior to your contingency period. If the Septic tank has not been pumped in the last three years, recommend a licensed or qualified Septic Company pump tank, check baffles, check for holes , cracks and provide buyer with certification of warranty after work completion. Note: Client should be aware clogging was not present during the inspection.

4.9 Item 1(Picture) General View

6. Built-In Kitchen Appliances

6.0 Sink / Fixtures

Inspected, Repair or Replace

Kitchen water supply was at minimum flow during water testing. Minimum hot water supply can be caused by defective water shutoff valves, crushed/ kinked hose. Recommend further evaluation and repair back to it's standard flow as per standard building practice. Work should be done by a licensed/ qualified plumber at this time.

6.0 Item 1(Picture) General View

6.0 Item 2(Picture) General View

6.1 Kitchen Sink Plumbing

Inspected, Repair or Replace

Under sink plumbing at wall/ sub flooring observed existing moisture stains at time of inspection. It is beyond the scope of this inspection to identify what substance or organism this staining is. However such staining is normally caused by excessively moist conditions and no ventilation. Normally affected materials such as drywall/ wood board are removed, further evaluate moisture presence and replacing affected area. Work should be done throughout by a licensed/ qualified contractor. Note: We do not inspect, test or determine if this growth is or is not a health hazard. The underlying cause is moisture or dampness. Options can be discussed by a specialist.

6.1 Item 1(Picture) General View

6.1 Item 2(Picture) General View

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge http://www.HomeGauge.com : Licensed To Marcus Cazares

INVOICE

C.L.M Home Inspections
909 644.8860
EMAIL: marcaz73@hotmail.com
Inspected By: Marcus Cazares

Inspection Date: 9/24/2026
Report ID: 092426-03PRE

*

Customer Info:	**Inspection Property:**
First Last **Customer's Real Estate Professional:** Robert Wetzel TOWER AGENCY	1270 w 25th St Upland CA 91784

Inspection Fee:

Service	Price	Amount	Sub-Total
Pre Inspection (Home Inspection)	150.00	1	150.00

Tax $0.00
Total Price $150.00

Payment Method: Awaiting Payment
Payment Status: Open Invoice/ Invoice Sent By EMAIL
Note: **********Payment Due Agent Will Contact Marcus At 909 644-8860 For Payment**********

C.L.M Home Inspections

Marcus Cazares

909 644.8860
EMAIL: marcaz73@hotmail.com

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
1270	W 25TH ST	Upland	91784	09/23/2026	3

Ruben's Exterminator Company
1952 Ohio Ave
Colton CA 92324
(909) 888-8225 (909) 693-0814
rm5610@msn.com Fax (909) 381-5513

Report # : 11916
Registration # : PR8864
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and Party of Interest:	Report sent to:
ROBERT WETZEL TOWER AGENCY		

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

GENERAL DESCRIPTION:
ONE STORY VACANT HOUSE ON A CONCRETE SLAB WITH AN ATTACHED TWO CAR GARAGE AND COMPOSITION ROOF.

Inspection Tag Posted:
Garage

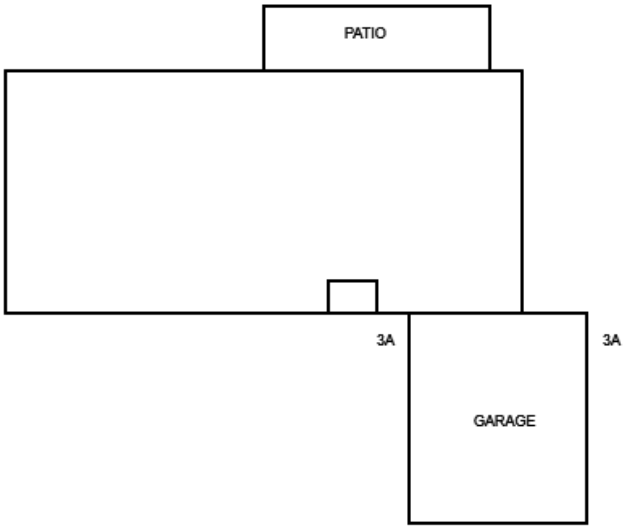
Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites ☐ Drywood Termites ☐ Fungus / Dryrot ☒ Other Findings ☐ Further Inspection ☐

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

Diagram Not To Scale



Inspected By: RUBEN MORALES **State License No.** OPR10757 **Signature:**

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

RUBEN'S EXTERMINATOR COMPANY

1270	W 25TH ST	Upland	CA	91784
Address of Property Inspected		City	State	ZIP
09/23/2026	11916			
Date of Inspection	Corresponding Report No.			Escrow No.

WHAT IS A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT? READ THIS DOCUMENT. IT EXPLAINS THE SCOPE AND LIMITATIONS OF A STRUCTURAL PEST CONTROL INSPECTION AND A WOOD DESTROYING PEST & ORGANISM INSPECTION REPORT.

A Wood Destroying Pest & Organism Inspection Report contains findings as to the presence or absence of evidence of wood destroying pests and organisms in visible and accessible areas and contains recommendations for correcting any infestations or infections found. The contents of Wood Destroying Pest & Organism Inspection Reports are governed by the Structural Pest Control Act and regulations.

Some structures do not comply with building code requirements or may have structural, plumbing, electrical, mechanical, heating, air conditioning or other defects that do not pertain to wood destroying organisms. A Wood Destroying Pest & Organism Inspection Report does not contain information on such defects, if any, as they are not within the scope of the licenses of either this company, or it's employees.

The Structural Pest Control Act requires inspection of only those areas which are visible and accessible at the time of inspection. Some areas of the structure are not accessible to inspection, such as the interior of hollow walls, spaces between floors, areas concealed by carpeting, appliances, furniture or cabinets. Infestations or infections may be active in these areas without visible and accessible evidence. If you desire information about areas that were not inspected, a further inspection may be performed at an additional cost. Carpets, furniture or appliances are not moved and windows are not opened during a routine inspection.

The exterior Surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractor's State License Board.

This company does not certify or guarantee against any leakage, such as (but not limited to) plumbing, appliances, walls, doors, windows, any type of seepage, roof or deck coverings. This company renders no guarantee, whatsoever, against any infection, infestation or any other adverse condition which may exist in such areas or may become visibly evident in such area after this date. Upon request, further inspection of these areas would be performed at an additional charge.

In the event damage or infestation described herein is later found to extend further than anticipated, our bid will not include such repairs. OWNER SHOULD BE AWARE OF THIS CLOSED BID WHEN CONTRACTING WITH OTHERS OR UNDERTAKING THE WORK HIMSELF/HERSELF.

If requested by the person ordering this report, a re-inspection of the structure will be performed. Such requests must be within four (4) months of the date of this inspection. Every re-inspection fee amount shall not exceed the original inspection fee.

Wall paper, stain, or interior painting are excluded from our contract. New wood exposed to the weather will be prime painted, only upon request at an additional expense.

This company will reinspect repairs done by others within four months of the original inspection. A charge, if any, can be no greater than the original inspection fee for each reinspection. The reinspection must be done within ten (10) working days of request. The reinspection is a visual inspection and if inspection of concealed areas is desired, inspection of work in progress will be necessary. Any guarantees must be received from parties performing repairs.

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

This Wood Destroying Pest & Organisms Report DOES NOT INCLUDE MOLD or any mold like conditions. No reference will be made to mold or mold-like conditions. Mold is not a Wood Destroying Organism and is outside the scope of this report as defined by the Structural Pest Control Act. If you wish your property to be inspected for mold or mold like conditions, please contact the appropriate mold professional.

RUBEN'S EXTERMINATOR COMPANY

1270	W 25TH ST	Upland	CA	91784
Address of Property Inspected		City	State	ZIP
09/23/2026	11916			
Date of Inspection	Corresponding Report No.			Escrow No.

THIS IS A SEPARATED REPORT WHICH IS DEFINED AS SECTION I/SECTION II CONDITIONS EVIDENT ON THE DATE OF THE INSPECTION.

SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(s) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

SECTION I:

3A - Fungus / Dryrot

FINDING - Dry rot damaged noted at exterior fascia board and garage door jamb.

RECOMMENDATION - Remove and replace damaged 2x8 fascia and 2x6 door jamb. White primer paint included in estimate.

Thank you for selecting us to perform a structural pest control inspection on your property. Should you have any questions regarding this report, please call us directly by the contact information provided on the first page of the inspection report.

Our inspectors have determined that your property will benefit from a safe application of chemicals commonly used for structural pest control. In accordance with the laws and regulations of the State of California, we are required to provide you and your occupants with the following information prior to any application of chemicals to such property.

Please take a few moments to read and become familiar with the content. State law requires that you be given the following information:

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

If within 24 hours following application, you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center and your pest control operator immediately.

For further information, contact any of the following agencies in your area:

Poison Control Center	(800) 222-1222
Agricultural Department	(909) 387-2105
Health Department	(800) 722-4794
Structural Pest Control Board	(916) 561-8700
	2005 Evergreen Street, Ste. 1500. Sacramento, CA 95815

Ruben's Exterminator Company
1952 Ohio Ave
Colton CA 92324
(909) 888-8225 (909) 693-0814
rm5610@msn.com Fax (909) 381-5513

WORK AUTHORIZATION

Report #: 11916

No work will be performed until a signed copy of this agreement has been received.

Address of Property :	1270 W 25TH ST
City:	Upland
State/ZIP:	CA 91784

The inspection report of the company dated, **09/23/2026** is incorporated herein by reference as though fully set forth.
The company is authorized to proceed with the work outlined in the items circled below from the Termite Inspection Report for the property inspected, for a total sum of $ _____ . This total amount is due and payable within **30 days** from completion repair work and/or chemical application.

THE COMPANY AGREES

To guarantee all repair completed by this company for one year from date of completion except for caulking, grouting, or plumbing, which is guaranteed for a period of **ninety (90) days**. We assume no responsibility for work performed by others, to be bound to perform this work for the price quoted in our cost breakdown for a period not to exceed 30 days, to use reasonable care in the performance of our work but to assume no responsibility for damage to any hidden pipes, wiring, or other facilities or to any shrubs, plants, or roof.

THE OWNER OR OWNER'S AGENT AGREES

To pay for services rendered in any additional services requested upon completion of work to pay a service charge of one and one-half percent (1 1/2%) interest per month, or portion of any month, annual interest rate of eighteen percent (18%) on accounts exceeding the ten (10) day full payment schedule. The Owner grants to The Company a security interest in the property to secure payment sum for work and inspection fee completed. In case of non-payment by The owner, reasonable attorney fees and costs of collection shall be paid by owner, whether suit be filed or not.

ALL PARTIES AGREE

If any additional work is deemed necessary by the local building inspector, said work will not be performed without additional authorization from owner or owner's agent. This contract price does not include the charge of any Inspection Report fees. Circle the items you wish performed by The Company, below and enter total amount above:

NOTICE TO OWNER

Under the California Mechanics Lien Law, any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
3A	550.00	0.00	0.00	0.00
Total:	550.00	0.00	0.00	0.00

GRAND TOTAL: 550.00

Property Owner: Date: Inspected By: Date:

Owner's Agent: Date:

INVOICE / STATEMENT

Ruben's Exterminator Company
1952 Ohio Ave
Colton CA 92324
(909) 888-8225 (909) 693-0814
rm5610@msn.com Fax (909) 381-5513

Date: 09/23/2026
Report Number: 11916
Invoice Number: 11916-1
Escrow Number:

Property Inspected: 1270 W 25TH ST
Upland, CA 91784

Bill To: ROBERT WETZEL
TOWER AGENCY

Inspection: $	75.00
Invoice Total: $	75.00
Payments: $	0.00
Total Due: $	**75.00**

Description of Service

RETAIN THIS COPY FOR YOUR RECORDS
THANK YOU FOR YOUR BUSINESS

CUT HERE *CUT HERE* *CUT HERE*

INVOICE / STATEMENT

Ruben's Exterminator Company
1952 Ohio Ave
Colton CA 92324
(909) 888-8225 (909) 693-0814
rm5610@msn.com Fax (909) 381-5513

Date: 09/23/2026
Report Number: 11916
Invoice Number: 11916-1
Escrow Number:

Property Inspected: 1270 W 25TH ST
Upland, CA 91784

Bill To: ROBERT WETZEL
TOWER AGENCY

Inspection: $	75.00
Invoice Total: $	75.00
Payments: $	0.00
Total Due: $	**75.00**

Description of Service

RETURN THIS COPY WITH REMITTANCE
THANK YOU FOR YOUR BUSINESS

DISCLOSURE SOURCE NHD

A FIDELITY NATIONAL FINANCIAL, INC. COMPANY

CURRENT | COMPLETE | CONFIDENT

CALIFORNIA RESIDENTIAL DISCLOSURE REPORT

Property Address: 1270 W 25TH ST, UPLAND, CA, 91784-8650

APN: 0200-401-12-0000

Report Date: 9/23/2026

Report Number: 260923-00101

Report Type: Residential Premium Report

Disclosure Source® Copyright 2026

800-880-9123 | DisclosureSource.com | PO Box, 51113 Los Angeles, CA 90051

Make check payable to:

DISCLOSURE SOURCE NHD
A FIDELITY NATIONAL FINANCIAL, INC. COMPANY

P.O. Box 51113
Los Angeles, CA 90051-5412

INVOICE

Order Number: 260923-00101
Escrow Number:
Invoice Date: 9/23/2026

Bill To:

ROBERT WETZEL
TOWER REAL ESTATE AGENCY
7197 BROCKTON AVENUE
RIVERSIDE, CA, 92506

Amount Due: $99.00

Please include the Order Number on check to receive proper credit.

THE LIABILITY PROVISIONS OF THE REPORT DO NOT APPLY UNTIL FULL PAYMENT IS RECEIVED

Ordering Party/Agent	Escrow	Order Details
ROBERT WETZEL TOWER REAL ESTATE AGENCY 7197 BROCKTON AVENUE RIVERSIDE, CA, 92506 (951) 210-4545		Property Address: ALEXIS STEFAN 1270 W 25TH ST UPLAND, CA, 91784-8650 APN: 0200-401-12-0000

Quantity	Description	Amount	Total
1	Residential Premium	$99.00	$99.00

Subtotal: $99.00
Paid: $0.00
Amount Due: **$99.00**

----------TEAR OFF----------TEAR OFF----------

Ordering Party: ROBERT WETZEL
TOWER REAL ESTATE AGENCY
7197 BROCKTON AVENUE
RIVERSIDE, CA, 92506
(951) 210-4545

Amount Due: $99.00

Order Number: 260923-00101
Escrow Number:
Invoice Date: 9/23/2026
APN: 0200-401-12-0000

Make Checks Payable To: DISCLOSURE SOURCE NHD
P.O. BOX 51113 Los Angeles, CA 90051-5412

DISCLOSURE SOURCE NHD
A FIDELITY NATIONAL FINANCIAL, INC. COMPANY

California Residential Disclosure Report

Property Address: 1270 W 25TH ST
UPLAND, CA 91784-8650

Parcel Number: 0200-401-12-0000

Date: 9/23/2026

Order Number: 260923-00101

Mandatory Disclosures At A Glance

A Natural Hazard Disclosure and Tax Information Summary

FIRE

✓	High or Very High Fire Hazard Severity Zone (FHSZ) (AB 38 Residential 1-4 units only)	
	IS in a CalFire Local Responsibility Area (LRA)- VERY HIGH Severity Zone	NHDS
✓	**IS in a CalFire Local Responsibility Area (LRA)- HIGH Severity Zone**	2
	IS in a CalFire State Responsibility/Wildland Area (SRA)- VERY HIGH Severity Zone	NHDS
	IS in a CalFire State Responsibility/Wildland Area (SRA)- HIGH Severity Zone	NHDS

FLOOD

	IS in an A Special Flood Hazard Area (Any type of Zone “A” or “V”)	1
✓	**IS** in an Area of potential flooding	1

SEISMIC

	IS in a Seismic Hazard Zone	4

EARTHQUAKE FAULT

	IS in a Fault Zone	3

WILDLAND FIRE

	IS in a Wildland (SRA) Area	3

TAX BOND- Reported when Tax information is included as part of the NHD report

	IS subject to Mello Roos Assessments	9
	IS subject to 1915 Bond	10

Note:

N/M	Indicates that there is no hazard mapping data available from the issuing agency.
✓	Indicates hazard or tax item to view- See report details for more information.
	Indicates property does NOT fall into identified hazard or bond assessment area.

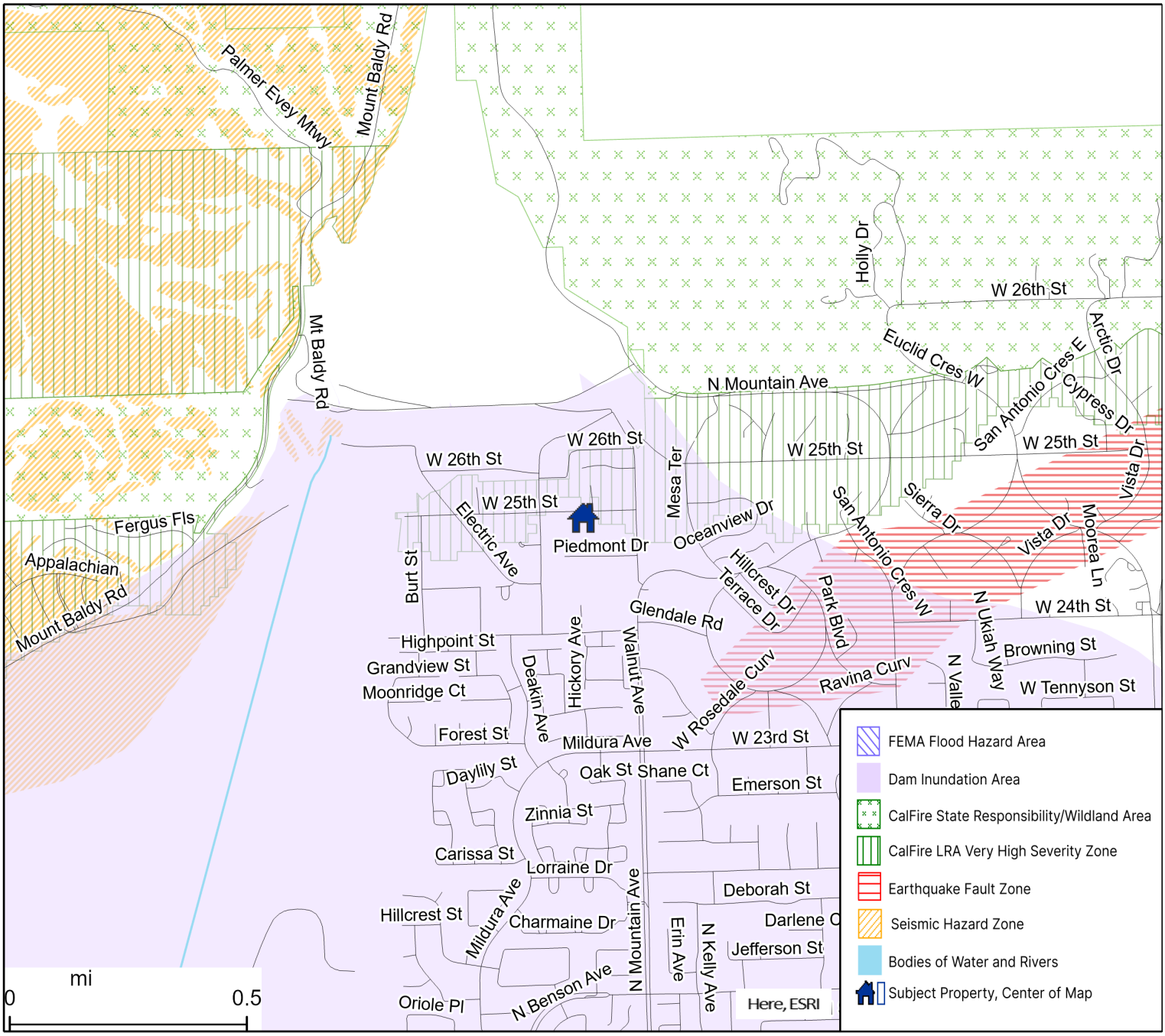
Disclosure Source hereby agrees to indemnify the owner of any property for which a Report is issued and paid, and the owner’s real estate broker, agent, transaction coordinator, escrow agent, and/or settlement agent involved in the transaction related to the issuance of the Report, for damages incurred to the extent those damages are a result of our negligent acts or errors/omissions in the performance of our services and subject to the limitations of this Report

** This page offers a high-level summary of key hazards and tax risks. Please review the full report for detailed disclosures, maps, and compliance information.*

California Residential Disclosure Report

Property Address:	1270 W 25TH ST UPLAND, CA 91784-8650	**Date:**	9/23/2026
Parcel Number:	0200-401-12-0000	**Order Number:**	260923-00101

Statutory Natural Hazard Disclosures



	IS [ ]	IS NOT [X]	Located in a FEMA Special Flood Area Zone.
*	IS [X]	IS NOT [ ]	Located in a Dam Inundation Area.
	IS [ ]	IS NOT [X]	Located in a CalFire State Responsibility/Wildland Area- Very High Severity Zone.
	IS [ ]	IS NOT [X]	Located in a CalFire State Responsibility/Wildland Area- High Severity Zone.
	IS [ ]	IS NOT [X]	Located in a CalFire/Local Responsibility Area- Very High Severity Zone.
*	IS [X]	IS NOT [ ]	Located in a CalFire/Local Responsibility Area- High Severity Zone.
	IS [ ]	IS NOT [X]	Located in an Alquist-Priolo Earthquake Fault Zone.
	IS [ ]	IS NOT [X]	Located in a Seismic Hazard Zone.

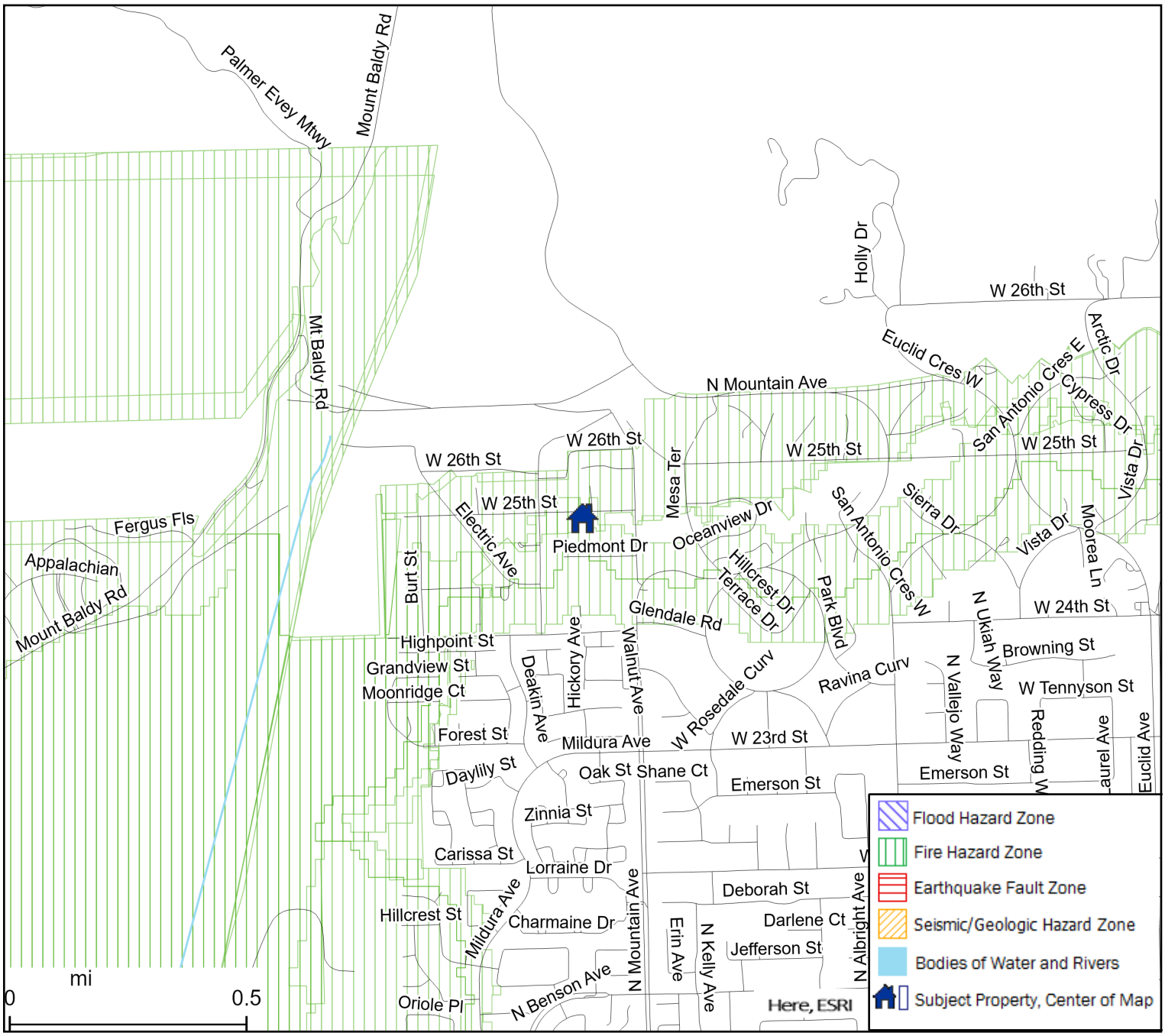
This map is for your aid in locating natural hazard areas in relation to the subject Property described above. Please verify street address and/or assessor's parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (express or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. **This map is not intended for use as a substitute disclosure under California law.**

*** Please read the report for further information.**

California Residential Disclosure Report

Property Address:	1270 W 25TH ST UPLAND, CA 91784-8650	**Date:**	9/23/2026
Parcel Number:	0200-401-12-0000	**Order Number:**	260923-00101

Local/Supplemental Natural Hazard Disclosures



	IS [ ]	IS NOT [X]	in a Supplemental Flood Hazard Zone.
*	IS [X]	IS NOT [ ]	in a Supplemental Fire Hazard Zone.
*	IS [ ]	IS NOT [ ]	in a Supplemental Earthquake Fault Zone.
	IS [ ]	IS NOT [X]	in a Supplemental Seismic/Geologic Hazard Zone.

This map is for your aid in locating natural hazard areas in relation to the subject Property described above. Please verify street address and/or assessor's parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (express or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. **This map is not intended for use as a substitute disclosure under California law.**

* **Please read the report for further information**

DISCLOSURE SOURCE NHD
A FIDELITY NATIONAL FINANCIAL, INC. COMPANY

California Residential Disclosure Report

Property Address: 1270 W 25TH ST
UPLAND, CA 91784-8650
Parcel Number: 0200-401-12-0000

Date: 9/23/2026
Order Number: 260923-00101

NATURAL HAZARD DISCLOSURE STATEMENT

This statement applies to the following property: **1270 W 25TH ST, UPLAND, CA, 91784-8650 APN: 0200-401-12-0000**
The seller and the seller's agent(s) or a third-party consultant disclose 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 action 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 and seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.
Yes ____ No __X__ Do not know and information not available from local jurisdiction _____

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.
Yes __X__ No _____ Do not know and information not available from local jurisdiction _____

A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.
Yes _____ No __X__

High FHSZ in a state responsibility area Yes _____ No __X__
Very High FHSZ in a state responsibility area Yes _____ No __X__
Very High FHSZ in a local responsibility area Yes _____ No __X__

*High FHSZ in a local responsibility area Yes__X__ No_____

***Please note this severity zone identification level is provided as a supplemental disclosure to assist parties in assessing potential wildfire-related disclosure requirements. The statutory Natural Hazard Disclosure requirements of Civil Code Section 1103.2 are determined independently in accordance with the applicable law. The HIGH Local Responsibility Severity Zone is currently NOT a criteria used to determine the statutory Disclosure Hazard reporting in accordance with Civil Code 1103.2.**

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.
Yes _____ No __X__

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.
Yes _____ No __X__

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.
Yes (Landslide Zone) _____ Yes (Liquefaction Zone) _____ No __X__ Map not yet released by state _____

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. SELLER(S) AND BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signature of Seller(s) _____ Date _____
Signature of Seller(s) _____ Date _____
Seller's Agent(s) _____ Date _____
Seller's Agent(s) _____ Date _____

Check only one of the following:

☐ Seller(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the seller(s) and agent(s).

☒ Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Section 1103.4 of the Civil Code. Neither seller(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) DISCLOSURE SOURCE NHD A FIDELITY NATIONAL FINANCIAL, INC. COMPANY Date **09/23/2026**

Buyer represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.

By signing below, the buyer(s), also acknowledge they have read and understand the additional disclosures, notices, advisories, and disclaimers provided in this report including, but not limited to, local/supplemental natural hazards, commercial/industrial zoning, airport influence area and airport proximity, Williamson Act, right to farm, mining operations, transfer fee notice, notice of your supplemental property tax bill, gas and hazardous liquid transmission pipelines, toxic mold, methamphetamine or fentanyl contaminated property, Megan's law, flood insurance, military ordnance location, energy efficiency standards, water conserving plumbing fixtures, solar energy systems notice, mudslide / debris flow advisory, habitat sensitivity area/endangered species, oil, gas wells and methane, naturally occurring asbestos, radon, additional local disclosures, tax information (Mello-Roos and 1915 special tax and assessments notice, tax summary), if included in the report, environmental information, if included in the report, and links to download Governmental Guides referred to in the Report (additional signatures may be required):

1. "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants";
2. "Protect Your Family From Lead In Your Home";
3. "Homeowners Guide to Earthquake Safety" and "Residential Earthquake Hazards Report" form;
4. "What is your Home Energy Rating?".

Signature of Buyer(s) _____ Date _____
Signature of Buyer(s) _____ Date _____

California Residential Disclosure Report

Property Address: 1270 W 25TH ST
UPLAND, CA 91784-8650
Parcel Number: 0200-401-12-0000

Date: 9/23/2026
Order Number: 260923-00101

THE RECIPIENT(S) SHOULD CAREFULLY READ THE EXPLANATION OF SERVICES, CONDITIONS, LIMITATIONS & DISCLAIMERS CONTAINED IN THIS REPORT.

PAYMENT POLICY: FULL PAYMENT FOR THIS REPORT IS DUE UPON CLOSE OF ESCROW. THE LIABILITY PROVISIONS OF THE REPORT DO NOT APPLY UNTIL FULL PAYMENT IS RECEIVED.

CANCELATION POLICY: OUR REPORT CAN ONLY BE CANCELLED IF ESCROW IS CANCELLED, OR THE SELLER TAKES THE PROPERTY OFF THE MARKET. SIGNED ESCROW CANCELLATION INSTRUCTIONS ARE REQUIRED.

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☒	☐	☐	Dam Inundation / Area of Potential Flooding	1
			Wildfire Mitigation: Home Hardening And Defensible Space Notice (AB 38)	2
☒	☐	☐	High and Very High Local Responsibility Fire Hazard Severity Zones	2
☐	☒	☐	Wildland Area That May Contain Substantial Forest Fire Risks And Hazards	3
☐	☒	☐	Earthquake Fault Zone	3
☐	☒	☐	Seismic Hazard - Landslide Zone	4
☐	☒	☐	Seismic Hazard - Liquefaction Zone	4

In	Out	Not Mapped	Local/Supplemental Natural Hazard Disclosures	
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☒	☐	☐	Supplemental Fire Hazard Zone	5
☐	☐	☒	Supplemental Earthquake Fault Hazard Zone	6
☐	☒	☐	Supplemental Seismic/Geologic Hazard Zone	6

In	Out	Additional Disclosures	
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☐	☒	Airport Influence Area	7
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California Residential Disclosure Report

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Yes	No	Tax Information	
☐	☒	Mello-Roos Communities Facilities District Special Tax Liens – currently levied against the property	9
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California Residential Disclosure Report

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STATUTORY NATURAL HAZARD DISCLOSURES

Disclosure Source reviews specific public records to determine whether the property is located in any of six statutorily defined natural hazard areas described below.

SPECIAL FLOOD HAZARD AREA

Pursuant to federal law, the Federal Emergency Management Agency (FEMA) is required to identify and designate areas that are subject to flooding as part of the National Flood Insurance Program. A "Special Flood Hazard Area" (any type Zone “A” or “V”) as determined by FEMA is an area where all or a portion of the property has a 1% chance each year of being inundated by flood waters. If a property is located in a Special Flood Hazard Area, the cost and availability of flood insurance may be affected. Properties not located in a Special Flood Hazard Area are not relieved from the possibility of sustaining flood damage. A few areas are not covered by official Flood Insurance Rate Maps. If information is not available, Disclosure Source recommends that the buyer contact the local jurisdiction’s planning and building department to determine the potential for flooding at the subject Property.
Source(s) of data: Title 42 United States Code Section 4101

Based on a review of the Flood Insurance Rate Map(s) issued by FEMA, the subject Property:

____ IS __X__ IS NOT located in a Special Flood Hazard Area _____ Do not know and information not available

DAM INUNDATION / AREA OF POTENTIAL FLOODING

The State of California Office of Emergency Services is required to review, approve and maintain copies of the maps that have been prepared and submitted to them by local governmental organizations, utilities or other owners of any dam in the state. The maps delineate areas of potential inundation and flooding that could result from a sudden, partial or total dam failure. Dams in many parts of the world have failed during significant earthquakes, causing flooding of those areas in the pathway of the released water. The actual risk of dam failure is not defined by the map(s). Legislation also requires, appropriate public safety agencies of any city, county, or territory of which is located in such an area, to adopt/implement adequate emergency procedures for the evacuation and control of populated areas near/below such dams.
Source(s) of data: Government Code Section 8589.5

Based on a review of the official map(s) available through the State of California, Office of Emergency Services, the subject Property:

__X__ IS ____ IS NOT located in a Dam Inundation Zone _____ Do not know and information not available

WILDFIRE MITIGATION: HOME HARDENING AND DEFENSIBLE SPACE NOTICE (AB 38)

Pursuant to California Civil Code Section 1102.6f, the seller of residential real property that is located in a high or very high fire hazard severity zone, as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code, shall provide the following information to the buyer, if the home was constructed before January 1, 2010:

"This home is located in a high or very high fire hazard severity zone and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements. 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."

Seller should also disclose which of the listed features, if any, exist on the property that may make the home vulnerable to wildfire and flying embers: a) eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant, b) roof coverings made of untreated wood shingles or shakes, c) combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck, d) single pane or nontempered glass windows, e) loose or missing bird stopping or roof flashing, f) rain gutters without metal or noncombustible gutter covers.

If, pursuant to Section 51182 of the Government Code, the seller has obtained a final inspection report described in that section, the seller shall provide to the buyer a copy of that report or information on where a copy of the report may be obtained.

California Civil Code Section 1102.19 requires the seller, on and after July 1, 2021, to provide to the buyer documentation stating that the property complies with Section 4291 of the Public Resources Code or local vegetation management ordinances. If the local jurisdiction has not enacted an ordinance for an owner of real property to obtain documentation that a property is in compliance with Section 4291 of the Public Resources Code or a local vegetation management ordinance, and if a state or local agency, or other government entity, or other qualified nonprofit entity, provides an inspection with documentation for the jurisdiction in which the property is located, the seller shall provide the buyer with the documentation obtained in the six-month period preceding the date the seller enters into a transaction to sell that real property and provide information on the local agency from which a copy of that documentation may be obtained.

If the seller has not obtained documentation of compliance, the seller and the buyer shall enter into a written agreement pursuant to which the buyer agrees to obtain documentation of compliance with Section 4291 of the Public Resources Code or local vegetation management ordinance within one year of the close of escrow date.

HIGH AND VERY HIGH LOCAL RESPONSIBILITY FIRE HAZARD SEVERITY ZONES

The California Legislature has declared that space and structure defensibility is essential to diligent fire prevention. Further, the Director of Forestry and Fire Protection has identified High and Very High Fire Hazard Severity Zones in Local Responsibility Areas based on consistent statewide criteria, and based on the severity of fire hazard that is expected to prevail in those areas. Determining information includes, but is not limited to: Fuel loading, terrain (slope), fire weather conditions and other relevant factors.
Source(s) of data: California Government Code Section 51178 and 51179

Based on a review of the official map(s) issued by the California Department of Forestry and Fire Protection, the subject Property:

____ IS __X__ IS NOT located in a Very High Local Responsibility Fire Severity Zone

__X__ IS ____ IS NOT located in a High Local Responsibility Fire Severity Zone

Property Address:	1270 W 25TH ST UPLAND, CA 91784-8650	**Date:**	9/23/2026
Parcel Number:	0200-401-12-0000	**Order Number:**	260923-00101

WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS / STATE RESPONSIBILITY AREA

The California Department of Forestry and Fire Protection designates State Responsibility Areas (SRA) and bears the primary financial responsibility for the prevention and/or suppression of fires in these areas. A seller of real property located within a SRA must disclose the fact that there may be a forest fire risk and hazard on the property, and the fact that the property owner may be subject to the imposition of fire mitigation measures as set forth in Public Resources Code Section 4291.
Source(s) of data: California Public Resources Code Section 4125

Based on a review of the official map(s) issued by the California Department of Forestry and Fire Protection, the subject Property:

____ IS __X__ IS NOT located in a State Responsibility Area

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE

Earthquake Fault Zone maps are delineated and compiled by the California State Geologist pursuant to the Alquist-Priolo Earthquake Fault Zoning Act. During an earthquake, structures located directly over fault zones (surface fault traces) could sustain damage as a result of a seismic event resulting from ground fault rupture (surface cracking). For the purposes of this report, an Earthquake Fault Zone is generally defined as an area approximately 1/4 mile in total width (1,320 feet) located along a known active earthquake fault. An “active” fault as defined by the State of California, Department of Conservation, Division of Mines and Geology is an earthquake fault that has produced ground surface displacement (ground surface rupture) within the last eleven thousand years.
Source(s) of data: California Public Resources Code Section 2622

Based on a review of the official map(s) issued by the California Department of Conservation, Division of Mines and Geology, the subject Property:

____ IS __X__ IS NOT located in an Alquist-Priolo Fault Zone

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SEISMIC HAZARD ZONE

The intent of the Seismic Hazards Mapping Act of 1990 is to provide for a statewide seismic hazard mapping and technical advisory program to assist cities and counties in fulfilling their responsibilities for protecting the public health and safety from the effects of strong ground shaking, liquefaction (failure of water-saturated soil), landslides and other seismic hazards caused by earthquakes. Under this act, The California Department of Conservation is mandated to identify and map the state's most prominent earthquake hazards. Information produced by these maps is utilized (in part) by cities and counties to regulate future development. Development/Construction permits may be withheld until adequate geologic or soils investigations are conducted for specific sites, and mitigation measures are incorporated into development plans.

Seismic Hazard Zone maps delineate areas subject to earthquake hazards. New development in a Seismic Hazard Zone is only permitted if it can be shown that mitigation makes the site acceptably safe. Maps are only available for limited areas now, but will eventually cover all of California.

Earthquake-Induced Landslide Hazard Zones are areas where there has been a recent landslide, or where the local slope, geological, geotechnical, and ground moisture conditions indicate a potential for landslides as a result of earthquake shaking. Landslides zones are described as areas in which masses of rock, soil or debris have been displaced down slope by flowing, sliding or falling. The severity of a landslide depends on the underlying geology, slope and soil in the area.

Liquefaction Hazard Zones are areas where there is a potential for, or an historic occurrence of liquefaction. Liquefaction is a liquid-like condition of soil which sometimes occurs during strong earthquake shaking where the groundwater is shallow and soils are loose and granular (sands for example). These factors can combine to produce liquefaction in localized areas. When liquefaction occurs the soil temporarily becomes liquid-like and structures may settle unevenly. This condition can cause lateral spreading of level ground, and ground failure and sliding on slopes. Liquefaction can cause structural damage under certain geologic conditions. The type of sedimentary deposit, penetration resistance, and depth to ground water are the key factors that govern an area's susceptibility to liquefaction.
Source(s) of data: California Public Resources Code Section 2696

Based on a review of the official map(s) issued by the California Department of Conservation, Division of Mines and Geology, the subject Property:

____ IS __X__ IS NOT located in a Landslide Hazard Zone _____ Map not released by state

____ IS __X__ IS NOT located in a Liquefaction Hazard Zone _____ Map not released by state

GOVERNMENTAL GUIDES: "HOMEOWNER'S GUIDE TO EARTHQUAKE SAFETY" PUBLISHED BY THE CALIFORNIA SEISMIC SAFETY COMMISSION CONTAINING IMPORTANT INFORMATION REGARDING EARTHQUAKE AND GEOLOGIC HAZARDS. THEY ARE AVAILABLE FOR DOWNLOAD AT HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS_QUAKE.ASPX

LOCAL/SUPPLEMENTAL NATURAL HAZARD DISCLOSURES

Disclosure Source has obtained maps that are both official and publicly available from city, county, and state sources which supplement the statutory natural hazard information. The company has only reviewed maps that are available in a usable format and at an appropriate scale to delineate where hazards may exist on a single parcel basis. Disclosure Source recommends that the buyer contact the local building and planning departments to help ascertain what, if any, special requirements there might be for construction or renovation, and building code requirements for this property. The foregoing statement should be considered a part of the Disclaimers of this Disclosure Report and those Disclaimers apply to this Statement. Please refer to them for further information.

SUPPLEMENTAL FLOOD HAZARD ZONE

Supplemental flood zones include information in addition to, or different from, the areas mapped on Flood Insurance Rate Maps by the Federal Emergency Management Agency or Dam Inundation zones as reported by the California State Office of Emergency Services. These can include tsunamis, seiches (inland lake tsunamis), runoff hazards, historical flood data and additional dike failure hazards.

If a portion or all of the property is located within one of these hazard areas, the lending institution may require flood insurance. Disclosure Source recommends that the buyer: 1) contact the lending institution to ascertain any additional requirements for flood insurance, 2) contact the insurance company to ascertain the availability and cost of the flood insurance.

Based on the maps obtained, the subject Property:

____ IS __X__ IS NOT located in a supplemental Flood Hazard Zone _____ Do not know OR information is not available

ADDITIONAL INFORMATION:
NONE

SUPPLEMENTAL FIRE HAZARD ZONE

Local agencies may, at their discretion, include or exclude certain areas from the requirements of California Government Code Section 51182 (imposition of fire prevention measures on property owners), following a finding supported by substantial evidence in the record that the requirements of Section 51182 either are, or are not adequate or necessary for effective fire protection within the area. Any additions to these maps that the company has been able to identify and substantiate are included in this search.

There may be maps of other substantial fire hazards such as brush fires that are not subject to Section 51182. Disclosure Source has included these maps in this search.

Fire hazard zones listed here, if any, are areas which contain the condition and type of topography, weather, vegetation and structure density to increase the susceptibility to fires. In these areas, the City or County may impose strategies to enforce fire mitigation measures, including fire or fuel breaks, brush clearance, and fuel load management measures. For example, emphasis on roof type and fire-resistive materials may be necessary for new construction or roof replacement. In addition, other fire defense improvements may be demanded, including special weed abatement, brush management, and minimum clearance around structures. In most cases, if a property is in a Fire Hazard Area, insurance rates may be affected.

Based on the maps obtained, the subject Property:

__X__ IS ____ IS NOT located in a supplemental Fire Hazard Zone _____ Do not know OR information is not available

ADDITIONAL INFORMATION:
In an area of High Potential for Fire Hazard.
In an area of Very High Potential for Fire Hazard.

SUPPLEMENTAL EARTHQUAKE FAULT HAZARD ZONE

Many local jurisdictions have different or higher standards than the State for the identification of earthquake faults. Those jurisdictions have created their own maps which indicate active or potentially active faults according to those standards.

Many cities and counties require geologic studies before any significant construction if a property is in or near an earthquake fault zone known to them and certain types of construction may be restricted in these areas. Disclosure Source has included official and publicly available maps indicating earthquake faults known by those jurisdictions. In some cases the company has used the description of an Earthquake Fault Zone established by the Alquist-Priolo Earthquake Fault Zone Act of approximately 1,320 feet wide to define a supplemental Fault Hazard Zone.

Based on the maps obtained, the subject Property:

___ IS ____ IS NOT located in a supplemental Fault Hazard Zone ____X___ Do not know OR information is not available

ADDITIONAL INFORMATION:
NONE

SUPPLEMENTAL SEISMIC/GEOLOGIC HAZARD ZONE

The California Division of Mines and Geology (DMG) has not completed the project assigned by Section 2696 of the California Public Resources Code to identify areas of potential seismic hazard within the State of California. The DMG and the US Geologic Survey (USGS) have performed many valuable studies that supplement the Section 2696 maps and fill in many missing areas. These maps are included in this search. Also included in this search are maps that indicate many hazards that may or may not be seismically related, including, but not limited to, liquefaction, landslides, debris flows, mudslides, coastal cliff instability, volcanic hazards and avalanches. A number of various geologic factors may influence the types of geologic hazards present: rainfall amounts, removal of vegetation, erosion, seismic activity, or even human activity. The severity of a geologic hazard depends on the underlying geology, slope, proximity to earthquake faults, and soil type in the area. Many cities and counties require geologic studies before any significant construction if a property is in or near a geologic hazard known to them and certain types of construction may be prohibited.

Based on the maps obtained, the subject Property:

___ IS ___X___ IS NOT located in a supplemental Geologic Hazard Zone _____ Do not know OR information is not available

ADDITIONAL INFORMATION:
NONE

ADDITIONAL DISCLOSURES

COMMERCIAL / INDUSTRIAL ZONING

Pursuant to California Civil Code Section §1102.17, the seller of residential real property subject to this article who has actual knowledge that the property is adjacent to, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, or affected by a nuisance created by such a use, shall give written notice of that knowledge as soon as practicable before transfer of title.

“Whenever any city, city and county, or county shall have established zones or districts under authority of law wherein certain manufacturing or commercial or airport uses are expressly permitted, except in an action to abate a public nuisance brought in the name of the people of the State of California, no person or persons, firm or corporation shall be enjoined or restrained by the injunctive process from the reasonable and necessary operation in any such industrial or commercial zone or airport of any use expressly permitted therein, nor shall such use be deemed a nuisance without evidence of the employment of unnecessary and injurious methods of operation. Nothing in this act shall be deemed to apply to the regulation and working hours of canneries, fertilizing plants, refineries and other similar establishments whose operation produce offensive odors.” California Code of Civil Procedure Section §731a.

Based on the county tax assessment rolls, the subject Property:

__X__ IS ____ IS NOT located within one mile of a property zoned for commercial or industrial use.

AIRPORT INFLUENCE AREA

Section 1103.4 of the California Civil Code requires notice if a property is encompassed within an airport influence area. According to Section 11010 of the Business and Professions Code, an airport influence area is defined as “an area in which current or future airport related noise, overflight, safety or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses.” Disclosure Source has utilized publicly available airport influence area maps from county Airport Land Use Commissions (ALUC). Airport influence area maps can be found within a county Airport Land Use Comprehensive Plan, available to the public through most county planning departments. Some airports have not published influence area maps and the property may still be subject to some of the annoyances or inconveniences associated with proximity to airport operations. Airports physically located outside California were not included in this report.

According to airport influence maps available, the subject Property:

____ IS __X__ IS NOT located in a mapped airport influence area.

If the subject property is located in an airport influence area, the following statement applies - NOTICE OF AIRPORT IN VICINITY This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

AIRPORT PROXIMITY

Aircraft landing facilities listed herein, if any, consists of those owned by the United States Federal Government (Military aviation), public and privately owned civil and commercial aviation facilities. Private landing facilities (restricted public access), glider ports, facilities that have not been assigned a current location identifier by the Federal Aviation Administration (FAA), and airports physically located outside California were not included in this report.

While a property may not be within a defined airport influence area or within several miles of an aircraft landing facility, it may still be exposed to the nuisances related to such uses. No finding or opinion is expressed or implied in this report regarding the take-off and landing patterns utilized by airports, the noise levels experienced at the subject property as a result thereof, or the impact of any planned or approved airport expansion projects or modifications.

Note: This information does not relieve the sellers’ duty to disclose, in writing, their actual knowledge that the property is adjacent to, or zoned to allow an industrial use described in Section 731a of the Code of Civil Procedure, including airport uses, or that is affected by a nuisance created by such a use.

According to information available from the FAA the company reports the following aircraft landing facilities within two miles of the subject Property. The calculated distance can be dependent upon the size of the airport influence area, if any.

FAA ID#	FACILITY NAME	TYPE	DISTANCE
CCB	CABLE AIRPORT	AIRPORT	3.03 MILES

For further information regarding any of the aircraft landing facilities identified in this report, please contact the following agency:
Western Pacific Region Airports Division, 777 S. Aviation Blvd, Suite 150, El Segundo, CA 90245, (424) 405-7000

RIGHT TO FARM

California Civil Code section 1103.4 requires notice if a property is presently located within one mile of a parcel of real property designated as “Prime Farmland,” “Farmland of Statewide Importance.” “Unique Farmland,” “Farmland of Local Importance,” or “Grazing Land” on the most current county-level GIS "Important Farmland Map" issued by the California Department of Conservation, Division of Land Resource Protection, and if so, accompanied by the following notice:

NOTICE OF RIGHT TO FARM This property is located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

According to the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection, the subject Property:

__X__ IS ____ IS NOT located within one mile of a farm or ranch land.

MINING OPERATIONS

The California Department of Conservation, Office of Mine Reclamation, maintains a database of map coordinate data submitted annually by mine operators in the State. Section 1103.4 of the California Civil Code requires notice if a property is within one mile of a mine operation for which the mine owner or operator has reported map coordinate data to the Office of Mine Reclamation, pursuant to Section 2207 of the Public Resources Code. (Note: Not all mine operators have provided map coordinate data to the Office of Mine Reclamation)

According to the database maintained by the California Department of Conservation, Office of Mine Reclamation, the subject Property:

____ IS __X__ IS NOT located within one mile of a mine operation.

If the subject Property is within one mile of a mine, the following statement applies - NOTICE OF MINING OPERATIONS:
This property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code. Accordingly, the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

In addition to active mines, California's landscape contains tens of thousands of abandoned mine sites. Many of these mines were immediately abandoned when insufficient minerals were found or when poor economics of the commodity made mining unprofitable. It is estimated that the majority of abandoned mines possess serious physical safety hazards, such as open shafts or adits (mine tunnel), while many others pose environmental hazards. Thousands of sites have the potential to contaminate surface water, groundwater, or air quality. Some are such massive problems as to earn a spot on the Federal Superfund list.

Maps and information on abandoned mines are available at the California Department of Conservation, Office of Mine Reclamation https://www.conservation.ca.gov/dmr/abandoned_mine_lands. The State of California, Department of Conservation makes no warranty, express or implied, as to the accuracy of these data or the suitability of the data for any particular use. Distribution of these data is intended for informational purposes and should not be considered authoritative or relied upon for navigation, engineering, legal, or other site-specific uses, including but not limited to the obligations of sellers of real property and their disclosure obligations under California law.

Parties with concerns about the existence or impact of abandoned mines in the vicinity of the property should contact the State Office of Mine Reclamation at: https://www.conservation.ca.gov/DMR and/or the local Engineering, Planning or Building Departments in the county where the property is located.

TAX INFORMATION

NOTICE OF SPECIAL TAX AND ASSESSMENT

TO THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY SHOWN ABOVE. THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. YOU SHOULD TAKE THESE TAXES AND ASSESSMENTS, IF ANY, AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH THEY PAY INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY. YOU MAY OBTAIN A COPY OF THE RESOLUTION OF FORMATION THAT AUTHORIZED CREATION OF THE COMMUNITY FACILITIES DISTRICT, AND THAT SPECIFIES MORE PRECISELY HOW THE SPECIAL TAX AND ASSESSMENTS ARE APPORTIONED AMONG PROPERTIES IN THE ASSESSEMENT DISTRICT AND HOW THE PROCEEDS OF THE TAX WILL BE USED, BY CALLING THE CONTACT NAME AND NUMBER LISTED BELOW. THERE MAY BE A CHARGE FOR THIS DOCUMENT NOT TO EXCEED THE ESTIMATED REASONABLE COST OF PROVIDING THE DOCUMENT. YOU MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY.

If Mello-Roos Community Facilities Special Tax Liens or Improvement Bond Act of 1915 Lien Assessments are not paid on time, the issuer has the right to initiate foreclosure proceedings on the property and it may be sold to satisfy the obligation. By statute, the special tax lien is made superior in priority to private liens such as mortgages and deeds of trust, even if the aforementioned preceded the creation of the assessment. Unlike property tax sales initiated by a County Tax Collector (which require a five year waiting period) special tax lien foreclosure may be initiated quickly if payments become delinquent. This can occur as soon as a few months after a property tax bill becomes delinquent.

The annual assessment installment against this property as shown on the tax bill for the 2025-2026 tax year is listed below. Assessment installments will be collected each year until the assessment bonds are repaid. The authorized facilities that are being paid for by the special taxes, and by the money received from the sale of bonds that are being repaid by the special taxes are summarized below. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired.

Mello-Roos Community Facilities Districts

Mello-Roos Community Facilities Districts (“CFD”) provide a method of financing certain public capital facilities and services especially in developing areas and areas undergoing rehabilitation. Public improvements and services funded by Mello-Roos districts may include, but are not limited to police and fire protection services, roads, new school construction, backbone infrastructure improvements, new or expanded water and sewer systems, recreation program services and flood or storm protection services. When construction of facilities is involved, in most cases, the money required to provide initial funding for the improvements is obtained through the issuance of municipal bonds. A special tax lien is placed on each property within the district for the annual payment of principal and interest as well as administrative expenses. The annual special tax continues until the bond is paid, or until revenues are no longer needed. Mello-Roos tax amounts may vary (increase), or the term of the payments may be extended, especially if additional bonds are issued. These special taxes are usually collected with regular property tax installments.

If this property is subject to the Mello-Roos CFD(s) lien(s) listed below, it is subject to a special tax that will appear on your property tax bill that is in addition to the regular property taxes and any other charges and benefit assessments on the parcel. This special tax is not necessarily imposed on all parcels within the city or county where the property is located. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities and/or services that are likely to particularly benefit the property.

There is a maximum special tax that may be levied against this parcel each year to pay for public facilities. This amount may be subject to increase each year based on the special tax escalator listed below (if applicable). The annual tax charged in any given year may not exceed the maximum tax amount. However, the maximum tax may increase if the property use changes, or if the home or structure size is enlarged. The special tax will be levied each year until all of the authorized facilities are built and all special tax bonds are repaid. If additional bonds are issued, the estimated end date of the special tax may be extended.

THIS PROPERTY IS NOT CURRENTLY SUBJECT TO MELLO-ROOS COMMUNITY FACILITIES SPECIAL TAX LIEN(S).

Improvement Bond Act of 1915 Assessments Districts

Improvement Bond Act of 1915 Assessments Districts provide a method of financing certain public capital improvements and infrastructures including, but not limited to, roads, sewer, water and storm drain systems, and street lighting. The money required to fund the improvement is obtained in advance through the issuance of municipal bonds pursuant to the Improvement Bond Act of 1915. A special assessment lien is placed on the property within the Assessment District. The lien amount is calculated according to the specific benefit that an individual property receives from the improvement(s) and is amortized over a period of years. Improvement Bond Act of 1915 Lien Assessments can be prepaid at any time. In most instances but not all, the assessment is placed on the secured tax roll and is collected with your annual county real property taxes.

If this property is subject to the Improvement Bond Act of 1915 Lien Assessment(s) listed below, the lien(s) will be repaid from annual assessment installments levied by the assessment district that will appear on the property tax bill, but which are in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bills. Each assessment district has issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to property within that assessment district.

THIS PROPERTY IS NOT CURRENTLY SUBJECT TO IMPROVEMENT BOND ACT OF 1915 LIEN ASSESSMENT(S).

Property Assessed Clean Energy (PACE) Programs

California legislature enables local governments to help property owners finance the acquisition, installation, and improvement of energy efficiency, water conservation, wildfire safety improvements as defined in Section 5899.4 of the Streets and Highways Code, and renewable energy projects through PACE programs. Owners of residential and commercial properties within a PACE participating district can finance 100% of their project and pay it back over time as a property tax assessment through their property tax bill, which is delivered and collected by the County. The tax bill will have a line item titled with the name of the PACE program. Payments on the assessment contract will be made through an additional annual assessment on the property and paid either directly to the county tax collector's office as part of the total annual secured property tax bill, or through the property owner's mortgage impound account. If the property owner pays his or her taxes through an impound account he or she should notify their mortgage lender to discuss adjusting his or her monthly mortgage payment by the estimated monthly cost of the PACE assessment. Under the PACE programs, if the property is sold before the PACE financing is paid in full, the remaining payments may be passed on to the new property owner. However, a lender may require the property owner to pay off the remaining balance when the property is sold or refinanced. The remaining debt may affect the amount a new buyer can borrow when financing the property purchase. It is the responsibility of the property owner to contact the property owner's home insurance provider to determine whether the efficiency improvement to be financed by the PACE assessment is covered by the property owner's insurance plan. For more information on the PACE financing programs, go to: https://dfpi.ca.gov/pace-program-administrators/pace/

THIS PROPERTY IS NOT PARTICIPATING IN A PACE PROGRAM

Property Address:	1270 W 25TH ST UPLAND, CA 91784-8650	**Date:**	9/23/2026
Parcel Number:	0200-401-12-0000	**Order Number:**	260923-00101

TAX SUMMARY

ANNUAL TAXES, LIENS, AND ASSESSMENTS CURRENTLY LEVIED AGAINST THE PROPERTY AND INCLUDED ON THE TAX BILL

Basic Property Taxes:

Agency / Contact	District / Benefit	Levy Amount
County of San Bernardino County of San Bernardino (909) 387-2020	Basic 1% Levy General	$5512.77

Voter Approved Taxes:

Agency / Contact	District / Benefit	Levy Amount
Upland Unified School District Upland Unified School District (909) 985-1864	General Obligation Bonds, Election of 2000 and 2008 School Facilities	$256.63
Chaffey Community College District Chaffey Community College District (909) 987-1737	General Obligation Bonds, Election of 2002 and 2018 School Facilities	$108.21
Metropolitan Water District of Southern California Metropolitan Water District of Southern California (213) 217-6000	General Obligation Bonds, Election of 1966 Water Facilities	$38.58

Mello-Roos Community Facilities Special Tax Lien(s):

NONE

Improvement Bond Act of 1915 Lien Assessment(s):

NONE

Other Direct Assessment(s):

Agency / Contact	District / Benefit	Levy Amount
San Bernardino County Fire Department San Bernardino County Fire Department (909) 387-5974	Fire Protection Assessment (West Valley) Fire Protection	$182.32
West Valley Mosquito and Vector Control District West Valley Mosquito and Vector Control District (909) 635-0307	Mosquito and Vector Control Abatement No. 2 Vector Control	$16.05
Metropolitan Water District of Southern California Metropolitan Water District of Southern California (213) 217-6000	Water Standby Charge Water & Sewer Service	$7.59
County of San Bernardino County of San Bernardino (909) 387-2020	Environmental Health Land Use Land Use	$5.00

PROPERTY TAX DESCRIPTIONS

Basic Property Taxes

The Basic Levy is the primary property tax charge levied by the County on behalf of government agencies. As a result of the passage of Proposition 13 in 1978 (Article XIIIA of the California State Constitution), the basic levy is limited to one percent (1%) of the property's net assessed value. Proceeds from this tax are divided by the County and used to help fund nearly every function the state, county, city and other local municipal agencies provide. All other charges that appear on the tax bill vary by district and county.

Voter Approved Taxes

Voter Approved Debt are taxes levied on a parcel that is calculated based on the assessed value of the parcel. Taxes may include those taxes that were approved by voters before the passage of Proposition 13 in 1978, General Obligation Bonds or Special Taxes that are based on assessed value as opposed to some other method. Taxes that were established before 1978 may be used for various services and improvements and may or may not be associated with public indebtedness (the issuance of municipal bonds). A General Obligation Bond is a municipal bond that may be issued by a city, county or school district in order to finance the acquisition and construction of public capital facilities and real property. Equipment purchases and the cost of operation and maintenance cannot be financed with a General Obligation Bond. Special Taxes are created pursuant to various California Code Sections and require 2/3 majority approval of the qualified voters for approval. A special tax may be formed by a local government (a city, county, special district, etc) in order to finance specific facilities and/or services and cannot be used for general purposes.

Other Direct Assessments

In addition to the items discussed in the previous sections, real property may be subject to Other Direct Assessments. These assessments may appear on the annual property tax bill. Increases or modifications to these assessments are subject to public notice/hearing requirements (as governed by law) and require a vote by the legal property owners or the registered voters in the area. Additional information is available by contacting the agency actually levying the assessment.

DISCLOSURE SOURCE NHD
A FIDELITY NATIONAL FINANCIAL, INC. COMPANY

California Residential Disclosure Report

Property Address: 1270 W 25TH ST
UPLAND, CA 91784-8650
Parcel Number: 0200-401-12-0000

Date: 9/23/2026
Order Number: 260923-00101

SUPPLEMENTAL TAX ESTIMATOR

This worksheet is provided for you as a convenience to allow you to **estimate** the potential supplemental property tax amount on a given property and whether you will receive one or two Supplemental Tax Bills. Depending on the date your escrow closes you will receive either one or two Supplemental Tax Bills which are in addition to your regular annual secured property taxes and must be paid separately. **Supplemental Tax Bills are not paid in escrow and are not impounded by your mortgage lender**. This worksheet is an estimate and is for your planning purposes only. This Supplemental Tax amount estimate is based on the 2025-2026 secured roll valuation and does not take into account other transactions that may have occurred and will impact the future assessed value.

Adobe Reader is suggested for interactive features

Supplemental Tax Estimator

	Input the Purchase Price of the Property	
-	Current Assessed Value	$ 551,277.00
=	Taxable Supplemental Assessed Value	
X	Tax Rate	1.073%
=	Estimated Full-Year Supplemental Tax Amount	

Jan - May Close of Escrow - Complete This Section

	Computation Factor for Month of Close (See Table Below)	
X	Estimated Full-Year Supplemental Tax Amount (Computed Above)	
=	Supplemental Tax Bill #1 Amount	
+	Supplemental Tax Bill #2 Amount = Estimated Full-Year Supplemental Tax Amount	
=	Estimated Supplemental Tax Amount	

Jun - Dec Close of Escrow - Complete This Section

	Computation Factor for Month of Close (See Table Below)	
X	Estimated Full-Year Supplemental Tax Amount (Computed Above)	
=	Supplemental Tax Bill Amount	

Computation Factors

Month	Factor	Month	Factor
January	0.4167	July	0.9167
February	0.3333	August	0.8333
March	0.2500	September	0.7500
April	0.1667	October	0.6667
May	0.0833	November	0.5833
June	1.0000	December	0.5000

Property Address: 1270 W 25TH ST
UPLAND, CA 91784-8650

Parcel Number: 0200-401-12-0000

Date: 9/23/2026
Order Number: 260923-00101

PROPERTY TAX ESTIMATOR

The total tax charges listed on the previous pages provide an accurate portrayal of what the property tax charges were for the 2025-2026 tax year at the current assessed value. California law requires the Assessor re -calculate or re-assess the value of real property when it is sold, subdivided or upon the completion of new construction. In coming years, the Ad Valorem (or value based) property tax charges will be assessed based on this new assessed value. It is possible to calculate an **estimate** of what those charges will be using the property tax estimator provided below:

Adobe Reader is suggested for interactive features

Property Tax Estimator		
	Purchase Price of Property	
X	Ad Valorem Tax Rate	1.073%
=	Ad Valorem Tax Amount	
+	Total Direct Assessments	$ 210.96
=	Total Estimated Taxes	

Property Address: 1270 W 25TH ST
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ENVIRONMENTAL INFORMATION

IDENTIFIED SITES WITH KNOWN OR POTENTIAL ENVIRONMENTAL CONCERNS

The “Environmental Sites Summary” is divided into three categories: A, B, and C.

Category A: Sites listed with known environmental concerns/contamination. The locations of these sites are researched within a one (1) mile radius of the subject property.

Category B: Sites possessing the potential to release hazardous substances into the environment. These facilities are permitted to generate, treat, store, or dispose of hazardous substances. Locations of these sites are researched within a one-half (1/2) mile radius of the subject property.

Category C: Sites that have Underground Storage Tanks (UST) registered with the appropriate agencies. The locations of these sites are researched within one-eight (1/8) mile radius of the subject property.

ENVIRONMENTAL SITES SUMMARY	Up to 1/8 Mile	1/8 to 1/2 Mile	1/2 to 1 Mile
CATEGORY A: SITES WITH KNOWN ENVIRONMENTAL CONCERNS			
U.S. EPA National Priority / Superfund List (NPL)	0	0	0
Hazardous Waste Sites with Corrective Action (CORRACTS)	0	0	0
State Priority List (SPL)	0	1	0
CATEGORY B: SITES WITH POTENTIAL ENVIRONMENTAL CONCERNS			
Treatment, Storage, Disposal and Generators (TSDG)	0	0	
Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	0	0	
No Further Remedial Action Planned (NFRAP)	0	0	
Leaking Underground Storage Tanks (LUST)	0	0	
Solid Waste Landfills, Tire Disposal Centers, or Transfer Stations (SWLF)	0	0	
CATEGORY C: SITES WITH REGISTERED UNDERGROUND STORAGE TANKS			
Registered Underground Storage tank(s) (UST)	0		

California Residential Disclosure Report

Property Address: 1270 W 25TH ST
UPLAND, CA 91784-8650

Parcel Number: 0200-401-12-0000

Date: 9/23/2026

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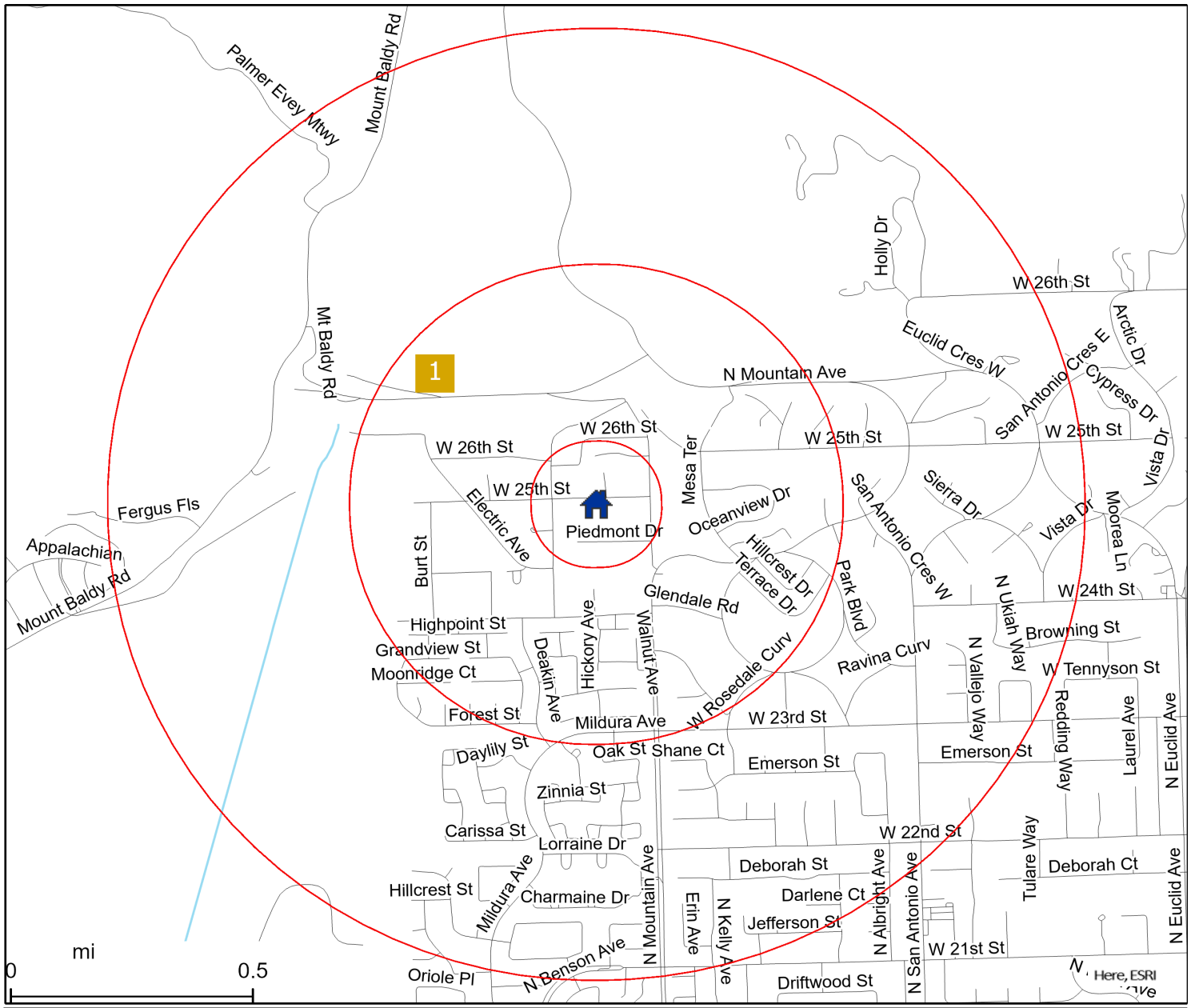
Environmental Sites



Category A: Sites with Known Environmental Concerns

Category B: Sites with Potential Environmental Concerns

Category C: Sites with Registered Underground Storage Tanks

NPL, CORRACTS, SPL, TSDG, CERCLIS, NFRAP, LUST, SWLF, UST

This map is for your aid in locating environmental hazard sites in relation to the subject property described above. Please verify street address and/or assessors' parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (expressed or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. Most sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated site. Some NPL sites are depicted by polygons approximating their location and size. The boundaries of the polygons may be different than the actual areas of these sites and may include contaminated areas outside of the listed site. A property may be affected by contamination or environmental hazards that have not been identified on any of the databases researched for this report.

California Residential Disclosure Report

Property Address: 1270 W 25TH ST
UPLAND, CA 91784-8650
Parcel Number: 0200-401-12-0000

Date: 9/23/2026
Order Number: 260923-00101

Category A: SITES WITH KNOWN ENVIRONMENTAL CONCERNS

Refer to the pages following the site records for contact information and status definitions.

NATIONAL PRIORITY LIST / SUPERFUND SITES (NPL)

NONE

HAZARDOUS WASTE SITES WITH CORRECTIVE ACTION (CORRACTS)

NONE

STATE PRIORITY LIST SITES (SPL)

Record ID# **1** Distance/Direction: 0.42 miles NW
Site Name: SAN ANTONIO DAM
Address:
UPLAND, CA
Status: INACTIVE - NEEDS EVALUATION

Category B: SITES WITH POTENTIAL ENVIRONMENTAL CONCERNS

Refer to the pages following the site records for contact information and status definitions.

TREATMENT, STORAGE, DISPOSAL AND GENERATORS SITES (TSDG)

NONE

COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM SITES (CERCLIS)

NONE

NO FURTHER REMEDIAL ACTION PLANNED SITES (NFRAP)

NONE

LEAKING UNDERGROUND STORAGE TANK SITES (LUST)

NONE

SOLID WASTE LANDFILLS, TIRE DISPOSAL CENTERS, OR TRANSFER STATIONS SITES (SWLF)

NONE

Category C: SITES WITH REGISTERED UNDERGROUND STORAGE TANKS

Refer to the pages following the site records for contact information.

REGISTERED UNDERGROUND STORAGE TANKS SITES (UST)

NONE

EXPLANATION OF DATABASES RESEARCHED

The Explanation of Databases Researched identifies and provides details on the information sources used to create the report. It also defines the acronyms and certain environmental terminology used throughout the report.

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to Disclosure Source, certain conventions have been utilized in preparing the locations of all federal, state, and local agency sites. Most sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated site. Some NPL sites are depicted by polygons approximating their location and size. The boundaries of the polygons may be different than the actual areas of these sites and may include contaminated areas outside of the listed site. A property may be affected by contamination or environmental hazards that have not been identified on any of the databases researched for this report.

Category A: Sites With Known Environmental Concerns

U.S. EPA National Priority/Superfund List (NPL)
The U.S. Environmental Protection Agency (EPA) maintains a list of sites that fall under the Superfund program. The Superfund program was designed to provide federal resources to assist in facilitating remediation of the United States most environmentally impacted sites (based on the severity of the substance problem identified). Any site identified in this database will require remedial action or a final investigation prior to being removed from the National Priority List.
Specific questions regarding these sites should be directed to the U.S. EPA. Regional office location: 75 Hawthorne Street, San Francisco, CA 94105. (866) 372-9378. To see detailed information on specific sites go to: https://www.epa.gov/superfund/superfund-national-priorities-list-npl.

Hazardous Waste Sites with Corrective Action (CORRACTS)
The Resource Conservation and Recovery Act Information (RCRAInfo) is a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to regulatory environmental agencies. CORRACTS Sites on this list are facilities that have reported violations and are subject to corrective actions.

For further information contact The United States Environmental Protection Agency. Regional office location: 75 Hawthorne Street, San Francisco, CA 94105, (866) 372-9378 or visit: https://www.epa.gov/hw/learn-about-corrective-action.

State Priority List (SPL)
The California Department of Toxic Substances Control's (DTSC's) database EnviroStor, is an online search tool for identifying sites that are known to be contaminated with hazardous substances as well as sites where further studies may reveal problems. EnviroStor is used primarily by DTSC's staff as an informational tool to evaluate and track activities at sites that may have been affected by the release of hazardous substances. For the purpose of this section Disclosure Source includes sites listed in the Cleanup Sites program of EnviroStor.

For more information on a specific site contact: The California Department of Toxic Substances Control 1001 I Street Sacramento, CA 95814, (916) 323-3400 or visit: https://www.envirostor.dtsc.ca.gov/public/search.asp?basic=True.

Category B: Sites With Potential Environmental Concerns

Treatment, Storage, Disposal, Generators (TSDG)
The Resource Conservation and Recovery Act Information (RCRAInfo) is a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to regulatory environmental agencies. These sites are facilities that treat, store, dispose of or generate hazardous materials.

Specific questions regarding a particular site should be addressed to: The United States Environmental Protection Agency, Regional Main Office, 75 Hawthorne Street, San Francisco, California, 94105, (866) 372-9378 or visit: https://echo.epa.gov/facilities/facility-search.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)
The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. Disclosure Source gathers data from the EPA's Superfund Enterprise Management System (SEMS).

For further information on sites found within this database, please contact: The United States Environmental Protection Agency, Regional Main Office, 75 Hawthorne Street, San Francisco, California, 94105, or the Superfund Information Center at (800) 424-9346 or visit: https://cumulis.epa.gov/supercpad/CurSites/srchsites.cfm.

No Further Remedial Action Planned (NFRAP)
CERCLIS sites that to the best of EPA's knowledge, assessment has been completed and it has been determined that no further steps will be taken to list these sites on the National Priorities List (NPL). This decision does not necessarily mean that there are no hazards associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Additional information is available from: The United States Environmental Protection Agency, Regional Main Office, 75 Hawthorne Street, San Francisco, California, 94105, (866) 372-9378. Archived site status reports can be downloaded at https://www.epa.gov/superfund/list-8r-active-site-inventory.

Leaking Underground Storage Tank (LUST)
The State Water Resources Control Board maintains a database of sites with leaking underground storage tanks. Leaking underground storage tanks are a major source of soil and ground water contamination. It is noteworthy to impart the fact that leaking tank information is rarely removed from the State Water Resources Control Board's Underground Storage Tank database.

For further information concerning leaking tanks, contact: The State of California Environmental Protection Agency State Water Resources Control Board, Office of Underground Storage Tanks, 1001 I Street, Sacramento, CA 95814, (916) 341-5851 or visit: https://geotracker.waterboards.ca.gov/search.asp.

Solid Waste Land Fills, Tire Disposal Centers, or Transfer Stations (SWLF)
Sites classified as Solid Waste Landfills include: landfills (both active and inactive), incinerators, transfer stations, recycling centers, and other facilities where solid waste is treated or stored. The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California referred to as the Solid Waste Information System (SWIS).

For further information pertaining to Solid Waste Landfills, contact: The State of California, Integrated Waste Management Board, 8800 Cal Center Drive, Sacramento, California 95826, (916) 341-6000 or visit: https://www2.calrecycle.ca.gov/Search/ or https://geotracker.waterboards.ca.gov/search.asp.

Disclosure Source also includes sites listed in the Hazardous Waste Facilities program of DTSC's EnviroStor database.

For more information on a specific site contact: The California Department of Toxic Substances Control 1001 I Street Sacramento, CA 95814, (916) 323-3400 or visit: https://www.envirostor.dtsc.ca.gov/public/search.asp?basic=True.

Category C: Sites With Registered Underground Storage Tanks

Registered Underground Storage Tanks (UST)
The State Water Resources Control Board maintains a database of sites with registered underground storage tanks.

For further information concerning underground storage tanks, contact: The State of California Environmental Protection Agency State Water Resources Control Board, Office of Underground Storage Tanks, 1001 I Street, Sacramento, CA 95814, (916) 341-5851 or visit: https://geotracker.waterboards.ca.gov/search.asp.

Potential Status Field Definitions:

Abandoned: A site that has ceased accepting waste but is not closed pursuant to applicable statutes, regulations and local ordinances in effect at that time, and where there is no responsible party as determined by the local enforcement agency and board.
Absorbed: An operational status used only when existing facilities (permitted facilities) are being combined into a single.
Active: Identifies that an investigation and/or remediation is currently in progress and that DTSC is actively involved, either in a lead or support capacity. Or a facility/operation currently accepting, handling, processing, or disposing waste.
ACW (Asbestos Containing Waste) Disposal Site: A solid waste landfill that accepts asbestos containing waste.
Backlog: Identifies non-active sites which DTSC is not currently investigating or remediating. These sites generally become active when staff and/or financial resources are available. Priorities for placing a site on backlog status versus active are based on the degree of long-term threat posed by the property. Before placing a property on backlog status, DTSC considers whether interim actions are necessary to protect the public and the environment from any immediate hazard posed by the property. Often there are no parties available to fund the full cleanup of these properties.
Border Zone/Haz Waste Property (BZP/HWP): Identifies properties that went through the Border Zone Property or Hazardous Waste Property process of evaluation. Potential Border Zone properties are located within 2,000 feet of a significant disposal of hazardous waste; Hazardous Waste Property facilities/sites have a significant disposal of hazardous waste.
Case Closed: The Regional Board and the Local Agency have determined that no further work is necessary at the site.
Certified: Identifies completed sites with previously confirmed release that are subsequently certified by DTSC as having been remediated satisfactorily under DTSC oversight.
Certified Operation & Maintenance: Identifies sites that have certified cleanups in place but require ongoing Operation and Maintenance (O&M) activities. The Certified O&M status designation means that all planned activities necessary to address the contamination problems have been implemented. However, some of these remedial activities (such as pumping and treating contaminated groundwater) must be continued for many years before complete cleanup will be achieved. Prior to the Certified O&M designation, all institutional controls (e.g., land use restrictions) that are necessary to protect public health must be in place.

Clean closed: A solid waste disposal site that has documentation of the removal of solid waste on file with the Board. When a site is clean closed, the site is considered to cease to exist as a solid waste disposal site, but records are kept to document the status of the site.
Closed: A solid waste facility, site or operation that has ceased accepting, handling, or disposing of waste (and is not inactive) and/or has documentation that closure was conducted in accordance with applicable statutes, regulations, and local ordinances in effect at the time.
Closing: A site that has ceased accepting waste and is undergoing closure consistent with an approved final closure plan. Closing applies to landfills or disposal sites undergoing closure operations pursuant to closure plan development and implementation up to certification of closure.
Completed - Case Closed: A closure letter or other formal closure decision document has been issued for the site.
Completed - Case Closed/No Monitoring: A land disposal site that ceased accepting waste and was closed in accordance with applicable statutes, regulations, and local ordinances in effect at time of closure. The land disposal site was monitored for at least thirty years and Water Board staff has determined that wastes no longer pose a threat to water quality.
Excluded: A waste tire site that does not meet the definition of a major or minor waste tire facility.
Deleted: Deleted from the Final NPL.
Final: Currently on the Final NPL.
Hazardous Waste Border Zone Property (HWP/BZP): Potential Border Zone properties are located within 2,000 feet of a significant disposal of hazardous waste, and hazardous waste property sites having significant disposal of hazardous waste.
Hazardous Waste Disposal Land Use (NOT BZP/HWP): Identifies facilities/sites that went through the Hazardous Waste or Border Zone Property process and entered into voluntary deed restrictions, but were not formally designated as either a “Border Zone” or “Hazardous Waste Property”.
Inactive - Action Required: Identifies non-active sites where, through a Preliminary Endangerment Assessment (PEA) or other evaluation, DTSC has determined that a removal or remedial action or further extensive investigation is required.
Inactive - Needs Evaluation: Identifies non-active sites where DTSC has determined a PEA or other evaluation is required.
No Action Required: Identifies sites where a Phase I Environmental Assessment was completed and resulted in a no action required determination.
No Further Action: Identifies completed sites where DTSC determined after investigation, generally a PEA (an initial assessment), that the property does not pose a problem to public health or the environment.
Non-Operating: A Treatment, Storage, Disposal or Transfer Facility (TSDTF) with no operating hazardous waste management unit(s).
Non-Operating Permit: A facility that has received a hazardous waste facility permit but, has no hazardous waste management operating unit(s). This could be a post-closure permit.
Not Currently Regulated: Never regulated by the Board or no longer subject to the Board's regulation. In the case of waste tire locations below 500 tires or tire facilities that have reduced the tire count to under 500.
Not Proposed: Not on the NPL.
Not Reported: The status was not reported by the Lead Agency.
Open - Assessment & Interim Remedial Action: An “interim” remedial action is occurring at the site AND additional activities such as site characterization, investigation, risk evaluation, and/or site conceptual model development are occurring.
Open - Eligible for Closure: Corrective action at the Site has been determined to be completed and any remaining petroleum constituents from the release are considered to be low threat to Human Health, Safety, and the Environment.
Open - Inactive: No regulatory oversight activities are being conducted by the Lead Agency.
Open - Remediation: An approved remedy or remedies has/have been selected for the impacted media at the site and the responsible party (RP) is implementing one or more remedy under an approved cleanup plan for the site.
Open - Closed/with Monitoring: A land disposal site that has ceased accepting waste and was closed in accordance with applicable statutes, regulations, and local ordinances in effect at time of closure.
Open - Closing/with Monitoring: A land disposal site that is no longer accepting waste and is undergoing all operations necessary to prepare the site for post-closure maintenances in accordance with an approved plan for closure.
Open - Inactive: A land disposal site that has ceased accepting waste but has not been formally closed or is still within the post closure monitoring period.
Open - Operating: A land disposal site that is accepting waste.
Open - Proposed: A land disposal site that is in the process of undergoing the permit process from several agencies.
Open - Site Assessment: Site characterization, investigation, risk evaluation, and/or site conceptual model development are occurring at the site. Examples of site assessment activities include, but are not limited to, the following: 1) identification of the contaminants and the investigation of their potential impacts; 2) determination of the threats/impacts to water quality; 3) evaluation of the risk to humans and ecology; 4) delineation of the nature and extent of contamination; 5) delineation of the contaminant plume(s); and 6) development of the Site Conceptual Model.
Open - Verification Monitoring: Remediation phases are essentially complete and a monitoring/sampling program is occurring to confirm successful completion of cleanup at the Site. (e.g. No “active” remediation is considered necessary or no additional “active” remediation is anticipated as needed. Active remediation system(s) has/have been shut-off and the potential for a rebound in contaminant concentrations is under evaluation).
Operating: A Treatment, Storage, Disposal or Transfer (TSDTF) Facility with an operating hazardous waste management unit(s).
Part of NPL: Site is Part of a NPL Site.
Permitted: Indicates that a facility or site held a solid waste facility permit.
Planned: A facility in the planning stages. It may be awaiting a permit and not yet accepting waste or it may be permitted but not yet constructed or accepting waste.
Pollution Characterization: The responsible party is in the process of installing additional monitoring wells and/or borings in order to fully define the lateral and vertical extent of contamination in soil and ground water and assess the hydrogeology of the area. This phase of work may also include performing aquifer tests, soil gas surveys, continued ground water gradient determinations and monitoring, and assessing impacts on surface and/or ground water.
Post Remedial Action Monitoring: Periodic ground water or other monitoring at the site, as necessary, in order to verify and/or evaluate the effectiveness of remedial action.

Pre-Title 27 CAI - Open/With Monitoring: A waste management unit that was closed, abandoned or inactive prior to November 27, 1984 (Pre-Title 27) and has monitoring data indicating the unit has the potential to adversely affect water quality. The site has been reopened (post-1984) and is under a detection monitoring program or implementing a corrective action program.
Pre-Title 27 CAI - Closed/With Monitoring: A waste management unit that was abandoned or inactive prior to November 27, 1984 (Pre-Title 27) but was not formally and completely closed. The site has the potential to adversely affect water quality and is implementing a detection monitoring program.
Pre-Title 27 CAI - Closed/No Monitoring: A waste management unit that was abandoned or inactive (CAI) prior to November 27, 1984 (Pre-Title 27) but was not formally and completely closed and is not implementing a monitoring program. The unit has the potential to adversely affect water quality.
Pre-Title 27 CAI - Completed - Case Closed/No Monitoring: A waste management unit that was formally and completely closed prior to November 27, 1984 (Pre-Title 27) in accordance with applicable statutes, regulations, and local ordinances in effect at time of closure. The unit does not pose a threat to water quality.
Preliminary Endangerment Assessment: An assessment of information about a site and its surrounding area. A Preliminary Assessment is designed to determine whether a site poses little or no threat to human health and the environment or if it does pose a threat, whether the threat requires further investigation. Generally includes historical review of documents and may include limited sampling of a site.
Preliminary Site Assessment Underway: Implementation of a work plan addressing the Preliminary Site Assessment Work Plan.
Preliminary Site Assessment Work Plan Submitted: A work plan/proposal has been requested of, or submitted by, the responsible party in order to determine whether groundwater has been, or will be, impacted as a result of a release from any underground tanks or associated piping. This phase of work usually includes plans for the installation and sampling of monitoring wells, soil boring sampling, additional soil excavation, and disposal or treatment of contaminated soil.
Proposed: Proposed for NPL, or a facility or operation that is in the planning and development phase and is not yet operational.
Referred: 1248 Local Agency: Identifies sites that were referred to a local agency (through the SB 1248 determination process) to supervise the cleanup of a simple waste release.
Referred: EPA: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the United States Environmental Protection Agency (U.S. EPA).
Referred: IWMB: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the California Integrated Waste Management Board (IWMB).
Referred: Other Agency: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by another state or local environmental regulatory agency.
Referred: RCRA: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by DTSC's Hazardous Waste Management Program and are identified as Resource Conservation and Recovery Act (RCRA).
Referred: RWQCB: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the California Regional Water Quality Control Boards (RWQCBs).
Remedial Action: Implementation of corrective action plan.
Remediation Plan: A remediation plan has been submitted evaluating long term remediation options (or corrective actions). A proposal and implementation schedule for an appropriate remediation option has also been submitted. This phase of work may also include preparing and submitting the necessary information for any permits needed prior to implementation of the plan.
Removed: Removed from Proposed NPL
Reopen Previously Closed Case: Previously closed cases may be re-opened by the Lead Agency because of new information, a change in site conditions, or other factors such as negative test results during post remedial action monitoring.
Revoked: Permit has been taken back (nullified) by the enforcement agency.
Surrendered: The voluntary relinquishment of a permit by the operator to the enforcement agency.
Suspended: Indicates that the facility, operation or site never had or does not have a Solid Waste Facility Permit.
To Be Determined: There is presently not enough information to determine a Regulatory Status or Operational Status. This information may be gathered as part of the Site Investigation Process (SIP) which includes completion of the Site Identification form and Site Assessment form or further investigation by the enforcement agency. Additionally, the operational or regulatory status may be pending permit action, enforcement action, or ongoing investigation.
Unknown - Insufficient Information.
Unpermitted: Indicates that the facility, operation or site never had or does not have a Solid Waste Facility Permit.
Voluntary Cleanup: Identifies sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Un-Locatable Sites

For reporting purposes, these potential hazard sites from any of the three categories are missing certain pieces of relevant data, such as: street addresses, zip codes, city, or county information. This may be the result of limited governmental records or data. While the site may in fact exist, the absence of accurate (or missing) information may create the inability to delineate the property's radial distance in relation to the subject property on a map. If seller or seller's agent has actual knowledge of site(s) with possible contamination or other sensitive environmental impacts not listed in this report, written notification should be provided to the buyer and buyer's agent.

NOTICES AND ADVISORIES

TRANSFER FEE NOTICE

This is commonly known as a “Private Transfer Tax”. It is a fee imposed by a private entity such as a property developer, home builder, or home owner association, when a property within a certain type of subdivision is sold or transferred. A private transfer fee may also be imposed by an individual property owner. Private transfer fees are different from city or county Documentary Transfer Taxes. Private Transfer Fees may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the property.

California Civil Code Section 1098 defines a “Transfer Fee” as “any fee payment requirement imposed within a covenant, restriction, or condition contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid as a result of transfer of the real property.” Certain existing fees such as government fees, court ordered fees, mechanic lien fees, common interest development fees, etc. are specially excluded from the definition of “Transfer Fee”.

To determine if the property is subject to a Transfer Fee, OBTAIN COPIES OF ALL EXCEPTIONS LISTED ON THE PRELIMINARY TITLE REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE. Please be aware that private transfer fees may be difficult to identify by simply reading the title report.

Effective January 1, 2008, Civil Code Section 1102.6e requires the seller to notify the buyer of whether a private transfer fee applies and if present, to disclose certain specific information about the fee.

Content of Disclosure. Civil Code Section 1102.6e requires the seller to disclose specific information about any Transfer Fee that may affect the property. Please refer to the legal code or to the C.A.R. Form NTF (11/07), provided by the California Association of Realtors, for a standard format to use in making the Transfer Fee Disclosure if you elect to investigate and make this disclosure personally.

How to Determine the Existence of a Transfer Fee. If a Transfer Fee does exist affecting the property, the document creating the fee may be on file with the County Recorder as a notice recorded against the property and should be disclosed in the preliminary title report on the property. However, the preliminary title report will merely disclose the existence of the documents affecting title, not the content of the documents. The title of a document may also not be sufficient to disclose that a transfer fee is included in its terms. Accordingly seller should (a) request the title company which issued the preliminary title report to provide copies of the documents shown as “exceptions” and (b) review each document to determine if it contains a transfer fee.

NOTICE OF YOUR “SUPPLEMENTAL” PROPERTY TAX BILL

California Civil Code 1102.6c, states that the seller, or his or her agent, is responsible for delivering a notice specifying information about supplemental tax assessments:

“California property tax law requires the Assessor to revalue real property at the time the ownership of the 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. 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 question concerning this matter, please call your local tax collector’s office.”

TOXIC MOLD NOTICE *(PURSUANT TO THE “TOXIC MOLD PROTECTION ACT OF 2001”)*

The seller, or lessor of residential, commercial or industrial property; or a public entity that owns, leases, or operates a building should provide a written disclosure to prospective purchasers, prospective tenants, renters, or occupants if the seller, lessor or public entity has knowledge of mold conditions or in specified instances has reasonable cause to believe, that mold (visible or hidden) that exceeds permissible exposure limits is present that affects the unit or building. The State Department of Health Services is designated as the lead agency for identifying, adopting, and determining permissible exposure limits to mold in indoor environments, mold identification and remediation efforts.

PUBLICATIONS PROVIDING INFORMATION ON TOXIC MOLD AVAILABLE ON THE INTERNET:

- Mold in My Home: What Do I Do?
- Stachybotrys Chartarum (atra) - A mold that may be found in water-damaged homes
- Fungi - and Indoor Air Quality
- Health Effects of Toxin-Producing Molds In California
- Mold Remediation in Schools and Commercial Buildings
- Biological Pollutants in Your Home

https://www.cdph.ca.gov/Programs/CCDPHP/DEODC/EHLB/IAQ/Pages/Mold.aspx; https://www.epa.gov/mold/

GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES NOTICE

The following notice is provided to the buyer(s) of real property regarding information about the general location of gas and hazardous liquid transmission pipelines.

NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES
This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at https://pvnpms.phmsa.dot.gov/PublicViewer/. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

Gas and hazardous liquid pipelines of any size pose a potential risk to life, property and the environment if damaged or punctured. In addition, precise locations of larger gas transmission pipelines are restricted by Federal Homeland Security policies. Additional information relating to other types and sizes of pipelines and other underground utility infrastructures may be available from local pipeline operators such as: PG&E: https://www.pge.com/en/about/pge-systems/gas-systems/pipeline.html,San Diego Gas & Electric: https://sdge.com/safety/gas-safety/natural-gas-safety-map,
Sacramento Municipal Utilities District: https://www.smud.org/en/In-Our-Community/Safety-Tips/Equipment-and-lines. Southern California Gas: https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map. You may want to contact your local utility provider if they are not listed above.

You should also review your Preliminary Title Report for pipelines right-of-way (easements) and further investigate information about pipelines by contacting the owner or operator responsible for the pipelines, consider what factors, if any, are associated with the property's proximity to pipelines, and determine whether the information you receive is acceptable before you purchase. No excavation work should be done before contacting the One-Call Center (811).

FLOOD INSURANCE NOTICE

Floods can have a devastating effect on communities, causing loss of life, property damage, and loss of income, and can have an adverse effect on government functioning. As such, the federal government has designed measures that are intended to aid disaster assistance by encouraging insurance coverage for those properties in flood disaster areas.

In addition to the flood disclosure in the Natural Hazard Disclosure Statement, Federal law {U.S. Code Title 42, Chapter 68, subchapter III, § 5154a(b)(1)} requires a seller, no later than the date on which a property is to be transferred, to notify a buyer of the requirement to purchase and maintain flood insurance, if disaster relief assistance (including a loan assistance payment) has been previously provided on that property and such assistance was conditioned on obtaining flood insurance according to Federal law. If a buyer fails to obtain and maintain flood insurance on a property disclosed to have been in a previous federal disaster area and that received disaster relief assistance, then no Federal disaster relief assistance will made available should that property subsequently be in a flood disaster area. If a seller fails to notify a buyer of the requirement to purchase and maintain flood insurance because of said property's inclusion in a Federal disaster area and Federal disaster relief assistance was received for that property, and the buyer does not obtain and maintain flood insurance, then should that property be damaged by a flood disaster and receive Federal disaster relief assistance, the seller will be required to reimburse the Federal Government for the amount of that assistance for that property.

State law (SBX1 7, Chaptered October 10, 1995) also prohibits "state disaster assistance from being provided to a person required to maintain flood insurance by state or federal law, who has canceled or failed to maintain that coverage."

The information contained here is not intended to indicate whether a property has been in a Federal disaster area and has received Federal disaster relief assistance, but merely to indicate an additional flood insurance disclosure requirement related to future disaster relief assistance availability.

ENERGY EFFICIENCY STANDARDS AND DUCT SEALING REQUIREMENTS NOTICE

The Energy Policy and Conservation Act directs the Department of Energy (DOE) to establish minimum efficiency standards for various products, including central air conditioners and heat pumps. On January 1, 2015, the DOE amended the energy conservation standards for residential central air conditioners and heat pumps manufactured for sale in the United States to be manufactured with an energy rating of 14 SEER (SEER, Seasonal Energy Efficiency Ratio, is the measurement of energy efficiency for the cooling performance of central air conditioners and heat pumps). Homeowners are not required to replace or upgrade existing central air conditioning units or heat pumps to comply with the new standards. Disclosure Source recommends that the potential buyer of the subject property verify the SEER rating of the central air conditioning or heat pump system through a professional such as a home inspector or through the California Home Energy Efficiency Rating Services. This agency, a home energy rating provider, is a non-profit organization that promotes energy efficiency through comprehensive analyses of homes. Additional information may be found at: https://www.eere.energy.gov/buildings/appliance_standards/residential/central_ac_hp.html or at www.cheers.org

Additionally, beginning October 1, 2005, and with subsequent revisions to the California building energy efficiency standards, the California Energy Commission ("CEC") outlined new duct sealing requirements which require the home's ducts tested for leaks when the central air conditioner or furnace is installed or replaced. Ducts that leak 15 percent or more must be repaired to reduce the leaks. After your contractor tests and fixes the ducts, you need to have an approved third-party field verifier check to make sure the duct testing and sealing was done properly. Duct sealing is generally not required in the following situations: 1) duct systems that are documented to have been previously sealed as confirmed through field verification and diagnostic testing; 2) when systems have less than 40 feet of ductwork in unconditioned spaces like attics, garages, crawlspaces, basements or outside the building, or 3) when ducts are constructed, insulated or sealed with asbestos. There also are specific alternatives that allow high efficiency equipment and added duct insulation to be installed instead of fixing duct leaks. You also should know that any contractor failing to obtain a required building permit and failing to test and repair your ducts is violating the law and exposing you to additional costs and liability. Real estate law requires you to disclose to potential buyers and appraisers whether or not you obtained required permits for work done on your house. If you do not obtain a permit, you may be required to bring your home into compliance with code requirements for that work and you may have to pay penalty permit fees and fines prior to selling your home. According to the CEC, these duct sealing requirements apply when the following are replaced: the air handler, the outdoor condensing unit of a split system air conditioner or heat pump, the cooling or heating coil, or the furnace heat exchanger. Several cities and counties have adopted more stringent building energy standards. You can find a link to the modified standards on the CEC's Local Ordinances page and a list of the cities and counties: https://www.energy.ca.gov/title24/2019standards/ and https://www.energy.ca.gov/resources/publications/energy-commission-publications/ More information may also be found at www.energy.ca.gov/title24/.

GOVERNMENTAL GUIDE: "WHAT IS YOUR HOME ENERGY RATING?" PUBLISHED BY THE CALIFORNIA ENERGY COMMISSION CONTAINING IMPORTANT INFORMATION REGARDING THE CALIFORNIA HOME ENERGY RATING SYSTEM (HERS) PROGRAM. IT IS AVAILABLE FOR DOWNLOAD AT HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS_HOMEENERGYRATING.ASPX

WATER-CONSERVING PLUMBING FIXTURE NOTICE

The seller of single-family residential real property built on or before January 1, 1994 shall disclose, in writing, to the prospective buyer that Section 1101.4 of the Civil Code requires that California single-family residences be equipped with water-conserving plumbing fixtures on or before January 1, 2017, and whether the property includes any noncompliant plumbing fixtures as defined in subdivision(c) of Section 1101.3.

Further, on and after January 1, 2019, a seller of multifamily residential real property or of commercial real property built on or before January 1, 1994 shall disclose to the prospective buyer, in writing, that all noncompliant plumbing fixtures in any multifamily residential real property and in any commercial real property shall be replaced with water-conserving plumbing fixtures on or before January 1, 2019, and whether the property includes any noncompliant plumbing fixtures.

For purposes of these requirements, noncompliant plumbing fixtures mean any toilet manufactured to use more than 1.6 gallons of water per flush, any urinal manufactured to use more than one gallon of water per flush, any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, any interior faucet that emits more than 2.2 gallons of water per minute.

SOLAR ENERGY SYSTEMS NOTICE

On and after January 1, 2018, a seller of residential real property within a common interest development shall disclose to the prospective buyer(s) the existence of any solar energy system owned by the seller and the related responsibilities of the owner according to California Civil Code Section 4746. The owner and each successive owner is required to maintain a homeowner liability coverage policy at all times and to provide the homeowner's association with the corresponding certificate of insurance within 14 days of approval of the application and annually thereafter. The owner and each successive owner of the solar energy system is responsible for the costs of damage to the common area, exclusive use common area, or separate interests resulting from the installation, maintenance, repair, removal, or replacement of the solar energy system. Further, the owner and each successive owner of the solar energy system is responsible for the costs of maintenance, repair, and replacement of the solar energy system until it has been removed and for the restoration of the common area, exclusive use common area, or separate interests after removal. The new owner will be responsible for the same disclosures mentioned above to subsequent buyers.

REGISTERED SEX OFFENDER DATABASE NOTICE ALSO KNOWN AS “MEGAN’S LAW”

For more than 50 years, California has required sex offenders to register with their local law enforcement agencies. However, information on the whereabouts of these sex offenders was not available to the public until the implementation of the Child Molester Identification Line in July 1995. The information available was further expanded by California's Megan's Law in 1996 (Chapter 908, Stats. of 1996).

Section 2079.10a of the California Civil Code specifies notice be provided to buyer(s) of real property of the existence of a registered sex offender database:

Notice: Pursuant to Section 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.

The public, excluding those who have registered as sex offenders pursuant to Section 290 of the Penal Code, may search this database by a sex offender's specific name, obtain ZIP Code and city/county listings, obtain detailed personal profile information on each registrant, and use the map application to search a neighborhood or anywhere throughout the State to determine the specific location of any of those registrants on whom the law allows the State of California to display a home address.

In addition, the public may also contact the California Department of Justice, Sex Offender Tracking Program, for information on making an inquiry with the Department concerning at least six individuals as to whether any are required to register as a sex offender and subject to public notification. A fee is assessed for such inquiries, which will be deposited into the Sexual Predator Public Information Account within the Department of Justice. The contact number for the Sex Offender Tracking Program is (916) 227-4974.

METHAMPHETAMINE OR FENTANYL CONTAMINATED PROPERTY NOTICE

California law (Health and Safety Code Section 25400.28) requires property owners to notify prospective buyers in writing of any pending order that would prevent the use or occupancy of a property because of methamphetamine or fentanyl laboratory activity, and to provide the prospective buyer with a copy of the pending order. Receipt of a copy of the pending order shall be acknowledged in writing by the prospective buyer.

The “Methamphetamine or Fentanyl Contaminated Property Cleanup Act,” chapter 6.9.1 specifies human occupancy standards for property that is subject to the act. These standards will be replaced by any that are devised by the Department of Toxic Substances Control, in consultation with the Office of Environmental Substances Control. In addition, this Act outlines procedures for local authorities in dealing with methamphetamine or fentanyl contaminated properties, including the use of a property lien. This notice is meant to inform prospective buyers of California disclosure law regarding methamphetamine or fentanyl lab activity, and does not indicate or imply that a particular property is or has been contaminated according to this law.

MILITARY ORDNANCE LOCATION NOTICE

California Civil Code Section §1102.15 states “The seller of residential real property subject to this article who has actual knowledge of any former federal or state ordnance locations within the neighborhood area shall give written notice of that knowledge as soon as practicable before transfer of title.”

For purposes of this notice, “former federal or state ordnance locations” means an area identified by an agency or instrumentality of the federal or state government as an area once used for military training purposes, which may contain potentially explosive munitions.

“Neighborhood area” means within one mile of the residential real property.

For more information or to view the location of site(s) near a property, go to:
https://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx

CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT NOTICE

The purpose of the California Land Conservation Act of 1965 (Williamson Act) is to allow local governments and private landowners to enter voluntarily into contracts to restrict the use of parcels of land of no less than 100 acres to agricultural and open space use. The landowner receives compensation for the land use restrictions in the form of reduced property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

A Williamson Act contract is initially for a minimum term of ten years but local jurisdictions have the option to increase the initial term up to twenty years. Williamson Act contracts run with the land and are binding on all subsequent landowners. The contract is automatically extended by one year after the tenth and subsequent years unless a request for non-renewal is filed by either party. A request for non-renewal begins a 9 year term during which the tax assessments gradually increase to the full fair market value at which time the contract is terminated. The use of the property will then be controlled by the local jurisdiction's use and zoning laws.

Williamson Act contracts can be canceled only by the landowner's petition; however the minimum penalty for canceling a contract is 12.5 percent of the unrestricted, fair market value of the property. To approve a tentative contract cancellation, a county or city must make specific findings that are supported by substantial evidence. The existence of an opportunity for another use of the property or the uneconomic character of an existing agricultural use shall not, by itself, be a sufficient reason to cancel a contract.

There are penalties for breach of a contract, caused by the owner intentionally using the land for other than agriculture or making the land unusable for the contracted purposes. The penalties for breach of contract are as much as 25% of the unrestricted fair market value of the land rendered incompatible, plus 25% of the value of any building and any related improvements on the contracted land that cause the breach of contract. If a local jurisdiction allows a contract to be canceled and the State determines that there is a breach of contract, the penalties may be reduced, but not to less than 12.5% of the value of the land.

Contact the planning department to obtain information on requirements for entering into a Williamson Act contract and the uses allowed. Local government uniform rules and the specific Williamson Act contract can be more restrictive than the Williamson Act Government Code provisions.

For more information contact the Department of Conservation, Division of Land Resource Protection at 916-324-0850 or visit its website https://www.conservation.ca.gov/dlrp/lca.

MUDSLIDE / DEBRIS FLOW ADVISORY

Wildfires dramatically alter the terrain and ground conditions. Post wildfire rainstorms can produce dangerous flash floods, mudslides, and debris flows. These events are a threat to property located within or along an area which has experienced a recent wildfire.

This advisory is provided to simply inform you about the US Geologic Survey's maps that estimate the probability and volume of debris flow that may be produced by a storm in a recently burned area. They are available at: www.usgs.gov/natural-hazards/landslide-hazards/science/emergency-assessment-post-fire-debris-flow-hazards?qt-science_center_objects=0#qt-science_center_objects

There may be additional or updated maps and resources available. To seek further information about possible mudslide and debris flow areas that may affect the property, contact the County Planning Department.

OIL, GAS WELLS & METHANE ADVISORY

California's oil and gas production has been in decline since the 1980's and wells, many of which were drilled at the turn of the past century, have been shut down or improperly abandoned. Such wells are often found when they begin to leak oil, natural gas (methane), or water. Building construction in the past several years has expanded into areas where wells were once, or are, active. Buyer should be aware that wells may exist on or near any property and new construction may also be restricted in the vicinity of wells. The California Division of Oil, Gas and Geothermal Resources administers the program to properly abandon wells. Abandoned or active oil wells, areas containing petroleum deposits, oil fields, landfills, and gas storage facilities could present risks and safety hazards to life, health, and natural resources. Risks could include, but are not limited to, soil and ground water contamination, physical safety hazards to humans and animals, fire hazards, oil and methane seeps, and air quality problems.
Migration of methane gas into areas containing impermeable surfaces (i.e. concrete, pavement, basements, etc.) can trap the gas, resulting in the accumulation of high concentrations. Although natural methane gas is relatively harmless, high concentrations of it can be hazardous due to its highly combustible chemical composition, as well as its ability to displace oxygen. Properties located in a methane zone may be required to undergo testing and mitigation. Disclosure Source recommends that the buyer contact the local Planning, Building and Safety Department to ascertain what previous measures, if any, might have been taken to properly vent the area and what considerations might apply regarding building permits or renovations. For more information and maps visit https://www.conservation.ca.gov/CalGEM.

HABITAT SENSITIVITY AREA / ENDANGERED SPECIES ADVISORY

The California Endangered Species Act, Fish and Game Code, section 2051, states that there are certain species of fish, wildlife and plants that are in danger of, or threatened with, extinction because their habitats are being threatened, destroyed or adversely modified. Legislation declares that landowner cooperation is essential for conservation on those lands that have been identified as a habitat for endangered or threatened species. According to Section 2052.1 of the Fish and Game Code, if a person needs to address mitigation measures in relation to a particular impact on a threatened species, then those measures will be roughly proportional to the impact that the person has on those species. Disclosure Source recommends the buyer contact the local planning department and the California Department of Fish & Wildlife to ascertain what, if any, considerations might be involved as a result of being in or nearby habitat sensitive areas. Additional information is available at https://www.wildlife.ca.gov/Conservation/CESA.

NATURALLY OCCURRING ASBESTOS ADVISORY

Asbestos is the common name for a group of silicate minerals that are made of thin, strong fibers. It occurs naturally in certain geologic settings in California, most commonly in ultrabasic and ultramafic rock, including serpentine rock. These rocks are commonly found in the Sierra Foothills, the Klamath Mountains, Coast Ranges, and along some faults. While asbestos is more likely found in these rock formations, its presence is not certain. Because asbestos is a mineral, asbestos fibers are generally stable in the natural environment. The fibers will not evaporate into the air. Some naturally occurring asbestos can become friable, or crushed into a powder. This may occur when vehicles drive over unpaved roads or driveways that are surfaced with ultrabasic, ultramafic or serpentine rock, when land is graded for building purposes, or at quarrying operations. Weathering and erosion may also naturally release asbestos. Friable asbestos can become suspended in the air, and under these conditions, asbestos fibers represent a significant risk to human health. Asbestos is a known carcinogen, and inhalation of asbestos may result in the development of lung cancer. Disclosure Source recommends that the buyer visit this website for further information and maps at:
https://www.atsdr.cdc.gov/media/pdfs/2024/07/limitingenvironmentalexposures_factsheet-508.pdf

RADON ADVISORY

Radon is a colorless, odorless radioactive gas that is produced by the natural decay of uranium, which is found in nearly all soils and rocks. Radon can seep from the ground into the air in a property through openings in the ground, and its presence increases the risk of lung cancer. Radon levels are variable and may be influenced by not only geology, but also soil permeability, weather and climatic conditions, building design, condition and usage. The Environmental Protection Agency (EPA) has produced a map that assigns one of three zone designations to each county based on radon potential and each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. That map is not meant to be used to determine whether a particular property should be tested for radon, but is used to assist various government agencies and organizations in focusing their radon program resources. Properties with high levels of radon have been found in all zones. Long-term (up to one year) measurement is generally recommended for the most accurate determination of radon levels. Radon testing is affordable and easily done. Test kits are available at the California Department of Public Health website at
https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon-Testing.aspx.
The EPA recommends all structures should be tested for radon, regardless of geographic location or zone determination. If the radon level is greater than 4 picoCuries per Liter of air (pCi/L), the EPA suggests remediation. Additionally, the California Department of Conservation outlines Radon Zone areas where geologic conditions are likely to produce high, moderate, or low potential indoor radon levels above 4 pCi/L. Those maps are available at https://www.epa.gov/radon/radon-frequently-asked-questions

GOVERNMENTAL GUIDES: “RESIDENTIAL ENVIRONMENTAL HAZARDS: A GUIDE FOR HOMEOWNERS, HOMEBUYERS, LANDLORDS AND TENANTS”; “PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME” PUBLISHED BY THE ENVIRONMENTAL PROTECTION AGENCY CONTAINING IMPORTANT INFORMATION REGARDING ENVIRONMENTAL HAZARDS LOCATED ON AND AFFECTING RESIDENTIAL PROPERTY. AVAILABLE FOR DOWNLOAD AT HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS.ASPX AND HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS_LEAD.ASPX

DISCLAIMERS

ACCEPTANCE OR USE OF THIS REPORT BY ANY PERSON CONSTITUTES AN AGREEMENT TO BE BOUND BY ALL OF THE TERMS AND CONDITIONS, AND LIMITATIONS OF LIABILITY, STATED HEREIN.

THIS AGREEMENT TO BE BOUND BY THESE TERMS AND CONDITIONS, AND LIMITATIONS ON LIABILITY, IS MADE REGARDLESS OF WHETHER THE PERSON ACCEPTING OR USING THE REPORT PAID FOR, OR ORDERED, THE REPORT.

THIS REPORT IS NOT A WARRANTY OR A POLICY OF INSURANCE.

TERMS AND CONDITIONS

1. Recipient(s) Defined
"Recipient(s)" shall mean and refer to transferor(s)/seller(s), transferee(s)/buyer(s), and their respective agent(s)/broker(s) who access a copy of this Report.

2. Report Defined
"Report" shall mean and refer to any disclosure Report prepared by Disclosure Source and made available to the Recipient (s), whether the Report is provided as a hard copy, via email, or accessed via https://www.DisclosureSource.com.

3. No Third Party Reliance
The information contained in this Report is intended for the exclusive benefit and use of the Recipient (s). No person other than the Recipient(s) should rely upon, refer to, or use this Report, or any information contained within this Report, for any purpose. Disclosure Source expressly disclaims all liability, including liability for breach of contract and negligence, to persons other than Recipient (s). The disclosures contained in this Report "shall not be used by any other party, including, but not limited to, insurance companies, lenders, or governmental agencies, for any purpose." California Civil Code section 1103.2(g).

4. Seller's and Seller's Agent's Independent Disclosure Obligations
Seller(s) and their agent(s) are independently required to make certain statutory disclosures of all material facts about the subject property within their actual knowledge. This Report does not alter, change, impact, affect, or replace seller or seller 's agent's independent disclosure obligations. Disclosure Source acknowledges that there may be other disclosures required under applicable state law and /or within seller's and seller's agent's actual knowledge, and Disclosure Source makes no representations as to the adequacy or accuracy of any other representations or disclosures made under applicable state law.

5. Explanation of Services and Limitations
(a) Statutory and Local/Supplemental Disclosures, Notices and Advisories
The purpose of the Disclosure Report is to assist the Recipient (s) in notifying the prospective buyer whether the property is located in any of six statutorily defined natural hazard areas. Disclosure Source has also obtained maps that are both official and publicly available from city, county, and state sources which supplement this natural hazard information.
Disclosure Source is also providing disclosures, notices and advisories on potentially hazardous conditions or occurrences that may affect the subject property. These additional disclosures, notices and advisories are either required by the California Civil Code, local ordinance, or the information is readily available. Disclosure Source recommends contacting the local building and planning departments prior to the transfer to help ascertain, what, if any, additional requirements there might be for construction or renovation, and building code requirements for this property. Disclosure Source has not performed a visual or physical inspection of the property. This Report is not a substitute for a visual or physical inspection of the property or a geologic or engineering study . Disclosure Source assumes no responsibility for any costs or consequences, direct or indirect, arising due to the need, or the lack of need, for earthquake insurance, fire insurance or flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.
In order to prepare this Report, either the seller (or his/her agent) or the buyer (or his/her agent) supplied Disclosure Source with the Assessor 's Parcel Number ("APN") for the subject property. Disclosure Source has not verified the accuracy of the APN. This Report was prepared based upon such APN, and shall not, and does not, include any property beyond the boundaries of the subject property identified by such APN, including but not limited to, any common interest areas, structures (whether located on the subject property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways
Disclosure Source shall not be responsible or liable for any losses, liabilities or damages resulting from an incorrect APN. No determination is made and no opinion is expressed, or intended, by this Report concerning whether the subject property is comprised of legal lots in conformance with the California Subdivision Map Act. If the subject property is part of a condominium project, planned unit development, or other properties with a common or undivided interest area, the Report may indicate that the subject property is within the natural hazard zone if any portion of the common or undivided interest area is within the reported natural hazard zone. In preparing this Report, Disclosure Source has reviewed and relied upon the statutes identified and has reviewed the records referred to in each determination.

(b) Tax Information, if included in the report
California Civil Code requires that the seller of certain real property determine from local agencies whether the property is subject to a Mello -Roos Community Facilities Act and Special Tax Assessment, and if so, deliver notice of such special tax assessment (s) to the prospective buyer. The purposes of the Special Tax and Assessment Section are to (a) make preliminary determinations regarding whether secured tax rolls contain Mello Roos Community Facilities District Special Taxes or Improvement Bond Act of 1915 Lien Assessments against the subject property, and (b) assist the seller in fulfilling his/her duty to comply with California Civil Code Section 1102.6b.

When preparing the Special Tax and Assessment Section, the Company reviewed county tax records and other official and third party resources to determine whether, according to those records, the property is subject to a Special Tax pursuant to the Mello -Roos Community Facilities Act or a Special Assessment pursuant to the Improvement Bond Act of 1915. Only assessments that were levied against the property at the time the Company obtained the tax records are disclosed. No study of the public records was made by the Company to determine the presence of any other tax or assessment. Items not yet levied on the tax bill, items not appearing on the tax bill because the current owner has applied for an available exemption, supplemental taxes, unsecured property taxes, and items removed from the tax bill due to a pending judicial foreclosure suit may not be reflected on this Report. The amount of the levy, ending year, and other tax information may be subject to change in the future. Tax information can vary from property to property. The tax and assessment information in this Report is for the specific time frame and property referenced and may not be used for other properties. The Company is not responsible for any changes that may occur. In some instances, (including some condos, mobile homes, and new subdivisions), the tax roll data disclosed may represent the amount assessed for an entire parcel prior to subdivision of said parcel.

This Report and the above explanation of Special Tax and Assessments are intended to be general in nature and is not a substitute for a tax bill, title report or title insurance and may not be relied upon as such. If detailed information is desired, the Company recommends contacting the agency that administers the Special Tax and Assessment or retaining a professional consultant. The Company believes that the information and data contained in this Report is correct but we do not guarantee the accuracy of County records or the records of Bond Administrators from which this information is based, or accept liability for future tax payments in the event the information is inaccurate, incomplete or outdated. The assessed levy amounts listed are provided by the Tax Collector's office and are accurate based on the levies listed in the identified tax record as of the beginning of the identified tax year. No determination is made and no opinion is expressed, or intended, by the Report concerning the existence of property tax liabilities, unless specifically described in the Report. The applicable county tax assessor/collector updates their Tax Assessment frequently and the Company updates their Tax Assessment information yearly. If your decision to purchase this property is based in part on information contained in this Report, the Company recommends you contact the County Tax Collector ’s office and the Bond Administrators to verify its accuracy.

(c) Environmental Information, if included in the report
The environmental information (including reference aids) assist the seller(s) in satisfying their general obligations to provide information regarding the property ’s proximity to site(s) identified by appropriate County, State, and/or Federal Agencies' databases as possessing (either presently or historically) an environmental concern. Disclosure Source has not verified the accuracy, validity, or completeness of those lists and does not insure, warrant or guarantee that they are accurate and up to date. Disclosure Source has not performed a physical inspection of the property and the Report is not intended to be used as a preliminary site assessment or Phase 1 report. Disclosure Source does not make any representation as to the health hazards to humans or animals that may be associated with any of the substances that may exist at the sites or how they may affect the subject property. Disclosure Source does not report on the significance or extent of the contamination or remediation of any of the sites identified in the Agencies' databases.

6. Notice to Recipient(s)
(a) Disclosure Source provides the Report for the benefit of all Recipient (s). Disclosure Source considers Recipient(s) to be a contracting party who is subject to the explanation of services, conditions, limitations and disclaimers herein, and by signing the Report, Recipient (s) expressly agrees to receive the services, and be bound by the conditions, limitations and disclaimers herein. This Report is for the exclusive benefit of the Recipient (s). There shall be no third party beneficiaries, and the Report may not be used in any subsequent transaction affecting the subject property or for any other real property.
(b) Disclosure Source hereby agrees to indemnify the owner of any property for which a Report is issued and paid, and the owner ’s real estate broker, agent, transaction coordinator, escrow agent, and/or settlement agent involved in the transaction related to the issuance of the Report, for damages incurred to the extent those damages are a result of our negligent acts or errors/omissions in the performance of our services and subject to the limitations of this Report.

7. Limitation of Liability
(a) Disclosure Source has prepared this Report solely based upon records and information provided by various governmental and private agencies. Although reasonable care has been exercised by Disclosure Source in compiling the data and information contained in the Report, Disclosure Source has assumed that these records and information are accurate and complete, and Disclosure Source has not conducted any independent verification of their accuracy or completeness. Disclosure Source shall not be liable to Recipient(s) for errors, inaccuracies or omissions in this Report if such errors, inaccuracies or omissions were based upon information contained in the public and private records used by Disclosure Source, or were known to exist by Recipient (s) on the date of delivery of this Report to Recipient(s).
(b) Disclosure Source expressly excludes from liability any disclosures or information (i) not known to Disclosure Source, (ii) not on the maps used by Disclosure Source, (iii) not recorded in the public record as of the date it was reviewed by Disclosure Source, (iv) not included in the categories included in the Disclosure Report, (v) which would be discovered by a physical inspection of the property, (vi) known to any Recipient prior to receipt of the Report, and/or (vii) regarding the health or risk to any humans or other living things which may be associated in way with any of the disclosed hazards.
(c) Disclosure Source is not responsible or liable for the costs of investigating or remediating any of the disclosed hazards.
(d) Disclosure Source shall not be liable for any damages resulting from a Recipient’s inability to access the Report.
(e) Any website or hyperlink contained in the Report is provided for informational purposes only, and Disclosure Source is not responsible for the accuracy of any information available from or through any referenced website or hyperlink.
(f) Disclosure Source liability for any claim, or claims, including but not limited to any claim for breach of contract or negligence, is limited to actual proven damages as a result of an error or omission in the Report and shall be measured by the difference between the amount paid for the property and the fair market value of the property as of the date of the Report, if and only if such difference is caused by the error or omission.
(g) Disclosure Source shall not be liable for any incidental damages, consequential damages, special damages, indirect damages, or lost profits suffered by Recipient(s).

8. FEMA Flood Determination
This Report may include a FEMA Flood Determination Certificate provided by a third -party. If such a certificate is included, Disclosure Source makes no representation or determination, or offers any opinion, as to whether flood insurance is required, whether private or offered as part of a government program, or any representation or determination of the cost of any such insurance.

9. Report Is Not For Credit Purposes
The information collected and disclosed in the Report is not indicative of any person 's credit worthiness, credit standing, credit score, credit capacity or any other characteristics listed in Section 1681(a) of the Fair Credit Reporting Act ("FCRA"). The Report shall not be used in any way, or for any purpose, or in any manner that would cause the Report to be construed as a "consumer report" under the FCRA or any similar State or Federal statute, rule, law or regulation.

10. Change in Information
This Report is an "AS IS" Report. Updates to the databases used in this Report are determined by the responsible agency and may be made at any time and without notice. For that reason, Disclosure Source maintains an update schedule and makes reasonable efforts to use updated information. The complexities of obtaining and adapting the data into a usable format for preparing this Report necessitate some delay once the updated information is obtained; therefore the Report may be considered accurate only as of the date when the database was last reviewed and implemented by Disclosure Source. Subsequent to Disclosure Source's acquisition of government records, changes may be made to said government records and Disclosure Source shall have no obligation to update the Report or to communicate to any Recipient(s), or any other person, any changes, acts, occurrences, circumstances or agreements occurring after the date of the Report, which render inaccurate anything contained in the Report. Disclosure Source may at its sole discretion supplement the Report. The determinations made in the Report are time-sensitive. Disclosure Source shall not be liable for any impact on the Property, or the value thereof, that any change to the government records may have. Disclosure Source is under no duty to update this Report when or if new information is released or becomes available.

11. Notice of Claim
Recipient(s) must promptly notify Disclosure Source in writing of any error or omission, and give Disclosure Source an opportunity to correct such error and omission. All notices and claims shall be addressed to Disclosure Source, Claims Department, 1200 Concord Ave, Suite 400, Concord, CA 94520. Any claim must be given promptly in writing when knowledge is acquired by any Claimant of any information which is contrary to the Disclosure Report. If a written claim notice is not given promptly to Disclosure Source, all liability of Disclosure Source shall terminate with regard to the matters for which a prompt claim notice is required but only to the extent that the failure to give prompt written notice has prejudiced Disclosure Source.

12. Governing Law
These Terms and Conditions, and any Recipient's use of the Report, shall be governed by, and construed in accordance with, the laws of the State of California.

13. Resolution of Disputes (Arbitration or Small Claims)
MANDATORY ARBITRATION. This provision constitutes an agreement to arbitrate disputes on an individual basis. **Any party may bring an individual action in small claims court instead of pursuing arbitration.**

Any claim, dispute or controversy, pursuant to contract or tort law, or otherwise, arising out of or relating to this Agreement, the Report, its issuance, its contents, the disclosures, a breach of the Agreement, any controversy or claim arising out of the transaction giving rise to this Agreement, or the relationships among the parties hereto ("Claim"), shall be resolved by one arbitrator through binging arbitration administered by the American Arbitration Association ("AAA"), under the AAA Consumer Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879.

The arbitration will take place in the same county in which the property is located. The arbitrator's decision shall be final, binding, and non -appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. By receiving this Report, and entering into this Agreement, the parties acknowledge that they are giving up the right to a jury trial, and the right to participate in any class action, private attorney general action, or other representative or consolidated action, including any class arbitration or consolidated arbitration proceeding. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award: any such suit may be brought only in Federal District Court for the District or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this agreement to arbitrate, including any claim that all or any part of the Terms and Conditions, including this agreement to arbitrate, is void or voidable. However, the preceding sentence shall not apply to the clause entitled "Class Action Waiver."

As noted above, a party may elect to bring an individual action in small claims court instead of arbitration, so long as the dispute falls within the jurisdictional requirements of small claims court.

CLASS ACTION WAIVER. Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiff, or similar proceeding ("Class Action"). The parties expressly waive any ability to maintain any Class Action in any forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any Class Action nor make an award to any person or entity not a party to the arbitration. Any claim that all or part of this Class Action Waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator.

14. Severability
In the event any provision of this Disclosure Report is held invalid or unenforceable under applicable law, this Disclosure Report shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

15. Complete Agreement
These Terms and Conditions constitute the single and entire integrated agreement between Disclosure Source and the Recipient (s), and supersede and replace all prior statements, representations, discussions, negotiations and agreements.