

SELLER'S ADDITIONAL DISCLOSURES

Addendum to the Real Estate Transfer Disclosure Statement

This is a form created by the San Diego Association of REALTORS® and as such is not covered by the C.A.R. User Protection Agreement. This form is intended for use primarily in the San Diego County area.

Seller: _____ Date: _____

Property Address: _____

This addendum ("Addendum") supplements the Real Estate Transfer Disclosure Statement. This Addendum is not required by statute. It is intended to aid Seller in providing disclosure of facts materially affecting the value or desirability of the property. This Addendum is not an indication of what Seller is willing to repair. It is not a warranty of any kind by Seller or Broker/Agent (referred to as "Broker") representing Buyer in this transaction. It is not a substitute for any inspections or warranties Buyer may wish to obtain. Buyer understands Seller may not be aware of defects that may exist on the property. The following representations are made by Seller and are not representations made by Broker.

Circle the appropriate response for each question. For each YES circled, give an explanation on the lines provided below. If there is insufficient space, use the "ADDITIONAL INFORMATION" section on page 4 of this Addendum or attach an additional sheet.

A. REPORTS

1. Are you aware of any existing reports or inspections, including but not limited to, any Transfer Disclosure Statements or other disclosure documents or reports you received when you purchased the property? Yes No
If yes, state the type of report, who prepared it, when issued and attach a copy of report if available.

B. REPAIRS, ALTERATIONS AND IMPROVEMENTS

1. Are you aware of any repairs, alterations or improvements made to the Property? Yes No
If yes, describe the nature of the work, when the work was performed, the costs, the company and/or individual who performed the work, and whether there is any document describing this work. Attach a copy, if available, any documents, such as a receipt(s), invoice(s), or report(s), for this work.

C. INSURANCE CLAIMS

1. Are you aware of any insurance(s) claim(s) regarding the property, including any claim beyond five years? Yes No
If yes, state the date of the claim, the nature of the claim, what repairs or other work was performed, by whom and the cost of the work. Attach a copy of any documents reflecting these claims and the work performed.

Buyer and Seller acknowledge receipt of copy of this page, which constitutes Page 1 of 5 pages.

Buyer's Initials (_____) (_____) Seller's Initials (_____) (_____)

THIS DOCUMENT IS FOR USE IN SIMPLE TRANSACTIONS AND NO REPRESENTATION OR WARRANTY IS MADE TO THE VALIDITY OR ADEQUACY OF ANY OF ITS PROVISIONS IN ANY TRANSACTION.

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Reviewed by Broker or Designee: _____
Date: _____

Property Address: _____

D. OWNERSHIP AND TITLE

1. Is the real property leased, subject to an option to purchase or a first right of refusal? Yes No
2. Are any of the items listed in Section A of the Real Estate Transfer Disclosure Statement rented or leased rather than owned by you? (Examples: water softener, security system) Yes No
If yes, list items:

Note: Buyer may not be obligated or authorized to assume Seller's lease(s). Seller and Buyer must determine the disposition of leased items.

E. BOUNDARIES, PROPERTY LIMITS AND EASEMENTS

1. Are you aware of any boundary survey other than the original survey? Yes No
2. Are you aware of any boundary dispute, now or previously, affecting the property? Yes No
If yes, please explain: _____

3. Is the property fenced? Yes No
If yes, where: sides ___ back ___ front ___
Are fences located: within property lines ___ within the neighbors' property ___ on the line ___ not sure ___
Which owner built the fence(s)? _____ Who maintains the fence(s)? _____

4. Are you aware of anyone other than the owner using the property, traveling over the property, using private roads and/or has a road maintenance agreement? Yes No
If yes, please explain: _____

5. Are you aware of any part of your or a neighbor's roof, tree or shrub overhanging a property line? Yes No
If yes, please explain: _____

6. Are you aware of any boundary survey of the property? Yes No
If yes, please explain: _____

F. ROOF

1. Are you aware of the roof having leaked during your ownership? Yes No
2. Are you aware of the roof having been: repaired ___ replaced ___ resurfaced ___ Yes No
If yes, please give an explanation, approximate date and the name of the person or company that did the work:

Was there a guarantee or warranty on the work and/or materials? Yes No
If yes, when _____ by whom _____ for how long _____
Please provide a copy of the guarantee/warranty.

3. Are you aware of any gutters and down spouts? Yes No
If yes, are you aware of holes or rust? Yes No
Is the water directed away from the structure? Yes No

G. OTHER CONDITIONS AND DISCLOSURES

Are you aware of any of the following conditions:

1. Any water leaks around and/or under sinks, toilets, showers, bathtubs, windows, skylights, doors, chimneys or other? Yes No
2. The release of any illegal controlled substance on or beneath the Property? Yes No

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- 3. Problem with retaining walls (bulges, cracks, etc.)? Yes No
 - 4. Sump, ejector or circulating pump for water or waste systems? Yes No
 - 5. Any hard wood floors? (specify which rooms) _____ Yes No
 - 6. Exterior wall or ceiling without insulation? Yes No
 - 7. Death on the property in the past three years? Yes No
 - 8. Plastic, including polybutelene in water supply plumbing? Yes No
 - 9. Standing or ponding water after rainfalls or watering or around sprinklers? Yes No
 - 10. Part of the property subject to special governmental review such as hillside review, slope restrictions, open space requirements or conditions other than normal setbacks? Yes No
 - 11. Current or proposed construction that will affect existing views? Yes No
 - 12. Current or proposed construction, near the property, of public or private facilities, such as highways, high-rise buildings or commercial development? Yes No
 - 13. Any federal or state property in or near the neighborhood used now or in the past for military training purposes? Yes No
 - 14. Any dumps, toxic or waste disposal sites, airports, prisons, mines, gravel pits or other such facilities in or near the neighborhood? Yes No
 - 15. Any cracks in or repairs to the slab or foundation? Yes No
 - 16. Any conditions on adjacent and neighborhood properties such as unstable soils, cracked slabs, poor drainage, which may affect the value or desirability of the property? Yes No
 - 17. Any obnoxious odors? Yes No
 - 18. High-voltage power lines on or near the property? Yes No
 - 19. High-pressure gas lines on or near the property? Yes No
 - 20. Mold, moisture, mildew, or water intrusion? Yes No
 - 21. Any water leaks or moisture intrusion on the property, including but not limited to, in areas under or around sinks, toilets, showers, bathtubs, laundry area, windows, skylights, doors, chimneys, or other areas? Yes No
- Please explain every YES answer above. Use the "Additional Information" section on page 4 or attach an additional sheet.*

H. LEGAL ACTIONS, CLAIMS AND LIENS AFFECTING PROPERTY

- 1. Are you aware of any lawsuits or arbitrations, pending or threatened, or claims affecting the property? Yes No
 - 2. Are you aware of any judgments, tax liens, mechanic's liens, or other liens or claims of any kind affecting the property? Yes No
 - 3. Are you aware of any lawsuits or arbitrations, pending or threatened, or claims against any owner that may affect the owner's ability to transfer title to the property? Yes No
 - 4. Are you aware of any past lawsuits or arbitrations affecting this real property, including any construction defects? Yes No
 - 5. Have you received any compensation in a settlement or litigation involving any property defect? Yes No
- If yes, what related repairs were completed? _____
- Was any compensation received? _____

I. COMMON INTEREST DEVELOPMENTS

- 1. Is the property a condominium development, or is it located in a planned unit development or other common interest subdivision? Yes No
- If yes, please answer the following questions:
- 2. Are you aware of your complex being a conversion from apartments to condominiums? Yes No
 - 3. Give the number, location, and type of parking space(s) assigned to the property. Yes No
- Do you: own ____ rent ____ lease ____ your parking space(s)?
- What is your parking space(s) assignment number? _____
- What is the cost of the parking space(s)? _____
- 4. Give the number, location and type of storage unit(s) assigned to the property. Yes No
- Do you: own ____ rent ____ lease ____ your storage space(s)?
- Where is the storage space located? _____
- What is the cost of the storage space? _____
- 5. Are you aware of any current violations of restrictions in your unit or in the common area? Yes No
- If yes, please explain:

Buyer and Seller acknowledge receipt of copy of this page, which constitutes Page 3 of 5 pages.

Buyer's Initials (_____) (_____) Seller's Initials (_____) (_____)

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BUYER'S LEGAL DUTY TO EXERCISE REASONABLE CARE

California law requires Buyer to exercise reasonable care to protect himself/herself, including the evaluation of those facts which are known or within the diligent attention and observation of Buyer (Civil Code Section 2079.5). Under this statute, Broker also has a responsibility to disclose to Buyer any conditions that would affect the value or desirability of the property Broker may have observed while conducting a diligent visual inspection of the accessible areas of the property.

Seller may not be aware of defects that may exist in the property. It is Buyer's responsibility to investigate the property. The disclosures in this Addendum are made by Seller and not by Broker. However, Broker is required to make a reasonably competent and diligent visual inspection of accessible areas, and to disclose to prospective purchasers all known facts affecting the value and desirability of the property (see Parts III and IV of the Real Estate Transfer Disclosure Statement). Buyer should refer to Buyer's Election of Inspections form (BEI) for further inspection explanation.

Buyer is advised to obtain professional inspection on the condition of the property. Each Buyer looks at a house differently: what may concern one person may be perfectly acceptable to another. Therefore, the Real Estate Transfer Disclosure Statement and this Addendum do not in any way relieve Buyer from Buyer's responsibility to make an independent diligent inspection of the property, to hire all necessary inspectors, to provide these inspectors with the Real Estate Transfer Disclosure Statement and this Addendum, and to ask questions that may be pertinent to ensure an informed decision.

ALL INSPECTIONS AND REPORTS should be undertaken by qualified, licensed trades people and/or professionals. Buyer should review all inspection reports with the person who performed the inspection.

For any special considerations such as schools, allergies or other health problems, or for religious or cultural concerns that relate to the property, it is Buyer's responsibility to ask Seller and/or otherwise independently satisfy himself/ herself about the property as it relates to these considerations.

BUYER ACKNOWLEDGMENT

Each Buyer below acknowledges that he/she has read and understands this Addendum.

Buyer

Date

Buyer

June 14, 2006

Date

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Buyer's Initials (_____) (_____) Seller's Initials (_____) (_____)

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