

SELLER PROPERTY QUESTIONNAIRE ADDENDUM

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

Seller: _____ Date: _____

Property Address: _____ (“Property”).

This form is for use with C.A.R.’s Seller Property Questionnaire (SPQ). It must not be used without the SPQ. The headings below duplicate those of the SPQ to facilitate concurrent use. It is strongly suggested that the two forms be placed side by side and the questions under the same heading be completed on both forms at the same time.

V. SELLER AWARENESS

Check the appropriate response for each question. For each YES checked, 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. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED

B. REPAIRS AND ALTERATIONS

Copy Documents

Attach a copy, if available, of any documents, such as receipt(s), invoice(s), or report(s) for repair or alteration work.

C. STRUCTURAL, SYSTEMS AND APPLIANCES

Roof

ARE YOU (SELLER) AWARE OF...

- Are you aware of any roof leak during your ownership? Yes No
- Are you aware if the roof at any time has been repaired _____, replaced, _____ resurfaced? _____ Yes No
- If yes, provide an explanation, approximate date, and the name of the person or company that performed the work _____

_____ Yes No
- Was there a guarantee or warranty on the work and/or materials? Yes No
- If yes, state when this was provided _____ by whom _____
for what period of time _____ Yes No
- Provide a copy of the guarantee/warranty. Yes No
- Are you aware of any gutters and downspouts? Yes No
- If yes, are you aware of holes or rust in the gutters and downspouts? Yes No
- Is the drainage water directed away from the structure? Yes No

Other

- Are you aware of any hardwood floors? Yes No
- Are you aware of any exterior wall or ceiling without insulation? Yes No
- For Yes answers to questions 1 and 2, use Section N at the end of this Addendum to specify the rooms.

Buyer acknowledges receipt of copy of this page, which constitutes Page 1 of 5 pages.

Buyer’s Initials (____) (____) Date: _____

Seller’s Initials (____) (____) Date: _____

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Published and distributed by:

Greater San Diego Association of REALTORS®

4845 Ronson Court, San Diego, CA 92111-1803

(800) 525-2102 • www.sdar.com

Revision Date: June 2016

Property Address/Parcel Number(s): _____

D. LEASED OR FINANCED ITEMS AND SYSTEMS

ARE YOU (SELLER) AWARE OF...

1. Are you aware of any leased or financed items and/or systems on the Property, including solar system, water softener system, water purifier system, alarm system, or propane tank? Yes No
(If the item and/or system is owned outright, attach a copy of the contract and bill of sale.)

If "yes," complete the following. If "no," proceed to Section E.

2. Type of Item and/or System
- (a) Water Softening, Filtration or Treatment System Yes No
Leased _____ or Other Obligation _____
 - (b) Alarm System Yes No
Leased _____ or Other Obligation _____
 - (c) Solar Panels/System Yes No
Photovoltaic panels _____ or Hot water panels _____
Leased _____ or Other Obligation _____
 - (d) Propane Tank Yes No
Leased _____ or Other Obligation _____
 - (e) Other Item or System (explain) _____

Leased _____ or Other Obligation _____

3. For any item and/or system that is leased or financed, is there a contract, lease agreement, deed of trust, and/or a UCC-1 Financing Statment? Yes No

For each item or system leased or financed, complete the following:

- (a) What are the monthly payment(s)? \$_____, \$_____, \$_____
- (b) When do the payments end? _____, _____, _____
- (c) If there are no monthly payments or monies owed to the provider, explain what agreement currently exists: _____

- (d) Is any obligation added to the property tax bill? Yes No

4. Attach a copy of all documents, including lease UCC-1 Financing Statment or other financing arrangement, deed of trust, bill of sale, property tax bill relating to the above items and/or systems.

E. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT

Insurance Claims

ARE YOU (SELLER) AWARE OF...

1. Are you aware of any insurance claim regarding the property beyond the five-year period referred to in V.A.8 of the SPQ? Yes No
2. If yes, state in Section N at the end of this Addendum 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.
3. Attach a copy of any documents reflecting these claims and the work performed.

Buyer acknowledges receipt of copy of this page, which constitutes Page 2 of 6 pages.

Buyer's Initials (____) (____) Date: _____ Seller's Initials (____) (____) Date: _____

Property Address/Parcel Number(s): _____

F. WATER-RELATED AND MOLD ISSUES

G. PETS, ANIMALS AND PESTS

H. BOUNDARIES, ACCESS AND PROPERTY USED BY OTHERS

Fences

ARE YOU (SELLER) AWARE OF...

1. Is the property fenced? _____
2. If yes, state where: Sides _____ Back _____ Front _____
3. Which owner built the fence(s)? _____
4. Who maintains the fence(s)? _____
5. Are you aware if fences are located: within property lines _____ within the neighbors' property _____ on the line _____ not sure _____

Yes No

Overhangs

Are you aware if your or your neighbor's roof, trees or shrubs overhang any property line?
If yes, please explain in Section N at the end of this Addendum.

Yes No

I. LANDSCAPING, POOL AND SPA

Standing Water

ARE YOU (SELLER) AWARE OF...

Are you aware of any standing or ponding water after rainfalls, watering or around sprinklers?
If the answer is yes, specify where in Section N at the end of this Addendum.

Yes No

J. COMMON INTEREST CONDOMINIUMS AND DEVELOPMENTS

Condo Conversion

ARE YOU (SELLER) AWARE OF...

Are you aware if this complex is a conversion from apartments to condominiums?

Yes No

Parking

1. Give the number, location, and type of parking space(s) assigned to the property: _____
2. Do you: own _____ rent _____ lease _____ your parking space(s)?
3. What is your parking space(s) assignment number? _____
4. What is the cost of the parking space(s)? _____

Storage

1. Give the number, location and type of storage unit(s) assigned to the property: _____
2. Do you: own _____ rent _____ lease _____ your storage space(s)?
3. Where is the storage space located? _____
4. What is the cost of the storage space? _____

Modifications to your unit

1. Have you, or are you aware of a prior owner who has, constructed or modified a patio, balcony, fence or other part of this home? _____
2. Are you aware if this work was done with the homeowners' association's approval? _____
3. If yes, please provide a copy of homeowners' association (HOA) approval, if applicable and available. _____

Yes No

Yes No

Buyer acknowledges receipt of copy of this page, which constitutes Page 3 of 6 pages.

Buyer's Initials (____) (____) Date: _____

Seller's Initials (____) (____) Date: _____

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Other common interest/condominium questions

- 1. Are you aware of any current violations of restrictions in your unit or in the common area? Yes No
If yes, please explain in Section O at the end of this Addendum.
- 2. Are you aware of any significant defect/malfunction in the common area? Yes No
If yes, please explain in Section O at the end of this Addendum.

K. TITLE, OWNERSHIP AND LEGAL CLAIMS

Additional Questions

ARE YOU (SELLER) AWARE OF...

- 1. Have you received any compensation in litigation or settlement, involving any issue related to the property? Yes No
If yes, what related repairs were completed or other action was taken? Yes No
(Use Section O at the end of this Addendum.)
- 2. Is the property leased, subject to an option to purchase or first right of refusal? Yes No
- 3. 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 the items in Section O at the end of this Addendum.
(Note: Buyer may not be obligated or authorized to assume Seller's lease(s).
Seller and Buyer must determine the disposition of leased items.)

L. NEIGHBORHOOD

ARE YOU (SELLER) AWARE OF...

- 1. Any current or proposed construction that will affect existing views? Yes No
- 2. Any current or proposed construction, near the property, of public or private facilities, such as highways, high-rise buildings or commercial development? Yes No
- 3. Any dumps, toxic or waste disposal sites, airports, prisons, mines, gravel pits or other such facility in or near the neighborhood? Yes No
- 4. Any conditions on adjacent or neighborhood properties such as unstable soils, cracked slabs, poor drainage, which may affect the value or desirability of the property? Yes No
- 5. Any obnoxious odors? Yes No
- 6. Any high voltage power lines on or near the property? Yes No
- 7. Any high pressure gas lines on or near the property? Yes No

M. GOVERNMENTAL

Special Regulation

ARE YOU (SELLER) AWARE OF...

- 1. Are you aware if any part of the property is subject to special governmental regulation, such as hillside review, slope restrictions, open space or special set back requirements? Yes No
- 2. Are you aware of the release of any illegal or controlled substance on or beneath the property? Yes No

N. OTHER

Prior Transaction Disclosures

ARE YOU (SELLER) AWARE OF...

- 1. Are you aware of any disclosures or reports from your purchase of the Property, including but not limited to the Real Estate Transfer Disclosure Statement? Yes No
- 2. If so please provide a copy, or if not in your possession, explain. _____

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Multi-family property

If the property is two or more units, please answer the following questions:

- 1. Are you aware if the property is legally approved for multiple living units? Yes No
- 2. Are you aware if all units have building permits? Yes No
- 3. Are you aware if all units are individually metered? Yes No
If yes, which ones: gas _____ electric _____ water _____
- 4. Are you aware of any agreements of any kind with the tenants that are not in writing? Yes No
- 5. Are you aware of any illegal activity being conducted in any unit, such as drug sales or conducting business in violation of zoning restrictions? Yes No

O. ADDITIONAL INFORMATION

Use the following space to explain any preceding item on this Addendum that needs further elaboration, or to disclose and explain any other information not requested above or on the Seller Property Questionnaire which materially affects the value or desirability of the property.

Use an additional sheet if necessary.

Seller Acknowledgement:

Seller acknowledges that Seller has read and completed this Addendum, and certifies that the information herein is true to the best of Seller's knowledge.

Seller: _____ Date: _____

Seller: _____ Date: _____

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Buyer's Initials (____) (____) Date: _____ Seller's Initials (____) (____) Date: _____

Property Address/Parcel Number(s): _____

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 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). Buyers 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, Seller Property Questionnaire, 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 Real Estate Transfer Disclosure Statement, Seller Property Questionnaire, 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 consideration 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 independent satisfy himself/herself about the property as it relates to these considerations.

BUYER ACKNOWLEDGEMENT

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

Buyer: _____ Date: _____

Buyer: _____ Date: _____

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

OFFICE USE ONLY
Reviewed by Broker or Designee: _____
Date: _____

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Buyer's Initials (____) (____) Date: _____ Seller's Initials (____) (____) Date: _____