

# CALIFORNIA REAL ESTATE TRANSFER DISCLOSURE STATEMENT

This Disclosure Statement concerns the real property situated in the City of \_\_\_\_\_, County of \_\_\_\_\_, State of California, described as:

This Statement is a disclosure of the condition of the above described property in compliance with section 1102 of the California Civil Code. It is not a warranty of any kind by the seller(s) in this transaction, and is not a substitute for any inspections or warranties the buyers may wish to obtain.

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes may require disclosures, depending upon the details of the particular real estate transaction (for example: special study zone and purchase-money liens on residential property). In addition, there may be local disclosure requirements in your particular city or county.

**SUBSTITUTED DISCLOSURES:** The following disclosures have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same:

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
- Additional inspection reports or disclosures (List):

**SELLER'S INFORMATION:** The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the seller(s). This information is a disclosure and is not intended to be part of any contract between the buyer and seller.

Seller  is  is not occupying the property.

A. The subject property has the items checked below (read across):

- Range  Oven  Microwave  Dishwasher  Trash Compactor  Garbage Disposal  Washer/Dryer
- Hookups  Rain Gutters  Burglar Alarms  Smoke Detector(s)
- Fire Alarm  TV Antenna  Satellite Dish  Intercom  Central Heating
- Central Air Conditioning  Evaporative Cooler(s)  Wall/Window Air Conditioning  Sprinklers  Public Sewer System  Septic Tank  Sump Pump  Water Softener  Patio/Decking  Built-in Barbecue  Gazebo
- Sauna  Hot Tub-Locking Safety Cover
- Pool-Child Resistant Barrier  Spa-Locking Safety Cover  Security Gate(s)
- Automatic Garage Door Opener(s)  Number Remote Controls
- Garage:  Attached  Not Attached  Carport
- Pool/Spa Heater:  Gas  Solar  Electric
- Private Utility or Other \_\_\_\_\_
- Water Heater:  Electric  Gas  Water Heater Anchored, Braced, or Strapped
- Water Supply:  City  Well
- Gas Supply:  Utility  Bottled
- Window Screens  Window Security Bars  Quick Release Mechanism on Bedroom  Windows Exhaust Fan(s) in \_\_\_\_\_
- 220 Volt Wiring in \_\_\_\_\_
- Fireplace(s) in \_\_\_\_\_ Gas Starter \_\_\_\_\_

Roof(s): Type: \_\_\_\_\_ Age: \_\_\_\_\_ (approx.)

Other: \_\_\_\_\_

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition?  Yes  
 No. If yes, then describe. (Attach additional sheets if necessary):

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following?

Yes  No. If yes, check appropriate space(s) below.

Interior Walls  Ceilings  Floors  Exterior Walls  Insulation  Roof(s)  Windows  Doors  
 Foundation  Slab(s)  Driveways  Sidewalks  Walls/Fences  Electrical Systems  Plumbing/  
Sewers/Septic  Other Structural Components (Describe):

If any of the above is checked, explain. (Attach additional sheets if necessary):

This garage door opener or child resistant pool barrier may not be in compliance with the safety standards relating to automatic reversing devices as set forth in Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or with the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 of the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 Edition of the California Building Standards Code.

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

1. Substances, materials or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, fuel or chemical storage tanks, and contaminated soil or water on the subject property.  Yes  No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property.  Yes  No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property.  Yes  No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits.  Yes  No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes.  Yes  No
6. Fill (compacted or otherwise) on the property or any portion thereof  Yes  No .
7. Any settling from any cause, or slippage, sliding, or other soil problems  Yes  No
8. Flooding, drainage or grading problems  Yes  No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides  Yes  No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements  Yes  No
11. Neighborhood noise problems or other nuisances  Yes  No
12. CC&R's or other deed restrictions or obligations  Yes  No
13. Homeowners' Association which has any authority over the subject property  Yes  No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)  Yes  No
15. Any notices of abatement or citations against the property  Yes  No
16. Any lawsuits by or against the seller threatening to or affecting this real property, including any lawsuits alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)  
 Yes  No If the answer to any of these is yes, explain. (Attach additional sheets if necessary.)

