



## SELLER PROPERTY QUESTIONNAIRE (C.A.R. Form SPQ, Revised 12/21)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed. If Seller is exempt from completing a TDS, Seller should complete an Exempt Seller Disclosure (C.A.R. Form ESD) or may use this form instead:

**NOTE TO SELLER:** YOU ARE STRONGLY ADVISED TO CAREFULLY REVIEW THE DISCLOSURE INFORMATION ADVISORY (C.A.R. Form DIA) BEFORE YOU COMPLETE THIS SELLER PROPERTY QUESTIONNAIRE. ALL SELLERS OF CALIFORNIA REAL PROPERTY ARE REQUIRED TO PROVIDE VARIOUS DISCLOSURES, EITHER BY CONTRACT, OR BY STATUTE OR CASE LAW. MANY DISCLOSURES MUST BE MADE WITHIN CERTAIN TIME LIMITS. TIMELY AND THOROUGH DISCLOSURES HELP TO REDUCE DISPUTES AND FACILITATE A SMOOTH SALES TRANSACTION.

Seller makes the following disclosures with regard to the real property or manufactured home described as 7648  
Manorcrest Way, Assessor's Parcel No. 05200850080000, situated  
in Sacramento, County of Sacramento California ("Property").

**1. Disclosure Limitation:** The following are representations made by the Seller and are not the representations of the Agent(s), if any. This disclosure statement is not a warranty of any kind by the Seller or any agents(s) and is not a substitute for any inspections or warranties the principal(s) may wish to obtain. This disclosure is not intended to be part of the contract between Buyer and Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

**2. Note to Seller, PURPOSE:** To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Answer based on actual knowledge and recollection at this time.
- Something that you do not consider material or significant may be perceived differently by a Buyer.
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time.
- If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

**3. Note to Buyer, PURPOSE:** To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI).
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

**4. SELLER AWARENESS:** For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." There is no time limitation unless otherwise specified. Explain any "Yes" answers in the space provided or attach additional comments and check section 19.

**5. DOCUMENTS:** **ARE YOU (SELLER) AWARE OF...**  
Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents (whether prepared in the past or present, including any previous transaction), pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed; or (ii) easements, encroachments or boundary disputes affecting the Property whether oral or in writing and whether or not provided to the Seller..... ☒ Yes ☐ No

**Note:** If yes, provide any such documents in your possession to Buyer.

Explanation: 5. A: Home and Pest inspections, October 2019

See attached: Home Inspection 2019, Twin Termite & Pest Control (2019)

**6. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED: ARE YOU (SELLER) AWARE OF...**

**A.** Within the last 3 years, the death of an occupant of the Property upon the Property ..... ☐ Yes ☒ No

**B.** An Order from a government health official identifying the Property as being contaminated by methamphetamine. (If yes, attach a copy of the Order.) ..... ☐ Yes ☒ No

**C.** The release of an illegal controlled substance on or beneath the Property ..... ☐ Yes ☒ No

**D.** Whether the Property is located in or adjacent to an "industrial use" zone ..... ☐ Yes ☒ No  
(In general, a zone or district allowing manufacturing, commercial or airport uses.)

**E.** Whether the Property is affected by a nuisance created by an "industrial use" zone ..... ☐ Yes ☒ No

**F.** Whether the Property is located within 1 mile of a former federal or state ordnance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.) ..... ☐ Yes ☒ No

**G.** Whether the Property is a condominium or located in a planned unit development or other common interest subdivision ..... ☐ Yes ☒ No

DS  
MP

DS  
RP



Property Address: 7648 Manorcrest Way, Sacramento, CA 95832

- H. Insurance claims affecting the Property within the past 5 years ..... ☐ Yes ☒ No  
 I. Matters affecting title of the Property ..... ☒ Yes ☐ No  
 J. Material facts or defects affecting the Property not otherwise disclosed to Buyer ..... ☐ Yes ☒ No  
 K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code § 1101.3 ..... ☐ Yes ☒ No  
 Explanation, or ☐ (if checked) see attached; 6. I: Added to Trust in 2018

**7. REPAIRS AND ALTERATIONS:****ARE YOU (SELLER) AWARE OF...**

- A. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims) ..... ☒ Yes ☐ No  
 B. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy? ..... ☒ Yes ☐ No  
 C. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service) ..... ☒ Yes ☐ No  
 D. Any part of the Property being painted within the past 12 months ..... ☐ Yes ☒ No  
 E. Whether the Property was built before 1978 ..... ☒ Yes ☐ No  
     (a) If yes, were any renovations (i.e., sanding, cutting, demolition) of lead-based paint surfaces started or completed ..... ☐ Yes ☒ No  
     (b) If yes to (a), were such renovations done in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule ..... ☐ Yes ☐ No

Explanation: See Text Overflow Addendum paragraph 1**8. STRUCTURAL, SYSTEMS AND APPLIANCES:****ARE YOU (SELLER) AWARE OF...**

- A. Defects in any of the following (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances ..... ☒ Yes ☐ No  
 B. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank(s) ..... ☐ Yes ☒ No  
 C. An alternative septic system on or serving the Property ..... ☐ Yes ☒ No

Explanation: See Text Overflow Addendum paragraph 2**9. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:****ARE YOU (SELLER) AWARE OF...**

- Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs ..... ☐ Yes ☒ No

Explanation: \_\_\_\_\_

**10. WATER-RELATED AND MOLD ISSUES:****ARE YOU (SELLER) AWARE OF...**

- A. Water intrusion, whether past or present, into any part of any physical structure on the Property; leaks from or in any appliance, pipe, slab or roof; standing water, drainage, flooding, underground water, moisture, water-related soil settling or slippage, on or affecting the Property .. ☐ Yes ☒ No  
 B. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property ..... ☒ Yes ☐ No  
 C. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood ..... ☐ Yes ☒ No

Explanation: 10. B: Wood boring beetles. Fumigation and foundation repair done Oct 2019**11. PETS, ANIMALS AND PESTS:****ARE YOU (SELLER) AWARE OF...**

- A. Past or present pets on or in the Property ..... ☐ Yes ☒ No  
 B. Past or present problems with livestock, wildlife, insects or pests on or in the Property ..... ☐ Yes ☒ No  
 C. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above ..... ☐ Yes ☒ No  
 D. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above ..... ☐ Yes ☒ No  
     If so, when and by whom

Explanation: \_\_\_\_\_

SPQ REVISED 12/21 (PAGE 2 OF 4) Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials MP / RP

Sydni Chattman | Generated by Glide

Property Address: 7648 Manorcrest Way, Sacramento, CA 95832

- 12. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS: ARE YOU (SELLER) AWARE OF...**
- A. Surveys, easements, encroachments or boundary disputes ..... ☐ Yes ☒ No
- B. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage ..... ☐ Yes ☒ No
- C. Use of any neighboring property by you ..... ☐ Yes ☒ No
- Explanation: \_\_\_\_\_

- 13. LANDSCAPING, POOL AND SPA: ARE YOU (SELLER) AWARE OF...**
- A. Diseases or infestations affecting trees, plants or vegetation on or near the Property ..... ☐ Yes ☒ No
- B. Operational sprinklers on the Property ..... ☐ Yes ☒ No
- (a) If yes, are they ☐ automatic or ☐ manually operated.
- (b) If yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system ..... ☐ Yes ☐ No
- C. A pool heater on the Property ..... ☐ Yes ☒ No
- If yes, is it operational? ..... ☐ Yes ☐ No
- D. A spa heater on the Property ..... ☐ Yes ☒ No
- If yes, is it operational? ..... ☐ Yes ☐ No
- E. Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and cleaning systems, even if repaired ..... ☐ Yes ☒ No
- Explanation: \_\_\_\_\_

- 14. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS: (IF APPLICABLE) ARE YOU (SELLER) AWARE OF...**
- A. Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property ..... ☐ Yes ☐ No
- B. Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property ..... ☐ Yes ☐ No
- C. Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement ..... ☐ Yes ☐ No
- Explanation: Section not applicable.

- 15. TITLE, OWNERSHIP, LIENS, AND LEGAL CLAIMS: ARE YOU (SELLER) AWARE OF...**
- A. Any other person or entity on title other than Seller(s) signing this form ..... ☐ Yes ☒ No
- B. Leases, options or claims affecting or relating to title or use of the Property ..... ☐ Yes ☒ No
- C. Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics' liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood ..... ☐ Yes ☒ No
- D. Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity. .... ☐ Yes ☒ No
- E. Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property ..... ☐ Yes ☒ No
- F. The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill ..... ☐ Yes ☒ No
- Explanation: \_\_\_\_\_

- 16. NEIGHBORS/NEIGHBORHOOD: ARE YOU (SELLER) AWARE OF...**
- A. Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: Neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife ..... ☒ Yes ☐ No
- B. Any past or present disputes or issues with a neighbor which could impact the use and enjoyment of the Property ..... ☐ Yes ☒ No
- Explanation: 16. A: Fireworks

SPQ REVISED 12/21 (PAGE 3 OF 4) Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_

Seller's Initials

DS  
MPDS  
RP

Sydni Chattman | Generated by Glide

Property Address: 7648 Manorcrest Way, Sacramento, CA 95832**17. GOVERNMENTAL:****ARE YOU (SELLER) AWARE OF...**

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

Explanation: \_\_\_\_\_

**18. OTHER:****ARE YOU (SELLER) AWARE OF...**

- A. Any occupant of the Property smoking or vaping any substance on or in the Property, whether past or present ..... ☒ Yes ☐ No
- B. Any use of the Property for, or any alterations, modifications, improvements, remodeling or material change to the Property due to, cannabis cultivation or growth ..... ☐ Yes ☒ No
- C. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer ..... ☐ Yes ☒ No

Explanation: 18. A: Previous smokers. Smoking limited to outdoors.

19. ☐ (IF CHECKED) **ADDITIONAL COMMENTS:** The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

**Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.**

Seller Mary Peters Date 4/20/2022  
 Seller Russell Peters Date 4/20/2022

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

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

© 2021, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:  
 REAL ESTATE BUSINESS SERVICES, LLC.  
 a subsidiary of the California Association of REALTORS®  
 525 South Virgil Avenue, Los Angeles, California 90020

SPQ REVISED 12/21 (PAGE 4 OF 4)



Sydni Chattman | Generated by Glide

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 4 OF 4)

0ec71cb5-026b-4b42-9102-027edd6e2697



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

# TEXT OVERFLOW ADDENDUM No. 1

(C.A.R. Form TOA, Revised 6/16)

This addendum is given in connection with the property known as 7648 Manorcrest Way, Sacramento, CA 95832

\_\_\_\_\_ (“Property”),  
in which \_\_\_\_\_ is referred to as (“Buyer”)  
and Mary Peters, Russell Peters is referred to as (“Seller”).

## [SPQ] Seller Property Questionnaire

### 1) 7. Repairs and Alterations – Explanation:

7. A: tankless water heater (Jan 2016); carpet (Dec 2016), update showers/bathrooms (Master, Dec 2019; hallway Feb 2022), floors (bathroom Dec 2019, kitchen Feb 2018 and Jan 2020, HVAC, garage door (Sep 2021), garbage disposal (Apr 2022)

7. B: Double paned windows installed Nov 2019

7. C: quarterly pest control

### 2) 8. Structural, Systems, and Appliances – Explanation:

#### 8. A: Property Item Defects

Heating: New HVAC system and duct work installed Dec 2020

A/C: New HVAC system and duct work installed Dec 2020

Electrical: Upgraded electrical from 100 amp to 200 amp

Sewer: main sewer drain repair done Sep 2021

Plumbing: shower drains and pipes in both pipes repaired Oct 2019

Piping: shower drains and pipes in both pipes repaired Oct 2019

Drainage / Drainage systems: Drains from shower to main drain Oct 2019

Gutters: new gutters installed with new roof May 2017

Windows: New dual pane windows installed Nov 2019

Crawl spaces: n/a

Foundation: Repair damage from wood boring beetles

Roof: new roof installed May 2017

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

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller Mary Peters \_\_\_\_\_ Date 4/20/2022

Seller Russell Peters \_\_\_\_\_ Date 4/20/2022

© 2020, California Association of REALTORS®, Inc. This form has been approved by the California Association of Realtors® (C.A.R.). No representation is made as to the legal validity or the accuracy of any provision in any specific transaction. A real estate broker is the person qualified to advise on real estate transactions. If you desire, legal, or tax advice, consult an appropriate professional.



Published and Distributed by:  
REAL ESTATE BUSINESS SERVICES, LLC.  
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®  
525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_





**REAL ESTATE TRANSFER DISCLOSURE STATEMENT**  
**(CALIFORNIA CIVIL CODE §1102, ET SEQ.)**  
 (C.A.R. Form TDS, Revised 12/21)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Sacramento, COUNTY OF Sacramento, STATE OF CALIFORNIA, DESCRIBED AS 7648 Manorcrest Way.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 04/20/2022. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

**I. COORDINATION WITH OTHER DISCLOSURE FORMS**

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

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

- ☐ Inspection reports completed pursuant to the contract of sale or receipt for deposit.  
☐ Additional inspection reports or disclosures: \_\_\_\_\_

☒ No substituted disclosures for this transfer.

**II. SELLER'S INFORMATION**

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

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

Seller ☒ **is** ☐ **is not** occupying the property.

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

- |   |  |   |
|---|--|---|
| <input checked="" type="checkbox"/> Range                     | <input type="checkbox"/> Wall/Window Air Conditioning                              | <input type="checkbox"/> Pool:  |
| <input checked="" type="checkbox"/> Oven                      | <input type="checkbox"/> Sprinklers  | <input type="checkbox"/> Child Resistant Barrier  |
| <input type="checkbox"/> Microwave                            | <input checked="" type="checkbox"/> Public Sewer System                            | <input type="checkbox"/> Pool/Spa Heater:   |
| <input checked="" type="checkbox"/> Dishwasher                | <input type="checkbox"/> Septic Tank   | <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric                       |
| <input type="checkbox"/> Trash Compactor                      | <input type="checkbox"/> Sump Pump   | <input checked="" type="checkbox"/> Water Heater:   |
| <input checked="" type="checkbox"/> Garbage Disposal          | <input type="checkbox"/> Water Softener  | <input checked="" type="checkbox"/> Gas <input type="checkbox"/> Solar <input checked="" type="checkbox"/> Electric |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups      | <input checked="" type="checkbox"/> Patio/Decking                                  | <input checked="" type="checkbox"/> Water Supply:   |
| <input checked="" type="checkbox"/> Rain Gutters              | <input type="checkbox"/> Built-in Barbecue   | <input checked="" type="checkbox"/> City <input type="checkbox"/> Well  |
| <input type="checkbox"/> Burglar Alarms                       | <input type="checkbox"/> Gazebo  | <input type="checkbox"/> Private Utility or   |
| <input checked="" type="checkbox"/> Carbon Monoxide Device(s) | <input type="checkbox"/> Security Gate(s)  | Other _____   |
| <input checked="" type="checkbox"/> Smoke Detector(s)         | <input checked="" type="checkbox"/> Garage:  | <input checked="" type="checkbox"/> Gas Supply:   |
| <input type="checkbox"/> Fire Alarm                           | <input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached | <input checked="" type="checkbox"/> Utility <input type="checkbox"/> Bottled (Tank)                                 |
| <input type="checkbox"/> TV Antenna                           | <input type="checkbox"/> Carport   | <input checked="" type="checkbox"/> Window Screens  |
| <input checked="" type="checkbox"/> Satellite Dish            | <input checked="" type="checkbox"/> Automatic Garage Door Opener(s)                | <input type="checkbox"/> Window Security Bars   |
| <input type="checkbox"/> Intercom                             | <input checked="" type="checkbox"/> Number Remote Controls <u>2</u>                | <input type="checkbox"/> Quick Release Mechanism on   |
| <input checked="" type="checkbox"/> Central Heating           | <input type="checkbox"/> Sauna   | Bedroom Windows   |
| <input checked="" type="checkbox"/> Central Air Conditioning  | <input type="checkbox"/> Hot Tub/Spa:  | <input type="checkbox"/> Water-Conserving Plumbing Fixtures   |
| <input type="checkbox"/> Evaporator Cooler(s)                 | <input type="checkbox"/> Locking Safety Cover                                      |   |

Exhaust Fan(s) in None 220 Volt Wiring in Laundry room Fireplace(s) in Living room

☐ Gas Starter ☒ Roof(s): Type: Asphalt Shingles Age: 5 years (approx.)

☒ Other: Updated Master bath in Dec 2028 and hall bath in Feb 2022

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): Fireplace(s): Unknown. Fireplace has not been used in years.

(\*see note on page 2)



Property Address: 7648 Manorcrest Way, Sacramento, CA 95832Date: 04/20/2022

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following? ☒ Yes ☐ No. If yes, check appropriate space(s) below.

- ☐ Interior Walls ☐ Ceilings ☒ Floors ☐ Exterior Walls ☐ Insulation ☒ Roof(s) ☒ Windows ☒ Doors ☒ Foundation ☐ Slab(s)  
☒ Driveways ☐ Sidewalks ☐ Walls/Fences ☐ Electrical Systems ☒ Plumbing/Sewers/Septics ☐ Other Structural Components

(Describe: \_\_\_\_\_)

If any of the above is checked, explain. (Attach additional sheets if necessary.): See Text Overflow Addendum paragraph 1

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

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

- Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property ..... ☐ Yes ☒ No
- 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
- Any encroachments, easements or similar matters that may affect your interest in the subject property ..... ☐ Yes ☒ No
- Room additions, structural modifications, or other alterations or repairs made without necessary permits ..... ☒ Yes ☐ No
- Room additions, structural modifications, or other alterations or repairs not in compliance with building codes ..... ☒ Yes ☐ No
- Fill (compacted or otherwise) on the property or any portion thereof ..... ☐ Yes ☒ No
- Any settling from any cause, or slippage, sliding, or other soil problems ..... ☒ Yes ☐ No
- Flooding, drainage or grading problems ..... ☒ Yes ☐ No
- Major damage to the property or any of the structures from fire, earthquake, floods, or landslides ..... ☐ Yes ☒ No
- Any zoning violations, nonconforming uses, violations of "setback" requirements ..... ☐ Yes ☒ No
- Neighborhood noise problems or other nuisances ..... ☒ Yes ☐ No
- CC&R's or other deed restrictions or obligations ..... ☐ Yes ☒ No
- Homeowners' Association which has any authority over the subject property ..... ☐ Yes ☒ No
- Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) ..... ☐ Yes ☒ No
- Any notices of abatement or citations against the property ..... ☐ Yes ☒ No
- Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) ..... ☐ Yes ☒ No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): See Text Overflow Addendum paragraph 2

- The Seller certifies that the property, as of the close of escrow, will be in compliance with § 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
- The Seller certifies that the property, as of the close of escrow, will be in compliance with § 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

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

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Seller. DocuSigned by:

Mary Peters Date 4/20/2022

Russell Peters Date 4/20/2022



Property Address: 7648 Manorcrest Way, Sacramento, CA 95832Date: 04/20/2022**III. AGENT'S INSPECTION DISCLOSURE**

(To be completed only if the Seller is represented by an agent in this transaction.)

**THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:**☒ See attached Agent Visual Inspection Disclosure (AVID Form)☐ Agent notes no items for disclosure.☐ Agent notes the following items: \_\_\_\_\_Agent (Broker Representing Seller) Sydni Chattman

(Please Print)

DocuSigned by:  
Sydni Chattman

(Associate Licensee or Broker Signature)

Date 4/20/2022Sydni Chattman**IV. AGENT'S INSPECTION DISCLOSURE**

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

**THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:**☐ See attached Agent Visual Inspection Disclosure (AVID Form)☐ Agent notes no items for disclosure.☐ Agent notes the following items: \_\_\_\_\_

Agent (Broker Obtaining the Offer) \_\_\_\_\_

(Please Print)

By \_\_\_\_\_

(Associate Licensee or Broker Signature)

Date \_\_\_\_\_

**V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.****I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.**Seller Mary Peters Date 4/20/2022Seller Russell Peters Date 4/20/2022Agent (Broker Representing Seller) Sydni Chattman

(Please Print)

Buyer Sydni Chattman Date 4/20/2022

(Associate Licensee or Broker Signature)

Agent (Broker Obtaining the Offer) \_\_\_\_\_

(Please Print)

By \_\_\_\_\_

(Associate Licensee or Broker Signature)

Date \_\_\_\_\_

**§ 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.****A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.**

© 2021, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:  
REAL ESTATE BUSINESS SERVICES, LLC.  
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®  
525 South Virgil Avenue, Los Angeles, California 90020

**TDS REVISED 12/21 (PAGE 3 OF 3)**

Sydni Chattman | Generated by Glide

**REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 3 OF 3)**

e3c4c72e-b006-41dd-8401-1cd450654f8e





CALIFORNIA  
ASSOCIATION  
OF REALTORS®

# TEXT OVERFLOW ADDENDUM No. 1

(C.A.R. Form TOA, Revised 6/16)

This addendum is given in connection with the property known as 7648 Manorcrest Way, Sacramento, CA 95832

\_\_\_\_\_ (“Property”),  
in which \_\_\_\_\_ is referred to as (“Buyer”)  
and Mary Peters, Russell Peters is referred to as (“Seller”).

## [TDS] Real Estate Transfer Disclosure Statement

### 1) II.B. Explanation of Defects:

Foundation: Foundation work completed, October 2019. See reports

Driveways: Replaced and expanded driveway in June 2017

Roof(s): Replaced roof in May, 2017

Floors: Replaced kitchen floor after water leak repaired in Jan 2020.

Windows: All windows were replaced, Nov 2019.

Doors: Some doors need readjusting.

Plumbing/Sewers/Septics: Sink and shower plumbing repaired October 2019

### 2) II.C. :

C. 2: Fences are shared

C. 4: Temporarily used garage as living space and created doorway between bedroom and garage in 1995. No structural changes to garage and have restarted garage use Sep 2021. Created door may not meet code requirements.

C. 5: Door from back bedroom to garage may not meet code requirements.

C. 7: Settling from foundation problems prior to repair in October 2018

C. 8: Sinks/Shower/toilet; sewer pipe repair/replacement Sep 2021

C. 11: Fireworks

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

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ DocuSigned by: \_\_\_\_\_ Date \_\_\_\_\_

Seller Mary Peters \_\_\_\_\_ Mary Peters Date 4/20/2022

Seller Russell Peters \_\_\_\_\_ Russell Peters Date 4/20/2022

ADB229FA99A9453...

© 2020, California Association of REALTORS®, Inc. This form has been approved by the California Association of Realtors® (C.A.R.). No representation is made as to the legal validity or the accuracy of any provision in any specific transaction. A real estate broker is the person qualified to advise on real estate transactions. If you desire, legal, or tax advice, consult an appropriate professional.



Published and Distributed by:  
REAL ESTATE BUSINESS SERVICES, LLC.  
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®  
525 South Virgil Avenue, Los Angeles, California 90020

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_