## **SELLER PROPERTY QUESTIONNAIRE ADDENDUM**

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. ("Property"). Property Address: 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 ARE YOU (SELLER) AWARE OF... Roof 1. Are you aware of any roof leak during your ownership? ☐ Yes No 2. Are you aware if the roof at any time has been repaired \_\_\_\_\_, replaced, \_\_\_\_ resurfaced? 3. If yes, provide an explanation, approximate date, and the name of the person or company that performed the work \_\_\_\_ 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 6. Provide a copy of the guarantee/warranty. Yes No Are you aware of any gutters and downspouts? If yes, are you aware of holes or rust in the gutters and downspouts? Yes No Yes No Is the drainage water directed away from the structure? Other 1. Are you aware of any hardwood floors? Yes No 2. Are you aware of any exterior wall or ceiling without insulation? Yes No 3. 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:\_ NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. Copyright©2008. San Diego Association of REALTORS®. All Rights Reserved.

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D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT Insurance Claims  Are you givers of any insurance claim recording the property beyond the fig.		OU (SI	ELLER)	AWAR	RE OF
<ol> <li>Are you aware of any insurance claim regarding the property beyond the five referred to in V.A.8 of the SPQ?</li> <li>If yes, state in Section N at the end of this Addendum the date of the claim, the claim, what repairs or other work was performed, by whom, and the cost.</li> <li>Attach a copy of any documents reflecting these claims and the work performance.</li> </ol>	, the nature of st of the work.		Yes		No
E. WATER-RELATED AND MOLD ISSUES					
F. PETS, ANIMALS AND PESTS					
G. BOUNDARIES, ACCESSS AND PROPERTY USED BY OTHERS		· · · · · · · · · · · · · · · · · · ·			
Fences	ARE Y	OU (SI			RE OF
<ol> <li>Is the property fenced?</li> <li>If yes, state where: Sides Back Front</li> <li>Which owner built the fence(s)?</li> </ol>			Yes		No
4. Who maintains the fence(s)?					
5. Are you aware if fences are located: within property lines within the property on the line not sure	neighbors'				
<b>Overhangs</b> Are you aware if your or your neighbor's roof, trees or shrubs overhang any propositives, please explain in Section N at the end of this Addendum.	erty line?		Yes		No
H. LANDSCAPING, POOL AND SPA					
Standing Water	ARE Y	OU (SI	ELLER)	AWAR	RE OF
Are you aware of any standing or ponding water after rainfalls, watering or around sprinklers?			Yes		No
If the answer is yes, specify where in Section N at the end of this Addendum.					
I. COMMON INTEREST CONDOMINIUMS AND DEVELOPMENTS Condo Conversion	ARE Y	OU (SI	ELLER)	AWAR	RE OF
Are you aware if this complex is a conversion from apartments to condominiums	s?		Yes		No
Parking  1. Give the number, location, and type of parking space(s) assigned to the properties.	perty:				
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 proper	rty				
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?					
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Buyer acknowledges receipt of copy of this page, which constitutes Page 2 of 5 pages.	Date:	ynee			

Property Address/Parcel Number(s):\_\_\_\_\_

Mo	odifications 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?		Yes		No
2.	Are you aware if this work was done with the homeowners' association's approval?		Yes		No
3.					
Ot	her common interest/condominium questions				
1.	Are you aware of any current violations of restrictions in your unit or in the common area? If yes, please explain in Section N at the end of this Addendum.		Yes		No
2.	Are you aware of any significant defect/malfunction in the common area? If yes, please explain in Section N at the end of this Addendum.		Yes		No
-	LE, OWNERSHIP AND LEGAL CLAIMS				
	ditional Questions ARE Y	OU (SI	ELLER	) AWAR	E OF
1.	Have you received any compensation in litigation or settlement, involving any issue	_	V		AI -
	related to the property?		Yes		No
	If yes, what related repairs were completed or other action was taken? (Use Section N at the end of this Addendum.)		Yes		No
2. 3.	Is the property leased, subject to an option to purchase or first right of refusal?  Are any of the items listed in Section A of the Real Estate Transfer Disclosure Statement		Yes		No
9.	rented or leased, rather than owned, by you? (Examples: water softener, security system.)		Yes		No
	If yes, list the items in Section N 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.)				
K NFI	GHBORHOOD	YOU (S	ELLEI	R) AWA	RE 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,		163		NU
	such as highways, high-rise buildings or commercial development?				No
3.				_	
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 Yes		No
<ul><li>5. Any obnoxious odors?</li><li>6. Any high voltage power lines on or near the property?</li></ul>					No
7.	, e e i				No No
L. GO	VERNMENTAL				
-	ecial Regulation ARE Y	OU (SI	ELLER	) AWAR	E OF
1.	Are you aware if any part of the property is subject to special governmental regulation,	_		_	
2	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
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Buyer acl	knowledges receipt of copy of this page, which constitutes Page 3 of 5 pages.				
Ruvar's Ir	nitials ( ) ( ) Date: Seller's Initials ( ) (	) D	ato:		

Property Address/Parcel Number(s):

Property Address/Parcel Number(s):				
<ul> <li>M. OTHER Prior Transaction Disclosures</li> <li>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</li> <li>2. If so please provide a copy, or if not in your possession, explain.</li> </ul>		SELLER) Yes	AWAR	RE OF No
<ul> <li>Multi-family property</li> <li>If the property is two or more units, please answer the following questions:</li> <li>1. Are you aware if the property is legally approved for multiple living units?</li> <li>2. Are you aware if all units have building permits?</li> <li>3. Are you aware if all units are individually metered?  If yes, which ones: gas electric water</li> <li>4. Are you aware of any agreements of any kind with the tenants that are not in writing</li> <li>5. Are you aware of any illegal activity being conducted in any unit, such as drug sales conducting business in violation of zoning restrictions?</li> </ul>	_	Yes Yes Yes Yes		No No No No
N. ADDITIONAL INFORMATION  Use the following space to explain any preceding item on this Addendum that needs further any other information not requested above or on the Seller Property Questionnaire which may 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 Seller's knowledge.	e information h	erein is tr	ie to th	e best of
Seller:	Date: _			
Seller:				
Reviewed by Date:	y Broker or Designee:			

Property Address/Parcel Number(s):	
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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 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 to	his Addendu	m
Each Buyer below acknowledges that hersite has read and understands to	ms riddenddi	
Buyer:		Date:
Buyer:		Date:
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Buyer acknowledges receipt of copy of this page, which constitutes Page 5 of 5 pages.		Date:
Buyer's Initials () () Date:	Seller's Initials	() () Date: