



SELLER PROPERTY QUESTIONNAIRE

(C.A.R. Form SPQ, Revised 6/18)

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:

Seller makes the following disclosures with regard to the real property or manufactured home described as _____, Assessor's Parcel No. 640-392-23-00, situated in Chula Vista, County of San Diego 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." Explain any "Yes" answers in the space provided or attach additional comments and check section 18.
5. **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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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.)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
C. The release of an illegal controlled substance on or beneath the Property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
D. Whether the Property is located in or adjacent to an "industrial use" zone	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> 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	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
F. Whether the Property is located within 1 mile of a former federal or state ordnance location	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
(In general, an area once used for military training purposes that may contain potentially explosive munitions.)	
G. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
H. Insurance claims affecting the Property within the past 5 years	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
I. Matters affecting title of the Property	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
J. Material facts or defects affecting the Property not otherwise disclosed to Buyer	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
K. Plumbing fixtures on the Property that are non-compliant plumbing fixtures as defined by Civil Code Section 1101.3	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

Explanation, or ☐ (if checked) see attached; _____

Buyer's Initials (____)(____)

Seller's Initials (____)(____)



6. 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

7. 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: 7. B: LEASED SYSTEMS

Solar system is leased from Sunrun Solar 20 year contract dated 4-29-2015 \$196.48 per month, total purchase price \$33,080.

8. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:

ARE YOU (SELLER) AWARE OF...

- A. 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: _____

9. WATER-RELATED AND MOLD ISSUES:

ARE YOU (SELLER) AWARE OF...

- A. Water intrusion 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. PETS, ANIMALS AND PESTS:

ARE YOU (SELLER) AWARE OF...

- A. Pets on or in the Property ☒ Yes ☐ No
- B. 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 Thrasher Pest Control did spot treatment for termites 8-9-2021, see reports.

Explanation: See Text Overflow Addendum paragraph 2

11. 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

Buyer's Initials (____)(____)

Seller's Initials (____)(____)



C. Use of any neighboring property by you ☐ Yes ☒ No
 Explanation: _____

12. 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: **12: LANDSCAPING, POOL AND SPA - ADDITIONAL INFO**

Roots from the neighbor's tree are growing under the fence into the yard

13. 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.*

14. 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: **14. E: PACE LIEN**

Sunrun Solar may have this kind of lien on the solar system. Information is not available at this time but we are attempting to obtain.

15. 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

Explanation: **15. A: NUISANCES**

There is a children's school across the canyon, sometimes the children can be heard playing.

16. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

Buyer's Initials (____)(____)

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SPQ REVISED 6/18 (PAGE 3 OF 4)

Seller's Initials (____)(____)



Property Address: 1333 E J Street, Chula Vista, CA 91910

- 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

Explanation: _____

17. OTHER:

ARE YOU (SELLER) AWARE OF....

- A. Reports, inspections, disclosures, warranties, maintenance recommendations, estimates, studies, surveys or other documents, 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 Seller ☒ Yes ☐ No
(If yes, provide any such documents in your possession to Buyer.)
- B. Any occupant of the Property smoking any substance on or in the Property ☒ 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: See Text Overflow Addendum paragraph 3

18. ☐ (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 _____ Edward Charles Cell, Trustee Date _____

Seller _____ Date _____

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 _____

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TEXT OVERFLOW ADDENDUM No. 1

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

This addendum is given in connection with the property known as 1333 E J Street, Chula Vista, CA 91910

_____ (“Property”),
in which _____ is referred to as (“Buyer”)
and Edward Charles Cell, Trustee is referred to as (“Seller”).

[SPQ] Seller Property Questionnaire

1) 6. Repairs and Alterations – Explanation:

6. A: REPAIRS AND ALTERATIONS

significant remodel 10-2021 see invoice

Electrical fuse box replaced 2020

Astro-turf installed in yard

pull-out drawers installed lower cabinets kitchen

gas fireplace insert

water softener

6. A: REPAIRS AND ALTERATIONS - SERVICE PROVIDERS

Exodus Renovations 10-2021

The rest we don't know

6. A: REPAIRS AND ALTERATIONS - OTHER INFO

Electrical box was replaced to provide more power to the house and upgraded fuses and wiring.

6. B: ENERGY MODIFICATIONS

Solar panels installed on the roof

6. B: ENERGY MODIFICATIONS - SERVICE PROVIDERS

Sunrun Solar installed 4-29-2015

6. B: ENERGY MODIFICATIONS - OTHER INFO

Solar panels are on a 20 year power purchase agreement with a monthly payment.

6. C: RECURRING MAINTENANCE

Pest control monthly contract

(continued on Text Overflow Addendum 2)

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 _____ Edward Charles Cell, Trustee Date _____

Seller _____ Date _____

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Reviewed by _____ Date _____



TEXT OVERFLOW ADDENDUM No. 2

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

This addendum is given in connection with the property known as 1333 E J Street, Chula Vista, CA 91910

in which _____ ("Property"),
and Edward Charles Cell, Trustee is referred to as ("Buyer")
is referred to as ("Seller").

[SPQ] Seller Property Questionnaire

1) 6. Repairs and Alterations – Explanation (continued):

6. D: PAINT

Exterior and interior of house painted by Exodus Renovations 10-2021

Back yard fences painted by Exodus Renovations 10-2021

Kitchen and bathroom cabinets painted by Exodus Renovations 10-2021

2) 10. Pets, Animals, and Pests – Explanation:

10. A: PETS

Previous owner had a dog for 3 months.

10. B: LIVESTOCK, WILDLIFE

There was a past infestation of mice in the garage that was corrected by pest control service.

10. C: ODORS, SPOTS, STAINS

Former periodic visitor had a dog that urinated on the carpet sometimes. Carpet has been removed and replaced with vinyl flooring.

3) 17. Other – Explanation:

17. A: REPORTS AND DOCUMENTATION

Termite inspection

Property inspection report

See attached: 1333 E J Street -Certification Notice, 1333 E J Street WDO Report 7.26.2021, 1333 E J 9-28-21 property inspection report

17. B: SMOKING

Stepdaughter smoked on the back patio when visiting

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 _____ Edward Charles Cell, Trustee Date _____

Seller _____ Date _____

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