

SUPPLEMENT TO THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT

PROPERTY ADDRESS: _____

SELLER'S NAME: _____

This form supplements the requirements of Civil Code § 1102 and is designed to give the Buyer additional information regarding the property. The following representations are made by the Seller(s) and are NOT 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.

1. IN REFERENCE TO THE REAL ESTATE TRANSFER DISCLOSURE STATEMENT (STATUTORY FORM).

SECTION II-A: NOTICE: Make sure that only those items which are included in the sale are checked under Section II-A of the REAL ESTATE TRANSFER DISCLOSURE STATEMENT.

Are any of the items listed in Section II-A, or any additional items which are not listed, leased? _____ If so, which ones: _____

SECTION II-B: Are you aware of any repairs or replacements to any of the items listed in Section II-B of the REAL ESTATE TRANSFER DISCLOSURE STATEMENT? Yes No. If so, for each repair or replacement state (attach additional sheets, if necessary):

What was replaced or repaired? _____

When? _____ Why? _____

By whom? _____ Permit? _____ Finalized? _____

2. TITLE AND ACCESS.

- 2.1 Property currently leased? Yes No
- 2.2 Does anyone have a first right of refusal to buy, option, or lease? Yes No Unknown
- 2.3 Has a Notice of Default been recorded against the property? Yes No Unknown
- 2.4 Any bonds, assessments, or judgments which are liens upon the property? Yes No
- 2.5 Can the bonds, if any, be paid off without an interest penalty charge? Yes No Unknown
- 2.6 Any boundary disputes, or third party claims affecting the property (rights of other people to interfere with the use of the property in any way)? Yes No Unknown
- 2.7 Any private transfer fees payable on transfer of title? (If so, complete Notice of Private Transfer Fees, Form 110.79 CAL.) Yes No Unknown

3. ENVIRONMENTAL.

Do any of the following conditions exist?

- 3.1 Any excessive noises from airplanes, trains, trucks, freeways, etc.? Yes No Unknown
- 3.2 Any pet odors or contamination? Yes No Unknown
- 3.3 Any other odors from animals, industry, or toxic waste? Yes No Unknown
- 3.4 Formaldehyde emitting materials, especially urea-formaldehyde foam insulation? .. Yes No Unknown
- 3.5 Asbestos insulation, fireproofing, or ceilings? Yes No Unknown
- 3.6 Underground fuel storage tank? Yes No Unknown
- 3.7 Elevated radon levels on the property? Yes No Unknown
- 3.8 Elevated radon levels in the neighborhood? Yes No Unknown
- 3.9 Use of lead-based paint on any surfaces? Yes No Unknown
- 3.10 Contamination of well or other water supply? Yes No Unknown
- 3.11 Any past or present flooding or drainage problems on adjacent properties? Yes No Unknown
- 3.12 Any standing water after rainfalls? Yes No Unknown
- 3.13 Any sump pumps in basement or crawlspace? Yes No Unknown
- 3.14 Any past or present evidence of mold? Yes No Unknown
- 3.15 Any active springs? Yes No Unknown
- 3.16 Have you ever received Federal Flood Disaster Aid Assistance for this property? .. Yes No Unknown
- 3.17 Any earthquake weaknesses? Yes No Unknown
- 3.18 Any sinkholes or voids on or near the property? Yes No Unknown
- 3.19 Any depressions, mounds, or soft spots? Yes No Unknown

Buyer acknowledges receipt of a copy of this page. [_____] [_____] Date

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Page 1 of 3 pages

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Property Address _____

- 3.20 Any pending real estate development in your area (such as condominiums, planned unit developments, subdivisions, or property for commercial, industrial, sport, educational, or religious use)? Yes No Unknown
- 3.21 Any federal or state areas once used for military training purposes within one mile of the property? Yes No Unknown
- 3.22 Are there traces of concrete, metal, or asphalt indicating prior commercial or industrial use? Yes No Unknown
- 3.23 Is the property in the proximity of former, current or proposed mines or gravel pits? Yes No Unknown
- 3.24 Is the property in the proximity of former or current waste disposal sites? Yes No Unknown
- 3.25 Are there ravines or earth embankment that may indicate former dumping? Yes No Unknown
- 3.26 Are there pipelines carrying oil, gas, or chemicals underneath or adjacent to the property? Yes No Unknown
- 3.27 Are there pipeline rights-of-way or easements over or adjacent to the property? ... Yes No Unknown
- 3.28 Is there evidence of diseased trees or vegetation? Yes No Unknown
- 3.29 Has there been a death of an occupant on the property within the last 3 years under circumstances which could materially affect the value or desirability of the property? Yes No Unknown

4. STRUCTURAL DISCLOSURES.

Do any of the following conditions exist?

- 4.1 Any problems with retaining walls (such as bulging or cracking)? Yes No Unknown
- 4.2 Any structural wood members including mudsills below soil level? Yes No Unknown
- 4.3 Is crawlspace, if any, below soil level? Yes No Unknown
- 4.4 Any abandoned septic tank? Yes No Unknown
- 4.5 Is there a vapor or moisture barrier (plastic covering) in the sub-area? Yes No Unknown
- 4.6 Is structure insulated? Yes No Unknown
- 4.7 Were all permits for alterations or repairs finalized? Yes No Unknown
- 4.8 Any fog, water, or staining between layers of glass in windows or doors? Yes No Unknown
- 4.9 Any homeowner insurance claims made during the last five years? Yes No Unknown

5. ROOF, GUTTERS, DOWNSPOUTS.

- 5.1 Has roof been resurfaced during the last 5 years? Yes No Unknown
- 5.2 Has roof ever leaked since you owned the property? Yes No Unknown
- 5.3 Are gutters and downspouts free of holes and excessive rust? Yes No Unknown
- 5.4 Do downspouts empty into drainage system or onto splash blocks? Yes No Unknown

6. PLUMBING SYSTEM.

- 6.1 Public water supply, Private well. If well water, date of last water safety check: _____
Test result: _____
- 6.2 Well water pump: _____ Date installed: _____
- 6.3 Water standing around lawn sprinkler heads? _____
- 6.4 Plumbing leaks around and/or under: sinks, toilets, showers, bathtubs, Other: _____

7. HEATING, AIR CONDITIONING, OTHER EQUIPMENT.

- 7.1 Is furnace room or enclosure adequately vented? Yes No Unknown
- 7.2 Are fuel consuming heating devices (including clothes dryer) adequately vented to outside, directly or through chimney Yes No Unknown
- 7.3 Is water heater equipped with required temperature pressure relief valve? Yes No Unknown

8. COMMON INTEREST DEVELOPMENTS.

[See Professional Publishing Form 110.35-36 CAL, Condominium Disclosure Supplement.]

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Property Address _____

9. OWNERSHIP.

- 9.1 Are you a builder or developer? Yes No
- 9.2 Are you a licensed real estate broker/agent? Yes No
- 9.3 Any persons on the title who are not U.S. citizens? Yes No

10. REPORTS.

Have you received or have you knowledge of any of the following inspection reports or repair estimates made during or before your ownership?

REPORT	YES	NO	BY WHOM?	WHEN?	REPORT AVAILABLE?
Soils/Drainage	<input type="checkbox"/>	<input type="checkbox"/>			
Geologic	<input type="checkbox"/>	<input type="checkbox"/>			
Structural	<input type="checkbox"/>	<input type="checkbox"/>			
Roof	<input type="checkbox"/>	<input type="checkbox"/>			
Pest Control	<input type="checkbox"/>	<input type="checkbox"/>			
Well	<input type="checkbox"/>	<input type="checkbox"/>			
Septic	<input type="checkbox"/>	<input type="checkbox"/>			
Pool/Spa	<input type="checkbox"/>	<input type="checkbox"/>			
Heating	<input type="checkbox"/>	<input type="checkbox"/>			
Air Conditioning	<input type="checkbox"/>	<input type="checkbox"/>			
House Inspection	<input type="checkbox"/>	<input type="checkbox"/>			
Energy Audit	<input type="checkbox"/>	<input type="checkbox"/>			
Toxics	<input type="checkbox"/>	<input type="checkbox"/>			
City/County Inspection	<input type="checkbox"/>	<input type="checkbox"/>			

In addition to the disclosures made above, the following matters may materially affect the value or desirability of the property:

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

Seller _____ Date _____ Seller _____ Date _____

Buyer has received and read all three pages of this disclosure.

Buyer _____ Date _____ Buyer _____ Date _____

Note: Section 1102.3 of the Civil Code gives the Buyer a right to rescind a purchase contract for three (3) days after delivery of a disclosure if delivery occurs after the signing of an offer to purchase.

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