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Receipt of Documents

620 Mariposa Avenue #4, Mountain View, CA 94041

The following items are to be presented with the PRDS Contract preferred:

- **Proof of Funds**
- **Copy of Deposit Check**
- **Pre-Approval Letter from Buyer's Lender**
- **Agent Visual Inspection- AVID**
- **Buyer and Buyer's Agent to acknowledge Receipt of Documents**
- **Signed Disclosures and Report Cover/Signature Pages (Please do NOT include full report)**

Agent has not verified any of the information contained in those documents that were prepared by others. Buyers need to satisfy themselves as to issues discussed in these documents, disclosures and reports. Buyers are advised to independently verify information about the property. Buyer-generated disclosures will only be reviewed and signed by the Seller upon the acceptance of the offer. The undersigned acknowledges receipt of the following disclosures and reports which are being provided to support the Seller's disclosure requirements.

Disclosures

1. Property Profile, APR DataPro Report (3 pages)
2. MLS Realist Report (2 pages)
3. APR Square Footage and Acreage Advisory (2 pages)
4. Transfer Disclosure Statement (3 pages)
5. Listing Agent's AVID (2 pages)
6. Supplemental Seller's Checklist (15 pages)
7. Certificate of Compliance with Water Heater, Smoke Detector and Carbon Monoxide Requirements (1 page)
8. Lead-Based Paint Disclosure (1 page)
9. Advisory and Consent Regarding Multiple Agency and Dual Agency (1 page)
10. Advisory Regarding Market Conditions, Multiple and Non-Contingent Offers (2 pages)
11. San Mateo and Santa Clara Counties Advisory (17 pages)
12. APR Wire Fraud Scam Alert (2 pages)
13. APR Advisory Regarding Completing Documents Electronically- Buyers (1 page)
14. APR HOA Document Advisory for Buyers (2 pages)
15. CID Advisory (2 pages)
16. HOA Documents (182 pages)
17. HOA Financial Statements (132 pages)
18. Receipt "Earthquake Safety and Environmental Hazards" Booklet (1 page)
19. Natural Hazard Disclosure, Property Tax Disclosure and EnviroCheck by JCP, dated 03/11/2019 (48 pages)

Inspections/Reports

20. Preliminary Title Report by Chicago Title Company; dated 02/27/2019 (20 pages)
21. Property Inspection Report by Holmes & Watson Real Estate Inspection, LLC; dated 03/11/2019 (43 pages)
22. Termite Inspection Report by MightyMite Termite Services; dated 03/11/2019 (10 pages)
23. Termite Inspection Report by Western Way Termite Services; dated 04/09/2019 (7 pages)
24. Termite Treatment by Wood-Destroying Organisms Work Agreement; dated 04/15/2019 (2 pages)
25. Work Improvement Receipts (4 pages)

Past Sale Disclosures - 2007

26. Advisory Regarding Historic Disclosures and/or Inspection Reports (10 pages)

The undersigned acknowledge receipt of a copy of the above documents

Buyer: DocuSigned by: _____ **Buyer:** DocuSigned by: _____ **Date:** 5/12/2019

Buyers Agent: DocuSigned by: _____ **Company:** Keller Williams Palo Alto **Date:** 5/12/2019

140B21FF6DF44A5...

Listing Agent: Alain Pinel Realtors – Daryl Sid 650-323-1111

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Property Details

ALAIN PINEL REALTORS

Lee Michael H And Amy F
620 Mariposa Ave Unit 4, Mountain View, CA 94041

APN: 154-39-004
Santa Clara County

Owner Information

Primary Owner:	**LEE MICHAEL H AND AMY F**	Secondary Owner:	
Mail Address:	**620 MARIPOSA AVE APT 4 MOUNTAIN VIEW CA 94041**	Site Address:	**620 MARIPOSA AVE APT 4 MOUNTAIN VIEW CA 94041**
Assessor Parcel Number:	**154-39-004**	Phone:	
Census Tract:	**5095.00**	Housing Tract Number:	
Lot Number:		Page Grid:	**811-G5**

Legal description: **Abbreviated Description: CITY:MOUNTAIN VIEW UNIT RECORDER'S BOOK 407 PAGE 34 City/Muni/Twp: MOUNTAIN VIEW**

Property Characteristics

Received, Reviewed & Acknowledged
3 Pages
Signature DocuSigned by:
Signature DocuSigned by:
Date 5/12/2019

Bedrooms:	**2**	Year Built:	**1978**
Bathrooms:	**2**	Garage:	**Garage 1**
Partial Baths:		Fire Place:	
Total Rooms:	**6**	Lot Size:	**3,900 SF**
Square Feet:	**1,278 SF**	Property Type:	**Condominium**
Owner Exclusions:			
Number of Units:	**0**	Use Code:	**Condominium Unit (Residential)**
No of Stories:	**2**	Latitude:	**37.392102**
Building Style:		Longitude:	**-122.09165**
Pool:		Zoning:	**R3-25**

Sale & Loan Information

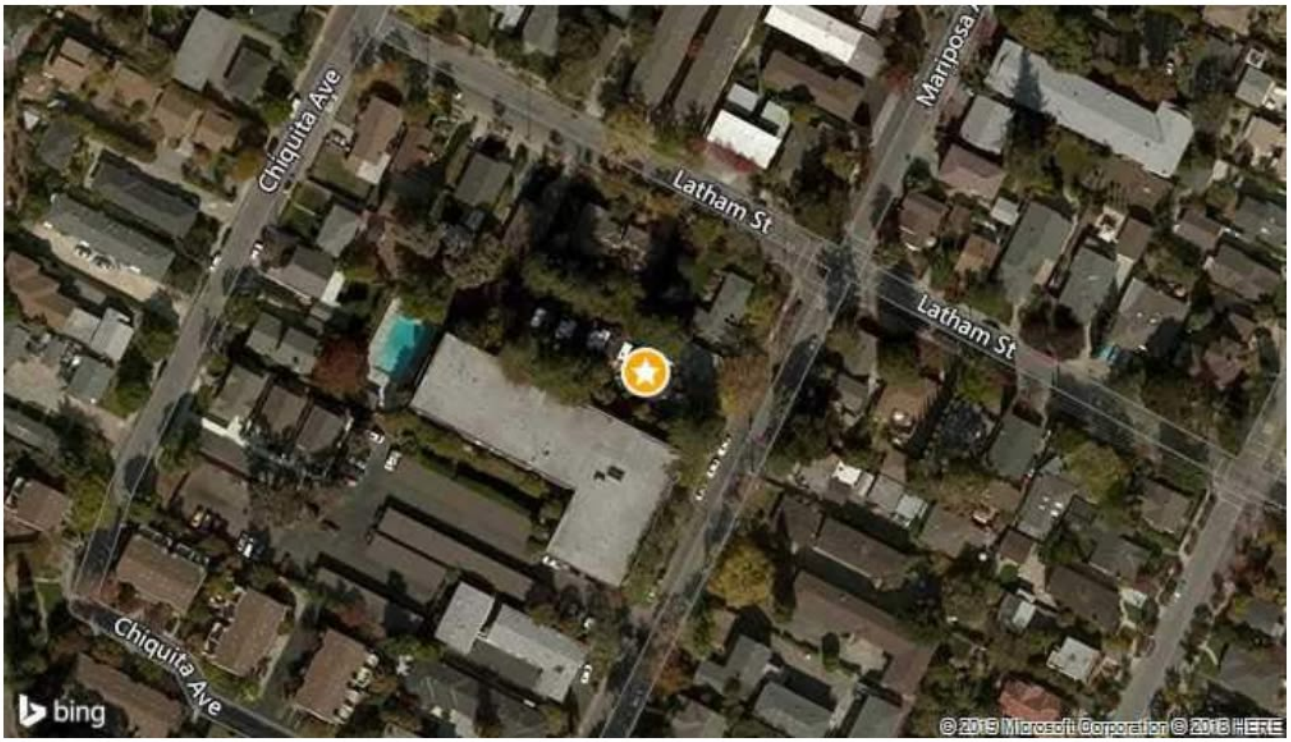
Transfer Date:	**03/04/2008**	Seller:	**TOYOZUMI, KENJI; TOYOZUMI, DANIELLE**
Transfer Value:	**$625,000**	Document #:	**19762989**
Cost/SF:	**$489**	First Loan Amount:	**$145,400**
Sale Type:		Title Company:	**CORNERSTONE TITLE CO**
Lender:	**WELLS FARGO BANK NA**		

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Assessment & Tax Information

Assessed Value:	**$721,496**	Percent Improvement:	**50%**
Land Value:	**$360,748**	Tax Amount:	**$8,699.90**
Improvement Value:	**$360,748**	Tax Account ID:	
Homeowner Exemption:	**H**	Tax Rate Area:	**5-000**
Tax Status:	**Current**	Tax Year:	**2018**
Market Improvement Value:		Market Land Value:	
Market Value:			

Aerial Map

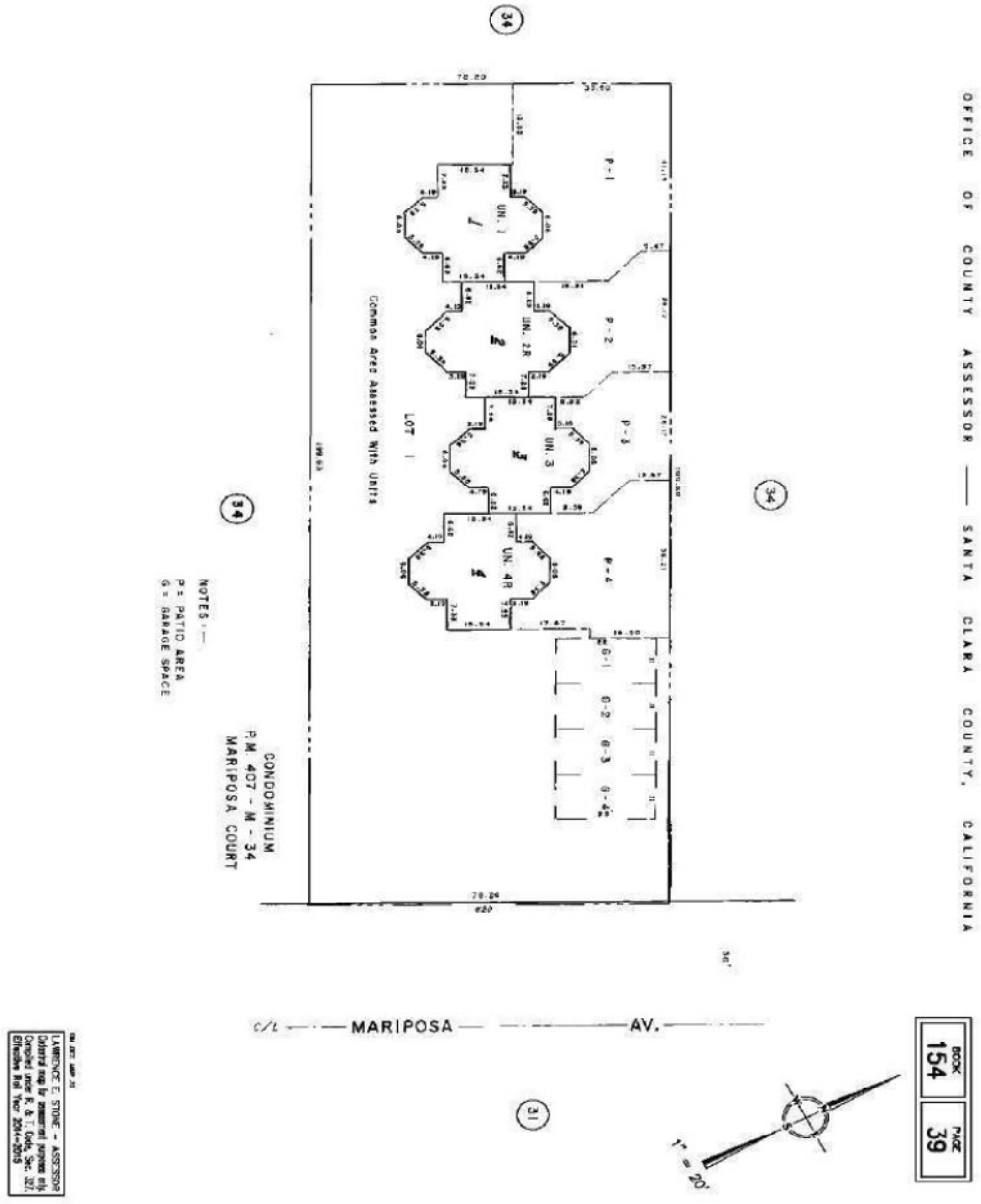


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Assessor Map

ALAIN PINEL REALTORS

Click here to get the map in PDF
Click here to get the map in TIF



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620 Mariposa Ave #4, Mountain View, CA 94041-1800, Santa Clara County



2	1,278	610	$1,098,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS List Price
2	1978	CONDO	04/10/2019
MLS Baths	Yr Built	Type	MLS List Date

Active Listing

Owner Information

Owner Name:	**Lee Michael H**	Tax Billing Zip:	**94041**
Owner Name 2:	**Lee Amy F**	Tax Billing Zip+4:	**1800**
Tax Billing Address:	**620 Mariposa Ave #4**	Owner Occupied:	**Yes**
Tax Billing City & State:	**Mountain View, CA**		

Location Information

School District:	**Mountain View Los Al**	Property Carrier Route:	**C078**
Community College District:	**Foothill**	Zoning:	**R3-25**
Elementary School District:	**Mountain View Elem S**	Market Area:	**207**
Census Tract:	**5095.00**		

Tax Information

APN :	**154-39-004**	Tax Area:	**05000**
Exemption(s):	**Homeowner**	Block ID:	**1**
% Improved:	**50%**	Lot Number:	**1**
Legal Description:	**TRACT**		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	$721,496	$707,350	$693,482
Assessed Value - Land	$360,748	$353,675	$346,741
Assessed Value - Improved	$360,748	$353,675	$346,741
YOY Assessed Change ($)	$14,146	$13,868	
YOY Assessed Change (%)	2%	2%	

Tax Year	Total Tax	Change ($)	Change (%)
2016	$8,079		
2017	$8,342	$263	3.26%
2018	$8,700	$357	4.29%

Special Assessment	Tax Amount
Mv-Whisman Meas B 2017	$191.00
Scvwd Flood Contr	$40.80
Scvwd Safe	$31.82
Clean Water	$12.00
Sfbra Measure Aa	$5.08
Scco Vector Contro	$5.02
Mosquito Asmt #2	$285.72
Total Of Special Assessments	

Received, Reviewed & Acknowledged
2 Pages
Signature DocuSigned by:
Signature DocuSigned by:
Date 5/12/2019

Characteristics

Land Use - CoreLogic:	**Condominium**	Heat Type:	**Heated**
Land Use - County:	**Condo/Townhouse**	Porch:	**None**
Lot Frontage:	**39**	Patio Type:	**None**
Lot Depth:	**100**	Parking Type:	**Type Unknown**

Courtesy of Daryl Sid, MLS Listings
The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

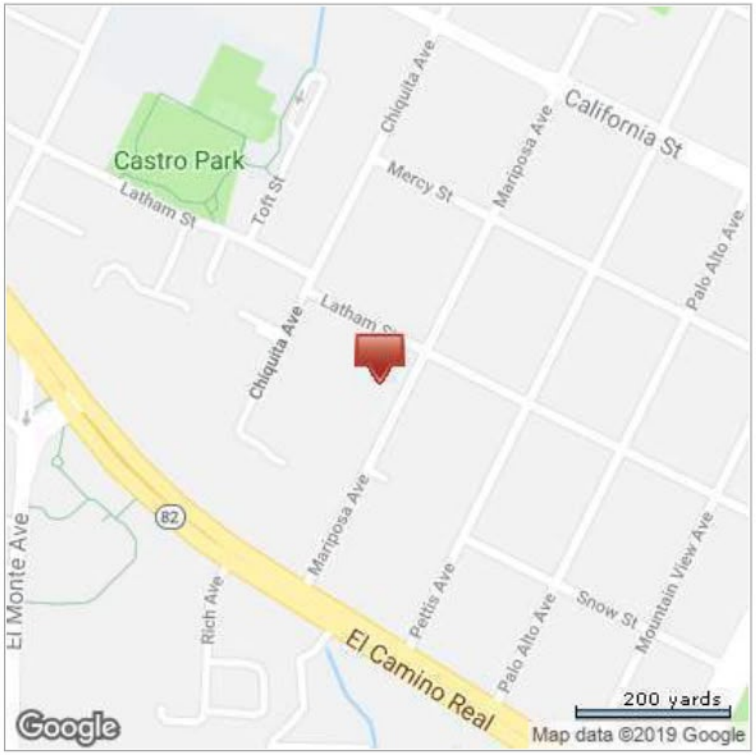
Property Detail
Generated on 04/15/2019

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Lot Acres:	**0.014**	Garage Capacity:	**MLS: 1**
Lot Area:	**610**	No. Parking Spaces:	**MLS: 1**
Style:	**H-Shape**	Garage Sq Ft:	**242**
Year Built:	**1978**	Roof Material:	**Wood Shake**
Effective Year Built:	**1978**	Construction:	**Wood**
Building Sq Ft:	**1,278**	Exterior:	**Wood Siding**
Stories:	**2**	Other Impvs:	**Laundry Room**
Basement Type:	**MLS: Concrete Slab**	Equipment:	**Range Oven, Dishwasher, Disposal, Range Hood**
Total Rooms:	**6**	Water:	**Public**
Bedrooms:	**2**	Sewer:	**Public Service**
Total Baths:	**2**	Condition:	**Average**
Full Baths:	**2**	Quality:	**Good**
Fireplaces:	**1**		

Property Map





*Lot Dimensions are Estimated

Courtesy of Daryl Sid, MLS Listings
The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Square Footage & Lot Size Advisory and Disclosure

ALAIN PINEL REALTORS

Property Address: 620 Mariposa Avenue #4 Mountain View CA 94041

DIFFERENT SOURCES FOR SQUARE FOOTAGE AND OTHER MEASUREMENTS:

Measurements of structures vary from source to source and that data is often contradictory. There is no one "official" size source or a "standard" method of calculating exterior structural size, interior space or square footage. For instance, Appraisers often exclude the thickness of walls, stairwells and laundry rooms to determine "livable" square footage; however, architects and other floor-plan design professionals employ a wide variety of methods to calculate the size of improvements. Assessors generally use gross, permitted size. Measurements taken by various professionals may not include some "finished" or "unfinished" space and generally exclude known illegal space.

Buyers should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period, if any. This is especially important if Buyers are using square footage to determine whether or not to purchase the Property and/or are using a price per square foot to determine purchase price. Price per square foot calculations are generally broad estimates only, which can vary greatly depending upon property location, type of property and amenities; such calculations should not be relied upon by Buyers and the accuracy of any such figures should be independently verified by Buyers with their own experts including, but not limited to, a licensed appraiser.

PROPERTY SIZE, DIMENSIONS, CONFIGURATIONS AND BOUNDARIES:

Fences, retaining walls, hedges and other landscaping, watercourses or other natural or man-made structures may not correspond with any legally-defined property boundaries, and existing structures or amenities may not be located within the actual property boundaries or local setback requirements. There are sources available which refer to lot size, lot dimensions, location of improvements and property configurations, such as the County Assessor, Recorded maps, Developer plans or existing surveys, but that documentation may not be accurate, may not be available, and should not be relied upon by Buyers for any purpose. If lot size, dimensions, boundary lines, property configurations, locations of improvements are important to Buyers' decision to purchase or the price Buyers are willing to pay, then Buyers should independently investigate by retaining the services of a licensed surveyor, the only professional who can accurately determine lot dimensions, boundary locations and acreage for the Property.

Different sources of exterior and/or interior structural size, square footage and/or lot size may include the following sources noted in the chart below: (NOTE: Any numbers inserted into the spaces below are approximations only, were taken from the referenced source, and other size numbers may exist from other sources.)

Source of Information	Structure	Lot	Source of Information	Structure	Lot
Multiple Listing Service:	1,278 sq ft		Architectural Drawings:		
County Assessor:	1,278 sq ft		Floor Plan/Graphic Artist:		
Appraisal #1:			Survey:		
Appraisal #2:			Other:		
Condominium Map/Plan:			Other:		

Square Footage & Lot Size Advisory and Disclosure (Page 2)

ALAIN PINEL REALTORS

If no numbers are included in the chart above, the undersigned Agent is not aware of any size discrepancies in the structure or lot.

Seller and Real Estate Licensees have not and will not verify the accuracy of any representations from any source regarding acreage, lot sizes, dimensions, configurations, dimensions or boundary lines/markers, location of improvements, square footage numbers, or price per square foot estimates. Agent will not be conducting any on-site or off-site investigations to determine the existence of any other sources for that information.

The chart above was completed by the undersigned Agent on: 04-08-2019

Agent Name: Daryl Sid

Agent Signature: Daryl Sid

The undersigned Seller acknowledges receipt of a copy of this Advisory/Disclosure and confirms that Seller does not have any information or documentation that differs from the information contained in the chart above.

Date: 04-13-2019

Seller: Michael Lee
Michael Lee

Seller: Amy Lee
Amy Lee

I acknowledge that I have received a copy of this Advisory/Disclosure:

Date: 5/12/2019

Buyer: DocuSigned by: 1B326C87613D453...

Buyer: DocuSigned by: Yii Wen Chuah 34550070B68B444...

Brokers and real estate salespersons can advise on real estate transactions only. For legal or tax advice, consult a qualified attorney or CPA.

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PRDS® REAL ESTATE TRANSFER DISCLOSURE STATEMENT

DESIGNED FOR USE WITH PRDS® FORMS

EQUAL HOUSING OPPORTUNITY

REALTOR®

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Mountain View **, COUNTY OF** Santa Clara **, STATE OF CALIFORNIA, DESCRIBED AS** 620 Mariposa Avenue #4 **. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (DATE)** 4/13/ 20 19 **. 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 Section 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: _____

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 (read across):*

☒ Range	☒ Oven	☐ Microwave
☒ Dishwasher	☐ Trash Compactor	☒ Garbage Disposal
☒ Washer/Dryer Hookups	☒ Smoke Detector(s)	☒ Rain Gutters
☐ Burglar Alarms	☒ Carbon Monoxide Device(s)*	☐ Fire Alarm
☒ T.V. Antenna	☐ Satellite Dish	☐ Intercom
☐ Central Heating	☐ Central Air Conditioning	☐ Evaporator Cooler(s)
☐ Wall/Window Air Conditioning	☒ Sprinklers HOA Common Areas	☐ Public Sewer Systems
☐ Septic Tank	☐ Sump Pump	☐ Water Softener
☒ Patio/Decking	☐ Built-in Barbeque	☐ Gazebo
☐ Sauna		
☒ Hot Tub ☒ Locking Safety Cover*	☐ Pool ☐ Child Resistant Barrier*	☐ Spa ☐ Locking Safety Cover*
☒ Security Gate(s) back gate to yard	☒ Automatic Garage Door Opener(s)*	☒ Number of Remote Controls 1
☒ Garage: ☐ Attached	☒ Not Attached	☐ Carport
☐ Pool/Spa Heater: ☐ Gas	☐ Solar	☐ Electric
☒ Water Heater: ☐ Gas	☒ Water Heater Anchored, Braced, or Strapped*	
☒ Water Supply: ☒ City	☐ Well	☐ Private Utility or Other
☒ Gas Supply: ☐ Utility	☐ Bottled	☐ Water-Conserving Plumbing Fixtures
☒ Window Screens	☐ Window Security Bars	☐ Quick Release Mechanism on Bedroom Windows*

[*See related note, page 2]

Exhaust Fan(s) in _____ 220 Volt Wiring in laundry, kook, garage 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.): Hot tub heat not operational

(* see note on Page 2)

Buyer and Seller acknowledge receipt of a copy of this page.

Seller's Initials (MS **) (** AL **)** **Buyer's Initials (** WF YWC **)**

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PRDS® REAL ESTATE TRANSFER DISCLOSURE STATEMENT

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.): _____

*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 Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or 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. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1984, 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 Section 1101.4 of the Civil 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, mold, 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, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 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):
HOA maintains common walkways, landscaping, and parking lot

D. Seller Certificaton:

1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 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.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 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.

Buyer and Seller acknowledge receipt of a copy of this page.

Seller's Initials (ML) (_____) **Buyer's Initials** (DS WJ) (DS YWC)

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Property: 620 Mariposa Avenue #4 Mountain View **Date** 4/13/2019

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.

Seller _____ **Date** 4/13/2019
Michael Lee

Seller _____ **Date** 4/13/2019
Amy Lee

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:

❑ Agent notes no items for disclosure.
❑ See attached Real Estate Agent's Visual Inspection Disclosure.
❑ Agent notes the following items:

Agent (Broker Representing Seller) Alain Pinel Realtors (Please Print) By Daryl Sid (Associate Licensee or Broker Signature) Date _____

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:

❑ Agent notes no items for disclosure.
☒ See attached Real Estate Agent's Visual Inspection Disclosure.
❑ Agent notes the following items:

Agent (Broker obtaining the Offer) Keller Williams Palo Alto (Please Print) By DocuSigned by: Nabeal Altareb 140B21FF6DF44A5... (Associate Licensee or Broker Signature) Date 5/12/2019

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(S) AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller _____ **Date** 4/13/19 **Buyer** DocuSigned by: _____ **Date** 5/12/2019
Michael Lee

Seller _____ **Date** 4/13/19 **Buyer** DocuSigned by: Yi Wen Chuah 1B226C87613D453... 34550070B68B444... **Date** 5/12/2019
Amy Lee

Agent (Broker Representing Seller) Alain Pinel Realtors (Please Print) By _____ (Associate Licensee or Broker Signature) Date _____

Agent (Broker obtaining the Offer) Keller Williams Palo Alto (Please Print) By DocuSigned by: Nabeal Altareb 140B21FF6DF44A5... (Associate Licensee or Broker Signature) Date 5/12/2019

SECTION 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.

NOTE: EXEMPT TRANSFERS (TDS not required) include, but are not limited to, the following: transfers by a fiduciary of a decedent's trust or estate; transfers by foreclosure of trustee's sale or by deed in lieu of foreclosure; transfers to a spouse or a direct blood relative; transfers among co-owners; transfers requiring a "public report" (Bus. & Prof Code § 11018.1) or pursuant to Bus. & Prof Code § 11010.4.

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PRDS® REAL ESTATE AGENT'S VISUAL INSPECTION DISCLOSURE

EQUAL HOUSING OPPORTUNITY

REALTOR®

Property inspected: 620 Mariposa Ave 4 Mountain View Ca 94041 **("Property").**

Inspection performed by ☐ Listing Agent ☒ Buyer's Agent Daryl Sid

of Alain Pinel Realtors **(Brokerage Company)**

Date of inspection: 04/11/2019 Weather conditions: Sunny

California Civil Code Section 2079, et seq., requires that the Listing agent and the Buyer's agent conduct a competent, diligent, visual inspection of the accessible areas of the real property for sale. The real estate agent must disclose the results of that visual inspection to Buyer. This duty applies whether the real estate agent represents Seller and/or Buyer. The real estate agent's duty includes an inspection of all aspects of the Property that are reasonably visible and accessible at the time of the inspection, both inside and outside of the residential structure(s).

The duty does not, however, require an inspection of the following:

- Areas that are off-site of the Property or in the surrounding neighborhood;
- Common areas of any common interest developments such as condominiums, planned unit developments and stock cooperatives;
- Public records, including zoning and permit files and/or records, maintained by any other person or entity.

The real estate agent's inspection and disclosure is not the equivalent of, nor is it a substitute for, inspections by qualified professionals. Buyer is strongly encouraged to conduct additional/further investigations and inspections regarding any issues or concerns raised in **any** advisories, disclosures, inspections or reports received by Buyer from any source including, but not limited to, the real estate agents involved in this transaction.

AGENT'S VISUAL INSPECTION DISCLOSURE (attach additional pages if necessary)

A. EXTERIOR:

1. FRONT Apartment complex next to complex is older
2. LEFT SIDE FROM STREET (if accessible) Entrance is on this sid
3. RIGHT SIDE FROM STREET (if accessible)
4. BACK Some of the wood on decking is loose

B. OTHER STRUCTURES:

C. INTERIOR:

1. FRONT ENTRY: Tile is older. Cracks in tile.
2. LIVING ROOM: New carpet and new paint
3. DINING ROOM: Window is fogged.
4. KITCHEN: Cabinets are older.
5. FAMILY ROOM:

Buyer's Initials (DS) (DS)

Seller's Initials (me) (az)

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Property: 620 Mariposa Ave 4 Mountain View Ca 94041 **Date:** _____

6. HALL/STAIRS: Trim is missing from bottom step
7. BEDROOM 1: Bedroom windows open to main walk way.
8. BEDROOM 2: New carpet and paint.
9. BEDROOM 3: _____
10. BEDROOM 4: _____
11. BATHROOM 1: Master bath recently remodeled
12. BATHROOM 2: Stains in bath tub. Sink and vanity are older
13. BATHROOM 3: _____
14. OTHER ROOM: Laundry area linoleum is stained
15. OTHER ROOM: _____
16. OTHER ROOM: _____
17. BASEMENT: _____
18. GARAGE/PARKING: One car detached garage.

D. OTHER OBSERVATIONS: _____

Prepared by:

Broker Company representing ☐ **Seller** ☒ **Buyer:** Alain Pinel Realtors
(Name of Real Estate Brokerage)

Date 04/13/2019 **by** Daryl Sid
(Print Real Estate Agent Name)

Authentisign
Daryl Sid
(Real Estate Agent or Broker Signature)
4/13/2019 10:43:04 PM PDT

Receipt of this form completed by the above-referenced real estate agent/broker is hereby acknowledged.

Buyer DocuSigned by: _____ Date 5/12/2019
1B326D87613D453...

Buyer DocuSigned by: _____ Date 5/12/2019
345500705B8444...

Seller Michael Lee _____ Date 04/13/2019
Michael Lee PDT

Seller Amy Lee _____ Date 04/13/2019
Amy Lee 10:44:35 PM PDT

Broker Company representing ☐ **Seller** ☒ **Buyer:** Keller Williams Palo Alto
(Name of Real Estate Brokerage)

Date 5/12/2019 **by** Nabeal Altareb
(Print Real Estate Agent Name)

DocuSigned by:
Nabeal Altareb
140B21FF6DF44A5...
(Real Estate Agent or Broker Signature)

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Buyer Read and Acknowledged
page 1 thru 2

DocuSigned by:
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5/12/2019

DocuSigned by:
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5/12/2019

05/11/2019

620 Mariposa Ave # 4 Mountain View, CA 94041 - Disclosures & Reports Summary

Note: This summary is prepared for you on items that may decrease the value of the property or affect your desirability for purchase. Please review all documents yourself as purchaser(s) because I may have left out items that could be important to you.

Transfer Disclosure Statement

- Hot tub heat not operational. Property managed by HOA. HOA maintains common area walkways, landscaping, and parking lot.

Seller Property Questionnaire

- Work done to maintain property - painting , siding repair, carpet replacement, and deck repair.
- Skylights and/or windows: Small drip, in frequent.
- In heavy rain water pools near parking. Lot drain, dries out on its own.
- Roof resurfaced in 2015. Exterior and deck repainted in 2016.
- Back door hard to close. Some windows hard to close.
- Radiant electrical heat and last serviced date unknown. Separate GFI was installed for hot tub. Too heavy load will trip the circuit. 2007 sewage back up and was fixed by previous owner. In 2009 kitchen drain p-trap replaced. In 2015 hot water replaced. In 2015 guest bathroom sink replaced. 2 shared sprinklers broken-HOA to fix. Sprinkler repair in the past.
- Hot tub last used approx in 2013. Heater need to be replaced. Many squirrels in the neighborhood, seen in both front and backyard. Saw a raccoon once and saw 2 opossums once. Bus stop in El Camino. City of Mountain View passed rent control legislation recently.
- Father dies at home on hospice care for his dementia and cancer in Feb 2019.

Natural Hazard Disclosure & Tax Report

- In an area of potential flooding shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.
- Within 1 mile of a property zone to all commercial or industrial use.
- In a climate zone where properties are usually subject to duct sealing and testing requirements.
- Within 1/4 mile of a known leaking underground storage tank.
- Within 1 mile of a Superfund or RCRA Corrective Action site.
- Within 1/2 mile of sites other than those above that are listed in the databases searched.
- Within 2,000 feet of a gas transmission or hazardous liquid pipeline(s) depicted in the National Pipeline Mapping System.
- Direct assessments $285.72
- Tax Rate is 1.17800%
- Supplemental tax may be applied after sale.

Preliminary Title Report

- Title on report matches the one on the public record that can be found.
- Covenants, Conditions and Restrictions, Assessments, and Easment.

Termite Report

- Section I items: Some of the termite work was covered by the HOA

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Home Inspection Report

- Radiant heat not inspected.
- Sink in Master bedroom drain slowly.
- Hot water handle on master bathroom sink faucet does not turn off the water flow completely unless handle is moved a little forward.
- Handle for water suppl in hall shower leaks when in the partially on position.
- Circuit breaker sub-panel in garage is manufactured by Zinsco for Sylvania-questionable.
- Exhaust fan in master bathroom appeared to have emitted a burning smell during operation.
- Main circuit breaker panel on front exterior side of building is a Federal Pacific brand - questionable.
- Handrail on stairs to upper level is wider than modern safety maximums. Sliding doors for master closets are missing floor guides. Sliding door to master closet near sink is off track.
- Handle on door master toilet/shower room is loose. Handrail not installed on wall by stairs to lower level. Metal unit adjacent to upper level ceiling fan has corrosion and paint deterioration.
- Ceiling at upper level is cracked near skylight and front and rear windows.
- Carbon monoxide alarms have not been installed. Smoke alarms older than 10 year-must be replaced.
- Garbage disposer's rubber splash guard is missing/worn.
- Drain hose under kitchen sink between disposal and air gap is partially kinked.
- Stains consistent with past or present water leak noted under kitchen sink on bottom.
- Window stool near range has damaged corner.
- Toilet seats/lids in all bathrooms are loose. Flush mechanisms on both toilets did not flush completely unless handle pressed for an extended period of time.
- Master shower pan is discolored. Portable sprayer hose for shower in master bathroom leaks at connection to pipe. Handle on shower door in hall bathroom is loose.
- Lever that operates tub drain stop in hall bathroom does not move/operate.
- Garage door springs do not have safety cables/retainers. Garage door photoelectric safety revere sensors on left and right side of garage door are higher from garage floor than allowed.

HOA

- HOA Fee: $300 a month, see page
- Special Assessments: No
- Litigations: No
- Pet Restriction:
- Rental Restriction:
- 4 Unites - managed by owners.

The above conditions do not constitute a complete review of all conditions that may be of concern to any prospective Buyer. Buyers are encouraged to thoroughly review all reports and disclosures and seek any additional inspections that may be recommended by inspectors generating the provided reports or deemed appropriate based on statements of individuals making disclosures.

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DESIGNED FOR USE WITH PRDS® FORMS

EQUAL HOUSING OPPORTUNITY

REALTOR®

Property: 620 Mariposa Avenue #4 Mountain View CA 94041

THE INFORMATION ENTERED ON THIS DISCLOSURE FORM IS PROVIDED BY SELLER ONLY. THIS DOCUMENT IS SOLELY A SUPPLEMENTAL DISCLOSURE; IT IS NOT, AND SHALL NOT BE DEEMED TO CONSTITUTE, ANY PART OF THE PURCHASE CONTRACT.

⚠ **SELLER CAUTION: SELLER** IS URGED TO CAREFULLY REVIEW THE **PRDS *SELLER ADVISORY REGARDING COMPLETING THE TDS AND OTHER DISCLOSURE DOCUMENTS*** PRIOR TO COMPLETING THIS FORM.

⚠ **BUYER CAUTION: BUYER** IS URGED TO CAREFULLY REVIEW THE **PRDS *SAN MATEO/SANTA CLARA COUNTIES ADVISORY*** IN CONNECTION WITH REVIEWING THIS FORM.

⚠ **GENERAL CAUTION:** The information provided in this Disclosure form is from Seller and NOT the Broker(s) or individual real estate licensees. Unless specified in writing, the real estate licensees involved in the transaction have not verified, and will not verify any of the information provided by Seller. Although licensed to list, sell and lease real estate, Broker(s) may not have expertise on the information in this form.

SELLER SHALL RESPOND TO EACH AND EVERY QUESTION BELOW

If Seller is aware of any issues, conditions and/or problems, whether past or present, and whether or not previously repaired, relating to the Property, Seller shall provide a detailed explanation as specified in each Question. Seller shall attach a complete copy of all requested Documents as that term is defined below.

If additional space is needed to fully respond to any questions attach additional page(s).

PART I. DEFINITION OF TERMS: When there are terms in any of the questions that start with a capital letter, refer to the full definitions listed below and/or as defined in each question, so as to respond as completely as possible to all questions.

The term **"Disclosures"** in this form includes but is not limited to the Transfer Disclosure Statement (TDS), Supplemental Sellers Checklist (SSC), Seller Property Questionaire (SPQ), Exempt Seller Disclosure (ESD), Natural Hazard Disclosure Statement (NHDS), Lead Addendum, Agent Visual Inspection, or any other written statement of knowledge about the Property completed by anyone.

The term **"Reports"** in this form includes but is not limited to structural pest, general home inspection, contractor inspection, geological or soils report, roof, pool/spa, septic, well, chimney, engineering or any other report or study regarding component(s) or issues, conditions and/or problems with any aspect of the Property.

The term **"Documents"** in this form includes but is not limited to notices, letters or rulings from any governmental entity, Reports, Disclosures, proposals, bids, estimates, invoices, billing statements, contracts, plans, drawings, videos, photographs, pictures in any format, warranties, information and operational manuals, permits, letters, and/or electronic communications including emails and social media postings.

The term **"Work"** in this form includes but is not limited to alterations, improvements, modifications, additions, corrections and/or repairs to any component or aspect of the Property whether or not there are any issues, conditions and/or problems with the Property.

The term **"Maintenance" or "Maintain"** in this form includes but is not limited to any Work or necessary tasks that are ongoing and/or repeated over any period of time in order to avoid or prevent issues, conditions or problems with the Property, any components of the Property, or any equipment at the Property from occurring or recurring.

PART II. DISCLOSURES AND REPORTS (please refer to Definitions of Disclosures/Reports in Part I):

A. Do you have any Disclosures and/or Reports regarding the Property that you received before or prior to your ownership of the Property? . . . . . YES ☒ NO ☐
If Yes, attach all Disclosures and/or Reports.

B. Do you have any Reports regarding the Property that you have received during your ownership? . . . . . YES ☒ NO ☐
If Yes, attach all Reports.

Seller's Initials: (MR) (AR)

Buyer's Initials: (DS) (DS)

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PART III. ALTERATIONS, IMPROVEMENTS, MODIFICATIONS, ADDITIONS, CORRECTIONS AND/OR REPAIRS ("WORK")
(please refer to Definition of Work in Part I):

A. Do you have any Documents regarding any Work done on and/or at the Property before or prior to your ownership of the Property? . . . . . YES ☒ NO ☒
If Yes, attach those Documents.

B. Aside from any information that is contained in the Documents that you are providing, do you have any additional knowledge about Work done on the Property before or prior to your ownership? . . . . . YES ☐ NO ☒
If Yes, state:

What Work was done?	Who performed the Work?	Were they Licensed?	Permits?	Work Finaled?
_____	_____	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
_____	_____	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
_____	_____	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

C. Do you have any Documents regarding any Work done on the Property during your ownership? . . . . . YES ☒ NO ☐
If Yes, attach those Documents.

D. Aside from any information that is contained in the Documents that you are providing, do you have any additional knowledge about Work done on the Property during your ownership? . . . . . YES ☐ NO ☒

What Work was done?	Who performed the Work?	Were they Licensed?	Permits?	Work Finaled?
_____	_____	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
_____	_____	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐
_____	_____	YES ☐ NO ☐	YES ☐ NO ☐	YES ☐ NO ☐

E. Have you experienced any issues, conditions and/or problems with the Work described in **PART III Sections A, B, C and/or D?** . . . . . YES ☐ NO ☒
If Yes, provide all of the following information for each issue, condition and/or problem (Attach additional pages if necessary):

1. What was the nature of the issues, conditions and/or problems? _____
2. What steps were taken to correct the issues, conditions and/or problems? _____
3. Who did the corrective Work? _____
4. How often was corrective Work done? _____
5. Was the person/entity who did the Work licensed? _____
6. Were permits obtained for the Work? . . . . . YES ☐ NO ☐
7. Was the Work finaled? . . . . . YES ☐ NO ☐
8. Do you have any Documents relating to issues, conditions and/or problems described in any of the **Questions in Sections E-1 through E-7?** . . . . . YES ☐ NO ☒
If Yes, attach all Documents.

PART IV. MAINTENANCE (please refer to Definition of Maintenance/Maintain in Part I):

A. Describe what you or others on your behalf (e.g., manufacturers, professionals, handymen, etc.) have done to maintain the Property: Painting, siding repair, carpet replacement, deck repair

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B. Are you aware of any Maintenance that has been recommended by anyone (including any former owner) and/or is required to be performed on any aspect of the Property? ..... YES ☒ NO ☐

If Yes, state what Maintenance has been recommended and/or done: Painting, siding repair

C. Are you aware of any Maintenance that has **not** been done on the Property or was deferred?..... YES ☐ NO ☒

If Yes, state what Maintenance has **not** been done or was deferred:

D. Attach all Documents regarding any **MAINTENANCE whether MAINTENANCE was done or was not done.**

PART V. SPECIFIC SELLER DISCLOSURES:

A. WATER INTRUSION. (Including but not limited to leaks, moisture and/or persistent dampness, whether or not the area dried out):

1. Are you aware of or have you experienced any Water Intrusion into, from and/or through any aspect of the Property?..... YES ☒ NO ☐

   If Yes, check all applicable locations:

   ☐ Roofs and/or gutters over any structure ☐ Attics ☐ Decks and/or balconies irrespective of location
   ☒ Skylights and/or windows ☐ Siding ☐ Doors ☐ Interior of any structure ☐ Floors and/or flooring surfaces
   ☐ Basements and/or crawl spaces ☐ OTHER

2. For each of the areas where there has been Water Intrusion, describe all of the following: (a) what type of Water Intrusion; (b) the frequency of the Water Intrusion; (c) what damage occurred, if any; (d) what Work was done; (e) who did the Work; (f) if Work was done, did the Water Intrusion recur? a. small drip b. infrequent c. none

3. Attach all Documents regarding any past or current **WATER INTRUSION.**

B. SURFACE/SUBSURFACE WATER/MOISTURE CONTROL. Are you aware of or have you experienced and/or used any of the following:

		Your Property	Adjacent Property
1.	Standing/ponding water? in heavy rains - water pools near parking	YES ☒ NO ☐	YES ☐ NO ☒
2.	Flooding? lot drains, dries out on its own	YES ☐ NO ☒	YES ☐ NO ☒
3.	Surface or subsurface streams, creeks, springs, aquifers?	YES ☐ NO ☒	YES ☐ NO ☒
4.	High water table?	YES ☐ NO ☒	YES ☐ NO ☒
5.	Drainage system, sub-drain/French drain/curtain drain?	YES ☐ NO ☒	YES ☐ NO ☒
6.	Sump-pump(s)?	YES ☐ NO ☒	YES ☐ NO ☒
7.	Sub-area basement fan(s)?	YES ☐ NO ☒	YES ☐ NO ☒
8.	Moisture barrier(s)?	YES ☐ NO ☒	YES ☐ NO ☒
9.	Water run-off to or from your Property?	YES ☐ NO ☒	YES ☐ NO ☒
10.	Any other water issues, conditions and/or problems?	YES ☐ NO ☒	YES ☐ NO ☒

If Yes to any of the Questions in Sections B-1 through B-10, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions or problems recur?

See note above.

Attach all Documents regarding any past and/or current **SURFACE/SUBSURFACE WATER/MOISTURE CONTROL.**

C. CRACKS, SETTLEMENT, MOVEMENT, SLIPPAGE OR INSTABILITY.

1. Are you aware of past or present (including previously repaired) exterior and/or interior **CRACKS** in any of the following **(check all that apply)**: ☐ Foundation ☐ Steps ☐ Stairs ☐ Patios ☐ Decks ☐ Balconies
   ☐ Basement ☐ Crawlspace ☐ Boundary walls ☐ Retaining walls ☐ Walkways ☐ Sidewalks ☐ Driveways
   ☐ Chimney(s) ☐ Ceilings ☐ Beams ☐ Doorways ☐ Interior walls ☐ Exterior walls ☐ Floors ☐ Slabs
   ☐ OTHER ☒ **NONE**

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If Yes, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur? _____

_____

Attach all Documents regarding any past and/or current **CRACKS**.

2. Are you aware of past or present (including previously repaired) **SETTLEMENT, MOVEMENT, SLIPPAGE OR INSTABILITY** in any of the following **(check all that apply)**: ☐ Foundation ☐ Steps ☐ Stairs ☐ Patios ☐ Decks ☐ Balconies ☐ Basement ☐ Crawlspace ☐ Boundary walls ☐ Retaining walls ☐ Walkways ☐ Sidewalks ☐ Driveways ☐ Chimney(s) ☐ Ceilings ☐ Beams ☐ Doorways ☐ Interior walls ☐ Exterior walls ☐ Floors ☐ Slabs ☐ OTHER _____ ☒ **NONE**

If Yes, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur? _____

_____

Attach all Documents regarding any past and/or current **SETTLEMENT, MOVEMENT, SLIPPAGE OR INSTABILITY.**

3. Are you aware of the past and/or current use of any of the following **DEVICES (If Yes, check all that apply)**: ☐ Foundation jacks ☐ Foundation pier supports ☐ Shims ☐ OTHER _____ ☒ **NONE**

If Yes to any of the Questions in Section C-1 through C-3, describe all of the following: (a) the issues, conditions and/or problems which necessitated each corrective device; (b) the specific location of each corrective device; (c) who installed or used each corrective device; (d) when was each corrective device installed or used; (e) was each corrective device effective or did the issues, conditions and/or problems recur? _____

_____

Attach all Documents regarding any past and/or current **DEVICES.**

D. SOILS. Are you aware of or have you experienced any issues, conditions and/or problems with the following:

	Your Property	Adjacent Property
1. Landfill (of any material)?	YES ☐ NO ☒	YES ☐ NO ☒
2. Grading?	YES ☐ NO ☒	YES ☐ NO ☒
3. Compaction?	YES ☐ NO ☒	YES ☐ NO ☒
4. Cut and fill?	YES ☐ NO ☒	YES ☐ NO ☒
5. Landslide?	YES ☐ NO ☒	YES ☐ NO ☒
6. Earth movement, slippage or sliding?	YES ☐ NO ☒	YES ☐ NO ☒
7. Earth Settlement?	YES ☐ NO ☒	YES ☐ NO ☒
8. Erosion?	YES ☐ NO ☒	YES ☐ NO ☒
9. Any other soil issues, conditions and/or problems?	YES ☐ NO ☒	YES ☐ NO ☒

If Yes to any of the Questions in Section D-1 through D-9, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur? _____

_____

Attach all Documents regarding any past and/or current **SOILS** issues, conditions and/or problems.

E. EXTERIOR ELEMENTS. Are you aware of the following **(If Yes, check all that apply)**:

1. Repair, restoration, replacement (full or partial) of any of the following: ☒ Roof ☐ Gutters ☐ Downspouts ☐ Eaves ☐ Awnings ☐ Skylights ☐ Steps ☐ Stairs ☐ Patios ☒ Decks ☐ Balconies ☐ Siding ☐ Windows ☐ OTHER _____ ☐ **NONE**
2. Blockages in ☐ Gutters ☐ Downspouts ☐ OTHER _____ ☒ **NONE**

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If Yes to any of the Questions in Section E-1 through E-2, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur? ____

Roof resurfaced 2015. Exterior decks repainted 2016

Attach all Documents regarding any past and/or current issues, conditions and/or problems with **EXTERIOR ELEMENTS**.

F. INTERIOR ELEMENTS. Are you aware of or have you experienced any issues, conditions and/or problems with the following:

1. Squeaking, sloping or out-of-level floors? . . . . . YES ☐ NO ☒
2. Stains, scratches, discoloration, warping, cupping, chipping, cracking, sponginess, or other defects (including those covered by rugs or furnishings) relating to wood, tile, linoleum, stone or any other flooring surface? . . . . . YES ☐ NO ☒
3. Carpets that are damaged or defective (e.g., stains, spots, tears or odors)? . . . . . YES ☐ NO ☒
4. Windows and/or doors that stick or bind, are out of plumb, fail to latch, fail to open or close with relative ease, or that otherwise fail to operate properly (whether continuously or seasonally)? . . . . . YES ☒ NO ☐
5. Windows and/or doors that are drafty and/or emit noise caused by wind? . . . . . YES ☐ NO ☒
6. Glass in any window, skylight, door (including shower door), or other feature or component of the property that is not "safety glass"? . . . . . YES ☐ NO ☒
7. Glass in any window, skylight, door (including shower door), or other feature or component of the property that is cracked, chipped or broken? . . . . . YES ☐ NO ☒
8. Seal failure or other defect in any multi-pane, thermo-pane windows or skylights? . . . . . YES ☐ NO ☒
9. Shutters (interior), blinds and/or other window coverings that are damaged or defective (e.g. stains, spots, tears, odors, and/or malfunctions)? . . . . . YES ☐ NO ☒

If Yes to any of the Questions in Sections F-1 through F-9, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur? ____

F4- back door hard to close. Some windows hard to close.

Attach all Documents regarding any past and/or current issues, conditions and/or problems with the **INTERIOR ELEMENTS**.

G. HEATING SYSTEM(S) (including but not limited to the furnace, other equipment generating heat, thermostat, registers, heat pumps, vents and/or duct work). If there are multiple systems and/or multiple zones, specify which system and devices are referenced in response to each of the following Questions:

1. Describe the type of Heating System(s) in the Property including the source of heat, such as electricity, gas, propane or any other source: radiant electric heat
2. Have you ever used any supplemental heating devices (e.g. space heaters)? . . . . . YES ☒ NO ☐
   If Yes, state which room(s) and frequency of use: occasional winter use in bedroom + main (upstairs)
3. What is the approximate age of the heating system(s)? Years: original -
4. When was the Heating System(s) last serviced and by whom? Date: Unknown
   By: ____
5. Are there any rooms or areas in the structure that are not directly served by the Heating System(s) and/or are not adequately heated by the Heating System? . . . . . YES ☐ NO ☒
6. Are you aware of any issues, conditions or problems with any aspect of the Heating System(s)? . . . YES ☐ NO ☒
7. Are you aware of any aspect of the Heating System(s) that has not been used in the last twelve (12) months? . . . . . YES ☐ NO ☒

If Yes to any Questions in Sections G-5,G-6 and/or G-7 describe all of the following: (a) the issues, conditions and/or problems (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur? ____

Attach all Documents regarding any past and/or current issues, conditions and/or problems with the **HEATING SYSTEM(S)**.

H. AIR CONDITIONING ("A/C") SYSTEM(S) (including but not limited to the compressor, other equipment generating cool air, thermostat, registers, vents and/or duct work). If there are multiple systems and/or multiple zones, specify which system and devices are referenced in response to each of the following questions: ☒ **Not Applicable** – Property does not have A/C

1. Describe the type of Air Conditioning System(s) in the Property including the power source, such as electricity, propane or any other source: _____
2. Have you ever used any supplemental devices to cool the Property (e.g. fans)? . . . . . YES ☐ NO ☐
   If Yes, state in which room(s) and frequency of use: _____
3. What is the approximate age of the Air Conditioning System(s)? Years _____
4. When was the Air Conditioning System(s) last serviced and by whom? Date: _____ By: _____
5. Are there any rooms or areas in the structure that are not directly served by the Air Conditioning System(s) and/or are not adequately cooled by the Air Conditioning System(s)? . . . . . YES ☐ NO ☐
6. Are you aware of any issues, conditions and/or problems with any aspect of the Air Conditioning System(s)? . . . . . YES ☐ NO ☐
7. Are you aware of any aspect of the Air Conditioning System(s) that has not been used in the last twelve (12) months? . . . . . YES ☐ NO ☐

If Yes to any Questions in Sections H-5, H-6 and/or H-7, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur? _____

Attach all Documents regarding any past and/or current issues, conditions and/or problems with the **AIR CONDITIONING SYSTEM(S)**.

I. ELECTRICAL SYSTEM(S), FIXTURES AND APPLIANCES (including but not limited to the transformer, meter, panel, circuit breakers, fuses, circuits, wiring, control panels or instruments, switches, receptacles, fixtures, and appliances):

Are you aware of or have you experienced any issues, conditions and/or problems with any of the following aspects of the Electrical System(s):

1. The installation, repair, or Work performed to that system(s) by you or by any other person or company? YES ☒ NO ☐
2. Failure of any component of the Electrical System(s)? . . . . . YES ☐ NO ☒
3. Any non-functioning switches, outlets or receptacles? . . . . . YES ☐ NO ☒
4. Any lights that are non-functioning, flickering and/or dimming? . . . . . YES ☐ NO ☒
5. Blown fuses, tripped circuit breakers, GFI button trips, arcing, and/or shorting? . . . . . YES ☒ NO ☐
6. Any ungrounded outlets, switches or other electrical fixtures? . . . . . YES ☐ NO ☒
7. Shorts, ground or arc faults, overloading, and/or poor circuit wire connections? . . . . . YES ☐ NO ☒
8. Any fixture, appliance, or any other aspect of the Electrical System(s) that has not been used within the past twelve (12) months? . . . . . YES ☐ NO ☒
9. Any fixtures or appliances that are not visible (such as central vacuums) whether or not those fixtures or appliances are operable? . . . . . YES ☐ NO ☒
10. Any type of back-up generator in use at the Property at any time? . . . . . YES ☐ NO ☒

If Yes to any of the Questions in Sections I-1 through I-10, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur? _____

1. a seperate GFI was installed for the hot tub. 5. Too heavy a load will trip the circuit breaker

Attach all Documents regarding any past and/or current issues, conditions and/or problems with the **ELECTRICAL SYSTEM(S).**

J. PHOTOVOLTAIC/SOLAR ELECTRICAL SYSTEM(S) (including but not limited to panels, mounting racks, array DC disconnect, inverter, battery pack, power, utility, or kilowatt meter, generators, backup generator panels, breaker panel, AC panel, circuit breaker panel, control panels or instruments, charge controllers, switches, receptacles, fixtures, and appliances):

1. Is there any Photovoltaic Solar System(s) used at the Property or any component thereof? . . . . . YES ☐ NO ☒
   If Yes, check all applicable boxes: ☐ Owned ☐ Leased ☐ Financed
   Attach a copy of all applicable documents (e.g., contracts, leases, notes, security instruments, etc.)
2. Are you aware of or have you experienced any issues, conditions and/or problems with the use, leasing or ownership of the Photovoltaic/Solar Electrical System(s)? . . . . . YES ☐ NO ☒

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If Yes, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur? _____

Attach all Documents regarding any past and/or current issues, conditions or problems with the **PHOTOVOLTAIC/SOLAR ELECTRICAL SYSTEM(S).**

K. COMMUNICATION DEVICE(S); ENTERTAINMENT DEVICE(S); SECURITY SYSTEM(S).

1. TELEPHONE SERVICE. Your **Phone** service is provided by **(check all that apply):** ☐ Land Line ☐ Cellular ☐ Satellite ☐ Internet (e.g. VOIP) ☐ Other _____ ☒ **NONE**
   Identify your phone service provider(s): _____
2. INTERNET SERVICE. Your **Internet** service at the Property is provided by **(check all that apply):** ☐ Cable ☐ DSL ☐ Fiber Optic ☐ Cellular Phone Service ☐ Satellite ☐ Other _____ ☒ **NONE**
   Identify your Internet Service Provider(s) (e.g., cable, satellite, telephone, etc): Previously Comcast, but disconnected now.
3. TELEVISION SERVICE. Your **Television** service/reception at the Property is provided by **(check all that apply):** ☐ Cable ☐ DSL ☐ Fiber Optic Cable ☐ Antenna ☐ Satellite/Dish ☐ Other _____ ☒ **NONE**
   Identify your television Service Provider(s) (e.g., cable, satellite, telephone, etc): _____
4. COMMUNICATION & DATA. Is the Property wired with any of the following **(check all that apply):**
   ☒ TV (coaxial) ☐ Cable ☐ Computer Networking Cable ☐ Fiber Optic Cable ☐ Data Line ☐ Other _____ ☐ **NONE**
   If you checked any box in **K-4**, for each type of wiring/cable, state which rooms at the Property have outlets: Living room, bedrooms
5. INTEGRATED SYSTEM(S). (Phone/Intercom, Multi-Media Security). Is the Property equipped with any of the following types of **Integrated Communication System(s) (check all that apply):** ☐ Intercom ☐ Gate Control ☐ Video Surveillance ☐ Intrusion/Motion Detection ☐ Automated Lighting ☐ Other _____ ☒ **NONE**
   (a) If you checked any box in **Section K-5**, are any of these systems leased (rather than owned)? . YES ☐ NO ☐
   (b) If you checked any box in **Section K-5**, are any of these systems monitored offsite by a company?. . . . . YES ☐ NO ☐
   (c) **If you checked "Yes" to Sections K-5a** and/or **K-5b**, identify the company(s): _____
6. ISSUES, CONDITIONS AND/OR PROBLEMS:
   (a) Have you had any ongoing or recurring issues, conditions and/or problems with any of the items or systems noted in any **Questions in Sections K-1 through K-5?** . . . . . YES ☐ NO ☒
   If Yes, describe in detail all such issues, conditions and/or problems and attach all Documents. _____
   (b) Are you aware of any limitations or restrictions applicable to the installation/wiring, availability, number and location, or use of any of the items or systems at the Property noted in any **Questions in Sections K-1 through K-5?**. . . . . YES ☐ NO ☒
   If Yes, describe in detail all such limitations or restrictions and attach all Documents. _____

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L. NATURAL GAS AND/OR PROPANE:

Are you aware of any appliances or devices that use natural gas and/or propane on or for the Property? YES ☐ NO ☒

If Yes, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur? _____

Attach all Documents regarding any past and/or current issues, conditions and/or problems with the use of **NATURAL GAS AND/OR PROPANE.**

M. WATER SUPPLY AND/OR WATER PLUMBING SYSTEM(S) (including but not limited to water supply lines, meters, shutoff valves, pipes, overflow pipes, drains, outlets, traps, cleanout plugs, vents, faucets, fixtures, toilets, sinks, tubs, showers, thermostats, and control panels):

1. Are you aware of any past or current issues, conditions and/or problems with the Water Supply and/or the Water Plumbing System(s)? . . . . . YES ☒ NO ☒
2. The installation, repair, or Work performed to the Water Supply and/or the Water Plumbing System(s) by you or by any other person or company? . . . . . YES ☒ NO ☒
3. Failure of any component of the Water Supply and/or the Water Plumbing System(s) . . . . . YES ☒ NO ☒
4. Are you aware of any plumbed appliances (for example, refrigerator ice maker/water dispenser, instant hot water dispenser) that have failed to operate in any way? . . . . . YES ☐ NO ☒
5. Are you aware of any component of the Water Supply, including plumbed appliances, or Water Plumbing System(s) that have not been used within the last twelve (12) months? . . . . . YES ☐ NO ☒
6. Are you aware of any past or current water pipe leakage either within the structure and/or on the on the Property? . . . . . YES ☐ NO ☒
7. Are you aware of any past and/or present:
   - (a) High or low water pressure problems at the Property? . . . . . YES ☐ NO ☒
   - (b) Any problem with the water supply, purity, quality, taste or odor? . . . . . YES ☐ NO ☒
   - (c) Excessive delays in drawing hot water to any faucet? . . . . . YES ☐ NO ☒
   - (d) Any rust, sediment, cloudiness or discoloration in the water? . . . . . YES ☐ NO ☒
   - (e) Any slow draining sinks, tubs and/or showers? . . . . . YES ☐ NO ☒
   - (f) Any toilets that run continuously or on their own? . . . . . YES ☐ NO ☒
   - (g) Any fluoridation or other chemical substances added to the water supply? . . . . . YES ☐ NO ☒
8. Are you aware of any past and/or current device(s) and/or system(s) being used at the Property?
   - (a) Water softener . . . . . YES ☐ NO ☒
   - (b) Water purification system(s). . . . . YES ☐ NO ☒
   - (c) Hot water circulating system . . . . . YES ☐ NO ☒

   If Yes to any of the devices and/or systems listed in **Question M-8**, state how long the device and/or systems have been at the Property, whether they are still at the Property, and whether they are still functional: _____
9. What are the Water Supply lines made of **(check all that apply)?**
   ☐ Copper ☐ Galvanized ☐ Plastic ☒ OTHER Don't know

   Describe the type of material(s) for the Water Supply lines and state the specific location(s) of each different type of material(s): _____

If Yes to Questions in Sections M-1 through M-8, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions or problems recur? 03/2007 sewage backup- was fixed by previous owner. 2/2009 kitchen drain p-trap replaced. 2015 hot water replaced. 2015 guest bathroom sink lines replaced.

Attach all Documents regarding any past and/or current issues, conditions or problems with the **WATER SUPPLY AND/OR WATER PLUMBING SYSTEM(S).**

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N. WATER CONSERVING PLUMBING FIXTURES. Effective January 1, 2017, Sellers of residential property of 1 to 4 units built before January 1, 1994, must disclose if they are aware of any noncompliant plumbing fixtures. Noncompliant water fixtures are defined in Civil Code Section 1101.3 as any of the following: (a) any toilet manufactured to use more than 1.6 gallons of water per flush; (b) any urinal manufactured to use more than 1 gallon of water per flush; (c) any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute; and/or (d) any interior faucet that emits more than 2.2 gallons of water per minute. ☐ **NOT APPLICABLE – House Built After January 1, 1994**

Are you, Seller, aware of any plumbing fixtures on the Property that are non-compliant as defined by Civil Code Section 1101.3 above? . . . . . YES ☐ NO ☒

If Yes, explain in detail your knowledge: _____

O. WELL/PRIVATE WATER SYSTEM. ☒ **Not Applicable** If Applicable, attach PRDS Well/Private Water System Checklist.

P. SEWER SYSTEM (including but is not limited to sewer lines, waste water lines, sewer laterals, traps, cleanout plugs, vents, drains, toilets, tubs, kitchen and bathroom sinks):

1. Are you aware of any sewer clean-outs? . . . . . YES ☐ NO ☒
   If Yes, identify the number and exact location of each sewer clean-out _____
2. Are you aware of any Work, including but not limited to, snaking or rooting of the Sewer System within the last 5 years? . . . . . YES ☐ NO ☒
3. Are you aware of any past and/or present blockage, backup, overflow or any other failure of the Sewer System? . . . . . YES ☒ NO ☒
4. Are you aware of any current or contemplated government-imposed inspection, repair or upgrade requirements (for example, sewer lateral tests) applicable to the Property? . . . . . YES ☐ NO ☒
5. Are you aware of any booster or other pump system/equipment installed at the Property related to the Sewer System? . . . . . YES ☐ NO ☒
6. Have you ever been notified or advised by anyone that any aspect of the Sewer System is offset, displaced, collapsing or in need of repair or replacement? . . . . . YES ☐ NO ☒

If Yes to any questions in Sections P-2 through P-6, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions or problems recur? 3/2007
previous owner fixed sewer backup

Attach all Documents regarding any past and/or current issues, conditions and/or problems with the use of the **SEWER SYSTEM.**

Q. SEPTIC SYSTEM (including but not limited to the septic tank, leach lines, drain fields, and all related equipment/components. ☒ **NOT APPLICABLE**

1. Are you aware of the material (for example, concrete, redwood) used to construct the septic tank? YES ☐ NO ☐
   If Yes, describe the material used: _____
2. How frequently has the septic tank been pumped in the last five years? _____
3. When was the last time the septic tank was pumped? _____ By whom? _____
4. Are you aware of any septic clean-outs? . . . . . YES ☐ NO ☐
   If Yes, identify the number and exact location of each septic clean-out _____
5. Are you aware of any past and/or present blockage, backup, overflow or other issues, conditions or problems with the septic system? . . . . . YES ☐ NO ☐
6. Are you aware of any booster or other pump system/equipment installed at the Property related to the septic system? . . . . . YES ☐ NO ☐
7. Have you ever been notified or advised by anyone that any part of the septic system needs replacement or repair? . . . . . YES ☐ NO ☐
8. Have you been advised by anyone either orally or in a Disclosure, Report or other Document that the current septic system may preclude or limit development of the Property and/or expansion of any structure on the Property? . . . . . YES ☐ NO ☐

Seller's Initials: (MR) (MR)

Buyer's Initials: (DS) (DS)

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9. Have you been advised by anyone either orally or in a Disclosure, Report or other Document that the soils conditions may preclude or limit development of the Property and/or expansion of the septic system and/or any structure on the Property? ..... YES ☐ NO ☒

10. Are you aware of any current or contemplated governmental plans, measures or requirements that may require hook-up or conversion to a public sewer system? ..... YES ☐ NO ☑

11. Are you aware of any current or contemplated governmental plans, measures or requirements that may require that the septic system be inspected, replaced and/or upgraded? ..... YES ☐ NO ☒

If Yes to any Questions in Sections Q-5 through Q-11, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions or problems recur? _____

Attach all Documents regarding any past and/or current issues, conditions and/or problems with the use of the **SEPTIC SYSTEM.**

R. LANDSCAPING/IRRIGATION:

1. Does the Property have any of the following:

a. A sprinkler system ..... YES ☒ NO ☐

If Yes, describe type(s) and location: ☐ Manual – Where _____

☒ Automatic – Where shared property outdoors

b. A drip system ..... YES ☐ NO ☐

If Yes, describe type(s) and location: ☐ Manual – Where _____

☐ Automatic – Where _____

c. Exterior landscape lighting ..... YES ☒ NO ☐

If Yes, describe location: walkways

d. A pond, waterfall, or other decorative water-related feature ..... YES ☐ NO ☒

If Yes, describe location: _____

e. Any play structures ..... YES ☐ NO ☒

If Yes, describe location and anchoring system/mechanism: _____

2. Are you aware of any past or existing issues, conditions and/or problems with any of the items listed in **Section R-1**? ..... YES ☒ NO ☒

3. Are you aware of any Work performed on any of the items listed in **Section R-1**? ..... YES ☒ NO ☒

4. Are you aware of any water from the sprinklers or other items in **Section R-1** that direct water onto any siding, window or other surface of the structure? ..... YES ☐ NO ☑

5. Are you aware of any diseases or infestations affecting trees, plants or planted ground cover on the Property or adjoining properties? ..... YES ☐ NO ☒

If Yes to any Questions in Sections R-2 through R-5, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur? Two shared sprinklers broken - HOA to fix. Sprinkler repair in the past.

Attach all Documents regarding any past and/or current issues, conditions and/or problems with the existence or use of the **LANDSCAPING/IRRIGATION.**

S. SWIMMING POOL/SPA: ☒ NOT APPLICABLE

1. Does the Swimming Pool have a Heating System? ..... YES ☐ NO ☐

If Yes: (a) Identify the type: ☐ Electric ☐ Solar ☐ Gas ☐ Other _____

(b) Identify when it was last used: _____

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2. Does the Spa have a Heating System? YES ☒ NO ☐
   If Yes: (a) Identify the type: ☐ Electric ☐ Solar ☒ Gas ☐ Other _____
   (b) Identify when it was last used: Hot tub - last used approximately 2013
3. Identify the current Swimming Pool/Spa service provider and cost & frequency of service **NONE** ☒
   _____
4. Are you aware of any issues, conditions and/or problems with any of the following **(check all that apply)**?
   ☐ water leakage from pool or spa ☐ low water levels for pool or spa ☐ pool and/or spa related-equipment
   ☐ pool and/or spa surfaces ☐ decking or coping ☒ heating system for pool and/or spa
   ☐ lighting, ladders, slides or diving boards ☐ pool and/or spa covers or enclosures ☐ pool and/or spa alarms
   ☐ Other _____ . . . YES ☐ NO ☐

   If Yes to anything listed in Section S-4, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions or problems recur? _____
   Heater needs to be replaced.

   Attach all Documents regarding any past and/or current issues, conditions and/or problems with the use of The **SWIMMING POOL/SPA.**

T. ANIMALS:

1. Are you aware of past and/or current presence at the Property or in the neighborhood of any of the following **(check all that apply)**: ☐ horses ☐ cattle/sheep/goats ☐ pigs/wild boars ☐ mountain lions ☐ bobcats
   ☐ feral or other cats ☐ coyotes/wolves/dogs ☐ deer ☐ bears ☒ raccoons/opossums/skunks
   ☐ gophers/moles/voles ☐ bats ☒ rats/squirrels/other rodents ☐ turkeys/roosters/chickens/ducks/geese
   ☐ crows/ pigeons/hawks/other birds ☐ snakes/lizards ☐ frogs ☐ bees/wasps ☐ ants/spiders/other insects
   ☐ noise or odor-generating pests/birds or any other type of animal
   ☐ Other(s) _____ ☐ **NONE**

   For each box checked in Section T-1, provide detailed explanation(s): Many squirrels in the neighborhood, seen in both front and backyard. Saw a raccoon once and 2 opossums once.
2. Are you aware of any pets and/or other animals having been at the Property at any time? . . . . . YES ☒ NO ☐
   If Yes, identify type or breed, number and when they were present at the Property: We have a small (10 pound) dog. Previous owners had a dog and two cats.
3. Are you aware of any animal urine, feces, spray or other discharge coming into contact with any walls, flooring, carpets/pads or other interior surfaces? . * new carpet. . . . . YES ☐ NO ☒
4. Are you aware of any staining, spotting, discoloration, warping, scratches or any other damage to any interior surfaces related to animals (including but not limited to the areas identified in **Section T-3**)? . . YES ☐ NO ☒
5. Are you aware of any animal-related odors at the Property at any time of the years even if only seasonal (e.g. during warm temperatures)? . . . . . YES ☐ NO ☒
6. Are you aware of any animals/pets buried on the Property? . . . . . YES ☐ NO ☒
7. Are you aware of any complaints or governmental notices regarding animals/pets at or on the Property? . . . . . YES ☐ NO ☒

   If Yes to any Questions in Sections T-1 through T-7 describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur? _____
   _____

   Attach all Documents regarding any past and/or current issues, conditions and/or problems with **ANIMALS.**

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U. NEIGHBORHOOD ISSUES, CONDITIONS AND/OR PROBLEMS:

1. Are you aware of any past and/or current **NOISE** and/or **ODOR** related to any of the following which are or have been noticeable at the Property **(check all that apply)**? ☐ vehicular traffic ☐ railroad/train/light rail/BART/other rail traffic ☐ schools/parks ☐ aircraft (note: a city-mandated disclosure may be required) ☐ construction activity ☐ business/recreational/commercial or other institutional facilities (for example, daycare, residential care, religious meeting sites) ☐ entertainment complexes/amphitheaters or other venues ☐ music/ shouting/parties/sporting or other activities ☐ events/gatherings/traditions (for example, parades, block parties, holiday decorations, sporting events) ☐ neighbors ☐ dogs, cats, birds or other animals ☐ power lines/transformers/other electrical power equipment ☐ air conditioners/appliances/generators/ pool equipment ☐ adjacent properties/common walls/ floors/common areas (e.g. condominiums, PUD)
☐ Other neighborhood sources of **NOISE** and/or **ODOR**:_____ ☒ **NONE**
For each box checked in Section U-1, provide detailed explanation: _____

2. Are you aware of any neighborhood issues, conditions and/or problems with any of the following whether past or present, on or near the Property **(check all that apply)**? ☐ in-home businesses ☐ local businesses ☐ schools ☐ religious facilities ☐ entertainment or sporting venues ☐ traffic congestion or excessive speed ☐ hampered driveway ingress or egress ☐ limited/restricted/congested on-street parking ☐ periodic or seasonal limitations on parking ☐ periodic or seasonal traffic congestion ☐ loitering ☐ littering ☐ Other _____ ☒ **NONE**
For each box checked in Section U-2, provide detailed explanation: _____

3. Is the Property located on or near a bus route/stop? . Bus Stop on El Camino..... YES ☒ NO ☐
4. Are you aware of any ongoing, planned or proposed construction at, on, or within any neighboring property or private/public facility, roadways or rights of way? ..... YES ☐ NO ☒
5. Are you aware of any burglaries, assaults or other crimes in the neighborhood?..... YES ☐ NO ☒
6. Are you aware of any modifications or other changes to any aspect of the structures and/or the land anywhere in the neighborhood for purposes of cultivating marijuana or other crops? ..... YES ☐ NO ☒
7. Have you attended any meetings or had any discussions with neighbors or others regarding any neighborhood issues, conditions and/or problems? ..... YES ☐ NO ☒
8. Are you aware of any complaints to police or other governmental authorities regarding any neighborhood issues, conditions and/or problems? ..... YES ☐ NO ☒
9. Are you aware of any other neighborhood issues, conditions and/or problems that are not detailed above?..... YES ☐ NO ☒

If Yes to any Questions in Sections U-4 through U-9, provide detailed explanation:

Attach all Documents regarding any past and/or current **NEIGHBORHOOD ISSUES, CONDITIONS AND PROBLEMS.**

V. ENVIRONMENTAL ISSUES, CONDITIONS AND/OR PROBLEMS.

Are you aware of any past and/or current issues, conditions and/or problems on or near the Property regarding any of the following:

1. Asbestos (e.g. in ceiling material, flooring, insulation, furnace ducting or flues)?..... YES ☐ NO ☒
2. Mold, mildew, fungus or spores?..... YES ☐ NO ☒
3. Environmental inspections or tests of air, soil and/or building materials?..... YES ☐ NO ☒
4. Odors, whether persistent, recurrent, occasional or seasonal? ..... YES ☐ NO ☒
5. The manufacture, storage, disposal, release, use or sale of controlled substances, (e.g. methamphetamine)? ..... YES ☐ NO ☒
6. Cultivation, use and/or sale of any kind of marijuana? ..... YES ☐ NO ☒

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7. The existence of any above ground or underground storage tank (e.g. fuel)? . . . . . YES ☐ NO ☒

If Yes to any Questions in Sections V-1 through V-7, describe all of the following: (a) the issues, conditions and/or problems; (b) the specific location; (c) the frequency of the issues, conditions and/or problems; (d) what Work was done; (e) who did the Work and when; and (f) if Work was done, did the issues, conditions and/or problems recur; (g) what subjects, topics and/or compaints were discussed, with whom, and what actions, if any, occurred as a result? _____

Attach all Documents regarding any past and/or current **ENVIRONMENTAL ISSUES, CONDITIONS AND/OR PROBLEMS.**

W. GOVERNMENTAL/HOA/COMMUNITY RESTRICTIONS, ISSUES, CONDITIONS AND/OR PROBLEMS. Are you aware of any of the following whether past, existing or proposed:

1. Rent control or eviction control ordinance(s)? . . . . . YES ☒ NO ☐
2. Restriction or registration requirements on short term or vacation rentals? . . . . . YES ☐ NO ☒
3. Imposition of bonds, fees or assessments that may not appear on the Property tax bill? . . . . . YES ☐ NO ☒
4. Restrictions on the use, development or enjoyment of the Property by any governmental or non-governmental entity including but not limited to an HOA, private agreements or Court order other than those imposed by zoning laws or CC&Rs? . . . . . YES ☐ NO ☒
5. "Historic" or other type of preservation designation? . . . . . YES ☐ NO ☒
6. Building, remodeling or any other type of moratoria (e.g. single story or height overlays) that could impact the Property? . . . . . YES ☐ NO ☒
7. Stop work orders, "red tags", orders to abate or notice of code or other violation or any illegal, unsafe, and/or dangerous condition(s)? . . . . . YES ☐ NO ☒
8. Government imposed requirement or order to remove brush, trees, grass or other vegetation or flammable materials at or near the Property? . . . . . YES ☐ NO ☒
9. Government mandated tree (or other landscaping) planting, removal, replacement, trimming or cutting restrictions? . . . . . YES ☐ NO ☒
10. Eminent domain, condemnation or annexation process or proceedings affecting the Property? . . . . YES ☐ NO ☒
11. Construction, reconfiguration, conversion or closure of any nearby schools of any kind? . . . . . YES ☐ NO ☒
12. Construction, reconfiguration, conversion or closure of any nearby roadways, rights of way, traffic signals or signs? . . . . . YES ☐ NO ☒
13. Construction, reconfiguration, expansion, conversion or closure of any nearby parks/recreational/ private or public amenities or facilities? . . . . . YES ☐ NO ☒

If Yes to any Questions in Sections W-1 through W-13, provide as much detail as possible including but not limited to (a) specificity as to the types of requirements or limitations; (b) what properties are impacted; (c) the location of existing or proposed changes; and (d) what issues, subjects and/or complaints were discussed, with whom, and what actions, if any, occurred as a result: I think the city of Mountain View passed rent control legislation recently.

Attach all Documents regarding any past, existing and/or proposed **GOVERNMENTAL/HOA/COMMUNITY RESTRICTIONS, ISSUES, CONDITIONS AND/OR PROBLEMS.**

X. TITLE/OWNERSHIP/LITIGATION:

1. Do you have or do you intend to use a Power of Attorney at any time in connection with the sale of the Property? . . . . . YES ☐ NO ☒

If Yes to Section X-1, identify the following about that Power of Attorney: (a) who has the Authority to act on your behalf; (b) what type of Power of Attorney; (c) is the Power of Attorney notarized in California and (d) is it recorded in the same County as the Property? _____

2. Has a Notice of Default been recorded against the Property? . . . . . YES ☐ NO ☒
3. Is the Property subject to or soon to be made subject to the jurisdiction of the Federal Bankruptcy Court? YES ☐ NO ☒

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4. Are you aware of any current or possible/contemplated legal proceedings (e.g. Probate, Trust, Guardianship, Quiet Title and/or Specific Performance)? . . . . . YES ☐ NO ☒
5. Are you aware of any use of the Property or any portion of the Property by non-owner at any time (e.g. using the Property for a pathway, driveway, landscaping)? . . . . . YES ☐ NO ☒
6. Are you aware of any claim by a non-owner as to an ownership interest or right to possess, use or occupy the Property or any part of the Property at any time (e.g. a license or prescriptive easement)? . . . . . YES ☐ NO ☒
7. Are you aware of any deed restrictions on the use or development of the Property? . . . . . YES ☐ NO ☒
8. Has the Property ever been rented to anyone for any purpose? . . . . . YES ☐ NO ☒

If Yes to Section X-8, identify the following about that rental: (a) when was the Property rented; (b) by whom; (c) for what purpose; (d) for how long; and (e) who managed the Property during its rental? _____

9. Are you aware of any lease options, lease options to purchase, right of first refusal or any other impediment of sale? . . . . . YES ☐ NO ☒
10. Are you aware of any lease or rental agreement that is, or is claimed to be, currently in effect? . . . . YES ☐ NO ☒
11. Are you aware of any perimeter fences, walls or other constructed or natural borders relating to the Property that may be situated off of the true boundary line? . . . . . YES ☐ NO ☒
12. Are you aware of any encroachment from a neighboring property onto the Property or from the Property onto a neighboring property (e.g. fences, walls, structures or other improvements)? . . . . . YES ☐ NO ☒
13. Are you aware of whether access to the Property is a shared driveway, a private road and/or is an easement over private or public land? . . . . . YES ☐ NO ☒
14. Are you aware of any disputes, disagreements or failure to perform regarding access to the Property? YES ☐ NO ☒

If Yes to any Questions in Sections X-1 through X-14, identify all requested information and **attach all Documents:** _____

Y. HOMEOWNERS' INSURANCE COVERAGE AND/OR CLAIMS HISTORY:

1. Within the past five (5) years have there been any insurance claims made by you or anyone else relating to the Property? . . . . . YES ☐ NO ☒

If Yes to Section Y-1, identify the following information as to each claim:

Name of Claimant: _____ Approximate Date of Claim: _____

Insurance Company: _____ Policy Number: _____

Nature of the Claim: _____

If Claim was resolved, how was it resolved: _____
(If more than one claim, please indicate in Part VI.)

2. Within the past five (5) years, has any insurance company refused to issue or renew any policy of insurance relating to the Property? . . . . . YES ☐ NO ☒

If Yes to Section Y-2, identify the following information:

Insurance Company: _____ Approximate Date of Refusal: _____

The basis for refusal (if known): _____
(If more than one, please indicate in Part VI.)

3. Apart from any other insurance requirements, has your lender required you to carry flood or earthquake insurance? . . . . . YES ☐ NO ☒

If Yes to Section Y-3, identify the insurance required by your Lender: _____

If Yes to any Questions in Sections Y-1 through Y-3, attach all Documents.

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Z. GENERAL AND MISCELLANEOUS ISSUES, CONDITIONS AND/OR PROBLEMS.

1. What is the approximate age of the structures on the Property? 41 years
2. How long have you owned the Property? 11 years
3. Is the Property situated in an unincorporated area of the County? ..... YES ☐ NO ☒
4. Are you aware of any postings regarding the Property and/or the neighborhood on any community bulletin board, blogs, or any type of social media? ..... YES ☐ NO ☒

   If Yes to Section Z-4, identify the name/location of the site and the content of any known communication and **attach all Documents:**
5. Are you aware of any of the following having been filled in, removed, abandoned or not in use at the Property at any time **(check all that apply):** ☐ septic tank/pit ☐ leach line/field ☐ oil, gas, diesel or other fuel storage tank ☐ water tank ☐ well or well-related equipment ☐ pool/spa or pool/spa related equipment ☐ stream/pond or other water collection area ☐ culverts/dams ☐ drainage ditch/system ☐ bomb shelter ☐ Other ☒ **NONE**

   If Yes to Section Z-5, identify the location of and the reason that each item that has been filled in, removed, abandoned or is not in use at the Property and **attach all Documents:**
6. Has any type of fire (including but not limited to chimney flue and electrical fire) occurred to the interior or exterior of the Property at any time? ..... YES ☐ NO ☒

   If Yes to Section Z-6, identify the type and location of the fire and **attach all Documents:**
7. Are there any locking devices, key pads, and/or other combination locks to any doors, cabinets, drawers or mailboxes? ..... YES ☐ NO ☒

   If Yes to Section Z-7, identify (a) the location of each locking device;(b) whether or not the keys are missing; and (c) the combinations or access codes:
8. (a) Are there any garage door openers/remote controls? ..... YES ☒ NO ☐
   (b) Do all garage door openers/remote control devices function? ..... YES ☒ NO ☐

   If Yes to Section Z-8(a), state the number of existing control devices:
9. Has any death, natural or otherwise, of a human being occurred anywhere on the Property within the past three (3) years? ..... YES ☒ NO ☐

   If Yes to Section Z-9, describe the manner of death: My father died at home on hospice care for his dementia and cancer 2/19.

PART VI. ADDITIONAL INFORMATION NOT OTHERWISE DISCLOSED ABOVE (use additional pages, if necessary):

SELLER CERTIFIES THAT THE INFORMATION PROVIDED IN THIS DISCLOSURE IS TRUE AND CORRECT TO THE BEST OF SELLER'S KNOWLEDGE AS OF THE DATE SIGNED BELOW AND SELLER ACKNOWLEDGES RECEIPT OF A COPY OF THIS 15 PAGE DISCLOSURE:

Date: 4/13/2019 **Seller:** Michael Lee (Print Name) **Seller:** _____ (Signature)

Date: 4/13/2019 **Seller:** Amy Lee (Print Name) **Seller:** _____ (Signature)

BUYER ACKNOWLEDGES RECEIPT OF A COPY OF THIS 15 PAGE DISCLOSURE:

Date: 5/12/2019 **Buyer:** WILLIAM ITO (Print Name) **Buyer:** _____ (Signature) DocuSigned by: 1B326C87618D453...

Date: 5/12/2019 **Buyer:** Yii Wen Chuah (Print Name) **Buyer:** _____ (Signature) DocuSigned by: 3455070B63B444...

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INTRODUCTION:

This Advisory is intended to be used in connection with the purchase and sale of real property located within San Mateo or Santa Clara County. PRDS does not warrant or guarantee the accuracy of the information contained in this Advisory or the adequacy of this information in connection with any specific real property transaction. This Advisory was created as of September 2018; the information in this Advisory may change over time, and new issues may develop due to actions taken at federal, state, county, city and private, local levels. Some of the issues that are covered in this Advisory are point-of-sale or requirements that may also be triggered by remodeling efforts or efficiency requirements. Sellers and Buyers should investigate the applicability of these requirements to the past, present and future sale, purchase, ownership and development of the Property.

- Sellers must understand the importance and significance of their disclosure obligations. Sellers need to take the time to carefully and fully complete all aspects of the disclosure documents. Sellers must disclose anything that is known to the Sellers that materially affects the value or desirability of the Property, even if general information about the topic is included in the Advisory or on an inspection report. To the extent any disclosures made by Sellers are inaccurate or change over time, it is important for Sellers to update and correct their written disclosures in a timely fashion. In general, if Sellers are uncertain about whether they need to disclose something, Brokers recommend that Sellers err on the side of providing as much information as possible. Sellers who need help in completing their disclosure obligations, including what to disclose and how to disclose it, should consult with their own qualified, California real estate attorney; Brokers cannot determine the legal sufficiency of any disclosure or factual adequacy of any statement or disclosure made by Sellers. Brokers have not verified and will not verify any of Sellers' statements and disclosures and Buyers are advised to do so.

- Sellers should conduct a diligent search of their documents to determine if they have any disclosures, reports, repair estimates and invoices (of any age) or other information which relate to the Property or the issues in this Advisory and provide a copy of that material to Buyers preferably with the Sellers' disclosure documents regardless of which disclosure forms are used.

- Whether documents are signed electronically or in hard copy, Sellers and Buyers should read this Advisory in conjunction with a careful review of all disclosures required by Sellers and by the real estate Brokers involved in the transaction including, without limitation, the Transfer Disclosure Statement and any supplemental seller disclosure.

- Buyers are responsible for conducting their own investigations into the issues discussed in this Advisory and any issues that are not referenced below that may affect Buyers' determination of the value or desirability of the Property. Buyers have the right to condition their purchase on conducting such investigations. Buyers should conduct all necessary investigations prior to the Buyers' removal or waiver of any contractual inspection contingencies. Buyers are urged to do all of the following:

  - Carefully read the information contained in any advisories, disclosures, inspections, and reports that Buyers receive from any source.

  - Conduct additional/further investigations and inspections regarding any issues that concern Buyers which are raised in those advisories, disclosures, inspections, or reports.

  - Meet Buyers' obligation to protect themselves, including those facts which are known to or within the diligent attention and observation of the Buyers, by thoroughly and thoughtfully inspecting and evaluating the Property.

- Buyers need to inquire into other or additional matters (beyond those contained in this Advisory) to the extent that those additional issues affect the Buyers' determination of the value or desirability of the Property.

- Buyers must bear in mind that a Property may suffer defects and deficiencies of which neither Sellers nor Brokers are aware. Buyers should also recognize that not all issues can be objectively determined and some issues can have varying impacts on different people since some issues may be more relevant to some people than others.

- Buyers are urged to engage licensed professionals to evaluate all aspects of the Property and to consult all appropriate governmental agencies during their inspection contingency period, if any. Buyers' right to conduct certain types of investigations may be limited by the Purchase Contract.

- Broker has not verified and will not verify licensing and insurance information of third parties and will not determine whether vendors who prepare inspection reports or perform repairs are properly licensed to provide those services. Broker cannot and will not determine whether the reports prepared, or repair work performed, by third parties has been properly completed.

- Representations made by third parties or Sellers regarding the issues in this Advisory have not been verified by Brokers and need to be independently confirmed by Buyers.

- **Although licensed to list, sell and lease real estate, Brokers may not have expertise on the issues in this Advisory.**

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ed at different times under different building codes. They may not be able to accommodate current or future personal property items including, but not limited to, electric cars. Regardless of its age, this Property should be inspected by an inspector and Buyers should obtain all additional inspections recommended by any inspector, or as Buyer may deem necessary for determining the actual condition of the Property. Property components, appliances, fixtures, systems and materials may have varying degrees of remaining useful life and could fail without notice. Not all aspects of the Property may comply with current code, zoning, health and safety, setback requirements, religious or cultural preferences. Some homes contain appliances, products or manufactured materials, such as Chinese dry wall or plastic pipe, which may be defective, create problems with the use or value of other aspects of the home and may be subject to manufacturer or governmental recall or a class action lawsuit. All homes include many components which require ongoing maintenance. Deferred maintenance will decrease the lifespan and functionality of many of these components. Buyers should seek reliable advice from appropriate professionals and plan/budget for maintenance and future repairs. Brokers have not verified and will not verify any of the issues discussed in Paragraph 1.

2. FLOORS AND WALLS: Amount and placement of Sellers' personal property may make a visual inspection of floors and walls difficult. The existence of certain types of floor coverings (such as carpeting and rugs), some wall coverings (such as wallpaper and paneling) and the presence of furniture may prevent Buyers, inspectors and Brokers from fully inspecting the condition of floors and walls. Exposed areas may show differing patterns of wear, shade or color. Since destructive testing may be required in order for Buyers to determine the actual condition of the floors and walls beneath coverings, Buyers may need to secure the written authorization of Sellers to conduct investigations with licensed professionals during Buyers' inspection period, if any.

3. GLASS, TEMPERED: Many homes contain non-tempered glass in areas where tempered glass is required by building codes. During Buyers' inspection period, if any, Buyers should have a contractor identify any glass that is not properly tempered. Buyers may want to replace any non-tempered glass with tempered glass to reduce the risk of injury.

4. RESIDENTIAL FIREPLACE DISCLOSURE: Residential wood burning is the leading source of wintertime air pollution in the Bay Area and studies have confirmed there are significant health impacts from exposure to fine particulate matter found in wood smoke. The Bay Area Air Quality Management District ("BAAQMD") established the Wood Smoke Rule, Regulation 6, Rule 3 to reduce wintertime smoke pollution and protect public health. The Wood Smoke Rule requires anyone selling, renting or leasing a property in the Bay Area to disclose the potential health impacts from air pollution caused from burning wood. Fine particulate matter, also known as PM2.5, can travel deep into the respiratory system, bypass the lungs and enter the blood stream. Exposure may cause short term and long term health effects, including eye, nose and throat irritation, reduced lung function, asthma, heart attacks, chronic bronchitis, cancer and premature deaths. Exposure to fine particulates can worsen existing respiratory conditions. High PM2.5 levels are associated with increased respiratory and cardiovascular hospital admissions, emergency department visits, and even deaths. Children, the elderly and those with pre-existing respiratory or heart conditions are most at risk from negative health effectives of PM2.5 exposure. The buyer should consult with a licensed professional to inspect, properly maintain, and operate a wood burning stove or fireplace insert according to manufacturer's specifications to help reduce wood smoke pollution. The Air District encourages the use of cleaner and more efficient, non-wood burning heating options such as gas-fueled or electric fireplace inserts to help reduce emissions and exposure to fine particulates.

When the BAAQMD issues a Winter Spare the Air Alert during the winter season from November 1 through the end of February, it is illegal to burn wood, manufactured fire logs, pellets or any solid fuels in fireplaces, wood stoves or outdoor fire pits. To check when a Winter Spare the Air Alert is issued and it is illegal to burn wood, please call 1-877-4NO-BURN or visit www.baaqmd.gov or www.sparetheair.org.

The information in Paragraph 4 was provided by BAAQMD. Brokers have not verified and will not verify any of the information provided by BAAQMD.

5. LEASED/LIENED PERSONAL PROPERTY; SOLAR PANEL LEASES: Many homes have alarm systems, solar systems, water softeners, appliances or other equipment which may be leased or lienned. Sellers should disclose to Buyers whether any appliances, systems or equipment are leased or lienned and provide all documents relating to those leases and liens. Buyers should investigate whether or not any equipment leases are transferable or may require approval from the lessor, as well as what fees or costs may be imposed whether or not the leased items are to remain in place. See also Paragraph 39, below, regarding PACE liens.

Solar panels may be leased for long periods of time and are included in the sale only if agreed by Sellers and Buyers and Buyer is able to assume the lease. Solar leasing companies may secure lease payments by filing a Uniform Commercial Code form (UCC-1), which gives notice of a creditor's security interest (lien) against the Property. Buyers should consider retaining a qualified expert to investigate the solar-related system prior to assuming any solar lease. Brokers have not verified and will not verify any of the issues discussed in Paragraph 5.

6. NEW CONSTRUCTION WARRANTIES, DEFECTS AND LAWSUITS: Builders of new construction are required to provide certain warranties and information about how to report claims, but may not be required to complete the Real Estate Transfer Disclosure Statement ("TDS"). When there are subsequent sales, Sellers must provide Buyers with builder warranty and claim information. The TDS asks Sellers to disclose any lawsuits by or against the Seller threatening or affecting the Property. It then goes on to ask questions related to construction defects and references Civil Code Sections 900, 903, 910 and 914. These code sections are part of a law that is widely known as SB 800 or Title 7, which generally applies to residential real property built by a "Builder" (as defined in Section 911) and sold for the first time after January 1, 2003. Section 900 requires a limited one-year warranty from the builder. Section 901, et seq., refers to "enhanced protection agreements", which are sometimes provided by the builder and may extend the warranty period. Other provisions (see section 907,et al.) require the homeowner to follow all reasonable maintenance obligations and schedules communicated in writing by the builder and product manufacturers, as well as commonly accepted maintenance practices. Failure to do so may provide a defense against a homeowner claim (see Section 944). Sections 910 and 914 reference pre-litigation procedures and remedies in the event of a claim against the builder. Sellers who have questions about how to answer this TDS question should consult with a qualified California real estate attorney for advice.If lawsuits or claims are disclosed by Seller, Buyers should investigate such disclosures with a qualified California real estate attorney. Brokers are not qualified to provide any advice on these matters.

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es provide data regarding a property's square footage, number of rooms, number of units and age. These sources including, but not limited, to Sellers, appraisers, architects, builders and space planners, often rely on inaccurate measurements and calculations that do not conform to any uniform standard or measurement criteria. Public records (e.g., Assessor data) also contain that data may be, and often are, inaccurate but which the Multiple Listing Service ("MLS") auto-populates such information into its listings. As such, there are frequent discrepancies in advertised measurements and other data relating to structures on real property. Any statements from any source regarding square footage, size or age of Property improvements (whether contained in the MLS, advertisements, computer-generated property profiles, disclosures and reports) have not been verified and will not be verified by Brokers. If the estimated or exact square footage, number of rooms or age of the Property are important factors in Buyers' decision to purchase the Property and in determining what price to pay, Buyers should independently verify that data by hiring an Appraiser or other qualified professional during Buyers' inspection period, if any. Buyers should obtain a specific disclosure regarding any known size discrepancies from Sellers and/or Brokers.

8. SIZE - LOT SIZE AND BOUNDARIES: Only a land surveyor can reliably determine actual lot size, property corners, and the exact location of boundaries. Statements regarding these issues in the MLS, advertisements, computer-generated property profiles, data in property tax assessor records or any disclosures are often approximations, or are based upon inaccurate or incomplete records. Fences, hedges, walls or other barriers may not represent actual boundary lines. Brokers have not verified any statements made by anyone regarding lot size and boundaries. If these issues are important to Buyers, they should not rely on any statements made by anyone without independently investigating these issues by hiring a licensed surveyor during Buyers' inspection period, if any. Buyers should obtain a specific disclosure regarding any known size discrepancies from Sellers and/or Brokers.

9. FENCES: If the Property has a fence that is located on the boundary line, Civil Code Section 841 provides that the adjoining private landowners have an equal obligation to maintain the fence. However, fences are often not located on the boundary line and when that is true, who is responsible for maintaining the fence is a legal determination. Thus, questions regarding who is responsible for repairing or maintaining a fence should be reviewed with a qualified California real estate attorney. Brokers are not qualified to make that determination.

10. SEPTIC SYSTEMS AND WASTEWATER TREATMENT SYSTEM REGULATIONS: If the Property has a septic system (usually consisting of a septic tank, cesspool, leach lines, leach field, pits, or a combination thereof), Buyers should obtain a current, written inspection report from a licensed professional regarding the condition and adequacy of the Septic System for the Buyers' specific needs. Visual inspection of the tank alone is insufficient. Buyers' lender or government agencies may require an inspection and testing of the septic system. Brokers make no representations as to the condition, capacity, operability or expandability of the septic system.

Expansion or remodeling of the dwelling may be restricted or even denied due to the existence or condition of a septic system. Securing approval for changes in the dwelling may be conditioned upon testing, removal, repair, expansion, or other changes to the septic system (e.g., connection to sewer system) which may be expensive. The septic system may not be in compliance with current or future code requirements, and code compliance may be required for any future work done on the Property. Buyers should investigate these issues at appropriate government agencies and with qualified licensed professionals (e.g., architects, contractors, engineers) during Buyers' inspection period, if any. For more information about on-site waste water treatment/septic system regulations, Buyers should contact the State Water Resources Control Board at (916) 341-5250 and go to the website: www.swrcb.ca.gov. See also Paragraph 80 of this Advisory.

11. SEWERS AND SEWER LATERALS: Many public sanitary districts and private sanitary entities serve various communities and some have different rules and regulations regarding fees and costs. Buyers need to determine whether or not the Property is part of such a district or entity and make arrangements with Sellers to transfer any necessary rights to any private sanitary entities. Some sanitary districts and private entities have implemented various requirements, restrictions and charges relating to participation, usage, maintenance, and type of equipment (such as sewer lateral clean-outs, backflow prevention devices) and drainage into sewer systems. Many cities have enacted ordinances requiring the abatement of failed sewer laterals (from the building served to the clean out in the city's right of way). Some cities require inspection/testing, the filing of written reports and repair of sewer laterals prior to sale, remodeling or expanding the residence or when changing plumbing fixtures or utility service. Buyers should contact the applicable public district or private entity to determine what, if any, action must be taken with respect to sewer systems and sewer laterals during Buyers' inspection contingency, if any. Prior to transfer of title, some private sewage disposal systems may also mandate inspection/testing of the system, a written report and other requirements for hook-up to a public sewer system, depending upon the proximity of the Property to a public sewer system. Some jurisdictions require certification procedures pre- or post-close of escrow. Penalties for noncompliance can be imposed. Each jurisdiction has its own unique requirements which Buyer should research during Buyer's inspection contingency, if any, because these local regulations are subject to change at any time.

Even though the Property may be located in a sanitary district or subject to a sewer assessment, the Property may not be (and may not be entitled to be) connected to the sewer system. There may be a separate cost for the installation and connection of the Property to the sewer system and/or other actions that must be taken by Sellers and Buyers to transfer rights. Buyers should retain qualified professionals to evaluate the Property so as to determine the existence and condition of any sewer connections; that evaluation may require a video "scoping" of the system and/or pressure testing. Brokers have not and will not verify any of the issues discussed in Paragraph 11.

12. WATER AND WELL SYSTEMS: The Property may be served by a well, a spring, public or private water systems, or a combination thereof, in which case Buyers should consider requesting that Sellers complete the PRDS Well and Private Water System Checklist. Water may contain bacteria, chemical, metals, minerals, and may emit odors, Buyers should contact appropriate governmental agencies and should hire qualified professionals to determine the water source and have the water pressure, water system and its components inspected and determine the availability, quantity, quality and potability of the water. Results of such testing may vary by season and may change over time due to geological events and other factors. Water quality and/or purity may impact Buyers' intended uses for the Property including, but not limited to, the types of trees, landscaping or crops that may be grown. Brokers have not verified and will not verify any of the issues discussed in Paragraph 12.

Recent studies have revealed that some wells in Morgan Hill and San Martin contain the chemical perchlorate. Other wells in Santa Clara County may be contaminated by this or other chemicals. Any questions about possible chemical contamination including, but not limited to, its impact on any given property should be directed to the Santa Clara Valley Water District by calling (408) 265-2607 or visiting their website atwww.valleywater.org. See also Paragraphs 88 and 89 of this Advisory.

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/ardship for the county's five watersheds, including ten reservoirs, groundwater basins and hundreds of miles of streams. The District captures local rainfall in the reservoirs throughout the winter months. Then in the spring and summer it releases water from the reservoirs to replenish the underground water supply. Because the amount of local rainfall cannot be predicted, there is no way to guarantee that any given reservoir will fill up each winter or that there will be sufficient water for all purposes, including recreation facilities. Brokers are not experts on this topic.

Buyers can obtain additional information from the Santa Clara Valley Water District by calling (408) 265-2607 or go to the following website: www.valleywater.org.

13. WATER SHORTAGES AND CONSERVATION / WATER CONSERVING PLUMBING FIXTURES: The Property may be subject to state or local water shortages, conservation, usage and other measures, such as water hook-up restrictions and, at various times, mandatory rationing and the need to bring in water from outside sources. The policies of local water districts and the city or county in which the Property is located can result in limitations on the amount of water available to the Property, restrictions on its use of water, increasingly graduated costs, and penalties for excess usage. Buyers should contact the supplier of water to the Property regarding the supplier's current or anticipated policies on water usage and to determine the extent to which those policies may affect Buyers' intended use or development of the Property. If the Property is serviced by a private well or private water system, drought conditions or a low water table, it may become necessary to arrange, through a private supplier, for delivery of water to the Property. Buyers should contact water supply companies for the costs involved.

Current law [Civil Code Section 1101.1, et seq.] requires that "noncompliant plumbing fixtures" be replaced with "water-conserving plumbing fixtures" by certain prescribed deadlines. A "noncompliant plumbing fixture" is (1) any toilet manufactured to use more than 1.6 gallons of water per flush (2) any urinal manufactured to use more than one gallon of water per flush, (3) any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute and (4) any interior faucet that emits more than 2.2 gallons of water per minute. The compliance deadlines are as follows:

A. Single Family Residences: If an alteration or improvement is undertaken for which a permit is required, compliance is a precondition of final permit approval (or, as applicable, certificate of final completion or occupancy). All single family residences built before 1994 must be brought into compliance whether or not the property is being altered, repaired or otherwise improved. [Note: Condominium units are not subject to this requirement.]

B. Multifamily and Commercial: Compliance is required where (1) building additions increase the floor area of the space in the building by more than 10%, (2) estimated costs of alterations or improvements exceed $150,000 or (3) plumbing fixtures are located in the room where permit-required work is undertaken. **After January 1, 2019, however,** all multifamily and commercial properties must be brought into compliance whether or not the property is being altered, repaired or otherwise improved. **CAUTION:** Owners of such properties should carefully review the applicable statutory language and seek legal advice regarding compliance with the many important elements of compliance, disclosure, notification and other provisions not detailed in this summary.

14. WET WEATHER CONDITIONS: California experiences a wide range of weather conditions and at times has heavier-than-usual rainfall. During heavy rains, properties may become susceptible to earth movement, drainage problems and flooding. Properties which may not have experienced past water intrusion into or under improvements may experience these conditions due to weather- related phenomena. Sellers are obligated to disclose to Buyers those defects or conditions known to Sellers which affect the value or desirability of the Property; however, not all Sellers may be aware of recent changes in the condition of a Property or its improvements caused by unusually wet weather. Buyers should investigate these issues and conditions with licensed geotechnical engineers or other licensed engineers during Buyers' inspection period, if any.

15. WATER INTRUSION: Many homes suffer from water intrusion or leakage either on a short-term or long-term basis. Causes of water intrusion are varied, and may include defective construction, faulty grading, deterioration of building materials and absence of waterproofing. Water intrusion can cause serious damage to the Property including, but not limited to, wood rot, mold, mildew and even damage to the structural integrity of the Property. The cost of repairing and remediating water intrusion damage and its causes can be significant. The existence and cause of water intrusion is often difficult to detect. An absence of visual evidence of water intrusion does not mean that such intrusion does not exist. Buyers should have the Property inspected for water intrusion by a licensed professional during Buyers' inspection period, if any. Brokers cannot determine the amount, degree or cause of water intrusion or the extent of any damage that may exist.

16. GROUND WATER, NATURAL SPRINGS AND WATER RUNOFF: Some properties have high water tables that can lead to water intrusion problems, intensify mold growth and compromise the stability of soils and foundations. High water tables may affect septic systems, wells and the development, use and enjoyment of the land, particularly during months of heavy rain. Many properties have natural springs and rain water runoff issues that may result in standing water, dry rot, flooding, mold, foundation failure or other potential water damage to improvements. Hillside properties or properties with retaining walls may be more susceptible to these issues. Buyers should retain geotechnical engineers and civil engineers to help evaluate the effect of high water tables on the Property and consider drainage modifications to protect the structure and improve the value, development, use, and enjoyment of the surrounding area. If the Sellers' disclosures, any visual inspection of the Property, or any professional inspection report indicates a past or current water-related issue, Buyers are strongly encouraged to thoroughly investigate the problem (even if it is common to the area) to determine its cause and possible repair costs to rectify the problem with licensed professionals during the Buyers' inspection period, if any. Brokers have not verified and will not verify any of the issues discussed in Paragraph 16.

17. CREEKS AND CULVERTS: Many properties are impacted by creeks (narrow channels or small streams) and culverts (man-made structures used to enclose a flowing body of water which is usually designed to allow water to pass underneath a road or other structures). If the Property includes, abuts or is near a creek or culvert, Buyers should engage licensed professionals and investigate the possibility of flooding and water intrusion that may result from those water sources during Buyers' inspection period, if any. In addition, federal, state, county and some city entities and agencies have enacted regulations regarding creeks and culverts.

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and groundwater free-flowing and free of debris. Due to pressures from development, all potential sources of environmental pollution are coming under public scrutiny, including those from farming and horse properties. Buyers should investigate [illegible] management programs during their inspection period, if any, at the following website: www.sccgov.org.

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18. LEVEES: A levee is an embankment to prevent a river or body of water from flooding surrounding land. Due to proximity to various bodies of water and waterways, several geographic areas either have existing levees or require the construction of new levees. The Federal Emergency Management Agency ("FEMA") is responsible for certifying that any existing or proposed levees will protect an area against certain flood levels. FEMA is in the process of digitizing and updating their Flood Insurance Rate Maps ("FIRM") for several areas. All levees must be properly maintained and FEMA has indicated that certain levees need to be improved. The current and future existence or condition of a levee may impact the need for flood insurance. Brokers are not qualified to determine whether or not the Property is or will be impacted by the existence, maintenance, improvement or construction of any levee. For more information contact the relevant County government or FEMA at: www.fema.gov.

19. WOOD DESTROYING PESTS AND ORGANISMS: The presence of wood destroying pests or organisms can cause damage to the structures on the Property. To determine whether such pests or organisms are present, Buyers should have the Property inspected during Buyers' inspection period, if any, by a licensed structural pest control company which will issue a written report separated into two sections: Section 1 will identify areas where current infestation or infection is evident. Section 2 will identify conditions which will likely lead to infestation or infection. Repairs and corrections to the issues in this Paragraph are negotiable by and between Buyer and Seller.

20. ANIMALS, PETS AND PESTS: Current or previous owners may have kept domestic and other indoor or outdoor animals at the Property. Animals can cause damage to the Property: odors from animal urine or waste may be dormant for long periods and then become active because of heat, humidity or other factors (such as some cleaning techniques), or be temporarily masked by other odors (such as fresh paint or new carpet); animal urine and feces can also damage floors, floor coverings, walls, baseboards, or other components. Additionally, animals can attract fleas, ticks and other pests that can remain on the Property after the animal has been removed. Complete elimination of odors and other problems created by animals may not be possible even by professional cleaning efforts or replacing carpets, pads and other affected components.

The Property may be subject to ordinances regulating the maintenance, breeding, number, or type of animals permitted, or other requirements such as spaying or neutering. Homeowner and Common Interest Associations often impose additional restrictions on animals. Buyers should investigate such restrictions during their inspection period, if any. Neighbors may have animals that can cause problems including, but not limited to, noise and odors. Common pets such as dogs can bark, cats are not easily contained, and in some cases more unusual animals (e.g., poultry, exotic birds, and reptiles) may create issues that impact the value, use and enjoyment of the Property. California is home to a wide variety of animals, reptiles and insect life including, but not limited to, ants, bedbugs, bats, rodents, snakes and larger wild animals such as mountain lions and deer, some or all of which may enter or inhabit the Property and may be difficult to eliminate or control. These creatures can damage landscaping, might be a hazard to people, pets or other animals and may cause issues that impact the Buyers' use and enjoyment of the property. Proximity to rural or open space areas increases the likelihood of this problem. If these are issues of concern, Buyers should discuss and/or investigate these issues with licensed professionals, including local animal/pest control companies, and/or other qualified agencies or organizations during Buyers' inspection period, if any.

21. ENDANGERED SPECIES ACT: Under the Federal Endangered Species Act (16 U.S.C. §§ 1531-1544) and several additional California requirements, many species of plants and animals are deemed to be "endangered" or "threatened" and are thus subject to special protective measures which may impact the use or development of the Property; this is especially true in areas that abut a body of water or are in designated wetland area. Violating these laws can result in substantial fines and other civil penalties, and Buyers should contact the U.S. Fish and Wildlife Service at www.fws.gov and the California Department of Fish & Wildlife at www.dfg.ca.gov to determine if the Property is within any designated critical or essential habitat for any listed species. Buyers should also consider hiring qualified professionals experienced with application and enforcement of the Endangers Species Act during Buyers' inspection period, if any. Brokers have no expertise on this subject.

22. POWER LINES AND POWER PLANTS: Cities and counties receive electrical service through power transmission lines from power plants that may be located in proximity to the Property. The Property may be impacted by an easement for the benefit or use of utilities and impacted by the existence of high voltage lines, transformers, other types of power equipment and electro-magnetic fields. All areas have experienced power outages caused by various factors at various times. Buyers should confer with the local utility, the State Public Utilities Commission and appropriate professionals during Buyers' inspection period, if any, and investigate the impact that any of these issues may have on the value, development, use, and enjoyment of the Property.

23. UNDERGROUND UTILITIES AND PIPES: Some communities have begun the process of relocating utility lines underground in order to remove the utility poles in the neighborhood. These projects can result in special tax assessments, increased costs for homeowners and temporary disruptions of the neighborhood. Water, natural gas and other types of fuels are delivered to communities through a network of underground pipes that are connected to residential and commercial properties. Some areas have been adversely impacted by disruptions in service or damage to these underground pipes including, but not limited to, the destruction of homes. The general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at www.npms.phmsa.dot.gov. Buyers should investigate these issues with the appropriate municipality and/or Pacific Gas and Electric Company ("PG&E") during Buyers' inspection period, if any, to determine if the Buyers' development, use or enjoyment of the Property is or will be impacted by underground utilities and/or pipes.

24. SOILS AND GEOLOGIC CONDITIONS: All land in California is subject to settling, slippage, subsidence, earthquakes and other forms of movement. The geologic forces that have shaped California over the eons are still active today. Much of California has expansive or adobe soil which can expand and contract depending upon the amount of water in the soil. Soil expansion and contraction can cause movement or shifting of structures, foundations and the land. Hillsides are frequently active or potentially active landslide areas which can negatively impact hillside properties and surrounding properties. The Property may be constructed on unstable or improperly compacted soil and have

; enforceability and scope of any easements (whether recorded or not) to deal with all surface and ground water. Additionally, the Property may have known or unknown mines, mills, caves or wells.

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Any of these issues may affect improvements on the Property and impact the ability to use or develop the Property. Buyers should retain geotechnical engineers and civil engineers to evaluate soil stability, grading, drainage and other soil conditions of the Property to determine how these forces may affect improvements to the Property and, when necessary, consider drainage modifications to protect the structure and improve the use and enjoyment of the surrounding area. Buyers should not simply rely on geologists or companies that review governmental maps (see Paragraph 43); for further information, Buyers should contact licensed geotechnical professionals during Buyers' inspection period, if any.

25. EASEMENTS, ENCROACHMENTS, PUBLIC TRAILS, ACCESS RIGHTS, PRIVATE ROADS & MAINTENANCE AGREEMENTS: Sellers need to disclose all known facts relating to the location, existence, maintenance and other obligations of any easement, access right, shared or private road/driveway, shared or private well systems and components, public trails and any possible encroachments affecting the Property. Buyers should investigate these issues and engage a real estate attorney evaluate all relevant documents, whether recorded or not.

Some communities have created and maintain public trail systems which abut private residences. Trails may be used by pedestrians, bicyclists, horseback riders and animals; as such, the proximity of public trails may impact the value, development, use and enjoyment of the Property.

Only a surveyor can confirm the exact location of easements, trails, shared or private roads/driveways and encroachments. There may be unrecorded easements, access rights, encroachments and other agreements affecting the Property that may not be known by the Sellers and Brokers or cannot be determined by a survey and a title search. Statements regarding these issues in the MLS or advertisements, or plotted by a title company, are often approximations, and may be based upon inaccurate or incomplete records.

The use or maintenance of the Property or other properties by Sellers or others may or may not establish an actual easement, access right, shared or private road, driveway, maintenance obligation or encroachment. Whether or not a written agreement exists to establish a perceived use or obligation, Buyers should have these issues evaluated by a real estate attorney. Brokers have not verified and will not verify any statements made regarding matters identified in Paragraph 25.

26. VIEWS AND VIEW ORDINANCES: Views from the Property may be affected by weather conditions, future development, growth of trees and vegetation on other properties, current location and future construction of cellular communication antennas and the use of any property within the line of sight of the Property. Buyers should review any covenants, conditions and restrictions ("CC&R's"), ordinances, regulations, and any other documentation which may relate to views. Buyers should also contact neighboring property owners, government agencies, architects and homeowner associations during Buyers' inspection period, if any, to evaluate any issues that might impact views.

Some cities and counties have view ordinances that may limit the planting of new trees, restrict the height of trees and limit future construction. Properties that are subject to a view easement may be required to maintain their landscaping so as to prevent any unreasonable obstructions to the views of other property owners. Certain trees that are part of the natural habitat may be exempt from these local ordinances. Often a view property will have recently trimmed trees and shrubs revealing the view; maintaining that view could entail not only trimming foliage on the Property, but may also involve enlisting the cooperation of their neighbors to keep their foliage trimmed, possibly at Buyers' expense. Cities and counties do not often take an active role in these issues; rather, they tend to encourage private resolution of such disputes. Each municipality has a slightly different mechanism for handling these situations, and Buyers should review the applicable Municipal or County Code/Ordinance during Buyers' inspection period, if any. Brokers have not verified and will not verify the information relating to views.

27. TREES AND TREE ORDINANCES: Several municipalities have enacted ordinances to regulate and control the removal of trees. Some cities have identified "heritage" or other significant trees that must be protected or preserved in certain areas. Permits may be required to cut down, destroy, remove or relocate designated trees. Buyers should read applicable tree preservation ordinances, check with relevant governmental entities and consult with an arborist during their inspection period, if any, to determine the health of trees and whether or not any special action can or must be taken with respect to any trees on the Property. The City of San Jose, for example, requires Sellers to make specific disclosures to Buyers regarding street trees on a separate form prior to the sale of residential property. If Property is in the City of San Jose, Buyers should not close escrow without receiving the Sellers' Street Tree Disclosure form.

Whether or not there is an applicable local tree ordinance, Buyers are encouraged to seek the advice of a licensed arborist for any questions regarding the type, condition and/or removal of trees that are on the Property or on a neighbor's property. Brokers are not qualified to make any determination on the issues identified in Paragraph 27.

28. LAND LEASE: Some developments are built on leased land, which may mean that: (a) Buyers will not own the land; (b) the right to occupy the land will terminate at some future time; (c) the cost to lease the land may increase in the future; (d) Buyers may not be able to obtain insurance;(e) the ability to obtain (and the cost of initial and future) financing of the Property may be impacted; and (f) the value, development, use and enjoyment of the Property may be impacted . This list may not include all related possible issues. Buyers should obtain a copy of the land lease and discuss with their own attorney or other appropriate professionals the practical and legal implications of owning a home on leased land.

29. PERMITS, ZONING AND CODE COMPLIANCE: Any structure, or portion thereof, on the Property, including the original building, any addition, modification, remodel, repair, improvement or accessory dwelling unit ("ADU") may have been built without permits, not according to building codes, or in violation of zoning laws and may not legally be used or occupied as contemplated by Buyers (collectively referred to as "nonconforming improvements"). The existence of a nonconforming improvement may have a negative impact on appraised value, ability to obtain financing, require a retrofit, impact habitability, preclude insurance coverage or result in fees, penalties and government enforcement actions. In some cases, nonconforming improvements may be subject to removal by local governmental agencies, including building, planning, zoning, environmental health, and code enforcement departments. Nonconforming or illegal rental units may be required to be vacated and possibly torn down. It might not be possible to legalize or bring such nonconforming improvements up to current code because of zoning or permit issues or other legal or regulatory limitations. Even if a nonconforming improvement was built according to the then-existing code or zoning requirements, it may not be in compliance with current building standards or local zoning. As such, commencing any new construction

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nprovements into compliance with current requirements. It is also possible that local law may not allow nonconforming improvements that now exist to be rebuilt in the event of damage or destruction. While Sellers are obligated to disclose all known nonconforming improvements, Sellers may not be aware of all nonconforming improvements or uses, especially those that were made prior to the Sellers' ownership of the Property.

Buyers are strongly urged to investigate the possible existence and status of all possible nonconforming improvements by reviewing all files maintained by governmental agencies for the Property (including those listed above), as well as obtaining the advice of contractors, architects, engineers or other professionals to verify the actual status of all permits, legal requirements and the effect of such requirements on past, current and future use of the Property, its development and size limitations during the Buyers' inspection period, if any. Brokers are not required by law to inspect public records and cannot determine the legal status of improvements based solely on their required visual inspection of the Property. Brokers have not verified and will not verify any of the issues detailed in Paragraph 29.

Obtaining and finalization of permits may trigger additional retrofit requirements that are not required as a condition of sale. Examples including, but are not limited to, water conserving plumbing fixtures and safety devices for pools and spas. See Paragraphs 13 and 34.

30. FUTURE REPAIRS, REPLACEMENTS AND REMODELS: Various federal, state and local governmental agencies impose limitations and restrictions regarding house size, configuration, design, construction and landscaping materials and development of real property depending upon the general location of the Property (e.g., if it is in the Coastal Zone, abuts waterways or is in a designated watershed area or environmental protection zone). Replacement or repairs of certain structures or systems or remodels of portions of the Property may trigger requirements that homeowners comply with laws and regulations that either come into effect after Close of Escrow or are not required to be complied with until the replacement, repair or remodel has occurred. For example, remodeling or repairs may trigger the need to upgrade the electrical system, the type and number of smoke alarms, installation of water conserving plumbing fixtures (see Paragraph 13). Incentives may be available from some utilities to install energy efficient appliances. Permit or code requirements and building standards can change over time, resulting in increased costs to repair existing features or the inability to make any future repair, replacement, remodel or addition to the Property. Changes to state and federal energy efficiency regulations may impact the installation, replacement and some repairs of roofs, windows, water heaters heating and air conditioning units("HVAC"). Federal Environmental Protection Agency ("EPA") regulations require phasing out the use of R-22, freon which may also impact repairs and replacements of existing air conditioning units and heat pumps. State regulations require that when installing or replacing HVAC units, duct work must be tested for leaks in some coastal areas. Home warranty policies may not cover such inspections or repairs. For further information on any of these issues, Buyers should, during Buyer's inspection period, if any, obtain the advice of land use professionals, contractors, architects, engineers or other relevant professionals and investigate with the appropriate governmental agency (e.g., building, planning, zoning, environmental health, code enforcement), the U.S. Department of Energy's website www..energy.ca.gov and the California Energy Commission's website: www.energy.ca.gov/title24.

Many homeowners use unlicensed repair people to save money. However, using unlicensed repair people may create problems because those individuals may not be qualified to do the work, they may not know all of the legal requirements for performance of that work and they may not have insurance, performance bonds or other means to enable them to financially stand behind the work performed. Brokers have not verified and will not verify any of the issues detailed in Paragraph 30.

31. PLANS (ARCHITECTURAL & CONSTRUCTION): Property owners often have architectural/construction plans and renderings, whether or not those plans were ever approved or used for any purpose. These plans and drawings do not "run with the land" even if the plans were used to build existing structures and even if they are on file with the local planning department. In most situations, Sellers' contracts with the architect specifty that the plans remain in the possession of the architect; the Seller is granted a limited "non-exclusive license" to use that material. Thus, Sellers generally do not have the legal right to advertise, sell or give that documentation to Buyers without the express written authorization of the architect who in all likelihood has copyrighted the plans. Buyers who want to use the Sellers' plans and drawings for any purpose should contact the creator of the plans directly.

32. SMOKE ALARMS & CARBON MONOXIDE DEVICES: In addition to state law disclosure requirements on these topics, some cities or counties may require a smoke alarm inspection by a qualified inspector prior to the transfer of title. Sellers and Buyers should contact the local governmental agencies and all applicable regulators regarding the type, number and location of smoke alarms and carbon monoxide devices. Buyers need to determine whether an inspection or additional documentation is needed to certify proper installation and operation of the smoke alarms and ascertain the impact that these issues may have on the value, use, enjoyment or development of the Property. Fire department resources vary from district to district. Buyers should investigate these issues during Buyers' inspection period, if any.

33. RETROFIT, SAFETY & SECURITY REQUIREMENTS: Local laws may require installation of barriers, access alarms, self-latching mechanisms and other measures to decrease risks to children and others presented by swimming pools and hot tubs in addition to requirements imposed by the State of California. See Paragraph 34. Some local governments may impose additional retrofit standards, including, but not limited to, installing low-flow toilets and shower heads in addition to the requirements imposed by the State of California. State and local laws may require the installation of locking mechanisms on doors and window bars, operable smoke alarms and carbon monoxide devices, gas shut-off valves, spark arresters and tempered glass, bracing or strapping of water heaters, and completion of a corresponding written statement of compliance that is delivered to Buyers. Some local governments may impose additional retrofit standards, including, but not limited to, installing low-flow toilets and shower heads, gas shut-off valves, spark arresters and tempered glass. Unless specifically agreed in the Purchase Contract, the Property may not be in complete compliance with applicable requirements. To determine the retrofit requirements and any applicable penalties for non-compliance ,and to determine the extent to which the Property complies with such standards, consult with the appropriate government agencies. To determine the costs, if any, consult licensed construction professionals.

34. POOL & SPA SAFETY: Commencing January 1, 2018, home inspection reports used in the sale of a single-family residence, must indicate whether or not a Property with a pool and/or spa has any of the 7 drowning prevention safety features described in Health & Safety Code Section 115925. Neither home inspectors nor Buyers and Sellers can agree to waive this requirement if there is a home inspection report but the new law does not obligate Sellers or Buyers to obtain a home inspection report.

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ng of small children, this law is not a retrofit requirement that must be completed as a condition of sale. At the time that a single-family residence is altered or improved and there are less than 2 safety features, then installation of 2 safety features must be a condition of final permit approval. Therefore, Sellers and Buyers are advised to determine, prior to contract acceptance, which Party will be responsible for the cost of adding any required pool/spa safety features. Real estate professionals are not obligated to and are not qualified to determine if the Property has any current safety features.

35. BALCONIES/DECKS INSPECTION & RETROFIT REQUIREMENTS: Effective January 1, 2019, state law requires an owner of multi-family buildings with 3 or more dwelling units to conduct an inspection of and make any necessary repairs to exterior decks, balconies and other components that are elevated more than 6 feet above the ground. The inspection must be completed by January 1, 2025 and will require subsequent inspection by January 1st of every six years thereafter. The purpose of the inspection is to determine whether the decks, balconies, and exterior elevated elements and their associated water proofing elements are in a generally safe condition, adequate working order, and free from any hazardous condition caused by fungus, deterioration, decay or improper alteration. State law requires that the inspection be performed by certain qualified professionals. The law sets forth timelines for the completion of the report, delivery to the owner, and completion of any repairs or replacement. Fines, penalties and/or liens on the property can be imposed for non-compliance with this law. State law allows cities and counties to enact their own regulations which may be stricter than the state requirements, including but not limited to extending the inspection and repair requirements to other exterior components, such as landings, exit corridors, stairway systems and other elements to determine if these structures are in safe condition, in adequate working order and free from hazards, dry rot, fungus, deterioration, decay, improper construction or hazardous conditions. Buyers are strongly urged to investigate possible inspection and retrofit requirements by personally contacting the local building inspection and code enforcement agencies as well as additional licensed professionals regarding the status and condition of any building components at the Property prior to removing any inspection contingency.

36. RE-KEYING: Buyers are advised to re-key all locks upon possession. Alarm system, (which may be leased, see Paragraph 5), should be serviced by professionals and all alarms codes should be changed by Buyers. Garage door openers and remotes should also be re-coded.

37. ON-LINE PHOTOS & INFORMATION: Photographs of the Property provided to the MLS and brokers' websites may appear on other brokers' sites as well as national aggregation sites, including Realtor.com, Trulia, and others. It is not possible for brokers to remove photos from websites over which they have no control. Information regarding the Property and the neighborhood may exist online in various blogs, discussion boards, neighborhood associations and homeowner association sites that may offer viewers the opportunity to express opinions and air complaints. Some of that posted information may contain speculation, unfounded assertions and rumors, and it may be difficult to determine what is and what is not true. Sellers and brokers may not be aware of this online information and are not obligated to verify, investigate, or explain posted commentary.

38. EPA REQUIREMENTS FOR PRE-1978 HOUSING: U.S. Environmental Protection Agency ("EPA") regulations require (a) that contractors be certified before performing work in homes built before 1978, (b) the use of lead-safe practices and other actions aimed at preventing lead poisoning, and (c) that property owners who wish to renovate, repair, or prepare surfaces for painting in pre-1978 rental housing or space rented by child-care facilities, before beginning work, also be certified and follow the lead-safe work practices required by EPA's Renovation, Repair and Remodeling rule. For further information, contact the U.S. EPA's Lead Information Center at 1-800-424-LEAD [5323], or go to: www.epa.gov.

39. HISTORICAL DESIGNATION, COASTAL COMMISSION, AND OTHER RESTRICTIONS ON IMPROVEMENTS AND LAND USE: The Property may be designated as a historical landmark, protected by historical conservancy, subject to an architectural or landscaping review process, lie within the jurisdiction of the California Coastal Commission or other government agency, or be subject to a contract preserving use of all or part of the Property for agriculture or open space. Specific structures, sites, trails, roads and natural features may be identified in a "General Plan" or local "Specific Plan" as requiring special treatment and various types of permits and other fees (especially if the Property is located along the California coastline). If the Property is specially designated on any governmental entity's list or map, there may be severe restrictions on Buyers' ability to retain existing features of the Property, develop, remodel, improve, remove, build or rebuild any of the structures or remove or trim trees or other landscaping. Buyers should investigate these issues during Buyer's inspection period, if any, by retaining the services of a land use consultant and contacting all applicable governmental agencies (including, but not limited, to local city and county planning departments, the California Coastal Commission (www.coastal.ca.gov); or call North Central Coast District Office at (415) 904-5260, the California Department of Fish and Wildlife (www.wildlife.ca.gov/) and the U.S. Army Corps of Engineers at: www.spn.usace.army.mil/). See also Paragraph 30 of this Advisory. Brokers have not verified and will not verify any of the issues detailed in Paragraph 39.

40. RENTAL PROPERTY: Existing and future state and/or local laws may limit the amount of residential rent that can be charged, the maximum number of tenants who can occupy the Property, the landlord's ability to terminate a tenancy and the costs to do so. Several HOA already have or are considering imposing restrictions on new owners who intend to rent out their Property which may differ from rules for existing owners. Rental property that is offered to the public must be done in compliance with all state and federal fair housing laws including, but not limited to, making reasonable accommodations for individuals with disabilities and/or with service/companion animals. Landlords must provide a statutory bedbug notice to all tenants and must comply with other regulations to eradicate bedbugs. Buyers intending to use a Property for rental purposes should investigate these issues with all appropriate governmental authorities and a local landlord/tenant attorney during Buyers' inspection contingency period, if any. Brokers have no expertise on these topics. See Paragraph 41.

Although state law allows for the construction of secondary housing units (an accessory dwelling unit "ADU" or "in-law unit"), the ability to construct those units and/or to rent those units is also subject to local jurisdiction regulations and approvals. If Buyers intend to construct or use secondary units for rental purposes, they should investigate the feasibility of those improvements and uses with appropriate experts during Buyers' inspection contingency period, if any.

41. RENTAL (SHORT-TERM & VACATION): Various local governmental entities and HOA have enacted, or are considering enacting, regulations on the ability of owners to rent out some portion or all of their Property on either a short-term or long-term basis using services such as Airbnb and VBRO. Existing and proposed regulations may include a complete prohibition against certain types of rentals, licensing, permit requirements, special health and safety inspections, taxation and/or restrictions such as a limitation on the number of nights per month, total number of renter occupants, parking requirements and noise restriction. Renting out one's Property may also be impacted by subdivision and HOA Covenants, Conditions, and Restrictions ("CC&R's"). In some areas, the HOA and/or governmental entities are classifying short-term and vacation rentals as constituting the running of a business out of a residence which is often prohibited in CC&R's and/or requires approval of a home occupation permit from the local governmental entity.

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t regulations, limitations or prohibitions on rentals in the future. Buyers who are considering using their Property for short-term or vacation rentals are strongly encouraged to investigate current [illegible] related to rentals, insurance coverage, and the existence of taxation such as a Transient Occupancy Tax ("TOT") and to review that documentation with a qualified California real estate attorney as well as their own insurance broker prior to the close of escrow.

42. MELLO-ROOS DISTRICTS, 1915 BOND, AND OTHER FACILITIES DISTRICTS: The Property may be subject to an improvement bond assessment under the Improvement Bond Act of 1915 and a levy of a special tax pursuant to a Mello-Roos community facilities or other district. The existence of Mello-Roos and 1915 Bond districts should be referenced in a report by a Natural Hazard Disclosure ("NHD") company. Most other assessment districts will be reported in the Preliminary Report from the title company. Still others may be disclosed by Sellers or local disclosure. Sellers are generally required to make a good faith effort to obtain a disclosure notice from any local agency collecting such taxes and deliver such notice to Buyers. The responsibility for prorating or paying taxes and assessments should be determined as part of the negotiations for the Purchase Agreement.

43. "SUPPLEMENTAL" PROPERTY TAX BILL: Pursuant to Civil Code § 1102.6(c), Seller or Seller's agent is required to provide the following "Notice of Your "Supplemental" Tax Bill" to the Buyer.

"California property tax law requires the Assessor to revalue real property at the time the ownership of property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes."

"The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bill will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the Tax Collector."

"If you have any questions regarding this matter, please call your Tax Collector's Office."

Although this statutory Supplemental Tax Bill Notice refers to a loan closing as a trigger, it is actually the change of ownership which triggers this reassessment. Therefore, the Property can be reassessed even if there is no loan involved in the purchase of the Property. The Purchase Agreement may allocate supplemental tax bills received after the Close of Escrow to the Buyer. For further information concerning these matters, Buyer should contact the County Assessor or Tax Collector. Parcel and other types of taxes may be added and/or increase over time.

44. PACE: California First, also known as PACE ("Property Assessed Clean Energy"), is a program available to homeowners to help with energy and water conservation improvements to their property. Through PACE, property owners may finance such projects as adding insulation or installing more energy efficient furnaces, drought tolerant landscaping or other conservation measures. Buyers and Sellers are cautioned that these financed funds become a line-item obligation on future property tax bills and are usually not listed on Preliminary Reports from Title Companies.

Note: Some lenders may not allow PACE financing because it affects their security interest. Effective January of 2018, Federal Housing Authority ("FHA") has announced that they will not insure any mortgage with a PACE lien in place. Buyers and Sellers are advised to consult with qualified tax, financial and legal advisors regarding the ramifications of an existing PACE loan and whether or not to apply for a PACE loan. Sellers should disclose the known existence of, and any other information regarding, PACE financing relating to the Property.

45. FIRPTA/CALIFORNIA WITHHOLDING: Federal law nominally requires Buyers to withhold and remit to the Internal Revenue Service a set percentage of the purchase price if a Seller is a non-resident alien, unless an exemption applies. The original 10% withholding amount is increased to 15% where the sales price is $1 million or more. Sellers may avoid this federal withholding requirement by providing to Buyers a "FIRPTA" statement duly claiming exempt status. The statement must be signed by each Seller under penalty of perjury and include each Seller's taxpayer identification number. Alternatively, a "Qualified Substitute" (such as the escrow holder) can state under penalty of perjury that it has verified the required taxpayer identification information. Buyers can also avoid the federal withholding requirement if the Property purchase price is $300,000 or less and Buyers sign an affidavit stating that they intend to occupy the Property as their principal residence. California law requires that Buyers withhold and remit to the Franchise Tax Board 3-1/3% of the purchase price unless the Sellers sign an affidavit that the Property was the Seller's (or the decedent's if a trust or probate sale) principal residence or that another exemption applies. Exemptions from withholding also apply to legal entities such as corporations, LLCs, and partnerships. Brokers cannot give tax or legal advice. Buyers and Sellers should seek advice from a Certified Public Accountant, attorney or taxing authority.

46. DEATH ON THE PROPERTY: California law requires that all Sellers, whether or not exempt from completing any specific disclosure forms, disclose any death on the Property and the manner of death that occurred less than three years of the date an offer to purchase is made. Although the California Legislature deems deaths that occurred more than 3 years prior to the date of sale not to be "material facts," any responses by Sellers and Listing Agents to direct questions on that topic must be truthful. Buyers who have questions or concerns about this topic should put their inquiries in writing for a written response, if any, from Sellers.

47. TRANSFER DISCLOSURE STATEMENT: Unless exempt, Sellers of residential property consisting of 1 to 4 units must complete a Real Estate Transfer Disclosure Statement ("TDS") even if the property is being sold "AS IS". The Parties cannot waive this statutory requirement. Seller must, for example, disclose any past or current lawsuits affecting the Property of which they are aware and disputes regarding construction defects with references to Civil Code Sections 900, 903,910 and 914. See Paragraph 6 above. If Sellers have any questions regarding how to respond to any of the questions in the TDS, any supplements to the TDS, any other questionnaires, inquiries from Buyers or how to disclose any known material fact, Sellers should consult with their own qualified California real estate attorney.

If Sellers become aware of new information that affects the value, development, use and enjoyment of the Property that has not already been disclosed to the Buyers, Sellers may be required (depending upon, e.g., the purchase contract form) to amend the TDS and give the Buyer a right to rescind the purchase contract within three days of personal delivery (or five days of mailing) of the amended TDS. If Sellers have any questions regarding the obligation to provide an amended TDS, they should consult with a qualified California real estate attorney. Brokers do not have the requisite expertise to provide advice on the issues in Paragraph 47.

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erty consisting of 1 to 4 units must disclose known natural hazards on the Natural Hazards Disclosure Statement ("NHDS") form. Sellers generally retain the services of a third-party natural hazards disclosure company to prepare and deliver that information to Buyers. Where a Seller is exempt or is otherwise not required to provide the NHDS, it is recommended that Buyers still secure a NHD report to be informed of natural hazards which could affect the use and development of the Property. Some NHD companies provide information based upon federal, state, county and local sources, but these sources are not always consistent with each other, the maps relied upon may change over time, and the thoroughness of the report may vary depending upon the company chosen and the cost of the report. Buyers should carefully review all sources relied upon in the NHD report. Not all NHD companies use the same sources and some do not include all of the local information. Buyers should not rely exclusively on the NHDS or the accompanying NHD reports for all information regarding natural hazards which may affect the Property. Buyers who have questions about any NHD report should contact the NHD company that issued the report. Although some NHD providers are licensed geologists, they are not conducting a geological examination of the Property. Buyers should have the actual Property inspected by a licensed geologist, geotechnical engineer, or other licensed professionals to evaluate the past and current condition of the Property so as to assess its value, future use and development. Brokers are not qualified to determine the location or extent of natural hazards or to explain the contents of NHD reports.

49. GEOLOGIC HAZARDS: California has experienced earthquakes of varying sizes and frequency. There is always a potential for future earthquakes. Earthquake damage may not be discoverable by Buyers' or Brokers' visual inspections. Inspection by a licensed structural engineer is strongly recommended to determine the structural integrity and safety of all improvements on the Property. If the Property is a condominium, or is located in a planned unit or common interest development, Buyers should contact the Homeowners' Association regarding earthquake repairs and retrofit work. Buyers are encouraged to obtain and read the pamphlet entitled "The Homeowners Guide to Earthquake Safety." If the home was built prior to1960, Sellers may be required to complete a questionnaire within that pamphlet. If the Property was built before 1975 and contains structures built with masonry or precast (tilt-up) concrete walls, Sellers must provide Buyers with a pamphlet entitled "The Commercial Property Owner's Guide to Earthquake Safety." Many areas have a wide range of geologic problems and numerous studies have been made of these conditions. Some of this information is available for review at city and county planning departments. Buyers should review public maps and reports and/or obtain a geologist's inspection report rather than relying solely on the NHDS (see Paragraph 48).Buyers may be able to obtain earthquake insurance; Sellers who agree to provide financing should also consider requiring Buyers to obtain such insurance.

50. EARTHQUAKE FAULT ZONES AND SEISMIC HAZARD ZONES: California law requires the delineation and mapping of "Earthquake Fault Zones" along known active faults and "Seismic Hazard Zones." Affected cities and counties must regulate construction projects within these zones. Improvement of affected properties may be subject to the findings of a geological report prepared by a registered California geologist. However, earthquakes and seismic hazards may occur outside designated zones. For further information, Buyers should make independent inquiries of any research company retained by Sellers (see Paragraph 48) or with appropriate government agencies concerning the use and improvement of the Property during the Buyers' inspection period, if any.

51. FIRE HAZARDS/ZONES: Fires annually cause the destruction of many properties in California. Due to climate and topography, certain areas have higher risks of fires than others. Certain fire hazard zones are reported in the NHDS (see Paragraph 48). Certain types of materials used in home construction create a greater risk of fire than others. However, there is a potential for fires even outside designated zones. For further information, Buyers should contact the local fire department as well as Buyers' insurance agent during Buyers' inspection period, if any, regarding the risk of fires. State and local jurisdictions may require that homeowners maintain their properties by means of weed/brush abatement, tree trimming and other measures to create "defensible space" in a fire hazard area. Buyers should consult with all applicable governmental agencies regarding any questions about fire safety zones and applicable regulations.

52. FLOOD HAZARDS/ZONES: The National Flood Insurance Program identifies flood plain areas and establishes flood-risk zones within those areas which are shown on the NHDS (see Paragraph 48). That program mandates flood insurance for properties within high-risk zones if loans are obtained from a federally-regulated financial institution or are insured by any agency of the United States government. The extent of coverage and costs may vary depending upon which flood zone applies and some properties may now be required to have an elevation certification on file with the local government in order to obtain insurance coverage. Buyers should recognize that there is potential for flooding even outside designated zones; flood maps and flood designations may change over time which could impact the future use, value, desirability or development of the Property as well as its insurability. Changing sea levels and heavy rainfall may also cause potential flooding. For further information, Buyers should consult their lender, insurance agent and the Federal Emergency Management Agency ("FEMA") during Buyers' inspection period, if any.

53. ENVIRONMENTAL HAZARDS: The presence of such environmental hazards as lead-based paint and other lead contamination, asbestos, formaldehyde, radon, methane, other gases, fuel oil or chemical storage tanks, contaminated soil or water, hazardous waste, waste disposal sites, electromagnetic fields, nuclear sources, urea formaldehyde, tri-chloro-ethane or tri-chloro- ethylene (a.k.a."TCE"), and other conditions and materials may adversely affect the Property and may cause health problems to people and animals. Buyers should have qualified experts inspect the Property for existing and potential hazards during Buyer's inspection contingency period, if any. Not all inspectors are licensed and licenses are not available for all types of inspection activities. Buyers and Sellers should also read the pamphlets entitled "Residential Environmental Hazards; A Guide for Homeowners, Homebuyers, Landlords and Tenants" and "Protect Your Family from Lead in Your Home."

54. MOLD: Mold is one type of environmental hazard. The presence of toxic and non-toxic mold, fungi, mildew and other organisms (collectively referred to as "Mold") may adversely affect the Property. Current information indicates that some types of Mold may cause severe health problems for certain individuals, but not everyone. Not all Molds are detectable as part of a visual inspection by a Broker or even a professional whole-house inspector. It is also possible that the Property could have a hidden Mold problem unknown to the Sellers. The only way to provide any reasonable assurance that the Property does not have a Mold or other health hazard problem is to retain the services of an environmental expert to conduct specific tests at the Property. These tests customarily consist of an interior and exterior examination for airborne spores and a carpet test, but other procedures may be necessary. Any visible Mold should be professionally evaluated. Brokers have not verified and cannot verify whether there is or is not any type of health hazard.

Buyers should consider having a specific Mold test performed by an environmental professional as either a separate investigation or an add-on to their whole-house inspection. This is especially necessary if a Buyer has a known problem with Mold or if any of the inspection reports or disclosure documents indicate that evidence of past or present moisture, standing water or water intrusion at the Property, since most Mold

ected during Buyer's inspection period, if any. Any waiver or failure on the part of Buyers to complete and obtain all appropriate tests, including those for Mold, is against the Brokers' advice. For more

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information, see the Environmental Hazards Pamphlet referenced in Paragraph 53.

55. UNDERGROUND STORAGE TANKS ("UST"): Many homes may have or have had an underground storage tank ("UST") for the fuel oil that fired the furnace or for storage of gasoline or oil. As natural gas became the standard fuel for home furnaces, virtually all of the old furnaces were replaced. However, many USTs remain buried on some properties and cannot be detected as part of a visual inspection. The California State Water Resources Control Board regulates all residential USTs in California. The licensing, inspection and regulation of residential USTs is currently not required if the tanks capacity is less than 750 gallons and it was used for fuel oil only. However, this does not guarantee that any given property would be exempt from abatement if a UST is discovered. Each municipality has different regulations that may include tank removal and soil cleanup of any toxic material that may have leaked from the UST. For further information, contact the Public Works Department, Building Department and Fire Department for the Property.

56. GOVERNMENTAL SERVICES: Economic and political factors may impact the cost, nature and extent of available governmental services including, but not limited to, law enforcement, fire protection, postal service and public works. Buyers should investigate the impact that these issues may have on the value, development, use and enjoyment of the Property during their inspection period, if any. Brokers have not verified and will not verify the issues addressed in Paragraph 56.

57. SCHOOLS: Neighborhood schools normally serving the Property may not have space available in current or upcoming school years and some schools may be impacted by busing, overcrowding, financial cutbacks, academic achievement difficulties, possible closings and other issues. Each school district has its own rules regarding school assignments and these rules may change at any time with little notice. The ability to provide schooling for children with special needs varies greatly in different communities. Buyers should thoroughly investigate these and other issues with local school districts during Buyers' inspection period, if any. Brokers have not verified and will not verify the issues in Paragraph 57.

58. NOISE AND ODORS: Levels and types of noise and odors that bother one person may be acceptable to others. Factors which can impact these subjective, sensory issues include, but are not limited to, various types of trains, buses, light rail, BART, freeways, nearby farming industry, construction, neighbors' indoor and outdoor activities, crops, animals and other causes. The Bay Area is also served by three international airports, several municipal and private airports and Moffett Field. Aircraft fly over virtually all residential areas creating noise levels that vary depending upon the aircraft type, size, altitude, time of flight, weather conditions and on the Property's proximity to flight paths and airports. Local amenities, facilities and venues including, but not limited to, the Shoreline Amphitheater, Mountain Winery, Montalvo Center for the Arts, Great America, Levi's Stadium, Avaya Stadium, SAP Arena, schools, parks and ball fields, produce noise at various times. Some coastal properties may be impacted by tsunami warning systems. Buyers should visit the Property at various days and times to personally determine noise and odor levels; Buyers should also contact the respective transportation agencies to determine whether potential noise and odors levels are acceptable to Buyers and will impact the value, development, use and enjoyment of the Property.

59. SMOKING ORDINANCES: The Counties of Santa Clara and San Mateo as well some cities in those counties have or are in the process of enacting smoking ordinances regulating smoking pollution from a variety of tobacco and non-tobacco devices within some types of residential property. These regulations may limit or affect where smoking is permitted, the terms of any applicable lease agreements, the smoker's responsibilities to others for the effects of second-hand smoke and other issues. Different rules may apply to multi-unit residences. CC&Rs and homeowners' association rules and regulations may also address these issues. For more information, Buyers should go to the applicable governmental website and should contact the homeowners' association.

60. MARIJUANA & DRUG LABS: Effective January 1, 2018, California has passed laws legalizing marijuana ("cannabis"); however, that statewide law requires local cities and counties to enact regulations for the issuance of permits and licenses prior to anyone using, cultivating, distributing and/or selling cannabis. Those regulations can include, but are not limited to, a determination as to the availability of water and other resources to grow cannabis. NOTE: there are still federal laws which may make those activities illegal and the federal government's ability to enforce its stricter restrictions in states such as California that have passed contrary legislation is still possible. If Buyers are intending to purchase property that has been used for cultivation, distribution and/or sale of cannabis or if Buyers are intending to purchase property for those same purposes, Buyer should consult with a local, qualified California real estate attorney who has expertise in this area. Cultivation or storage of marijuana may cause damage or alteration to the Property which may not be visibly apparent.

The new State laws allow landlords to prohibit/regulate smoking of marijuana in or on the landlord's property as well as to allow landlords to prohibit the cultivation, distribution and sale of marijuana for any purpose.

Some properties may have been used as illegal methamphetamine labs. California law requires owners to notify occupants of such usage. Depending upon the circumstances, special clean-up efforts may be needed. Brokers do not have the necessary expertise to evaluate the issues in Paragraph 60. Buyers should consider hiring an environmental hygienist contractor and other appropriate professionals to inspect a property where marijuana activity has taken place or where there has been a methamphetamine lab. Brokers are not qualified to make any determinations regarding the issues in Paragraph 60.

61. CRIME: The existence of crime is a fact of life. Some areas experience more crime than others and crime statistics for various areas may rise and fall over time. Local law enforcement agencies may target designated areas for special, but temporary, enforcement measures. Individual criminal acts may occur anywhere and may or may not be reported to law enforcement or news sources. During their inspection contingency period, if any, Buyers should check with local law enforcement agencies if concern over criminal activity is a factor in the purchase of the Property. Brokers do not undertake these investigations and do not have the necessary expertise to evaluate criminal activity.

62. "WIRE FRAUD" SCAM ALERT: Recently some Buyers and Sellers have received emails purportedly sent by their agent or an escrow company providing wire transfer information, but that are actually sent by hackers who re-direct the funds to the hacker's account with an off-shore site. Buyers and Sellers should confirm all email wire transfer instructions directly with the escrow officer by calling the escrow officer directly and personally confirming verbal wire transfer instructions before taking any steps to have their funds transferred. If a questionable

well as the FBI at www.fbi.gov or the Internet Complaint Center at www.ic3.gov. bank, their real estate broker and the escrow officer, as

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63. FREEWAYS, HIGHWAYS AND STREETS: The ability to travel on public roads varies greatly due to present and future changes in those roads, development and construction of other properties, weather, traffic congestion, and such other factors as peak travel times. Public and private events and venues can add substanially to travel times, and resultant traffic impacts may adversly affect the value, development, use and enjoyment of the Property. Buyers should assess their own transportation needs and investigate relevant transportation issues during various times and days of the week during their inspection period, if any.

64. TRAINS AND BART: Caltrans operates commuter trains that run daily from San Jose to San Francisco and make stops in Santa Clara and San Mateo Counties. A railroad train also runs between San Jose and Cupertino several times a week. Freight trains operate at various times of day and night in both counties. The Bay Area Rapid Transit district operates trains. Trains, train tracks and train stations may create noise, impact local streets, and affect the value and desirability of some property. Under regulations issued by the Federal Railroad Administration, trains must produce a distinct, separate, sequential blast at various grade crossings (where a street crosses the tracks) and whenever a train engineer sees a trespasser near the tracks. Caltrans has relocated horns onto the top of the locomotives, increasing the volume and range of the sound. Caltrans is attempting to balance neighborhood noise concerns with required safety regulations. Since ultimate impact on the Property or Buyers of any type of train traffic is subjective in nature, Buyers are advised to personally investigate these issues during their inspection period, if any, to determine their potential impact. For more information, go to www.caltran.org; www.bart.gov.

65. HIGH-SPEED RAIL: On November 5, 2008, California voters approved Proposition 1A authorizing funding of a high-speed rail transportation system ("HSRTS") linking various cities in the State. Both the location of the proposed HSRTS and the possible effect that the construction and operation of that system will have on residential areas has been the subject of concern and debate. Some news reports have indicated that, depending upon the location of the HSRTS, it may have a negative effect on some properties in the San Francisco Bay Area. Precisely what impact, if any, the proposed HSRTS system will have on the Property or Buyers preferences is unknown either before, during or after construction and is subjective in nature. Brokers are not experts in this area and Buyers are advised to satisfy themselves with regard to this issue during their inspection contingency period, if any. The California High-Speed Rail Authority ("Authority") is responsible for planning, constructing and operating that HSRTS; Buyers can obtain more information at www.cahighspeedrail.ca.gov.

66. INSURANCE - CLUE REPORTS: Buyers should consult an insurance broker during Buyers' inspection period, if any, to determine the cost of homeowners' insurance, the types of available coverage and any restrictions that the carrier might impose. Some insurance companies may impose such retrofit requirements as installation of safety glass, fireplace spark arrestors, and a gas shut-off valve. (The fact that an insurance company may require these repairs as a pre-condition of coverage does not necessarily mean that a Seller is otherwise legally obligated to install such devices). Insurance coverage for certain high fire risk, hillside, oceanfront and brush properties may only be available from the California Fair Plan; coverage may be limited and the cost of this insurance may be increased. Buyer's own insurance agent should be consulted during Buyer's inspection contingency period, if any, regarding the availability of coverage under the California Fair Plan and the length of time it may take for processing a California Fair Plan application. Flood insurance may also be required from the National Flood Insurance Program (see Paragraph 52). If the Property is a condominium or part of a common interest development, the Homeowners' Association may provide some insurance coverage for the common area and units, but the Homeowners' Association may not provide coverage for the individual units or the homeowners' personal belongings. Buyers should ask for a copy of the Homeowners' Association insurance certificate and provide that to their own insurance broker to ensure that adequate coverage is provided for. Buyers should also consider asking Sellers order a C.L.U.E. report, (a 5-year history of past insurance claims) on the Property. Some insurance companies at various times have stopped issuing homeowner's insurance policies in California as well as in other states as a result of the increase in mold claims. Some insurance companies will not issue a homeowner's policy on a home that has had any mold or water intrusion claims within the last five years. Obtaining homeowner's insurance may be difficult, if not more expensive, where either the Seller or the Buyer has made a mold or water intrusion claim within the last five years. During their inspection or insurance investigation, Buyers should assure themselves that homeowner's insurance can be obtained on the Property.

In the event that the Parties propose either that Seller retain possession of the Property after escrow closes (for any period of time), or that Buyer obtain possession prior to the Close of Escrow, the Parties should first consult with their insurance brokers to ascertain the availability of necessary insurance coverage.

67. TITLE INSURANCE: Buyers generally receive a Preliminary Report ("Prelim") from a title company as part of the Buyer's investigation of the Property. California law provides that a Prelim is only an offer of title insurance and is not a guarantee of title. The Prelim may not contain every item affecting title. Buyers should carefully review the Prelim and investigate all of the underlying documents that are referenced as policy "exceptions" or "exclusions". Although lenders must disclose that title insurance is optional, Brokers strongly encourage Buyers to purchase title insurance as recommended in the Mandatory Notice of California Civil Code Section 1057.6 which states, "Important: in a purchase or exchange of real property, it may be advisable to obtain title insurance in connection with the close of escrow since there maybe prior recorded liens and encumbrances which affect your interest in the property being acquired. A new policy of title insurance should be obtained in order to ensure your interest in the property that you are acquiring."

68. HOME WARRANTY: Buyers and Sellers can purchase home warranty plans that cover, both before and after close of escrow, various systems of the Property. Sellers can obtain coverage for the Property during the listing period. For an additional premium, upgraded policies providing additional coverage for, e.g., air conditioning, pool, spa, appliances, well and other features may be available. Home warranties do not cover every aspect of the Property and may not cover pre-existing conditions, upgrades for repairs required by state or federal laws. Buyers should review the availability of various home warranty plans during Buyers' inspection period, if any.

69. COMMON INTEREST DEVELOPMENTS ("CID"): If the Property is a condominium or is located in either a planned unit development or common interest subdivision, there will probably be a HOA as well as governing documents that pertain to the HOA, individual properties and the common area. HOA rules and regulations may limit Buyers' use and enjoyment of the Property. For more information about the types of governing documents, the duties and obligations of Sellers and Buyers, please review the PRDS® Common Interest Development Advisory.

and due upon transfer of title. Sellers must disclose the existence of any PTF, the amount of the fee required, a description of how the fee is to be used, and the date or circumstances under which the obligation to pay the transfer fee expires, if any. Since Seller may not actually know whether the Property is subject to a PTF, Buyers should carefully examine any and all title documents and consult with a Title Officer to determine this issue.

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71. NON-CONFIDENTIALITY OF OFFERS: Sellers or Sellers' representatives may not be legally obligated to treat the existence, terms or conditions of any Buyers' offer as confidential unless confidentiality is required by law, regulation, or a confidentiality agreement exists between the parties. Sellers and Buyers should carefully consider the relative need, value, advantage and disadvantage of requiring the execution of a confidentiality agreement as a precondition to submittal of an offer in consultation with a real estate attorney early enough in time for the attorney to prepare a satisfactory confidentiality agreement (if any) and for it to be delivered to Broker prior to presentation of Buyers' offer.

72. LIQUIDATED DAMAGES: A liquidated damages clause enables Buyers and Sellers to set a cap on the maximum amount of damages that Sellers may recover if Buyers breach the Purchase Contract. The liquidated damages clause in a real property purchase contract needs to be separately initialed by both Parties to be enforceable. For any deposits put into escrow after the initial deposit to be subject to the liquidated damages clause, there must be a separately signed or initialed agreement made at the time of the subsequent deposit. If the Property contains 1 to 4 residential units, one of which the Buyers intend to occupy, California Civil Code §1675 limits the amount of deposit that is subject to the liquidated damages clause to a maximum of 3% of the purchase price. Even if Buyers and Sellers agree to include liquidated damages in the Purchase Contract and there is a breach of contract by Buyers, the deposit will generally not be released by the escrow holder without mutually consistent written instructions from the Buyers and Sellers or a decision by a judge or arbitrator. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to a liquidated damages clause. California law prohibits including in the Purchase Contract any other type of remedy (such as a release or forfeiture of deposit or a non-refundable deposit) aside from the statutory liquidated damages clause for the Buyers' breach of contract. Brokers cannot give any legal advice about the issues in Paragraph 72 or determine who is entitled to receive the deposit. Any questions on these topics should be referred to a qualified California real estate attorney.

73. MEDIATION: Mediation is a form of dispute resolution which involves hiring a neutral third party (the "Mediator") to facilitate informal discussions and negotiations with the goal of reaching a settlement of the dispute; the Mediator does not determine who is right or who is wrong. The Parties involved in the mediation generally share in the cost of this confidential, non-binding process. If no settlement agreement is reached, either Party may pursue further legal action as provided in the Purchase Contract. A Party's failure or refusal to mediate before resorting to arbitration or judicial action may result in that Party losing the right to recover their attorney's fees even if he or she prevails. Which Parties should be involved in mediation and who should serve as the Mediator are issues that need to be determined by an attorney. Brokers are not qualified to represent Buyers or Sellers in resolving disputes through mediation since Brokers cannot give legal advice. Brokers are not obligated to mediate with the Parties unless they agree to do so in writing.

74. ARBITRATION: Arbitration is a form of dispute resolution which involves hiring a neutral third party (the "Arbitrator") to render a formal decision on the claims and allegations and what damages, if any, shall be paid. Arbitration may be faster and less expensive than resolving disputes by litigation in court. The rules are usually less formal than in court; it is a private process that is not of public record. Arbitration is best handled by attorneys who understand real estate principals and the arbitration process issues. By agreeing to Arbitration, the Parties give up their rights to a jury trial and appeal. Arbitration decisions have been upheld even when arbitrators have made a mistake as to the law or the facts of the case. If Parties agree to arbitration, any dispute arising out of purchase and sale must (with some limited exceptions) be submitted to binding arbitration. Buyers and Sellers must decide on their own, or with the advice of legal counsel, whether to agree to arbitration. The Purchase Contract does not obligate the Brokers to participate in arbitration even if Buyers and Sellers agree to use that forum; however, Broker may have the option to voluntarily agree to participate. Brokers cannot give legal advice regarding these matters.

75. LEGAL ACTION: Sellers should disclose to Buyers any known claim or legal action (litigation or arbitration) which affects the title or use of the Property, whether or not that claim or legal action is resolved. Buyers should consult with their attorney regarding the affect that any disclosed claim or legal action may have on the value, development, use and enjoyment of the Property.

REGIONAL ISSUES:

76. LITIGATION BY OR AGAINST A CITY, COUNTY OR GOVERNMENTAL AGENCY: Buyers should investigate whether there is any pending litigation or administrative claim that may affect the value, development, use or enjoyment of the Property or impact the ability of the local community to provide necessary services. Buyers should check appropriate governmental websites.

77. COASTAL CONDITIONS: Property located near coastlines may be subject to frequent strong winds, wind-driven rain, fog, salty sea air and/or mist, as well as direct sunlight, any of which, alone or in combination, can impact the condition of the land as well as prematurely age structures and personal property items exposed to the elements. Coastal properties may be negatively impacted by ocean tides/currents, rising sea levels, increased risk of flooding, sinking land, and tsunamis. Erosion, warping and cracking of surfaces, failed seals on dual-paned windows, loss of siding or roof shingles, water intrusion and other problems are common; thus, coastal properties require regular, thorough maintenance efforts. Development, current and future use, maintenance, repair and remodeling of coastal properties may be regulated by the California Coastal Commission and other governmental agencies (see Paragraph 39). Buyers should investigate these conditions and restrictions as well as the cost of increased maintenance and repairs that may be needed. The foghorn located at the El Granada breakwater is audible at times and at various sound levels in adjacent coastal communities, depending upon weather conditions and proximity. California Emergency Management Agency ("Cal EMA") and the California Geological Survey ("CGS") have released California Tsunami Inundation Maps covering approximately 50% of the state's coastline and 100% of the San Francisco Bay Area. Buyers should investigate local emergency preparedness and potential tsunami hazards by going to the following websites: *www.myhazards.calema.ca.gov* and *www.consrv.ca.gov/cgs*.

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nd Development Commission ("BCDC") is charged with the responsibility of restoring Bay wetlands and marshes, preventing wetlands and mudflats from being filled, and supporting the continued [illegible] Bay, its tidelands and marshes may be subject to the jurisdiction of the BCDC, which may limit size and location of structures and impose other requirements and restrictions on property owners. Buyers of such property should contact BCDC at (415) 352-3600 for additional information.

79. BAY FILL: Some properties that are built on bay-fill have experienced salt leaching from the soil into and through concrete causing corrosion to the iron rebar in the foundations. Buyers of property built on bay fill should investigate this issue with qualified professionals.

80. AGRICULTURAL AREAS: Agricultural enterprises occasionally produce dust, noise and odors and utilize airborne fertilizers and pest control products which, depending on weather and other conditions, proximity and manner of application, may affect the environment and surrounding residential areas.

81. GOLF COURSES: There are several golf courses in San Mateo and Santa Clara Counties. Property located near a golf course may be affected by errant golf balls, noise, lighting or other problems that Buyers should investigate.

82. "LOCAL OPTION" DISCLOSURES: Cities and counties can enact "Local Option" disclosures, which require Sellers to disclose issues of local concern on a specifically required Disclosure Form. The Cities of Pacifica, Millbrae, South San Francisco and San Bruno have enacted ordinances requiring separate disclosures about noise generated by airports and aircraft. Sellers in the unincorporated areas of Santa Clara County are required to disclose specific information about that County's "right-to-farm" ordinance, the private well inspection disclosure ordinance, whether or not the Property is subject to a contract pursuant to the California Land Conservation Act of 1965 ("Williamson Act"), and whether the Property is subject to an open space easement agreement. Although Brokers may provide the Local Option Disclosure form to Sellers and Buyers, only the Seller is to complete the questions contained in that form.

83. AFFORDABLE HOUSING (MANDATED): Many cities are studying how to add units and "affordable housing" within their jurisdictions so as to comply with legal requirements, some are in litigation relating to affordable housing issues, and others have already implemented affordable housing plans. For more information about what any particular city is doing in regard to this topic, go to that city's website (the sites for cities in San Mateo and Santa Clara County are listed on the last page of this Advisory).

84. SIGNAGE & ADDRESS IDENTIIFICATION ORDINANCES: Many cities regulate the type and size of "For Sale" and other signs that may be located on private property and public property. The visibility, size and type of residential house numbers are also subject to various local regulations. In some cities, residential addresses must be illuminated.

LOCAL SAN MATEO COUNTY ISSUES

85. SAN MATEO COUNTY ONSITE WASTEWATER ORDINANCE: All new residential or commercial facilities that are unable to connect to a sewer line must install an Onsite Wastewater Treatment System ("OWTS"), depending on the size of the property and where it is located (e.g., Half Moon Bay, Portola Valley, Woodside and unincorporated areas of San Mateo County). For a new septic system, a site exam and soil percolation test must be completed prior to submission of a septic installation permit application. A remodel of properties serviced by existing OWTS may require an upgrade of the OWTS and additional plans or testing may be necessary. Existing septic tanks must be serviced by a certified septic pumping company that must provide the County with a copy of the written report regarding the condition of the septic tank within 30 days of pumping. If there are deficiencies noted in the OWTS, the County Environmental Health Department will notify the owner in writing of the needed corrections and the homeowner will then have 60 days to make the repairs. Securing septic inspection report is not a condition of sale unless Buyer and Seller agree in writing to conduct that inspection. Any resulting report must be provided to the County. Brokers cannot determine the impact or applicability of this ordinance; Buyers and Sellers should investigate this issue by going to the following website: www.smchealth.org/landuse.

86. DALY CITY 3R REPORT: Daly City requires sellers of residential property of 1 to 3 units to obtain a report of the residential building record ("3-R Report"), which must be provided to Buyers. The 3-R Report is prepared by the Daly City Building Division from its historical records only and is not based upon an actual inspection of the Property. The information in the 3-R Report may not be accurate or complete for various reasons. Although most of the City's records are computerized, many records were originally handwritten and incomplete. It is possible that errors could have occurred when the information was transferred from the original documents, and these errors might be repeated in subsequent 3-R Reports. However, the 3-R Report does contain useful information.

Buyers of residential property of 1 to 3 units in Daly City should not rely solely on the permit information contained in 3-R Reports. Some properties may have rooms, additions, structures or decks where there is no record of a permit ever having been issued for their construction. Such improvements may or may not have been built with a permit or officially finaled. If an improvement was constructed without all necessary permits or not in compliance with building codes, the City may require the owner to remove it or legalize it at substantial cost. Buyers should independently confirm the information contained in a 3-R Report during their inspection period, if any, and should engage the services of a qualified contractor, architect or other professionals to verify its information. For additional information or to request a 3-R Report, contact the Daly City Building Division, 333 90th Street, Daly City, California 94015-1895; Telephone (650) 991-8061.

87. FOSTER CITY LEVEE PROTECTION: For several years, the City of Foster City Public Works Department has been studying a plan to improve its Levee System which provides flood protection and creates recreational purposes. The planned improvements may increase local assessments. For more information go to www.fostercity.org/publicworks.

88. HALF MOON BAY: The City of Half Moon Bay settled a law suit resulting in the issuance of city bonds; the City will be using insurance proceeds to pay down its debt. Buyer should investigate whether this latest fiscal decision impacts the ability of Half Moon Bay to provide necessary services. For additional information go to www.hmbcity.com.

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quires Sellers of real property to provide buyers with a Statement of Compliance regarding proper installation of spark arresters, smoke alarms and address number visibility by means of illuminated numbers. Buyers and Sellers may not close escrow without receiving the Seller's Statement of Compliance form. The Town of Hillsborough also requires sewer lateral and water services testing procedures.

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The Town of Hillsborough Municipal Code 5.12.050 requires the issuance of a permit for possession and use of home alarm systems. These permits cannot be assigned to the Buyer as part of the sale of residential property. Buyers who are acquiring property in Hillsborough which is already equipped with a home alarm system or who intend to install a home alarm system must secure a new permit. Permit applications can be obtained at the Hillsborough Town Hall at 1600 Floribunda Avenue. For more information about the home alarm permit requirements, sewer lateral and water testing and other requirements for property located in Hillsborough go to the following website: www.hillsborough.net.

90. MILLBRAE FIRE SPRINKLER AND ILLUMINATED ADDRESS NUMBER ORDINANCES: The Millbrae Municipal Code requires that, in addition to complying with the State of California Smoke Detector law, fire sprinklers must be installed in the garage of any building or structure, including one or two family properties. This requirement is triggered when any addition, alteration or repair of the structure or building (with the exception of repairs to the exterior only) requiring a building permit is undertaken and the cost estimate exceeds $1,000.

The Millbrae Municipal Code also requires that all building addresses must be visible and legible from the street or road in front of the property and the addresses must be either internally or externally illuminated.

91. PORTOLA VALLEY RESIDENTIAL DATA REPORT AND HISTORIC PRESERVATION: The Town of Portola Valley requires sellers to provide buyers with a Residential Data Report from the Town listing the regularly authorized use, occupancy and zoning classification of the property. The information in the Residential Data Report is from historical records only and is not based upon an actual inspection of the property. The Residential Data Report may not be accurate or complete for various reasons. It is possible that errors could have occurred when the information was transferred from the original documents and these errors might be repeated in subsequent reports. However, these reports contain useful information regarding the permits that are of record with the Town. Buyers should independently confirm the information in the Residential Data Report during their inspection period, if any, including engaging the services of a qualified contractor, architect or other construction professional to verify the information in the Residential Data Report. For additional information or to request a Residential Data Report, go to the Town of Portola Valley's offices located at 765 Portola Road, Portola Valley, California 94028. For additional information, call (650) 851-1701. See also Paragraphs 27 and 28 of this Advisory.

92. REDWOOD SHORES: Redwood Shores is a master-planned community. Property located in Redwood Shores may be subject to multiple homeowners' associations. For more information about Redwood Shores, contact the managing agent for the Redwood Shores Owners' Association at the Manor Association (650) 637-1616 or go to the following website: www.RSOA.info. The Redwood Shores Community Association is a social and community advocacy organization which can be contacted at the following website: www.RSCA.org.

93. SAN MATEO CITY SUPPLEMENTAL FLOOD ZONE DISCLOSURE: The Federal Emergency Management Agency ("FEMA") has been investigating the possibility of expanding the flood hazard area designations for the City of San Mateo. . On July 13, 2009, the City Council for the City of San Mateo approved the formation of the South Bayfront Flood Control Facilities Assessment District to create a funding source for improvement of the City's levees. Buyer is advised to investigate this issue with the City of San Mateo, a third-party provider of Natural Hazard Disclosure Statements and their own insurance broker to determine the possible ramifications of expanding the flood designation on the value, use and enjoyment of the Property. For questions or concerns related to the South Bayfront Flood Control Facilities Assessment District, flood insurance, any FEMA related topics, and any other regulations which might impact property located in the City of San Mateo, contact the City Offices at (650) 522-7327 or go to the following website: www.cityofsanmateo.org.

LOCAL SANTA CLARA COUNTY ISSUES

94. ALDERCROFT HEIGHTS COUNTY WATER DISTRICT ("AHCWD"): AHCWD is a California Special District that provides water services in the Aldercroft Heights neighborhood of the Santa Cruz Mountains. Sellers are responsible for contacting the AHCWD's Business Office so that a final meter reading can be taken and a transfer fee is collected in escrow. To initiate water service, the Buyer must also contact the AHCWD's Business Office and all past due water service charges must be made current as a condition of receiving water service. Brokers have not determined and will not determine applicable charges. Buyers and Sellers should investigate this issue by calling (408) 353-4255 or going to the following website: www.aldercroftheightscwd.org.

95. LOS ALTOS HILLS: The Town of Los Altos Hills has established standards for roads and has compiled a list of private streets. Private streets can be converted to public streets under specified conditions. Buyers should investigate to determine if any given street is public or private or whether any given private street can be dedicated to the Town. For information about this or any other issues affecting property in the Town of Los Altos Hills, go to the following website: www.losaltoshills.ca.gov.

96. MORGAN HILL: The Santa Clara Valley Water District intends to drain Lake Anderson as part of its plan to rebuild Anderson Dam in 2016; the project will take approximately 3 years to complete. It is unknown what impact, if any, the retrofit project will have on the development, condition, use, and enjoyment of surrounding homes. Buyers are encouraged to investigate this project by contacting the Water District at www.valleywater.org.

97. SARATOGA: The City of Saratoga has enacted an ordinance which may require an occupancy inspection upon transfer of title on properties other than single family residences. For information about this or any other issues affecting property in Saratoga, go to the following website: www.saratoga.ca.us/

98. SUNNYVALE: The City of Sunnyvale has enacted an ordinance which requires storm water run-off management by owners of certain types of buildings. This ordinance may impact some common interest developments which may trigger a point-of-sale disclosure by the Homeowners' Association. Sellers and Buyers should investigate whether or not the ordinance is applicable and its impact, if any, on the Property. For further information go to: Sunnyvale.ca.gov.

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SITES

County and municipal websites can be a useful source of information about their communities including, but not limited to, representatives, services, ordinances, demographics and local news. These websites may also have links to other resources such as other governmental agencies, non-profit community based organizations, and for-profit entities. While these links are provided for your convenience in accessing the information you seek, this Advisory does not warrant or guarantee the accuracy of the information provided by these sites and resources.

COUNTY OF SAN MATEO: http://www.co.sanmateo.ca.us/

CITIES AND TOWNS WITHIN SAN MATEO COUNTY:

Town of Atherton:	http://www.ci.atherton.ca.us/
City of Belmont:	http://www.belmont.gov/
City of Brisbane:	http://www.ci.brisbane.ca.us/
Township of Broadmoor:	website unknown
City of Burlingame:	http://www.burlingame.org/
Town of Colma:	http://www.colma.ca.gov/
City of Daly City:	http://www.dalycity.org/
City of East Palo Alto:	http://www.ci.east-palo-alto.ca.us
City of Foster City:	http://www.fostercity.org/
City of Half Moon Bay:	http://ci.half-moon-bay.ca.us/
Town of Hillsborough:	http://www.hillsborough.net/
City of Menlo Park:	http://www.ci.menlo-park.ca.us/
City of Millbrae:	http://www.ci.millbrae.ca.us/
City of Pacifica:	http://www.cityofpaciica.org/
Town of Portola Valley:	http://www.portolavalley.net/
City of Redwood City:	http://www.ci.redwood-city.ca.us/
City of San Bruno:	http://sanbruno.ca.gov/
City of San Carlos:	http://www.cityofsancarlos.org/
City of San Mateo:	http://www.ci.sanmateo.ca.us/
City of S. San Francisco:	http://www.ci.ssf.ca.us/
Town of Woodside:	http://www.woodsidetown.org/

COUNTY OF SANTA CLARA: http://www.sccgov.org

CITIES AND TOWNS WITHIN SANTA CLARA COUNTY:

City of Campbell:	http://www.ci.campbell.ca.us/
City of Cupertino:	http://www.cupertino.org/
City of Gilroy:	http://www.cityofgilroy.org/cityofgilroy/
City of Los Altos:	http://www.ci.los-altos.ca.us/
Town of Los Altos Hills:	http://www.losaltoshills.ca.gov/
Town of Los Gatos:	http://www.town.los-gatos.ca.us/
City of Milpitas:	http://www.ci.milpitas.ca.gov/
City of Monte Sereno:	http://www.montesereno.org/
City of Morgan Hill:	http://www.morgan-hill.ca.gov/
City of Mountain View:	http://www.ci.mtnview.ca.us/
City of Palo Alto:	http://www.cityofpaloalto.org/
City of San Jose:	http://www.sanjoseca.gov/
City of Santa Clara:	http://santaclaraca.gov/
City of Saratoga:	http://www.saratoga.ca.us/
City of Sunnyvale:	http://www.sunnyvale.ca.gov/

ELECTRONIC SIGNATURES

You may be able to sign transaction documents electronically making it possible to skip from one signature line to the next and thus easier to ignore the terms and conditions to which a signature or initial applies. If you choose to sign documents electronically be certain to take your time to read each document thoroughly and only sign or initial those documents that you with full knowledge and consent intend to sign.

SELLERS AND BUYERS ACKNOWLEDGE THE FOLLOWING REGARDING BROKERS:

1. Brokers do not warrant or guarantee the past, present or future condition of the Property and shall not be responsible for any unknown, undisclosed facts regarding the condition of the Property;
2. Brokers have no duty to inspect and will not inspect (a) any areas of the Property that are not reasonably and normally accessible to Broker; (b) any areas that are located offsite of the Property, (c) common areas, (d) public records or permits of any kind regarding the state of title or the use of the Property, or (e) any matter affecting or relating to the Property that is described in this Advisory;
3. Brokers have not verified and will not verify square footage or size of structures or land, boundary lines of the Property, statements made by others (including but not limited to Sellers), information contained in inspection reports, the MLS, or in advertisements, flyers or other promotional material, or any other matters described in this Advisory, unless otherwise agreed in writing;
4. Brokers do not guarantee and shall not be responsible for the labor or services or products provided by others to or on behalf of Buyers and/or Sellers and do not guarantee and shall not be responsible for the quality, adequacy, completeness or code compliance of repairs made by Sellers or by others. Sellers and Buyers may select any professionals that they choose to retain; and
5. Brokers are not qualified to give legal, tax, insurance or title advice; therefore, Sellers and Buyers should consult the appropriate professionals for such advice.

This document may be signed in counterparts.

BY SIGNING BELOW, BUYERS AND SELLERS ACKNOWLEDGE THAT THEY HAVE READ, UNDERSTAND, AND HAVE RECEIVED A COPY OF THIS 17 PAGE ADVISORY.

DATE: 04-13-2019 SELLER Michael Lee
Michael Lee

DATE: 04-05-2019 SELLER Amy Lee
Amy Lee

DATE: 5/12/2019 BUYER DocuSigned by:
1B32[illegible]

DATE: 5/12/2019 BUYER DocuSigned by: Yii Wen Chuah
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Cyber Security and Wire Fraud Advisory

ALAIN PINEL REALTORS

Cyber crime has become rampant in the United States. Equifax has lost over 145 million credit files to cyber criminals. All industries including the real estate industry have been experiencing increasing numbers of cyber security breaches and wire fraud events. Some of these cyber invasions compromise the data and/or computer systems of a company in a manner that will disable the computer network or encrypt data until a ransom has been paid; other events are designed to gain unauthorized access to computer networks, email systems and individual user's e-mail accounts. These forms of cyber invasions have been attempted with varying degrees of success against real estate brokers and agents, including Alain Pinel Realtors, title companies, escrow companies, and lenders.

Cyber criminals obtain social security numbers, bank account information, credit card numbers, and wire transfer instructions. Their schemes misdirect deposits or real estate sales proceeds to the cyber criminal's accounts which are usually, but not always, outside the State of California. Those accounts, in turn, wire the funds to banks which are outside of the United States, and it has been very difficult or even impossible to recover them.

Please take precautions so you won't become a victim of cybercrime or wire fraud. Use cashier's checks if possible. Be careful to protect your personal information and passwords. Do not click on links or attachments in unsolicited emails. Criminals use email addresses and phone numbers that are very similar to the real one for a company.

A common sense way to avoid cyber theft is to avoid the use of wire transfers. Cashier's checks delivered to the title company or escrow holder reduce cyber crime and wire fraud. ***The best way to safeguard your deposits or sales proceeds is to make those transactions with a cashier's check.***

If you prefer to wire funds, you are advised that cyber criminals are hacking email accounts and sending emails with fake wire instructions and fake phone numbers. These emails are convincing and sophisticated. Your real estate broker or agent should never email or text wire instructions to you. ***NEVER TRUST WIRE INSTRUCTIONS RECEIVED VIA EMAIL OR TEXT.***

There are several ***rules*** that should be followed if you intend to use a wire transfer of funds:

1. ***Never wire funds outside of the State of California.***

2. ***Personally, confirm*** wire transfer instructions by telephone with your escrow officer. Make sure the person on the phone is your escrow officer and not someone impersonating that person. Obtain the phone number from a trusted source, and ***not*** from an email or text.

3. ***Never*** wire funds to an entity or account other than to your California escrow holder. Your escrow holder in most cases is a title company. If you have wired funds to one escrow account, do not later wire funds to a different address or account.

4. ***Have Bank confirm.*** Instruct your bank to confirm not just the account number, but also the name on the account before sending a wire transfer.

5. ***Verify promptly.*** Call the escrow holder to verify your funds were received by the proper party. Detecting quickly that you wired money to a wrong account will give you the best chance of recovering your money.

Cyber Security and Wire Fraud Advisory (Page 2)

ALAIN PINEL REALTORS

If you discover or believe that you have been the victim of a wire fraud or another cyber crime, ***IMMEDIATELY*** contact your bank, your escrow holder, and your real estate agent. Also, ***IMMEDIATELY*** contact the Federal Bureau of Investigation and local law enforcement.

THE FBI FINANCIALS CRIME UNIT IS OPEN 24 HOURS A DAY TO ACCEPT YOUR CALL. THEIR TELEPHONE NUMBER IS (310) 477-6565.

For more information about cyber crime see:

Federal Bureau of Investigation https://www.fbi.gov/

National White Collar Crime Center http://www.nw3c.org/

On Guard Online https://www.onguardonline.gov/

By signing below, the undersigned acknowledge that each has read, understands, and has discussed the information in this Cyber Security and Wire Fraud Advisory with his or her real estate agent.

Buyer DocuSigned by: 1B326C87613D453... Date 5/12/2019

Buyer DocuSigned by: Yii Wen Chuah 34550070B68B444... Date 5/12/2019

Seller Michael Lee Date 04-13-2019
Michael Lee

Seller Amy Lee Date 04-05-2019
Amy Lee

Agent for Seller Daryl Sid Date 04-08-2019
Daryl Sid

Agent for Buyer DocuSigned by: Nabeal Altareb 140B21FF6DF44A5... Date 5/12/2019

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Advisory Regarding Completing Documents Electronically

ALAIN PINEL REALTORS

PLEASE READ THE FOLLOWING IMPORTANT INFORMATION REGARDING SIGNING DOCUMENTS ELECTRONICALLY.

During a real estate listing and/or real estate sale transaction you may be asked to sign various documents electronically if you are willing to use that method. Because of the nature of electronic documents it is possible to skip from one signature line to the next, making it easy to ignore the language of the paragraph(s) to which the signatures or initials apply. Because of this feature of electronic signatures it is important that you read and understand the following recommendations:

1. **PLEASE READ EACH DOCUMENT:** It is important that you read and understand each transaction document prior to initialing any paragraphs or pages or signing the document where indicated. You should take the time to thoroughly read through each document and make sure that you understand what you are signing, just as you should do if you were signing paper versions of these documents. You may have to scroll up or down to read a whole page.

2. **TAKE YOUR TIME:** There may be a temptation to just skip from one place indicated for your signature to the next. This is easy to do when signing documents in an electronic format. However, it is essential that you **TAKE YOUR TIME**. Review the entire document before initialing or signing.

3. **OPTIONAL SIGNATURES OR INITIALS:** If there is an indication that a signature or initial is optional, such as for Liquidated Damages or Arbitration paragraphs, take your time to consider whether you want to sign/initial that paragraph so as to make it a part of the contract.

4. **MORE THAN ONE SIGNER:** If more than one person is required to sign the following documents, it is essential that each party separately affix their signatures where indicated on each document.

5. **PRINT A COPY:** Before sending the documents after signature, print a copy; because once you send the documents they are gone making it difficult to obtain a copy of what you signed.

6. **QUESTIONS OR CONCERNS: If you have any questions or concerns it is important that you call or email your real estate professional or if you need legal, tax or insurance advice, be certain to consult the appropriate professional(s).**

I acknowledge receipt and I have carefully read this Advisory.

Seller/Buyer: DocuSigned by: _____ 1B326C87613D453... **Date:** 5/12/2019

Seller/Buyer: DocuSigned by: Yii Wen Chuah 34550070B68B444... **Date:** 5/12/2019

Instanet forms

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Homeowner Association Document Advisory for Buyers

ALAIN PINEL REALTORS

When selling a property located in a Common Interest Development ("CID"), the law requires Sellers to provide Buyers with several types of documents that are created and maintained by the Homeowners Association ("HOA"). Because the HOA material often consists of numerous pages, Buyers may not take the time to thoroughly review these important documents prior to removing their HOA document review contingency and/or proceeding with their purchase. It is critical that Buyers carefully review all HOA documents to determine for themselves if the property they are acquiring meets their current and future use and enjoyment of the property.

AS A BUYER, YOU ARE STRONGLY ADVISED BY YOUR BROKER TO REVIEW ALL HOMEOWNER ASSOCIATION DOCUMENTS, WITH APPROPRIATE PROFESSIONALS, IF NECESSARY, TO UNDERSTAND THEIR CONTENTS, AS THESE DOCUMENTS WILL GOVERN, AFFECT AND, IN SOME CASES, LIMIT YOUR CURRENT AND FUTURE USE AND ENJOYMENT OF THE PROPERTY.

While it is important to review and understand all transaction documents that you receive, you should pay special attention to the following issues which are frequently areas of concern for Buyers of property located in a CID:

1. Covenants, Conditions and Restrictions: The CC&R's are the main provisions governing the HOA, how it is run, and basic rights, duties and obligations of the HOA and individual members. CC&R's are recorded documents and after the HOA is formed, it is extremely difficult to change the CC&R's.

2. Rules and Regulations: If promulgated by the HOA, the Rules and Regulations usually detail how the HOA will handle routine, day-to-day matters often affecting common area usage, expenses, etc.

3. Minutes: Most HOAs prepare Minutes summarizing Board of Directors' Meetings. The Minutes often detail past, current and future (proposed) events, issues, and expenses such as existing or planned litigation, repairs, improvements or needed changes in the dues and/or additional assessments. The Minutes must be reviewed thoroughly because these documents are often the best source of information as to what will be happening with the common area, the individual units and your ability to use and enjoy the property after escrow closes.

4. Financial Information: To the extent that there are detailed financial accounts regarding the funds that have been paid to and/or owed to the HOA, you should pay particular attention to the rate of delinquency, the adequacy of the funding of the reserves, any current or planned assessments, and any operating losses. The financial information from the HOA may be contained in numerous documents, including but not limited to: Pro Forma Operating Budget, Assessment and Reserve Funding Disclosure Summary, Financial Statement Review, Assessment Enforcement Policy, Insurance Summary, Regular Assessment, Special Assessments and Emergency Assessments.

A. It is essential that you understand the financial status of the HOA: For example, have the reserves been properly and adequately funded? Are there many delinquent dues and assessment payments, etc. The financial status of the HOA could impact your future costs of owning the property.

B. Any documented comments regarding pending or future assessments are critical information and will usually appear in the Minutes of the Board of Directors, and on the HOA disclosure form itself.

C. If there are special or emergency assessments, Buyers need to know if those assessments are currently due in full or whether they are due only in monthly installments. If you are not certain, you should request that the HOA clarify that information. The Purchase Agreement will determine whether the assessment payment will be paid by the Seller at Close of Escrow, or whether the payments are prorated and you as the Buyer will be responsible for the monthly payments after Close of Escrow.

D. If you have any questions or concerns about the financial status, strength or stability of the HOA, contact your accountant who may be able to provide a professional assessment of the HOA's finances.

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E. There are independent services available which will review the HOA documentation and give an opinion of the financial status of a HOA for a fee which is typically $300.00 to $500.00 depending upon the services to be provided and the extent of the HOA documentation. Buyers should consider this to be a good investment when buying CID property. Your real estate broker can provide additional details about these services but real estate licensees are not qualified to assess the financial viability of any HOA.

5. Noise: Due to noise and other factors, HOA s often restrict the type of floor and/or wall material that can be used in certain units and/or the number of pets. You should directly contact the HOA Board to determine whether or not the property can be used for your intended purposes. You should also determine whether or not the property meets your subjective personal preferences and needs.

6. Common Areas: Those portions of a CID that are not wholly owned by the individual homeowners are designated as "Common Areas." Usually, the CC&R's and/or the By-Laws will define what constitutes the Common Areas, how they are used, who gets to use them, and who is responsible for maintenance. Some Common Areas may be available for use by all members and their guests, such as a lobby or garden. However, some Common Areas may be "Restricted" or "Exclusive Use" Common Areas with access limited to homeowners (this is often true with swimming pools and spas), or may be restricted to just one homeowner, such as a roof deck, balcony or patio. In some instances, the homeowner may be responsible for maintenance of certain Restricted or Exclusive Use Common Areas. You should determine for yourself whether there are any restrictions affecting the Common Areas which could impact your intended use and enjoyment of the property.

7. Parking and Storage: You should determine for yourself whether or not the allotted parking space(s) are adequate to park your vehicle(s) in the assigned spaces by actually parking in those spaces. Parking space(s) and storage space(s), if any, may be described in a Condominium Map or in the Preliminary Report issued by a Title Company. The actual markings, striping and numbering of these space(s) may not accurately reflect the actual spaces and may be in conflict with the space(s) designated in the recorded documents. It is therefore crucial that you personally determine if the parking and storage space(s) that are designated in the recorded documents are actually the space(s) being transferred to you and that those space(s) are acceptable for your needs and intended uses of the property.

8. Litigation: Many CID's have been involved in, or are presently involved in, or may become involved in, litigation regarding the design, construction, maintenance and/or condition of all or a part of the Development. Whether or not these lawsuits are successful, litigation is expensive and the cost of such legal actions may impact not only the adequacy of the HOA reserves but also the amount of current or future assessments.

9. Special Needs: HOA documents may limit the number and size of pets but only if the HOA accommodates "service" and/or "companion" animals. HOAs on their own, or because of local ordinances, may limit or completely ban smoking and/or vaping in common areas or units. The ability for new Buyers to rent units and/or ability to operate any type of business in the units may also be limited or completely forbidden. Therefore, it is important that you review ALL HYOA documents to ascertain whether there are any limitations on your particular needs or planned use of the property.

10. Brokers: Real estate licensees who forward HOA documentation to you have not verified and will not verify that information unless they agree to do so in writing.

The undersigned Buyer acknowledges receipt of this 2-page Advisory.

Buyer: DocuSigned by: _____ Date: 5/12/2019
1B326C87613D453...

Buyer: DocuSigned by: Yii Wen Chuah Date: 5/12/2019
34550070B68B444...

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www.prdsforms.com

PRDS® COMMON INTEREST DEVELOPMENT ("CID") ADVISORY

DESIGNED FOR USE WITH PRDS® FORMS

EQUAL HOUSING OPPORTUNITY

REALTOR®

This Advisory is intended to be used in connection with the purchase and sale of property that is in a Common Interest Development ("CID"). The term CID refers to and includes condominiums, condominium projects, planned developments (or planned-unit developments), and common-interest subdivisions in which exclusive rights of use or ownership are coupled with real property rights owned or enjoyed in common with others. If the Property is a CID there usually will be a Homeowners' Association ("HOA") as well as governing documents that pertain to the HOA, individual properties and the Common Areas. Some neighborhoods have established HOAs that may charge dues and enforce their own restrictions.

Note: This Advisory is not a disclosure regarding any particular CID nor is it part of any Contract.

If the Property is located in a CID, the Seller should request that the HOA provide all required documents regarding the HOA operation and expenses to meet the Seller's disclosure obligations under Civil Code Section 4525 including but not limited to the "Governing Documents." Governing Documents generally include the CC&Rs, Declaration, Bylaws, Operating Rules, Articles of Incorporation, Financial Statement, Annual Budget, and Assessment & Reserve Funding. Although Sellers can legally provide their own copies of the required documents, the best practice is to have the HOA provide the documents so that the Buyer receives the most current and complete information and documentation.

⚠ CAUTION: SELLERS OF A UNIT IN A CID ARE OBLIGATED TO PROVIDE ALL HOA DOCUMENTATION EVEN IF THE HOA OR ITS MANAGEMENT COMPANY CANNOT OR WILL NOT PROVIDE THAT DOCUMENTATION.

It is important that Buyers receive the most current version of all governing documents directly from the HOA rather than from an earlier transaction. Buyers need to carefully examine all HOA documents that are provided and compare those documents with the list of required disclosures specified in the PRDS® RHOD or the California Association or REALTORS® HOA forms. If any document(s) are missing, Buyers should send a written request to the Seller that the Seller provide the missing documents and/or provide a written explanation for why the document(s) were not included with the other HOA documents. Some HOAs, especially smaller ones, do not prepare or keep all documents required by the law, such as reserve studies, minutes of all meetings and/or financials. As a result, Buyers may only receive a portion of the state required documents; in which case Buyers must be aware that they are buying into an HOA without the benefit of the information those documents would provide.

Any changes or improvements to a unit generally require review and approval by the HOA.The HOA may impose significant restrictions on those changes including, but not limited to, imposing maintenance and/or indemnification obligations if any damages occur. Buyers should review all HOA restrictions and determine the impact of those restrictions during their contingency period, if any, if they intend to make changes such as adding solar energy systems onto Common Area roofs or adding special equipment for televisions and other electronic equipment. HOAs may restrict the type of floor and/or wall material that can be used in certain units because of noise concerns. Buyers should directly contact the HOA management company and/or HOA Board to determine whether or not the Property can be used for Buyers' intended purposes including, but not limited to, whether or not the Property can be used by new owners for rental purposes. Buyers should also determine whether or not the Property meets the Buyers' subjective personal preferences.

⚠ CAUTION: BUYERS SHOULD CAREFULLY REVIEW THIS ADVISORY BEFORE MAKING AN OFFER OR REMOVING ANY APPLICABLE CID CONTINGENCY. HOA DOCUMENTS WILL GOVERN, AFFECT AND, IN SOME CASES, LIMIT BUYERS' CURRENT AND FUTURE USE AND ENJOYMENT OF THE PROPERTY.

Buyers should retain the services of experts, such as attorneys, accountants or others who specialize in reviewing HOA documents to assist Buyer in evaluating all issues relating to the purchase of property in a CID, including, but not limited to, the adequacy of the reserves and whether or not the Property is suitable for the Buyers' current and future intended uses. Brokers are not qualified to make these determinations.

There are independent services available which will review the HOA documentation and give an opinion of the financial status of a HOA; the fee is typically $300.00 to $500.00 depending upon the services provided and the extent of the HOA documentation. Buyers should consider this to be a good investment when buying a property in a CID. Brokers can provide additional details about these services but real estate licensees are not qualified to assess the financial viability of any HOA.

While it is important to review and understand all transaction documents that you receive, buyers should pay special attention to the following types of documents and issues which are frequently areas of concern when buying property in a CID:

1. **COVENANTS, CONDITIONS & RESTRICTIONS:** The CC&Rs are the main provisions governing the HOA, how it is run, and basic rights, duties and obligations of the HOA and individual members. CC&Rs are recorded and after the HOA is formed, it is extremely difficult to change the CC&Rs.

2. **BYLAWS, RULES & REGULATIONS:** Bylaws address the general operation of the HOA. If promulgated by the HOA, the Rules & Regulations usually detail how the HOA will handle routine, day-to-day matters often affecting Common Area usage, expenses, and other administrative issues.

3. **MINUTES:** Most HOAs prepare Minutes summarizing what has occurred at Board of Directors' Meetings. The Minutes often detail past, current and future/proposed events, issues and expenses such as existing or planned litigation, repairs, improvements or needed changes in the dues and/or additional assessments. The Minutes are often the best source of information as to what will be happening with the Common Area, the individual units and your ability to use and enjoy the property after escrow closes.

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4. **FINANCIAL INFORMATION:** Pay particular attention to detailed financial accounts regarding funds paid to and/or owed to the HOA; ascertain the number of delinquent dues and assessments, the adequacy of the funding for the reserves, any current or planned regular, special or emergency assessments, and operating losses. The financial information from the HOA may be contained in numerous documents, including but not limited to: Pro Forma Operating Budget, Assessment and Reserve Funding Disclosure Summary, Financial Statement Review, Assessment Enforcement Policy, Insurance Summary, Regular Assessment, Special Assessments and Emergency Assessments. Inadequate reserve levels for maintenance, repair and replacement of major components for the Common Area may reduce the value, desirability and/or marketability of the Property, and may, over time, result in significant increases in dues, fees and/or assessments.

5. **COMMON AREA:** Those portions of a CID that are not wholly owned by the individual unit owners are designated as "Common Areas." Usually, the CC&Rs and/or the By-Laws will define what constitutes the Common Areas, how those areas are to be used, who can use those areas and who is responsible for maintenance. Common Areas may be available for use by all members and their guests (such as a lobby or garden) but some Common Areas may be "Restricted" or "Exclusive Use" with access limited to owners (such as swimming pools and spas) or may be restricted to just one owner, (such as balcony, deck or patio). In some instances, the unit owner may be responsible for maintenance of certain Restricted or Exclusive Use Common Areas. You should determine for yourself whether there are any restrictions affecting the Common Areas which could impact your intended use and enjoyment of the property.

6. **PARKING & STORAGE:** You should determine for yourself whether or not the allotted parking space(s) are adequate to park your vehicle(s) in the assigned spaces by actually parking in those spaces. Parking space(s) and storage space(s), if any, may be described in a Condominium Map or in the Preliminary Report issued by a Title Company. Existing markings, striping and numbering or other forms of identification may not accurately reflect any actual space and may conflict with the space(s) designated in recorded documents. It is therefore crucial that you personally determine if the parking and storage space(s) designated in the recorded documents are actually the space(s) being transferred to you and that those space(s) are acceptable for your needs and intended uses. Electric vehicle charging devices may not be feasible.

7. **CONTRACTUALLY AGREED UPON OR RECOMMENDED REPAIRS:** Any contractually agreed upon repairs and/or repairs recommended in any inspection report may be subject to the approval of, and limited by, the HOA. Involvement of the HOA in that process may impact the ability of the Buyer and Seller to make repairs, obtaining financing, and/or impact the timing on the Close Escrow.

8. **LITIGATION:** Many CIDs have been involved in, or are presently involved in, or may become involved in, litigation regarding the design, construction, maintenance and/or condition of all or a part of the Development. Whether or not these lawsuits are successful, litigation is expensive and the cost of such legal actions may impact not only the adequacy of the HOA reserves but also the amount of current or future assessments and the ability to secure financing and insurance.

9. **ADDITIONAL CONSIDERATIONS:** HOA documents may, under certain circumstances, limit the number and size of pets, however, the HOA must accommodate "service" and/or "companion" animals. HOAs on their own, or because local ordinances, may limit or completely ban smoking of any substances and/or vaping in Common Areas or units which include "townhome" style communities. The ability for new Buyers to rent units and/or the ability to operate any type of business in the units may also be limited or completely forbidden by the HOA. The ratio of owner-occupied to non-owners occupied units can impact the ability to secure financing and insurance. Therefore, it is important that you review ALL HOA documents to ascertain whether there are any limitations on your particular needs or planned use of the property.

Because most CIDs are run as a democracy, the operation of a CID and what any particular Owner may be allowed to do with their Property and/or the Common Area may change over time based upon the changing demographics of the other Owners and/or Board Members.

Real estate licensees who forwarded this Advisory and/or any HOA documentation to the undersigned have not verified and will not verify that information unless they agree to do so in writing.

THE UNDERSIGNED ACKNOWLEDGE RECEIPT OF THIS 2 PAGE ADVISORY WHICH CAN BE SIGNED IN COUNTERPART.

Date: 04-13-2019 **Seller:** Michael Lee
Michael Lee

Date: 04-05-2019 **Seller:** Amy Lee
Amy Lee

Date: 5/12/2019 **Buyer:** DocuSigned by: 1B326C87613D453...

Date: 5/12/2019 **Buyer:** DocuSigned by: 34550070B68B444...

DocuSign Envelope ID: F449A592-7229-4D81-BFB2-35735A7AF6A0

620 Mariposa Avenue #4, Mountain View, CA 94041

~ Mariposa Court Homeowners Association ~

Receipt of HOA Docs

1.	HOA Demand Request	02 pages
2.	Enabling Declarations	30 pages
3.	By Laws and Articles of Incorporation	14 pages
4.	Financial Statements	132 pages
5.	Operating Budget	01 page
6.	Board Meeting Minute Notes	02 pages
		========
TOTAL PAGES		**181 pages**

Agents have not verified any of the information contained in these documents that were prepared by others. Buyers need to satisfy themselves as to issues discussed in these documents, disclosures and reports.

Buyers hereby acknowledge receipt of above documents:

Buyer: DocuSigned by: _____ Date: 5/12/2019

DocuSigned by: 4BB3C6678B2D453...

Buyer: Yii Wen Chuah _____ Date: 5/12/2019

34550070B68B444...

Listing Agent: Alain Pinel Realtors – Daryl Sid 650-323-1111

Revised-CMZ-041919

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Environmental Hazards Combined Booklet
Receipt and Acknowledgement

TO WHOM IT MAY CONCERN:

I received a copy of the following booklet from the Broker(s) in this transaction: "Homeowner's Guide to Earthquake Safety & Environmental Hazards" - - a combination of "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants, 2011" including toxic mold, "Protect Your Family From Lead In Your Home", "What Is Your Home Energy Rating (HERS)", and "The Homeowner's Guide to Earthquake Safety" including natural gas safety.

620 Mariposa Avenue #4 **Mountain View, CA 94041**

PROPERTY ADDRESS

Seller(s) X _____

X _____

Date X _____

Listing Broker **Alain Pinel Realtors**

Listing Agent X _____

Date X _____

Buyer(s) X DocuSigned by: _____ 1B326C87813D453...

X DocuSigned by: Yii Wen Chuah 34550070B68B444...

Date X 5/12/2019

Selling Broker Keller Williams Palo Alto

Selling Agent X DocuSigned by: Nabeal Altareb 140B21FF6DF44A5...

Date X 5/12/2019

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JCP LGS HAZARD DISCLOSURES

JCP-LGS Residential Property Disclosure Reports

Natural Hazard Disclosure (NHD) Report For SANTA CLARA County

Property Address: 620 MARIPOSA AVE #4
MOUNTAIN VIEW, SANTA CLARA COUNTY, CA 94041
("Property")

APN: 154-39-004
Report Date: 03/11/2019
Report Number: 2442066

Statutory Natural Hazard Disclosure ("NHD") Statement and Acknowledgment of Receipt

The seller and seller's agent(s) or a third-party consultant disclose 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 Property. Seller hereby authorizes any agent(s) representing any principal(s) in this action 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 and seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer. THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency
Yes___ No X Do not know and information not available from local jurisdiction ___

AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.
Yes X No___ Do not know and information not available from local jurisdiction___

A VERY HIGH FIRE HAZARD SEVERITY ZONE pursuant to Section 51178 or 51179 of the Government Code. The owner of this Property is subject to the maintenance requirements of Section 51182 of the Government Code.
Yes___ No X

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this Property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.
Yes___ No X

AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.
Yes___ No X

A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.
Yes (Landslide Zone)___ Yes (Liquefaction Zone)___

No X Map not yet released by state___

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. SELLER(S) AND BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Michael Lee	04-13-2019	Amy Lee	04-05-2019
Signature of Seller(s)	Date	Signature of Seller(s)	Date
Daryl Sill	04-08-2019		
Signature of Seller's Agent	Date	Signature of Seller's Agent	Date

☐ Seller(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the transferor(s) and agent(s).

☒ Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Section 1103.4 of the Civil Code. Neither seller(s) nor their agent(s) (1) has independently verified the information contained in this statement and Report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) FIRST AMERICAN PROFESSIONAL REAL ESTATE SERVICES, INC. OPERATING THROUGH ITS JCP-LGS DIVISION.
Date 11 March 2019

Buyer represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller(s) or agent's disclosure obligations in this transaction.

DocuSigned by: 5/12/2019		DocuSigned by:	5/12/2019
Signature of Buyer(s) 1B326C87613D453...	Date	Signature of Buyer(s) 34550070B68B444...	Date

BUYER(S) REPRESENTS ABOVE HE/SHE HAS RECEIVED, READ AND UNDERSTANDS THE COMPLETE JCP-LGS DISCLOSURE REPORT DELIVERED WITH THIS SUMMARY:

A. Additional Property-specific Statutory Disclosures: Former Military Ordnance Site, Commercial/Industrial Use Zone, Airport Influence Area, Airport Noise, San Francisco Bay Conservation and Development District Jurisdiction (in S.F. Bay counties only), California Energy Commission Duct Sealing Requirement, Notice of Statewide Right to Farm, Notice of Mining Operations, Sex Offender Database (Megan's Law), Gas and Hazardous Liquid Transmission Pipeline Database.
B. Additional County and City Regulatory Determinations as applicable: Airports, Avalanche, Blow Sand, Coastal Zone, Dam/Levee Failure Inundation, Debris Flow, Erosion, Flood, Fault Zone, Fire, Groundwater, Landslide, Liquefaction, Methane Gas, Mines, Naturally Occurring Asbestos, Redevelopment Area, Right to Farm, Runoff Area, Seiche, Seismic Shaking, Seismic Ground Failure, Slope Stability, Soil Stability, Subsidence, TRPA, Tsunami.
C. General advisories: Methamphetamine Contamination, Mold, Radon, Endangered Species Act, Abandoned Mines, Oil & Gas Wells, Tsunami Maps (coastal only), Wood-burning fireplaces.
D. Additional Reports - Enclosed if ordered: (1) PROPERTY TAX REPORT (includes state-required Notices of Mello-Roos and 1915 Bond Act Assessments, and Notice of Supplemental Property Tax Bill, (2) ENVIRONMENTAL SCREENING REPORT (discloses Transmission Pipelines, Contaminated Sites, and Oil & Gas Wells). Enclosed if applicable: Local Addenda.
E. Government Guides in Combined Booklet with Report. Refer to Booklet: (1) ENVIRONMENTAL HAZARDS: "A Guide for Homeowners, Buyers, Landlords and Tenants"; (2) EARTHQUAKE SAFETY: "The Homeowners Guide To Earthquake Safety" and included "RESIDENTIAL EARTHQUAKE HAZARDS REPORT FORM"; (3) LEAD-BASED PAINT: "Protect Your Family From Lead In Your Home"; (4) BRIEF GUIDE TO MOLD, MOISTURE AND YOUR HOME; (5) WHAT IS YOUR HOME ENERGY RATING? Government Guides are also available on the Company's "Electronic Bookshelf" at [redacted]

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Visit Us on our Website: www.ctic.com

CHICAGO TITLE COMPANY

ISSUING OFFICE: 675 North First Street, Suite 400, San Jose, CA 95112

FOR SETTLEMENT INQUIRIES, CONTACT:
Chicago Title Company
917 Alma St. • Palo Alto, CA 94301
(650)324-1984 • FAX (650)327-7918

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Where Local Experience And Expertise Make A Difference

PRELIMINARY REPORT

Title Officer: Margo Adams
Email: margo.adams@titlegroup.fntg.com
Title No.: FWPS-2989190271-MA

Escrow Officer: Kim Robertson
Email: RobertsonK@CTT.com
Escrow No.: FWPS-2989190271 -KR

Received, Reviewed & Acknowledged
20 Pages

TO: Alain Pinel Realtors
578 University Avenue
Palo Alto, CA 94301
Attn: Daryl Sid

Signature DocuSigned by: [signature] 1B8B6C67612D458...
Signature [signature]
Date 5/12/2019 84350070B68B444...

PROPERTY ADDRESS(ES): 620 Mariposa Avenue #4, Mountain View, CA

EFFECTIVE DATE: February 27, 2019 at 07:30 AM

The form of policy or policies of title insurance contemplated by this report is:

1. THE ESTATE OR INTEREST IN THE LAND HEREINAFTER DESCRIBED OR REFERRED TO COVERED BY THIS REPORT IS:

   A CONDOMINIUM, AS DEFINED IN SECTIONS 783 AND 4125 OF THE CALIFORNIA CIVIL CODE, IN FEE

2. TITLE TO SAID ESTATE OR INTEREST AT THE DATE HEREOF IS VESTED IN:

   Michael H. Lee and Amy F. Lee, husband and wife, as community property with right of survivorship

3. THE LAND REFERRED TO IN THIS REPORT IS DESCRIBED AS FOLLOWS:

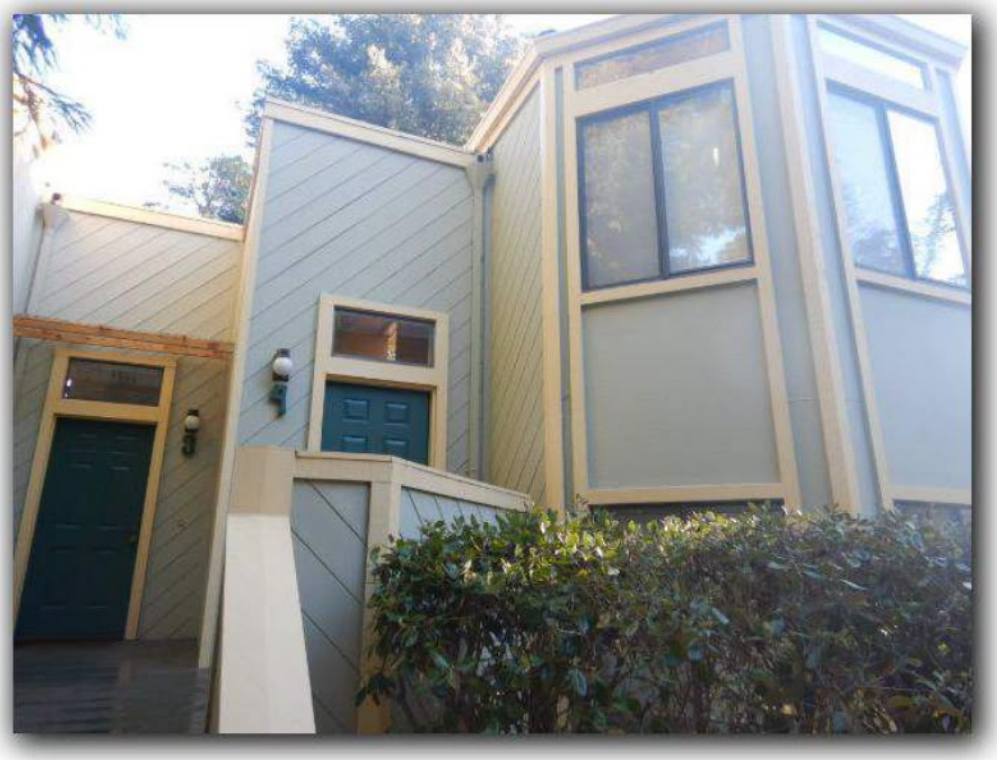
   SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

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Received, Reviewed & Acknowledged
43 Pages
Signature DocuSigned by: [signature] 5326D37613D453...
Signature [signature]
Date 5/12/2019 34550070B68B444...

Home Inspection Report

620 Mariposa Ave. #4, Mountain View, CA



Inspection Date:
Monday, March 11, 2019

Report Number:
20190311-01

Holmes & Watson
Real Estate Inspection, LLC
(408)839-8378
Email: Chris@HolmesWatsonLLC.com
www.Holmes-Watson-Inspection.com

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WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	Zip	Date of Inspection	Number of Pages
620	Mariposa Ave #4	Mountain View	94041	03/11/19	1 of 8

MightyMite Termite Services
215 E. Hacienda Avenue
Campbell, CA 95008
Phone: (888) 661-1003 Fax: (408) 377-3802
www.mightymitetermite.com
Registration # PR6433

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10 Pages
Signature DocuSigned by: [signature] 5/12/2019
Signature DocuSigned by: [signature] 5/12/2019
Date 5/12/2019

Report # 24619

Ordered by:	Property Owner and/or Party of Interest:	Report sent to:
Daryl Sid **620 Mariposa Ave #4** **Mountain View, CA 94041** **dsid@apr.com** **C: (650) 776-7993**		**Daryl Sid** **620 Mariposa Ave #4** **Mountain View, CA 94041** **dsid@apr.com** **C: (650) 776-7993**

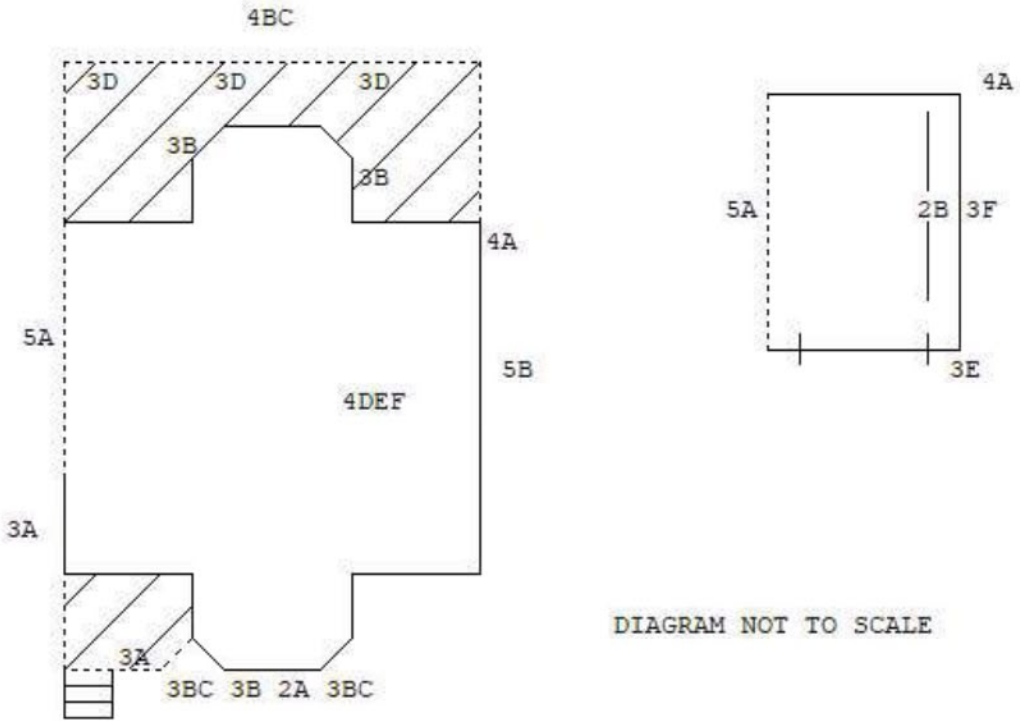
COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

General Description:	Inspection Tag Posted:
Two Story, Townhouse, Furnished and Occupied	**Garage**
	Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites [ ] Drywood Termites [X] Fungus / Dryrot [X] Other Findings [X] Further Inspection [X]

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.



Inspected by: Christopher Cassel **State License No.** FR 49167 **Signature** [signature]

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

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WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

#: *20190172*

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
620	MARIPOSA AVE	MOUNTAIN VIEW	94041	04/09/2019	1 of 7

Western Way Termite Services
8505 Church St Unit 7
Gilroy CA 95020
408-837-7734
PR 7902

Received, Reviewed & Acknowledged
7 Pages
Signature DocuSigned by: [signature] 1B3C0697613D453...
Signature DocuSigned by: [signature] 34650070B68B444...
Date 5/12/2019

Ordered by:	Property Owner and/or Party of Interest	Report sent to:
NIKLAS KARLSSON 620 MARIPOSA AVE MOUNTAIN VIEW, CA 94041 PH.# 650-919-4879		NIKLAS KARLSSON 620 MARIPOSA AVE MOUNTAIN VIEW, CA 94041 PH.# 650-919-4879

COMPLETE REPORT [X] LIMITED REPORT [ ] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

GENERAL DESCRIPTION:
This is a two story, condo with slab foundation. It has a detached garage. It has a wood shake roof and was occupied and furnished at the time of inspection.

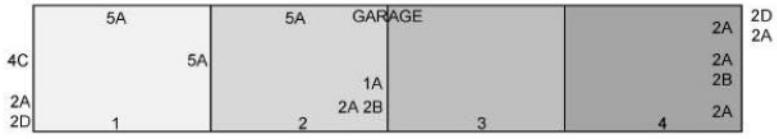
Inspection Tag Posted:
Water heater closet.

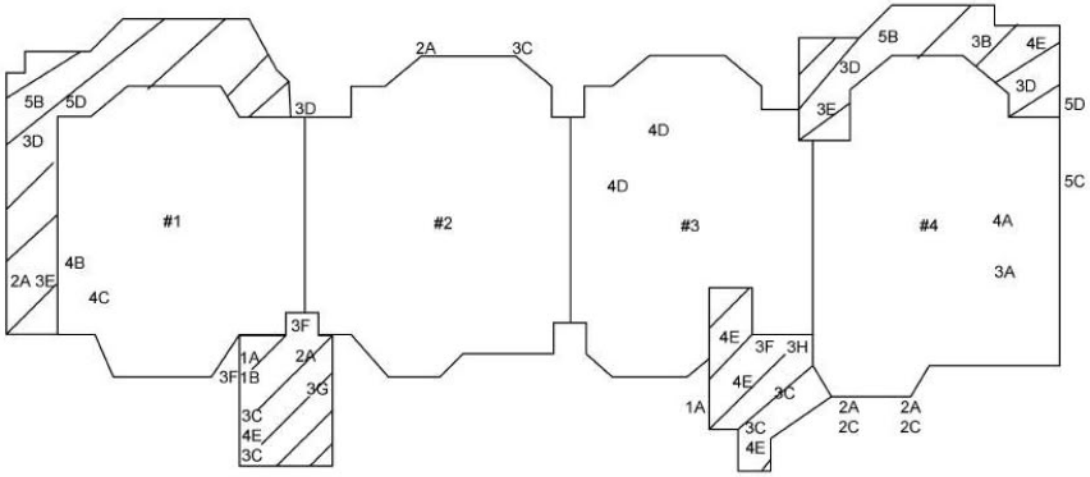
Other Tags Posted:

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites [X] Drywood Termites [X] Fungus/Dryrot [X] Other Findings [X] Further Inspection [X]
If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection





Inspected By CHRISTOPHER TIOPAN License No. OPR 13315 Signature [signature]

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. (form t1a - 4/27/17) 43M-41 (Rev. 10/01)

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WOOD-DESTROYING ORGANISMS WORK AGREEMENT

Western Way Termite Services
8505 Church St Unit 7, Gilroy CA 95020
Office: (408) 837-7734
Fax: (408) 837-7734
Email: info@westernwayservices.com

Received, Reviewed & Acknowledged

2 Pages

DocuSigned by:
Signature [signature]
DocuSigned by:
Signature [signature]
Date 5/12/2019

CUSTOMER INFORMATION

Name: Niklas Karlsson Phone: 650-919-4879
Email: nkarlsson8@gmail.com
Service Address: 620 Mariposa Ave City: San Jose ZIP: 94041
Billing Address: Mariposa Court HOA, 620 Mariposa Ave #1 City: Mountain View ZIP: 94041

- **SOIL TREATMENT FOR SUBTERRANEAN TERMITES**
  - ☒ 1A Treatment to exterior perimeter. ☐ Treatment to subarea perimeter. Cost $ 2,275.00
  - ☐ _____ Treatment to garage interior perimeter. Cost $ _____
- **TREATMENT FOR DRYWOOD TERMITES**
  - **Option 1:** ☐ _____ Fumigation (tent). Cost $_____ **Option 2:** _____ ☐ Localized Treatment. Cost $_____
  - ☐ _____ Borate treatment to accessible wood members at the attic and the subarea. Cost $_____
- ☐ _____ Remove cellulose debris from the subarea. _____ Cost $_____
- ☐ _____ Scrape and treat Surface Fungus at the... _____ Cost $_____
- ☐ _____ _____ Cost $_____
- ☐ _____ _____ Cost $_____
- ☐ _____ _____ Cost $_____
- ☐ _____ _____ Cost $_____

Recommendations to be completed by Western Way Services: 1A

PAYMENT SCHEDULE

I/We understand and agree to the following schedule: Cost of work: $ 2,275.00
Adj./Supplemental: $ _____ Total Amount $ 2,275.00

Recommendations to be omitted:
1B, 2A, 2B, 2C, 2D, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, 4A, 4B, 4C, 4D, 4E, 5A, 5B, 5C, 5D

Work performed by **Western Way Services** will be GUARANTEED FOR ONE YEAR (with the exception of plumbing repairs, which have a 30 day warranty). As an advisory, the possible release of mold spores or any other airborne dusts, during the course of any repair could occur. We are not qualified to and do not render any opinion concerning such health issues or any special precautions. By executing this work-authorization contract, customer acknowledges that he or she has been advised of the foregoing and has had the opportunity to consult with a qualified professional.

TERMS OF AGREEMENT

A 10% down payment is required to schedule jobs for $5,000 without complete escrow information. Owner agrees to pay **Western Way Services** the amount shown upon completion. **Western Way Services** will perform no other corrective work except under separate agreements. A charge of 1½ percent per month (18% per annum) will be added to past-due accounts. At **Western Way Termite Services**, we are a small family owned company. Additional expenses do affect our overhead. Credit cards are accepted. **A 2.7% additional charge will be added to the Total Cost.**

x [signature]	Niklas Karlsson	4/15/2019
CUSTOMER SIGNATURE	PRINT NAME	DATE
x [signature]	Chris Tiopan	4/15/2019
SIGNATURE OF REPRESENTATIVE	PRINT NAME	DATE

Title Company: _____ Escrow #: _____

VISA MasterCard DISCOVER

(See back for pesticide notifications)

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4 Pages
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Signature
DocuSigned by:
Signature
Date 5/12/2019

1901 Old Middlefield Way, # 22
Mountain View, Ca. 94043
Lic. # 785441 Since 1975
Residential • Industrial

Commitment to Excellence

COSMOS ROOFING

Original Ownership Since 1975

Bus.(650) 969-7663
Fax.(650) 969-9905
Fully Insured

For: Owners of: 620 Mariposa Ave (CARPORTS) Mountain View, CA

Date: 8-25-9

nikalas@engineering-ycso.com

PRICES ARE AFTER $500 DISCOUNT COUPON

We agree to:

Remove existing roofing. Remove outside debris resulting from roofing.
Apply 4 plies, 1 of flexibase felt and 3 of fiberglass felt, hot mopped between the courses and covered with a surface flood coat of hot tar. Install cant strips where possible, install 12" fiberglass reinforcement at the perimeter to prevent early burnout and new metal nosing around the perimeter.
Install 6" wide webbing as additional reinforcement around the entire perimeter of roof (THIS IS AN EXTRA PLY) and prime under-surfaces of all metal used on roof.
Install additional 12" wide ply of fiberglass along ridge line. Install fiberglass reinforcements on all additional exposed angles (for example, skylights and chimneys) and curbs to prevent early burnout.
Reinforce surface conduit lines with additional 12" wide ply of fiberglass felt.
Reflash any existing chimneys, install new roofing outlets for heating vents, new plumbing pipe flashings, new downspouts and extra downspouts as needed. (Downspouts are 5" long.)
Paint all heating vents and plumbing pipe flashings with rust retardant paint.
Seal perimeter joints and all corners and downspouts with flax, hot tar and roofing cement.
Cover surface flood coat of tar with ¼" granite, approximately 400 lb. per 100 sq. ft.
Dust and some dirt will enter house and garage. We assume no responsibility for inside debris. We will provide plastics to cover interior, however, it is owner's responsibility to clean these areas, including kitchen fan. We cannot assume responsibility for fan or any house wiring.

Guarantee all labor and materials for 10 years. GUARANTEE IS FULLY TRANSFERABLE ONE TIME IF HOUSE IS SOLD. UNDER NO CIRCUMSTANCES WILL ASBESTOS BE USED ON YOUR ROOF.

It is advisable to remove any lights hanging from or connected to ceiling as well as anything attached to or leaning on walls before work is begun. Activity on the roof may cause them to fall. Cosmos Roofing cannot assume responsibility for interior damage. It will be the owner's responsibility to see that downspouts, leading pipes going to the ground and gutters remain clear following roofing work, to allow adequate water runoff. **Should dry rot be found on tear-off, if it is not extensive, Cosmos Roofing can make a bid on a time and materials basis. Extensive work to be done by appropriate contractors in coordination with the reroofing. Work will carry a city permit.**

Total cost of reroofing is $ 3,990.00. This proposal is based on acceptance within 10 days.
Price includes a city/county permit. Cosmos Roofing will obtain permit, schedule all required inspections including the final inspection. TOTAL AMOUNT DUE IS TO BE PAID TO COSMOS ROOFING WITHIN 5 DAYS OF FINAL INSPECTION AND COMPLETITION OF PROJECT INCLUDING ALL AND ANY MINOR DETAILS.

Sincerely,

Alex Oseguera
Cosmos Roofing

The above price, specifications and conditions are satisfactory and hereby accepted. You are authorized to do the work as noted. I understand that all accounts are due and payable as stated. If it is necessary to take legal action to collect this amount, I agree to pay all attorneys' fees, court costs and/or other collection costs.

Date:_____ Signed:_____

DocuSign Envelope ID: F449A592-7229-4D81-BFB2-35735A7AF6A0

Advisory Regarding Historic Disclosure and Inspection Reports

ALAIN PINEL REALTORS

PROPERTY ADDRESS: 620 Mariposa Avenue #4 Mountain View, CA 94041 (the "Property")

PROVIDED BY: Alain Pinel Realtors ("Broker")

Broker has searched its available database and found that it was involved in prior listing(s) and/or sale(s) of the Property in which the following disclosures and inspection reports were received by Broker and are attached to this Advisory:

Document Name	Date	Pages
Supplemental Seller's Checklist	11/15/2007	9

☐ **(If checked) See the attached _____ additional documents which are attached and identified on the attached sheet.**

These written disclosures, inspection reports, and/or other written reports are historical documents relating to the Property and should not be considered to be current and do not necessarily reflect the present condition of the Property. The written disclosures and reports are not representations being made to you by the Sellers, the real estate brokers and agents, the prior property inspectors or the authors of any prior report, and the information contained in those prior written disclosures and reports has not and will not be verified by Broker or its agents.

These written disclosures and reports are being provided to you as a courtesy to supply you with historical documentation as to the condition of the Property as disclosed and discovered in a prior transaction(s). The attached documents may or may not constitute all historical disclosures and inspection reports that relate to this property. No representation is made as to whether repairs were made and if the documents so indicate they were, whether or not they are adequate or represent the current condition of the property. You are urged to obtain current inspections of all aspects of the Property using qualified professionals, and to consult with qualified professionals concerning the historical documentation being delivered to you to determine if that historical documentation has any relevance to the current value, condition or desirability of the Property and your decision to purchase it.

The undersigned hereby acknowledge receiving this Advisory and all of the listed documents. Buyers further acknowledge and agree that it is their responsibility to read and understand the attached material.

Buyer: DocuSigned by: 1B326C87613D453... Date: 5/12/2019

Buyer: DocuSigned by: 34550070B68B444... Date: 5/12/2019

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PRDS® RESIDENTIAL EARTHQUAKE HAZARDS REPORT

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Unless exempt, Sellers of residential property containing 1 to 4 dwelling units built before January 1, 1960 must deliver to the Buyer a copy of ***The Homeowner's Guide to Earthquake Safety ("Guide")*** and complete the following questions to the best of the Sellers' knowledge. In order to answer these questions, Sellers are not required to: (1) remove siding, drywall or plaster; and/or (2) hire anyone to inspect their home. Sellers are not required to repair any of the weaknesses prior to selling their home unless they agree to do so in writing.

Property Address:	620 Mariposa Avenue #4 Mountain View CA 94041	Block/lot or Parcel No.:	154-39-004
Seller's Name:	Michael Lee Amy Lee	Year Built	1978

Answer these questions to the best of your knowledge. If you do not have actual knowledge as to whether the weakness exists, answer "Don't Know." If your property does not have the feature, answer "Doesn't Apply." The page numbers in the right-hand column indicate where in the Guide you can find information on each of these features.

	Yes	No	Doesn't Apply	Don't Know	See Page
1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?	☒	☐	☐	☒	12
2. Is the property anchored or bolted to the foundation?	☐	☐	☐	☒	14
3. If the property has cripple walls:					
• Are the exterior cripple walls braced?	☐	☐	☐	☒	16
• If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?	☐	☐	☐	☒	18
4. If the exterior foundation, or part of it, is made of reinforced masonry, has it been strengthened?	☐	☐	☐	☒	20
5. If the property is build on a hillside:					
• Are the exterior tall foundation walls braced?	☐	☐	☒	☐	22
• Were the tall posts or columns either built to resist earthquakes, or have the been strengthened?	☐	☐	☒	☐	22
6. If the exterior walls of the property, or part of them, are made of unreinforced masonry, have they been strengthened?	☐	☐	☐	☒	24
7. If the property has a living area over the garage, were the walls around the garage door opening either built to resist earthquakes, or have they been strengthened?	☐	☐	☒	☐	26
8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?	*To be reported on the Natural Hazards Disclosure Report*				
9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?					

If any of the questions are answered "No," the Property is likely to have an earthquake weakness. Questions answered "Don't Know" may indicate a need for further evaluation. <u>If you corrected one or more of these weaknesses, describe the work on a separate page</u>.

As Seller of this Property, I have answered the questions above to the best of my knowledge in an effort to disclose fully any potential earthquake weaknesses it may have.

Date: 4/13/2019 Seller: Michael F Lee Michael Lee Seller: Amy Lee Amy Lee

As Buyer, I acknowledge receipt of this form, completed and signed by Seller. I understand that if Seller has answered "No" to one or more questions, or if Seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this Property.

Date: 5/12/2019 Buyer: DocuSigned by: 1B326C87613D453... Buyer: DocuSigned by: Yii Wen Chuah 34550070B68B444...

This earthquake disclosure is made in addition to the standard real estate transfer disclosure statement also required by law.

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PRDS® CERTIFICATION OF COMPLIANCE WITH WATER HEATER, SMOKE ALARM AND CARBON MONOXIDE DEVICE REQUIREMENTS

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Property: 620 Mariposa Avenue #4 Mountain View CA 94041

WATER HEATER COMPLIANCE

For purposes of reducing the serious threat of fire, explosion or electrocution resulting from water heaters that may overturn or suffer damage in an earthquake, California Health and Safety Code sections 19211 and 19212 require that all water heaters, whether new or old, be braced, anchored or strapped to resist falling or horizontal displacement due to seismic motion. **There are no exceptions to this requirement.** Compliance must be certified at the point of transfer of title or at the commencement of the Lease.

While the California Plumbing Code provides specific guidance as to the manner and means of securing water heaters, Seller/Owner is advised that different or additional requirements may be imposed by local ordinance. Seller/Owner is, therefore, encouraged to inquire of local code enforcement officers in regard thereto and to engage a competent plumber or other building professional to undertake any needed action and to assure compliance.

Seller/Owner hereby certifies that the Property is presently in compliance, or by close of escrow or at the commencement of the Lease shall have been brought into compliance, with the above-referenced requirements regarding water heater bracing, anchoring and strapping.

Date: 04-13-2019

Seller/Owner: Michael Lee Michael Lee

Seller/Owner: Amy Lee Amy Lee

SMOKE ALARM AND CARBON MONOXIDE DEVICE COMPLIANCE

Dwelling units (including, without limitation, single family residences) intended for human occupancy are, upon transfer of title (or in the case of a lease), required to be equipped with operable smoke alarm(s) and, as of July 1, 2011, carbon monoxide device(s) of the type and in a manner specified by the State Fire Marshall. Compliance must be certified by close of escrow or at commencement of the lease. California Health & Safety Code section 13113.7 and 13260, et seq. Local ordinances and building codes may add additional requirements and should be consulted as to where (i.e., what placement within sleeping areas, hallways leading to sleeping areas, within staircases, etc.) smoke detector(s) and carbon monoxide device(s) should be located for optimal performance and for full code compliance.

Seller/Owner hereby certifies that the Property is presently in compliance, or by close of escrow or at the commencement of the Lease shall have been brought into compliance, with the above-referenced requirements regarding the installation of operable smoke alarms and carbon monoxide devices.

Date: 04-13-2019

Seller/Owner: Michael Lee Michael Lee

Seller/Owner: Amy Lee Amy Lee

Buyer/Tenant hereby acknowledges receipt of a copy of the above certification(s).

Date: 5/12/2019

Buyer/Tenant: DocuSigned by: 1B326C87613D453...

Buyer/Tenant: DocuSigned by: Yii Wen Chuah 34550070B68B444...

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PRDS® LEAD-BASED PAINT AND LEAD-BASED PAINT HAZARDS DISCLOSURE AND ACKNOWLEDGMENT

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This Disclosure applies to the Real Estate ☒ *Purchase* ☐ *Lease/Rental* Contract (**"Contract"**) for
620 Mariposa Avenue #4

City of **Mountain View** County of **Santa Clara**, California (**"Property"**).

LEAD WARNING STATEMENT

PURCHASE AND SALE: Every purchaser of any interest in residential real property on which a residential dwelling was built prior to 1978 is notified that such property may present exposure to lead from lead-based paint that may place young children at risk of developing lead poisoning. Lead poisoning in young children may produce permanent neurological damage, including learning disabilities, reduced intelligence quotient, behavioral problems, and impaired memory. Lead poisoning also poses a particular risk to pregnant women. The seller of any interest in residential real property is required to provide the buyer with any information on lead-based paint hazards from risk assessments or inspections in the seller's possession and notify the buyer of any known lead-based paint hazards. A risk assessment or inspection for possible lead-based hazards is recommended prior to purchase.

LEASE: Housing built before 1978 may contain lead-based paint. Lead from paint, paint chips and dust can pose health hazards if not managed properly. Lead exposure is especially harmful to young children and pregnant women. Before renting pre-1978 housing, lessors must disclose the presence of lead-based paint and/or lead-based paint hazards in the dwelling. Lessees must also receive a federally approved pamphlet on lead poisoning prevention.

1. SELLER/LESSOR DISCLOSURE

a) Seller/Lessor has *no knowledge* of lead-based paint and/or lead-based paint hazards at the Property *other than as follows*: _____ (use additional sheet, if necessary)

b) Seller/Lessor has *no reports or records* pertaining to lead-based paint and/or lead-based paint hazards at the Property that have been received by Buyer/Lessee or are provided as an attachment (please list reports), other than as follows: _____ _____ (use additional sheet, if necessary)

c) Buyer/Lessee has received, or is receiving as an attachment hereto, the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent booklet approved for Federal and State use.

d) Sales Transactions Only: Buyer shall have ten days from Acceptance (unless otherwise agreed in the Contract) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before becoming obligated to purchase the Property.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Date: 04-13-2019 Seller/Lessor: Michael Lee (SIGNATURE) **Michael Lee** (PRINTED NAME)

Date: 04-05-2019 Seller/Lessor: Amy Lee (SIGNATURE) **Amy Lee** (PRINTED NAME)

2. ACKNOWLEDGMENT BY AGENT FOR SELLER/LESSOR

Agent has informed Seller/Lessor of Seller's/Lessor 's obligations under 42 U.S.C. §4852(d) and is aware of said Agent's duty to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Date: 04-08-2019 Seller's/Lessor's Agent: Daryl Sid (SIGNATURE)

Print Name: **Daryl Sid** Company Name: **Alain Pinel Realtors**

3. BUYER/LESSEE ACKNOWLEDGMENT

a) I (we) have received the "Lead Warning Statement" above.

b) I (we) have received the pamphlet "Protect Your Family From Lead In Your Home" or an equivalent pamphlet approved for Federal and State use.

c) Sales Transactions Only: Buyer acknowledges a right (exercisable within ten days of Acceptance, unless otherwise agreed in the Contract) to conduct a risk assessment or inspection for the presence of lead-based paint and/or lead-based paint hazards before becoming obligated to purchase the Property.

I (we) have reviewed the information above and certify, to the best of my (our) knowledge, that the information provided is true and correct.

Date: 5/12/2019 Buyer/Lessee: DocuSigned by: (SIGNATURE) WILLIAM ITO (PRINTED NAME)

Date: 5/12/2019 Buyer/Lessee: DocuSigned by: Yii Wen Chuah 34550070B68B444... (SIGNATURE) Yii Wen Chuah (PRINTED NAME)

4. ACKNOWLEDGMENT BY AGENT FOR BUYER/LESSEE

Agent has informed Seller/Lessor (through Seller's/Lessor's Agent, if the Property is listed), of Seller's/Lessor's obligations under 42 U.S.C. §4852(d) and is aware of the duty of Agent for Buyer/Lessee to ensure compliance.

I have reviewed the information above and certify, to the best of my knowledge, that the information provided is true and correct.

Date: 5/12/2019 Buyer's/Lessee's Agent: DocuSigned by: Nabeal Altareb 140B21FF6DF44A5... (SIGNATURE)

Print Name: Nabeal Altareb Company Name: Keller Williams Palo Alto

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PRDS® ADVISORY AND CONSENT REGARDING MULTIPLE AGENCY AND DUAL AGENCY

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REALTOR®

Real estate brokerage companies vary in terms of number of sales agents and branch offices. Larger brokerages may, at any one time, service hundreds of listings and address the needs of thousands of individual clients. Client is advised that such circumstance, coupled with limited housing inventories and expanding demand for homes, can engender vigorous competition for the same property by numerous buyers and result in situations (referred to herein as "Multiple Agency") wherein two or more sets of buyers *are represented by agents from the same brokerage company.* Related to Multiple Agency (and included within the scope of that term for purposes of this document) are situations wherein a buyer client is introduced to and shown properties that are listed with the same brokerage to which that buyer's agent belongs.

"Dual Agency" arises when (1) both the buyer and seller of a particular property are represented by the same, individual agent or (2) the buyer and seller are separately represented by different agents of the same brokerage company. Dual Agency is recognized and accepted under California law as a legally authorized agency relationship, and is addressed in the "Disclosure Regarding Real Estate Agency Relationships" form required by Civil Code Section 2079.13, et seq. and provided to Client. When consented to by the subject buyer and seller, a listing agent is thus permitted by law to represent said listing agent's own buyer client (if any) in the showing and eventual sale of property listed by that agent, and may present offers for that buyer on properties listed by other agents affiliated with the same brokerage. Client is nevertheless advised, and acknowledges and understands, that conflicts of interests can and do arise in Dual Agency situations due to the inherently competing interests of buyers and sellers of a particular property and the fact that one single brokerage company, and the agent(s) involved, owe a fiduciary duty to buyer and seller both.

As to any such conflict or dispute, Client understands and agrees that Agent may seek guidance and counsel from Agent's managing broker or broker of record (as applicable) to assist in achieving a fair and impartial resolution. Client acknowledges and accepts Agent's affirmation of brokerage fiduciary duties and responsibilities and Agent's commitment to devote best efforts to fairly and ably resolve such conflicts and other disputes in a manner that favors the interests of neither party over the other. Additionally, Client accepts that, although Agent commits to the full and faithful disclosure to both Buyer and Seller of all material information (of which Agent is aware) reasonably bearing on value or desirability of the subject property, Agent will not (without written consent):

(a) reveal to Buyer the fact or extent of any willingness by Seller to sell the property at a price, and/or upon terms, less than those set forth in the subject listing;
(b) reveal to Seller the highest price and/or most Seller-favorable terms upon which Buyer is willing to buy the property; or
(c) reveal to the other party to the transaction any information relating to any family, financial, health, occupational or other circumstance, purpose or motivation (not relating to condition, value or desirability of the property) that might influence or otherwise bear on Buyer's or Seller's decision to purchase or sell the property.

Client acknowledges and accepts the foregoing limitations and exceptions regarding disclosure by Agent, and acknowledges Agent's advice and recommendation to confer with legal counsel regarding Multiple Agency and Dual Agency and any decision to proceed on the basis thereof.

Client affirms that Client has read and considered the foregoing, and that Client expressly consents to, and hereby agrees to allow Agent and Agent's Broker to proceed on the basis of, Multiple Agency and Dual Agency on Client's behalf as explained herein.

DocuSigned by:
[signature] 5/12/2019
Client (Buyer) Date

[signature] 04-13-2019
Client (Seller) **Michael Lee** Date

DocuSigned by:
[signature] 5/12/2019
Client (Buyer) Date

[signature] 04-05-2019
Client (Seller) **Amy Lee** Date

DocuSigned by:
[signature] 5/12/2019
Agent for Client (Buyer) Date

[signature] 04-08-2019
Agent for Client (Seller) **Daryl Sid** Date

Keller Williams Palo Alto
Brokerage Company (please print)

Alain Pinel Realtors
Brokerage Company (please print)

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PRDS® ADVISORY REGARDING MARKET CONDITIONS, MULTIPLE AND NON-CONTINGENT OFFERS, FINANCING/APPRAISAL AND PROPERTY CONDITION

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The residential real estate market is, and historically has been, cyclical. Bay Area housing values have experienced repeated up-turns - - with extraordinary price increases in some cases - - and down-turns, where home sale prices descend, in some cases dramatically. Factors contributing to these home price swings include national and local economic conditions and business cycles, and especially the significant and sometimes immediate influence that business advances and declines related to high-tech, bio-tech and other business enterprises exert on the housing sector. Beyond that, the fact that Bay Area housing demand often exceeds housing supply furnishes another important explanation for occasionally intense competition for limited housing stock. Your real estate agent cannot predict market swings, and whether and to what extent real property purchased today will, in the future, appreciate or depreciate in value. In view of these real estate price dynamics, the parties to the Purchase Contract herein are advised of the following:

1. **Multiple Offers and Fair Market Value:** When it comes to residential housing offered for sale, this persistent imbalance of inventory and demand can give rise to **"multiple offer"** situations, wherein two or more sets of prospective buyers compete - - sometimes fiercely - - for the same property. Vigorous competition can drive a sales price well above asking price and, for that matter, substantially above a figure that would realistically be considered **"fair market value"**. One peril for the Buyer in such a setting is that an artificially high purchase price can compound the economic consequences of a Buyer's need to sell the property before it has an opportunity to appreciate (if it will at all) to a level reflecting the actual purchase price, thus resulting in the possibility of a net loss to Buyer at time of sale.

2. **Financing and Appraisal Issues and Risks:** Another peril for a Buyer who has "won" such a bidding competition can include inability or difficulty obtaining financing from a lender whose objectively derived appraisal cannot support the actual price paid. A lender's decision to approve of a Buyer as borrower takes into account an evaluation both of Buyer's **creditworthiness**, i.e., the prospects for the Buyer's ability to continuously make mortgage payments and **appraisal**, i.e., an objective fair market valuation of the property.

   Where the subject property is appraised at a price considerably below the actual purchase price, the lender will typically decline to make the loan unless the Buyer is willing to provide enough **increased down payment** to cover the difference between the loan amount applied for and the amount the lender (once in receipt of the appraisal) is ultimately willing to lend. This increased down payment requirement can be substantial and, depending on financing contingency status, Buyer's inability to bring in that increased amount may expose Buyer to forfeiture of his deposit, or worse. (It bears noting that, where the Liquidated Damages clause is not made a part of the purchase contract, the economic exposure to a defaulting Buyer has no limit or "cap".)

   Another financing-related risk arises where a Buyer with a loan contingency is putting such a substantial amount of money down that, even with an appraisal far below the Buyer's purchase price, the lender is still willing to lend on strength of an auspicious loan-to-value ratio. The "risk," therefore, lies in Buyer's contractual obligation to proceed with removal of the financing contingency (even though the property didn't "appraise out" and Buyer feels he paid too much for the property), all because the lender is indeed willing to lend.

Buyer's Initials: (DS WJ) (DS YWC)

Seller's Initials: (KL) (AL)

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3. **Non-contingent Offers; Associated Risks:** A contingency is a contractual condition (e.g., Buyer's approval of the physical condition of the Property) based upon which a Buyer, acting in good faith, can elect to not proceed with the transaction and can recover, without penalty or sanction, Buyer's deposit. Financing, property condition, insurance, title and other contingencies stand as important protections to a Buyer. Accordingly, a Buyer whose offer is fully **"non-contingent"** - - wherein all contingencies are waived - - foregoes important protections. Among these is the right to cancel the contract based upon an inability to obtain financing or upon a post-acceptance discovery of serious physical defects and other problems. It is important to note that the discovery during escrow of previously unknown defects *does not* (absent fraud) create for the non-contingent Buyer a new right to terminate the contract.

   Inherent in Buyer's decision of what price and terms to include in an offer is (on one end of the spectrum) the risk that a non-contingent contract, while attractive to a Seller, exposes the Buyer to the risk of having to either go through with the purchase of a possibly defective property or withdraw and suffer the economic consequences of default. At the other end of the spectrum is the risk that the Seller will reject Buyer's contingent-laden offer in favor of a competing offer with few or no contingencies.

   Notwithstanding these important concerns, a Buyer who is determined to prevail as successful bidder may freely elect to assume these risks of non-contingency, preferring instead to generate an offer sufficiently attractive to a Seller that the "risk" of being outbid by a competing offer is correspondingly reduced. **Each buyer must, upon careful deliberation, decide how much of which risk he or she is willing to assume.** Risk factors vary in each transaction and must be thoughtfully considered in each case. For example, where a non-contingent buyer has access to a seller-provided pre-sale disclosure "packet" containing essential inspection reports produced by reliable, reputable professionals, the risk to that buyer regarding those issues is far lower than it would be where no inspections have been undertaken at all. The latter involves maximum risk, and is strongly discouraged by Broker.

4. **Property Condition:** Irrespective of prevailing market conditions, Buyer is encouraged to engage property inspection professionals to examine the subject property, particularly where the Seller has not obtained and delivered to Buyer (prior to Buyer's submittal of an offer) a pre-sale property inspection report from a professional and disinterested property inspection expert. As stated above, a decision by Buyer to waive contingencies relating to property condition should be made only upon careful deliberation. Buyer should also review in advance such existing disclosures, inspection reports, building permit file records and other materials that could provide information and insights as to condition, value and desirability. Buyer should carefully review Seller and agent information provided in the Transfer Disclosure Statement and any additional disclosure (e.g., the PRDS Supplemental Seller Checklist) information. Additionally, where the contract provides for a pre-close of escrow "Walk-Through" (and whether the transaction is or is not "non-contingent"), Buyer should avail himself of that right and opportunity.

This Advisory may be signed electronically and/or in counterpart.
The undersigned acknowledge receipt of a copy of this Advisory.

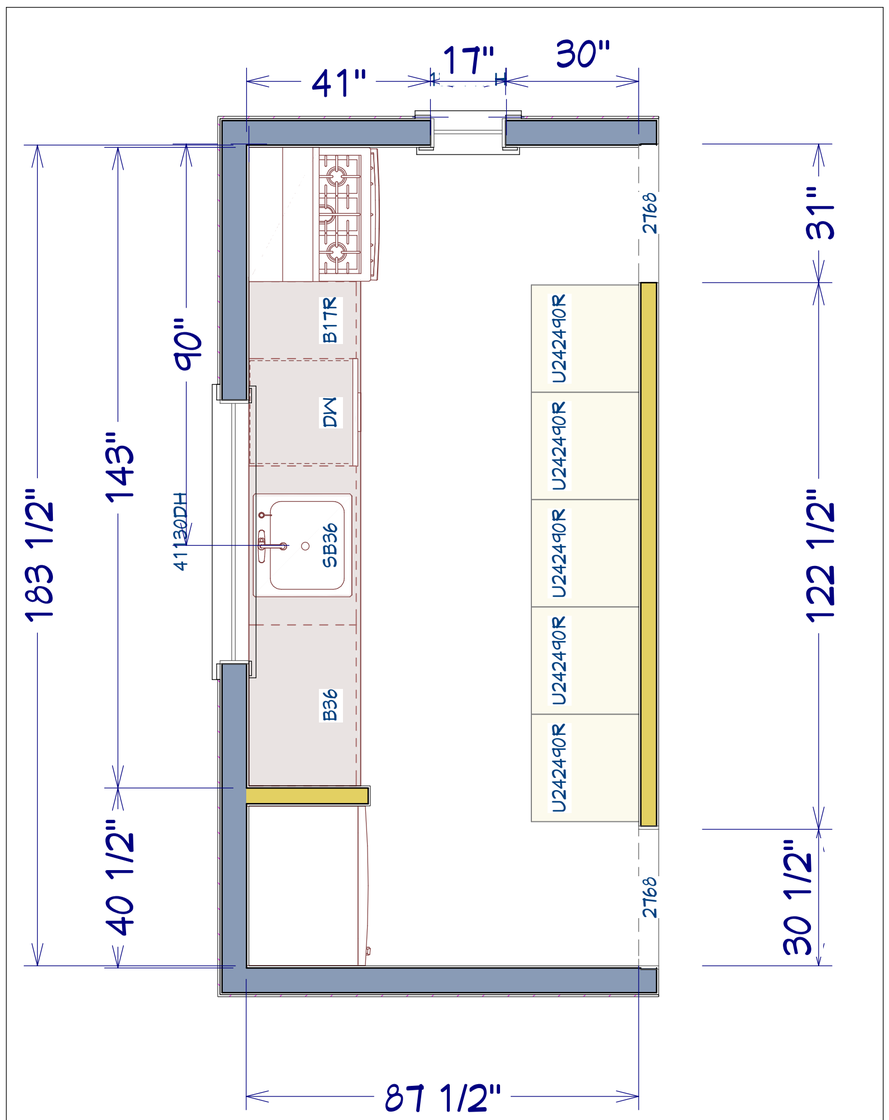
Date:	5/12/2019	**Date:**	04-13-2019
Buyer:	DocuSigned by:	**Seller:**	Michael Lee
			Michael Lee
Buyer:	DocuSigned by: 1B326C87612D453...	**Seller:**	Amy Lee
	34550070B68B444...		Amy Lee

Buyer's Initials: (DS) (DS)

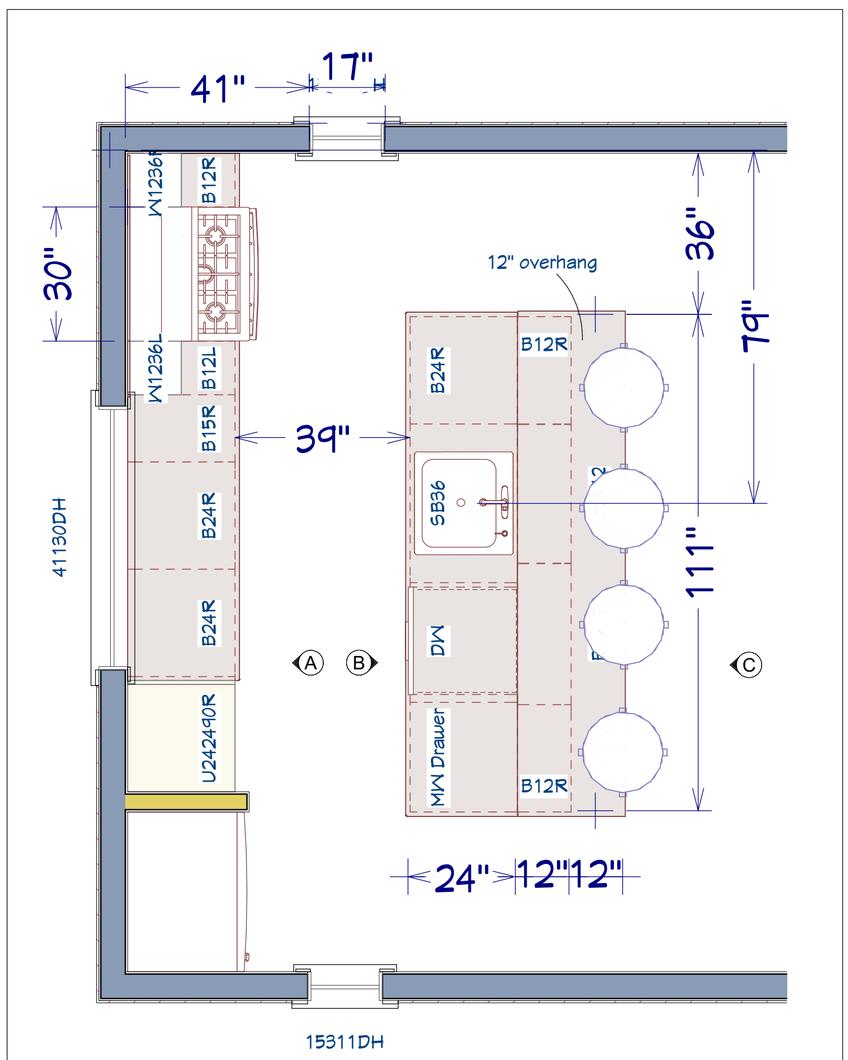
Seller's Initials: (ML) (AL)

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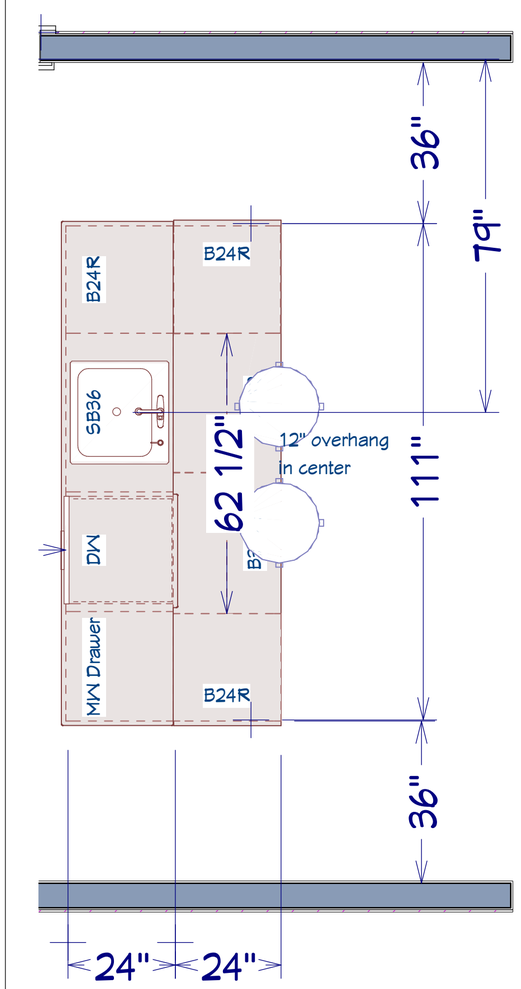
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Existing Floor Plan



Proposed Floor Plan



Island Option 2

Disclaimer:
Plans provided are for planning purposes only. They are not meant to replace construction drawings. All dimensions and products specified are to be measured and verified by contractor, sub contractor or cabinet supplier and any modifications made reflect actual jobsite conditions.

NO.	DESCRIPTION	BY	DATE

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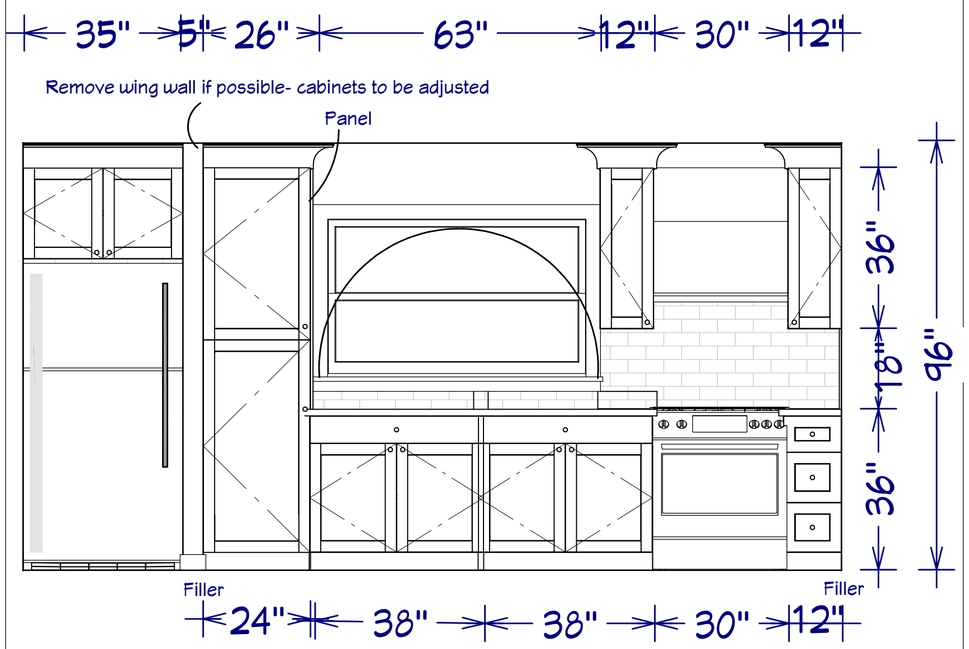
PROJECT DESCRIPTION:
Ito Residence
620 Mariposa Ave. #4
Mountain View, CA

DRAWINGS PROVIDED BY:
Sigura Construction
Kerstin Dieterich, CID
kerstin@kerstindieterichdesigns.com
650-703-8392

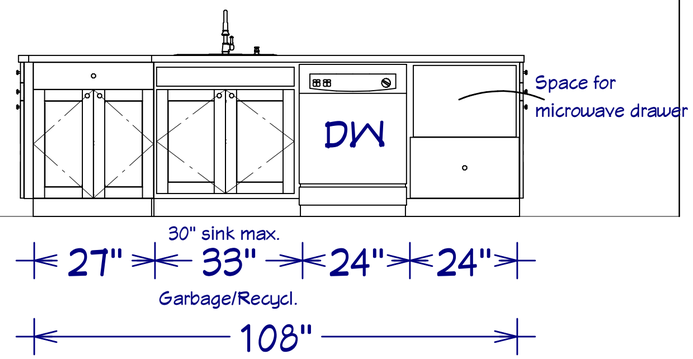
DATE: 06/26/19

SCALE: 1/2"=1'0"

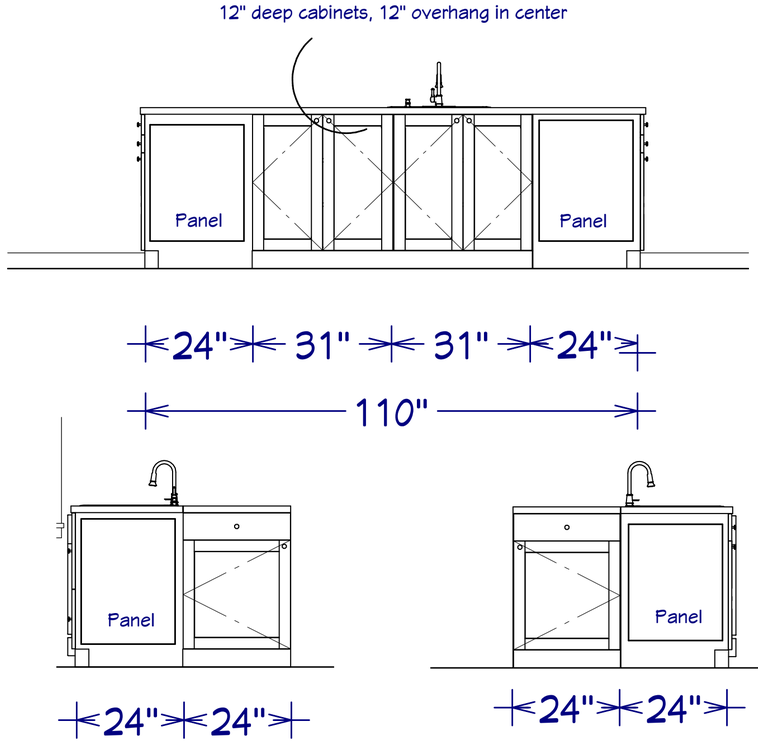
SHEET: A-1.1



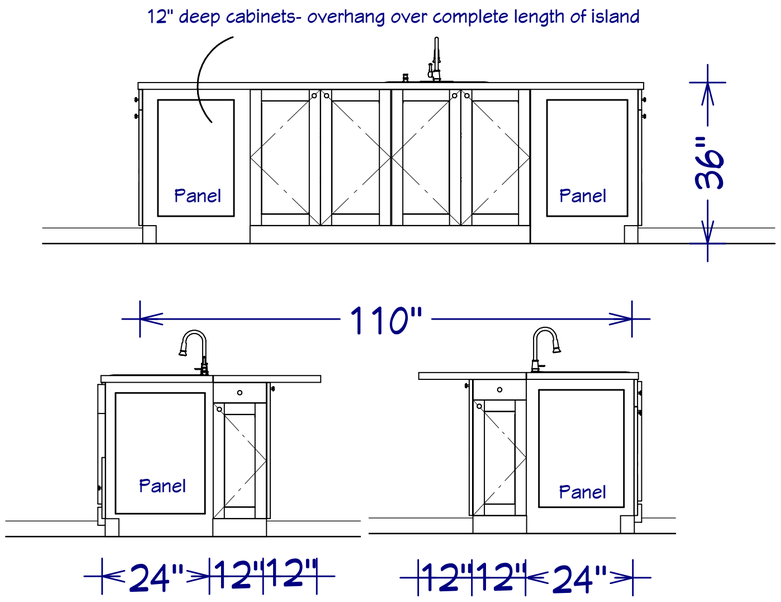
Elevation A



Elevation island - option B



Elevation island - option A



Disclaimer:
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NO.	DESCRIPTION	BY	DATE

SHEET TITLE: Kitchen elevations

PROJECT DESCRIPTION:
Ito Residence
480 Mariposa Ave. #4
Mountain View, CA

DRAWINGS PROVIDED BY:
Kerstin Dieterich, CID
kerstin@kerstindieterichdesigns.com
650-703-8392

DATE: 06/26/19

SCALE: 1/2"=1'0"

SHEET: A-1.2

STRUCTURAL SPECIFICATIONS

GENERAL

These notes are general and apply to the entire project except where there are specific indications to the contrary.

Construction shall meet the requirements of the latest edition of the 2016 California Building Code. The above shall govern except where other applicable codes or the following notes are more restrictive.

Structures have been designed for operational loads on completed structures. During construction, structures and parts of the structures shall be protected and/or supported by bracing and shoring wherever excessive loading may occur.

The contractor alone is responsible for job site safety. Site review of the construction by the Architect and/or Engineer, if any, is to determine conformance with the plans and specifications. It does not encompass safety procedures or operations.

It is the responsibility of the Contractor and Subcontractor to notify the Owner and the Architect and/or Engineer of any conditions to be found in the field to be different from those shown on the plans, or of errors or omissions on the plans, which might affect the completion of the project.

Lay out all structural work by referring to dimensions and elevation notes on the architectural plans. Do not scale structural drawings. Work details dimensions form the controlling surface points and actual material dimensions.

Larger scale details take precedence over smaller scale details.

Verify type and size of metal work against appropriate member size before ordering hardware.

Hardware notes is Simpson "Strong Tie". Hardware of similar construction and equal ICC values is acceptable.

For hardware use the maximum size bolts and nails specified in manufacturer's catalog. Nail all holes. Use special short-length nails supplied by manufacturer where common nails will exceed the width of the framing member.

In case of conflict between structural and architectural plans, details, and/or specifications, the more restrictive condition shall apply and notify applicable parties.

WOOD

Unless otherwise noted, framing lumber shall be graded as follows:
- Framing lumber (rafters, joists, purlins, etc.): DF No.2
- Beams and headers: DF. No. 1
- Studs: Stud grade
- Foundation sills: Pressure-treated (DF)
- Exposed decking: California Redwood No.1

Moisture content of all structural lumber shall be less than 19 percent.

All Plywood shall be CDX OR OSB U.O.N. Minimum thickness shall be ½" on roof, ¾" T & G on floor and ½" on walls (where noted). Use panel clips at unsupported edges of built-up roofs. Minimum span of plywood sheathing in each direction shall not be less than 24".

Glu-lam beams shall be Grade 24F-V4, standard camber (AITC-103) U.O.N. Provide compliance certificate to building Department. Glu-lam beams shall have metal hardware connections to posts (BC post cap minimum).

FRAMING

All framing shall conform to chapter 23 of the 2016 California Building Code. Nailing shall be per CBC Table 2304.10.1. All nails and hardware exposed to the weather shall be galvanized. Nails shall be common wire nails U.O.N.

All bolts for wood connections shall be conform to ASTM A307 with heavy hex heads. Malleable iron washer shall be used at all places where the bolt head or nut would otherwise bear or be in contact with the wood surface. Bolt holes in wood members shall not be drilled more than 1/8" larger than the bolt diameter.

Balloon frame all walls with sloping ceilings or with raised ceilings. Maximum stud height for 2x4 stud is 10'-0" and for 2x6 stud 14'-0". Provide fire blocking such that maximum concealed space is 10'-0".

Block under all perpendicular partitions. Double joists (min.) under all parallel partitions.

Bolt multiple joists together with ½" machine bolts at 24" o.c. Alternate bolts between the upper 1/4 and lower 1/4 of the joist depth. Nail double joists with 16d nails at 12" o.c. (similar pattern). Nail double or multiple studs with 16d at 12" o.c. (similar pattern).

Provide lateral support at ends of joist and rafters by blocking, rim joists or hangers. Block between joists and rafters over all supports.

Microlam (LVL) floor joist or beam shall have grade 1.9 DF/LP/WH
Fb=2600 psi, Fv=285 psi, MOE=2.0x10^6 psi, ICC ESR-1387

Parallam (PSL) beam shall have grade 2.0 DF/SP/WH/YP OR YP/RM
Fb=2900 psi, Fv=290 psi, MOE=2.2x10^6 psi, ICC ESR-1387

Anthony Power beam (APB) beam shall have grade 3.0
Fb=3000 psi, Fv=300 psi, MOE=2.1x10^6 psi, ICC ESR-1104

All wood members in contact with concrete or masonry foundation surface shall be pressure treated with a preservative.

Solid sawn members in floors shall be placed with crowns and any major knots upward.

Posts shall be continuous from beam or header to floor or sill below. Provide at least a double stud at all bearing points under beams.

All headers 4x12 U.O.N.

Lap top plates 48". Nail with 16d nails.

Maximum allowable notch is 7/8" in 2x4 studs and 1-3/8" in 2x6 studs. Maximum allowable bored hole is 1-3/8" in 2x4 studs and 2-1/8" in 2x6 studs with at lease 5/8" clear to the edge of the stud.

Use 1x6 collar ties at 48" o.c. wherever possible. Collar ties shall be placed as low as feasible.

Provide A35 anchor from rafter to top plate at 48" o.c. U.O.N.

Unless otherwise noted, stagger all plywood joints in floor and roof sheathing and lay face grain perpendicular to supports. Minimum nailing for roof sheathing shall be 8d common at 6" along support edges and 12" field. Nail perimeter of diaphragm with 8d common at 4" o.c. Minimum nailing for floor sheathing shall be 10d common at 6" o.c. along supported edges and 10" field. Nail perimeter of diaphragm with 10d common at 4" o.c.

Vertical plywood sheathing shall be blocked at all edges and shall be extended from top plate to sill of wall. Where possible, butt vertical sheathing on floor joists or blocking, leaving 3/8" gap for shrinkage. Vertical sheathing shall continue to the foundation sill if required on first floor walls. Minimum nailing is 8d at 6" edges and 12" field.

Where plywood shear walls are interrupted by floor, provide adequate shear transfer from sole plate to blocking or joist below and from the blocking to the top plate of a wall continuation below, if any, by providing 16d common nails at the same spacing as the shear wall edge nailing U.O.N. Add 2x nailers or metal anchors as necessary.

Minimum gypsum board nailing is 5d Parkerhead nail (6d for 5/8" board) at 7" o.c. edges and field.

Holdowns are attached to 4x studs at the ends of shear walls and extend to either 4x studs or framing below or to the foundation bolts (see detail for size). Nail all double studs at holdowns together with 16d nails at 8" o.c. Where cripple walls occurs below the lower floor, install an MST172 strap holdown from the shear wall to a 4x cripple stud and a foundation holdown from the 4x cripple stud to the foundation, or bolt directly to the foundation bolt using threaded rod. The contractor shall carefully review holdown bolt embedment requirements in the Simpson Strong-Tie catalog.

Where solid sawn wood members are framed into glu-lam members in floors, the tops of these members shall be held 3/8" above glu-lams.

Cantilever deck joists shall be notched with hand tools to avoid overcutting.

Fasteners for pressure-preservative treated and fire-retardant treated wood shall be of hot-dipped zinc coated galvanized, stainless steel, silicon bronze or copper. CBC 2304.9.5

ABBREVIATIONS

A & B	ABOVE AND BELOW	M.B.	MACHINE BOLT
A.B.	ANCHOR BOLTS	MEZZ.	MEZZANINE
ABV	ABOVE	MFG.	MANUFACTURING
ADJ	ADJACENT	M.I.	MALLEABLE IRON
A.F.F.	ABOVE FINISH FLOOR	MIN	MINIMUM
A.P.A.	AMERICAN PLYWOOD ASSO.	MTD.	MOUNTED
ARCH	ARCHITECTURAL	(N)	NEW
B.F.W.	BALLOON FRAMED WALL	N	NORTH
BLDG.	BUILDING	N/A	NOT APPLICABLE
BLK'G	BLOCKING	NAIL'G	NAILING
BM.	BEAM	N.E.	NORTHEAST
BN.	BOUNDARY NAILING	N.T.S.	NOT TO SCALE
BOTT	BOTTOM	N.W.	NORTHWEST
BRG	BEARING	O.C.	ON CENTER
C	CAMBER	O.H.	OPPOSITE HAND
CANT.	CANTILEVER	OPEN'G	OPENING
C.J.	CEILING JOIST	OPT.	OPTIONAL
CLG	CEILING	O.S.B.	OREGON STRAND BOARD
CTR	CENTER	PC'S	PIECES
CLR	CLEARANCE	P.E.N.	PLYWOOD EDGE NAILING
CONC	CONCRETE	PERIM.	PERIMETER
C.M.U.	CONC. MASONARY UNIT	PLT.	PLATE
CONN	CONNECT, CONNECTION	PLC'S	PLACES
CONST	CONSTRUCTION	PLY'D	PLYWOOD
CONT	CONTINUOUS	P.T	PRESSURE TREATED
CS'K	COUNTERSINK	RAF.	RAFTERS
C.T.	COLLAR TIE	RDWD.	REDWOOD
DBL.	DOUBLE	REQ'D	REQUIRED
DET	DETAIL	REQ'T	REQUIREMENT
D.F.	DOUGLAS FIR	RET.	RETAINING
DIA	DIAGONAL	RF.	ROOF
DIAPH	DIAPHRAGM	S	SOUTH
DIM	DIMENSION	S.A.D.	SEE ARCH. DRW'GS
DIR	DIRECTION	S.G.E.	STRUCTURAL GABLE END
D.R.	DOOR	S.B.	STRONG BACK
D.F.	DOOR FRAME	SCH.	SCHEDULE
DWG	DRAWING	S.E.	SOUTHEAST
E	EAST	SEC.	SECTION
EA	EACH	SIM.	SIMILAR
E.F.	EACH FACE	SHT.	SHEET
ELEV	ELEVATION	SHT'G	SHEATHING
EMB	EMBEDMENT	SIMP.	SIMPSON COMPANY
E.N.	EDGE NAILING	SPC'G	SPACING
EQ.	EQUAL	SPECS	SPECIFICATIONS
E.W.	EACH WAY	SQ.	SQUARE
E.W.E.F.	EACH WAY EACH FACE	S.S.D.	SEE STR. DRW'GS
EXP	EXPANSION	STL	STEEL
EX.	EXISTING	STR.	STRUCTURAL
F.F.	FINISH FLOOR	S.W.	SOUTHWEST
F.H.	FULL HEIGHT	S.W.S.	SHEAR WALL SCHEDULE
F.H.O.B.	FULL HEIGHT OF BLDG.	S.W.T.	SHEAR WALL TYPE
F.W.O.B.	FULL WIDTH OF BLDG.	T&B	TOP AND BOTTOM
FIN	FINISH	T&G	TONGUE AND GROOVE
FLR	FLOOR	T.B.F.V.	TO BE FIELD VERIFIED
F.J.	FLOOR JOIST	T.D.	TIEDOWN OR HOLDOWN
F.L.O.M.	FULL LENGTH OF MEMBER	T.D.S.	TIEDOWN SCHEDULE
F.N.	FACE NAILED	T.N.	TOE NAIL
F.O.S.	FACE OF STUDS	T.O.	TOP OF
F.O.C.	FACE OF CONCRETE	T.O.C.	TOP OF CONCRETE
FNDN.	FOUNDATION	T.O.S.F.	TOP OF SUB-FLOOR
F.P.	FIREPLACE	T.O.W	TOP OF WALL
FRAM'G	FRAMING	TOT	TOTAL
FT.	FEET	TYP.	TYPICAL
FTG.	FOOTING	U.N.O.	UNLESS NOTED OTHERWISE
GALV.	GALVANIZED	U.O.N.	UNLESS OTHERWISE NOTED
GAR.	GARAGE	V.I.F.	VERIFY IN FIELD
GEN.	GENERAL	W	WEST
G.L.B.	GLU-LAM BEAM	WDW	WINDOW
GR.	GRADE	S.W.F.	STEEL WIDE FLANGE
HDR.	HEADER	W.W.F.	WELDED WIRE FABRIC
HT.	HEIGHT	W/	WITH
INFO.	INFORMATION	W/O	WITHOUT
INT.	INTERIOR	@	AT
J.H.	JOIST HANGER	'	FEET
JNT	JOINT	"	INCHES
JST	JOIST	II	PARALLEL
K.P.	KING POST	⊥	PERPENDICULAR
LOC.	LOCATION	&	AND
MANU.	MANUFACTURER	ø	DIAMETER
MAT'L	MATERIAL	CL	CENTER LINE
MAX.	MAXIMUM	U	HANGER
		L	STEEL ANGLE

CBC TABLE 2304.10.1 FASTENING SCHEDULE

CONNECTION	FASTENING[a,m]	LOCATION
1. JOIST TO SILL OR GIRDER	3 - 8d COMMON (2½" x 0.131") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
2. BRIDGING TO JOIST	2 - 8d COMMON (2½" x 0.131") 2 - 3" x 0.131" NAILS 2 - 3" 14 GAGE STAPLES	TOENAIL EACH END
3. 1" x 6" SUBFLOOR OR LESS TO EACH JOIST	2 - 8d COMMON (2½" x 0.131")	FACE NAIL
4. WIDER THAN 1" x 6" SUBFLOOR TO EACH JOIST	3 - 8d COMMON (2½" x 0.131")	FACE NAIL
5. 2" SUBFLOOR TO JOIST OR GIRDER	2 - 16d COMMON (3½" x 0.162")	BLIND AND FACE NAIL
6. SOLE PLATE TO JOIST OR BLOCKING SOLE PLATE TO JOIST OR BLOCKING AT BRACED WALL PANEL	16d (3½" x 0.135") AT 16" O.C. 3" x 0.131" NAIL AT 8" O.C. 3" 14 GAGE STAPLE AT 12" O.C. 3 - 16d (3½" x 0.135") AT 16" 4 - 3" x 0.131" NAILS AT 16" 4 - 3" 14 GAGE STAPLES PER 16"	TYPICAL FACE NAIL BRACED WALL PANELS
7. TOP PLATE TO STUD	2 - 16d COMMON (3½" x 0.162") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	END NAIL
8. STUD TO SOLE PLATE	4 - 8d COMMON (2½" x 0.131") 4 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES 2 - 20d BOX NAILS (4" x 0.192") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL END NAIL
9. DOUBLE STUDS	16d (3½" x 0.135") AT 24" O.C. 3" x 0.131" NAILS AT 8" O.C. 3" 14 GAGE STAPLES AT 8" O.C.	FACE NAIL
10. DOUBLE TOP PLATES DOUBLE TOP PLATES	16d (3½" x 0.135") AT 16" O.C. 3" x 0.131" NAIL AT 12" O.C. 3" 14 GAGE STAPLE AT 12" O.C. 8 - 16d COMMON (3½" x 0.162") 12 - 3" x 0.131" NAILS 12 - 3" 14 GAGE STAPLES	TYPICAL FACE NAIL LAP SPLICE
11. BLOCKING BETWEEN JOISTS OR RAFTERS TO TOP PLATE	3 - 8d COMMON (2½" x 0.131") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
12. RIM JOIST TO TOP PLATE	8d (2½" x 0.131") AT 6" O.C. 3" x 0.131" NAILS AT 6" O.C. 3" 14 GAGE STAPLES AT 6" O.C.	TOENAIL
13. TOP PLATES, LAPS AND INTERSECTIONS	2 - 16d COMMON (3½" x 0.162") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL
14. CONTINUOUS HEADER, TWO PIECES	16d COMMON (3½" x 0.162")	16" O.C. ALONG EDGE
15. CEILING JOISTS TO PLATE	3 - 8d COMMON (2½" x 0.131") 5 - 3" x 0.131" NAILS 5 - 3" 14 GAGE STAPLES	TOENAIL
16. CONTINUOUS HEADER TO STUD	4 - 8d COMMON (2½" x 0.131")	TOENAIL
17. CEILING JOISTS, LAPS OVER PARTITIONS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 - 16d COMMON (3½" x 0.162") MINIMUM, TABLE 2308.10.4.1 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
18. CEILING JOISTS TO PARALLEL RAFTERS (SEE SECTION 2308.10.4.1, TABLE 2308.10.4.1)	3 - 16d COMMON (3½" x 0.162") MINIMUM, TABLE 2308.10.4.1 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
19. RAFTER TO PLATE (SEE SECTION 2308.10.1, TABLE 2308.10.1)	3 - 8d COMMON (2½" x 0.131") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL
20. 1" DIAGONAL BRACE TO EACH STUD AND PLATE	2 - 8d COMMON (2½" x 0.131") 2 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL
21. 1" x 8" SHEATHING TO EACH BEARING	3 - 8d COMMON (2½" x 0.131")	FACE NAIL
22. WIDER THAN 1" x 8" SHEATHING TO EACH BEARING	3 - 8d COMMON (2½" x 0.131")	FACE NAIL
23. BUILT-UP CORNER STUDS	16d COMMON (3½" x 0.162") 3" x 0.131" NAILS 3" 14 GAGE STAPLES	24" O.C. 16" O.C. 16" O.C.
24. BUILT-UP GIRDER AND BEAMS	20d COMMON (4" x 0.192") 32" O.C. 3" x 0.131" NAIL AT 24" O.C. 3" 14 GAGE STAPLE AT 24" O.C. 2 - 20d COMMON (4" x 0.192") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	FACE NAIL AT TOP AND BOTTOM STAGGERED ON OPPOSITE SIDES FACE NAIL AT ENDS AND AT EACH SPLICE
25. 2" PLANKS	16d COMMON (3½" x 0.162")	AT EACH BEARING
26. COLLAR TIE TO RAFTER	3 - 10d COMMON (3" x 0.148") 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
27. JACK RAFTER TO HIP	3 - 10d COMMON (3" x 0.148") 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES 2 - 16d COMMON (3½" x 0.162") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL FACE NAIL
28. ROOF RAFTER TO 2-BY RIDGE BEAM	2 - 16d COMMON (3½" x 0.162") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES 2 - 16d COMMON (3½" x 0.162") 3 - 3" x 0.131" NAILS 3 - 3" 14 GAGE STAPLES	TOENAIL FACE NAIL
29. JOIST TO BAND JOIST	3 - 16d COMMON (3½" x 0.162") 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
30. LEDGER STRIP	3 - 16d COMMON (3½" x 0.162") 4 - 3" x 0.131" NAILS 4 - 3" 14 GAGE STAPLES	FACE NAIL
31. WOOD STRUCTURAL PANELS AND PARTICLEBOARD[b] SUBFLOOR, ROOF AND WALL SHEATHING (TO FRAMING) SINGLE FLOOR (COMBINATION SUBFLOOR-UNDERLAYMENT TO FRAMING)	½" AND LESS — 6d[c,j] 2⅜" x 0.113" NAIL[n] 1¾" 16 GAGE[o] ⅝" TO ¾" — 8d[d] OR 6d[e] 2⅜" x 0.113" NAIL[p] 2" 16 GAGE[p] ⅞" TO 1" — 8d[c] 1⅛" TO 1¼" — 10d[d] OR 8d[d] ¾" AND LESS — 6d[e] ⅞" TO 1" — 8d[e] 1⅛" TO 1¼" — 10d[d] OR 8d[e]	
32. PANEL SIDING (TO FRAMING)	½" OR LESS — 6d[f] ⅝" — 8d[f]	
33. FIBERBOARD SHEATHING[g]	½" — No. 11 GAGE ROOFING NAIL[h] 6d COMMON NAIL (2" x 0.113") No. 16 GAGE STAPLE[i] ²⁵⁄₃₂" — No. 11 GAGE ROOFING NAIL[h] 8d COMMON NAIL (2½" x 0.131") No. 16 GAGE STAPLE[i]	
34. INTERIOR PANELING	¼" — 4d[j] ⅜" — 6d[k]	

CBC TABLE 2304.10.1 FASTENING SCHEDULE NOTES

For SI: 1 inch = 25.4

a. Common or box nails are permitted to be used except where otherwise stated.
b. Nails spaced at 6 inches on center at edges, 12 inches at intermediate supports except 6 inches at supports where spans are 48 inches or more. For nailing of wood structural panel and particleboard diaphragms and shear walls, refer to Section 2305. Nails for wall sheathing are permitted to be common, box or casing.
c. Common or deformed shank (6d - 2" x 0.113"; 8d - 2½" x 0.131"; 10d - 3" x 0.148").
d. Common (6d - 2" x 0.113"; 8d - 2½" x 0.131"; 10d - 3" x 0.148").
e. Deformed shank (6d - 2" x 0.113"; 8d - 2½" x 0.131"; 10d - 3" x 0.148").
f. Corrosion-resistant siding (6d - 1⅞" x 0.106"; 8d - 2⅜" x 0.128") or casing (6d - 2" x 0.099"; 8d - 2½" x 0.113") nail.
g. Fasteners spaced 3 inches on center at exterior edges and 6 inches on center at intermediate supports, when used as structural sheathing. Spacing shall be 6 inches on center on the edges and 12 inches on center at intermediate supports for nonstructural applications.
h. Corrosion-resistant roofing nails with 7/16-inch-diameter head and 1½-inch length for ½-inch sheathing and 1¾-inch length for 25/32-inch sheathing.
i. Corrosion-resistant staples with nominal 7/16-inch crown and 1⅛-inch length for ½-inch sheathing and 1½-inch length for 25/32-inch sheathing. Panel supports at 16 inches (20 inches if strength axis in the long direction of the panel, unless otherwise marked).
j. Casing (1½" x 0.080") or finish (1⅞" x 0.072") nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
k. Panel supports at 24 inches. Casing or finish nails spaced 6 inches on panel edges, 12 inches at intermediate supports.
l. For roof sheathing applications, 8d nails (2½" x 0.113") are the minimum required for wood structural panels.
m. Staples shall have a minimum crown width of 7/16 inch.
n. For roof sheathing applications, fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.
o. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports for subfloor and wall sheathing and 3 inches on center at edges, 6 inches at intermediate supports for roof sheathing.
p. Fasteners spaced 4 inches on center at edges, 8 inches at intermediate supports.

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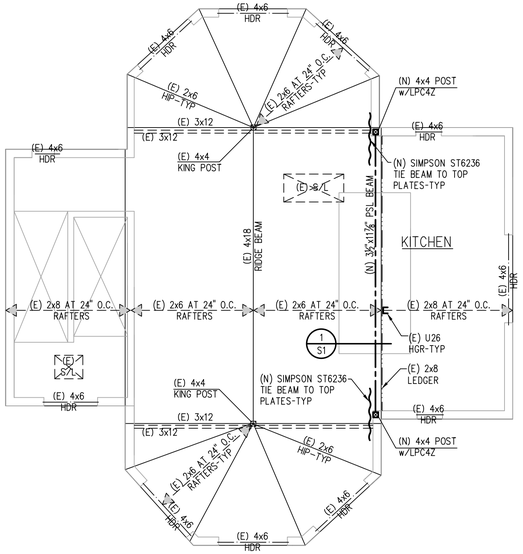
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620 MARIPOSA AVENUE APT.4
MOUNTAIN VIEW, CALIFORNIA

REVISIONS/DATE	BY
1 PLAN CHECK 11/18/19	PS

Engineer: PS
Drafter: CK
Date: 9/27/2019
Scale: AS NOTED
Job No: 219193

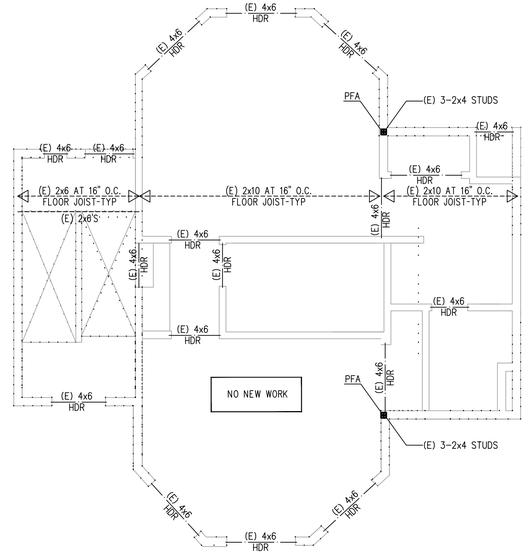
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PLOT DATE: 11-20-19 PLOTTED By: emorales



UPPER ROOF FRAMING PLAN

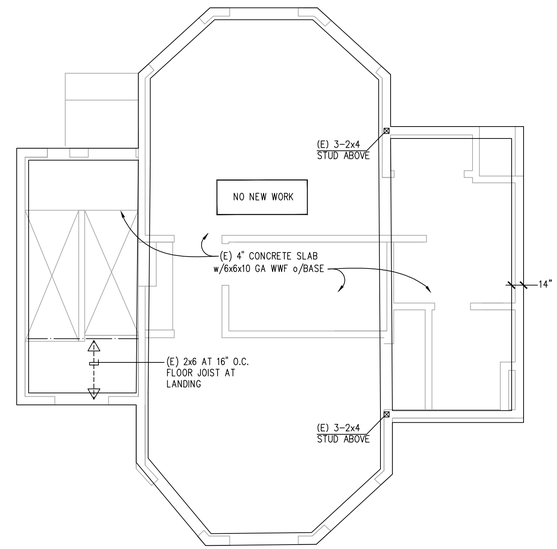
SCALE 1/4" = 1'-0"



(E) UPPER FLOOR FRAMING PLAN

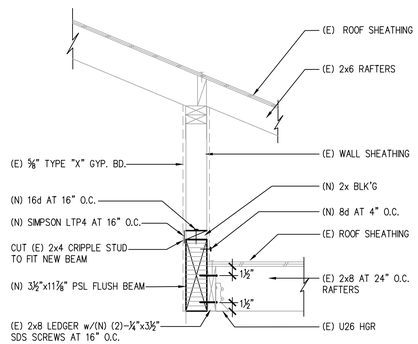
SCALE 1/4" = 1'-0"

(NO NEW WORK, REFERENCE ONLY)



FOUNDATION PLAN

SCALE 1/4" = 1'-0"



1

LEGEND AND NOTES

- EXISTING FLOOR JOIST: 2x8 AT 16" O.C.
- EXISTING 2x6 ROOF RAFTERS OR 2x8 AT 24" O.C. (FLAT ROOF)
- EXISTING 14" CONTINUOUS FOOTING w/No.5 TOP & BOTTOM w/No.4 TIES
- PFA — DENOTES POST FROM ABOVE
- EXISTING 4x6 HEADER
- EXISTING RIDGE BOARD
- DENOTES FLUSH OR DROP BEAMS: (SEE FRAMING PLAN FOR SIZES & LOCATION)
  - DIMENSIONAL LUMBER: D.F. No. 1, TYP. (U.O.N.)
  - STRUCTURAL COMPOSITE LUMBER: ICC No. ESR 1387
    MICROLAM LAMINATED VENEER LUMBER (LVL) E=2.0 x 10^6 PSI
    PARALLAM PARALLEL STRAND LUMBER (PSL) E=2.2 x 10^6 PSI
- (N) SIMPSON ST6236 TIE BEAM TO TOP PLATES
- DENOTES 4x4 POST, SEE PLAN
- DENOTES 3-2X4 STUD POST, SEE PLAN
- (E) 2x8 LEDGER

ANCHOR BOLT SCHEDULE:

EXISTING FOOTING: (E) 2x SILL w/ ½"Ø A.B.'s AT 4'-0" O.C.

NOTE:
ALL INDICATED DIMENSION SHALL TAKE PRECEDENCE OVER ANY SCALE MEASUREMENTS. DO NOT SCALE DRAWINGS.

REFER TO ARCHITECTURAL DRAWINGS FOR DIMENSIONS.

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REVISIONS/DATE	BY
1 PLAN CHECK 11/18/19	PS

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Job No: 219193

SHEET
S1

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INDEX OF DRAWINGS

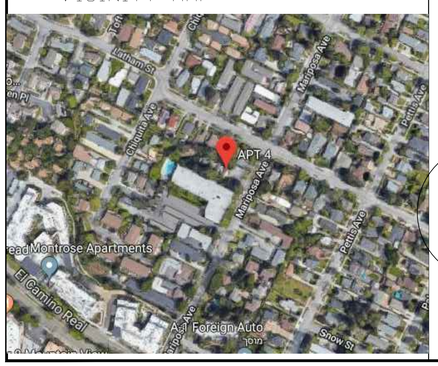
A-1. COVER SHEET, PROJECT DATA, INDEX
TOPOGRAPHIC SURVEY
A-2 LOT PLAN
A-2-1 SITE PLAN
A-3. (E)FIRST & (E) SECOND FLOOR PLAN
A-4. (E)ROOF PLAN
A-5. (E)ELEVATIONS
A-6 (N) SECOND FLOOR PLAN
A-7 (N) KITCHEN PLAN
A-8. (N) KITCHEN ELEVATIONS
A-9. (N) ELECTRICAL PLAN
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STD1
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(8)

SCOPE OF WORK

THIS PROJECT PROPOSES A KITCHEN REMODELING IN THE 2ND FLOOR. INCLUDING NEW ELECTRICAL PLAN AND NEW PLUMBING ONLY IN THE KITCHEN AREA.

VICINITY MAP



PROJECT INFORMATION

OWNER:	WILLIAM ITO
ADDRESS:	620 MARIPOSA AVENUE APT.4 MOUNTAIN VIEW, CA
BUILDING CONSTRUCTED AT:	1978 (2)
APN#	15439004
LOT AREA:	1,653 SQ.FT.
(E) LIVING AREA	1,036 SQ.FT. - NO CHANGE
SUPERVISOR DISTRICT	5
(N)LOT COVERAGE	63%
(N)F.A.R.	11%
OCCUPANCY GROUP	R-2
CONSTRUCTION TYPE	VB
FIRE SPRINKLERS	NON SPRINKLER SYSTEM
TOTAL HABITABLE	1,036 SQ.FT. (7)
NON HABITABLE	0 SQ.FT.
NO. OF BEDROOMS	2
NO. OF BATHROOMS	2

(9)

All work shall be in compliance with the City of Mountain View and the 2016 Editions of the California Building Code,2016 California Mechanical Code,2016 California Plumbing Code, 2016 California Electrical Code, the 2016 California Energy Code, 2016 Green Building Standards Code, 2016 California Residential Code

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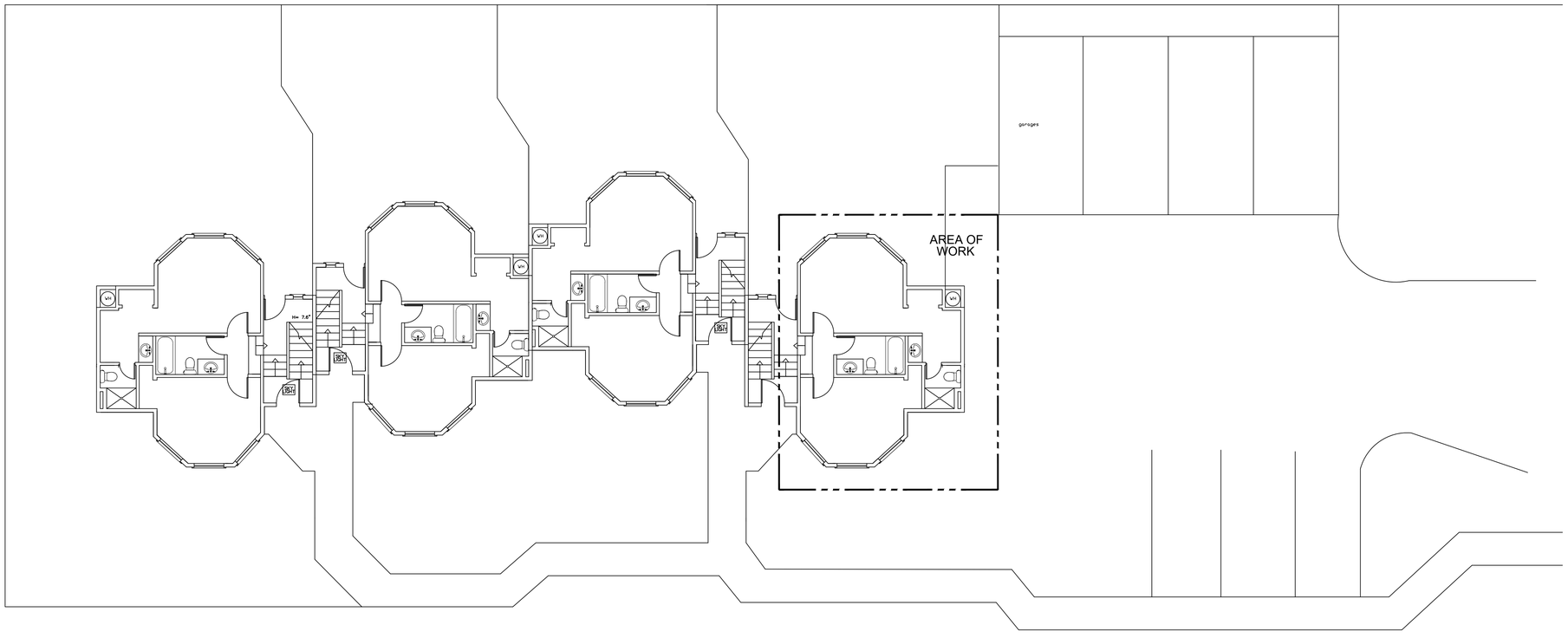
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Sheet:
COVER SHEET & PROJECT DATA

Scale as shown

A-1



LOT PLAN

SCALE: 1/8" = 1'-0"

N

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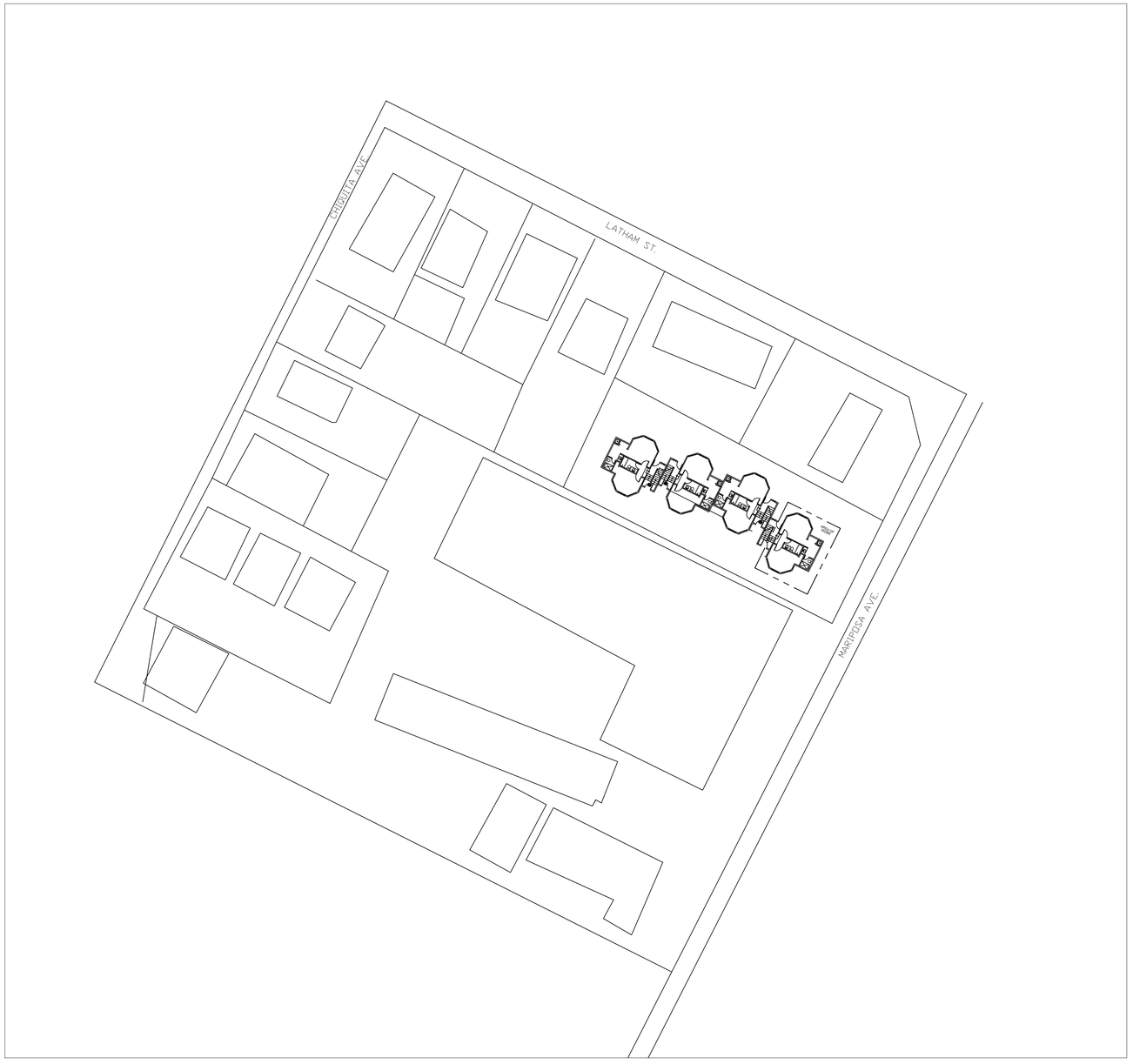
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LOT PLAN

Scale as shown

A-2



(E) SITE PLAN

SCALE: 1/4" = 1'-0"

N

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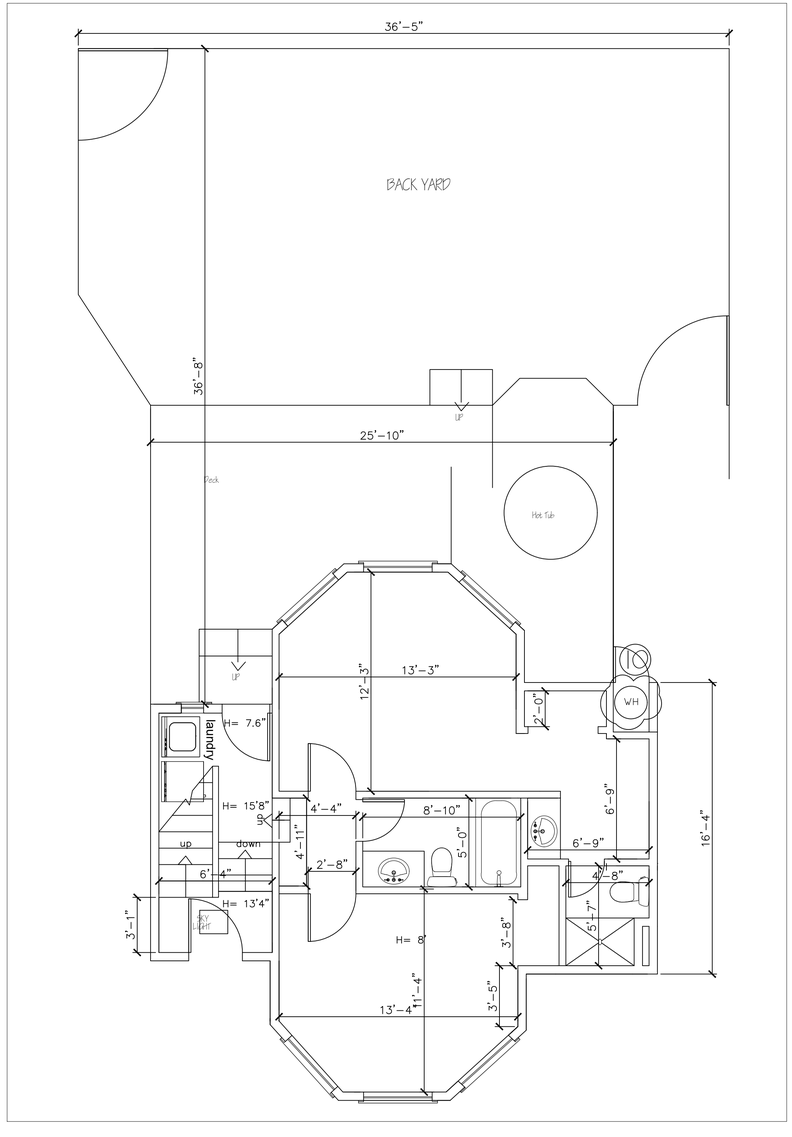
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SITE PLAN

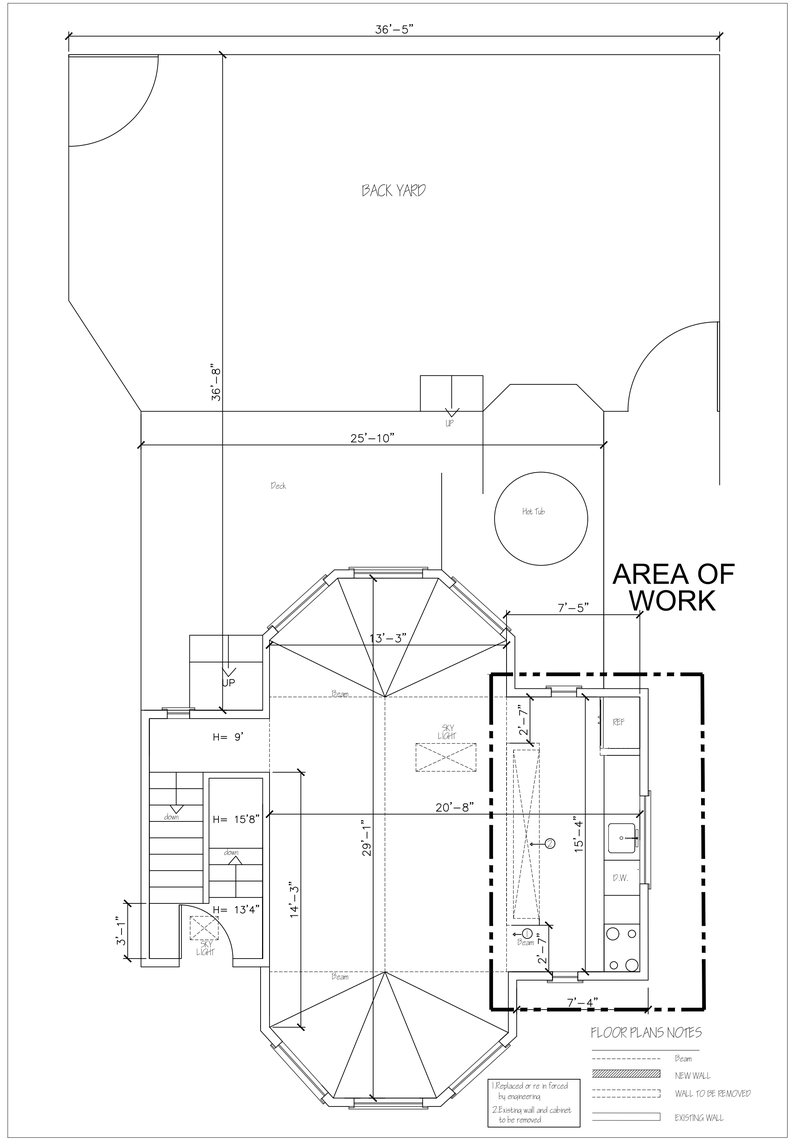
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A2-1



(E) FIRST PLAN

SCALE: 1/4" = 1'-0"



(E) SECOND PLAN

SCALE: 1/4" = 1'-0"

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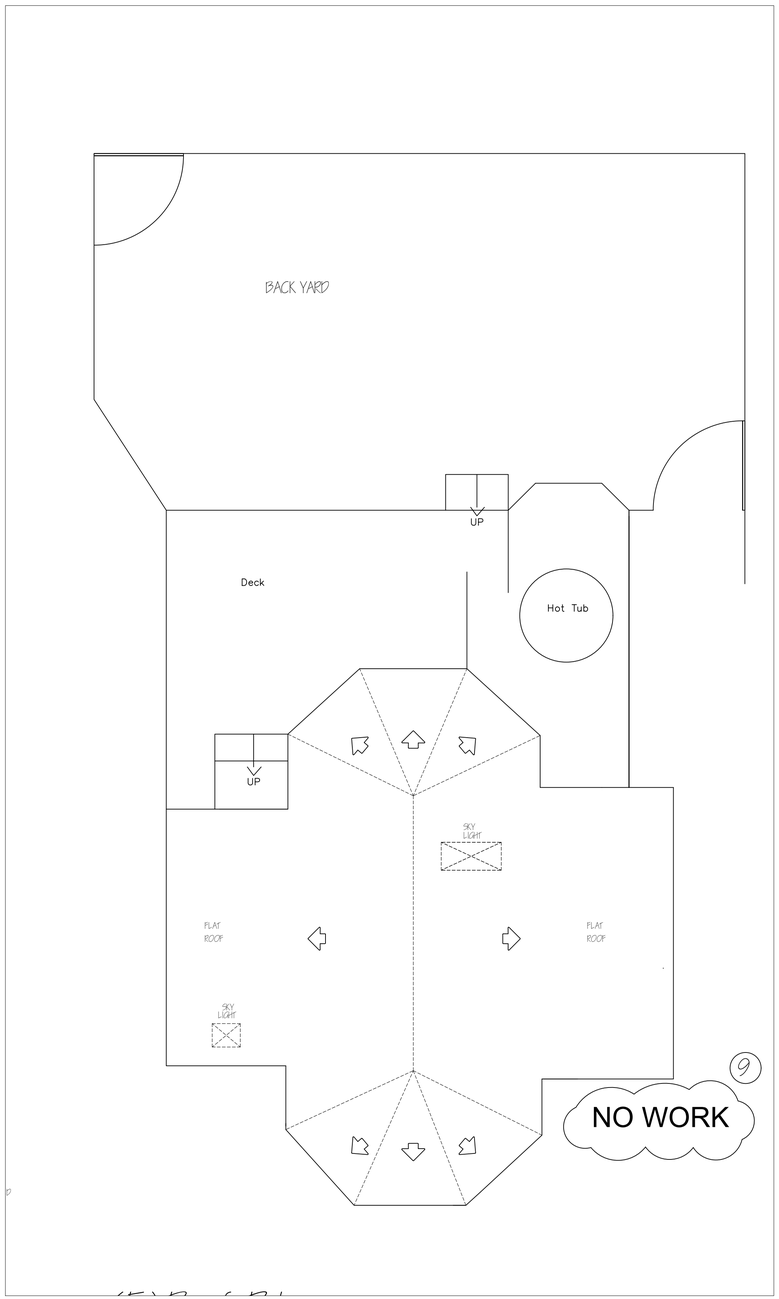
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(E) FIRST & SECOND PLANS

Scale as shown

A-3



(E) ROOF PLAN

SCALE: 1/4" = 1'-0"

N

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(E) ROOF PLAN

Scale as shown

A-4



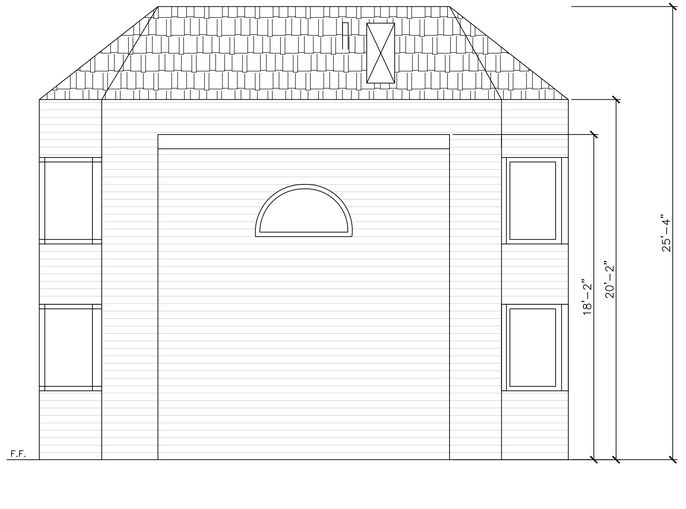
(E) REAR ELEVATION - NO CHANGE

SCALE 1/4" = 1'-0"



FRONT ELEVATION - NO CHANGE

SCALE 1/4" = 1'-0"



(E) RIGHT ELEVATION - NO CHANGE

SCALE 1/4" = 1'-0"

(E)ELEVATIONS PLAN

SCALE: 1/4" = 1'-0"

N

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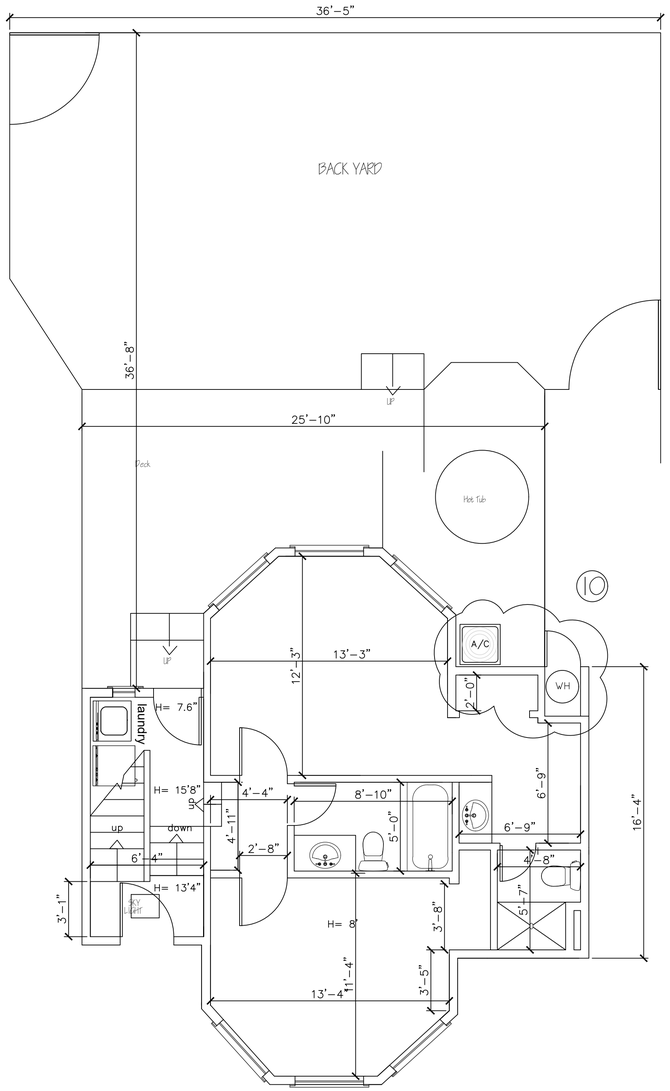
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ELEVATION PLAN

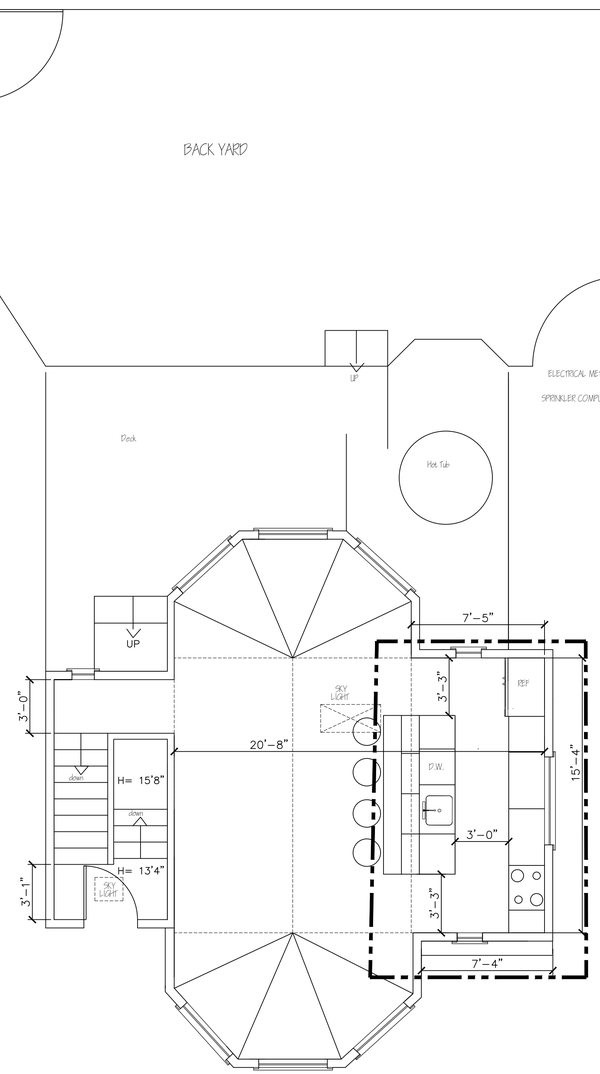
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A-5



(E) First Floor Plan

SCALE 1/4" = 1'-0"



(N) Second Floor Plan

SCALE 1/4" = 1'-0"

(N) SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"

N

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620 MARIPOSA AVE. APT.4
MOUNTAIN VIEW , C A.

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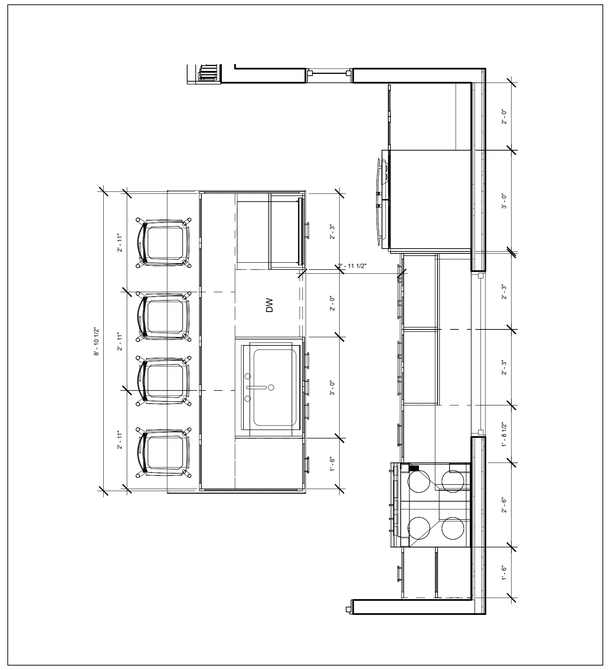
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(N) SECOND FLOOR PLAN

Scale as shown

A-6



(N) KITCHEN PLAN

SCALE: 1/2" = 1'-0"

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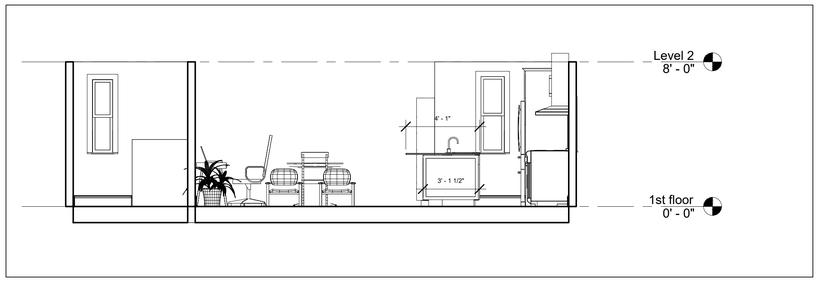
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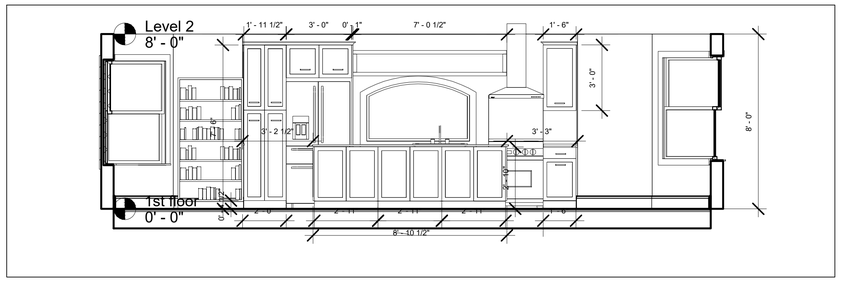
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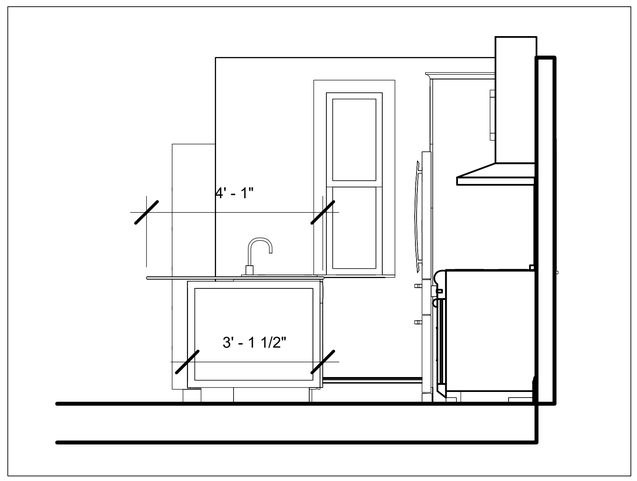
(N) KITCHEN PLAN

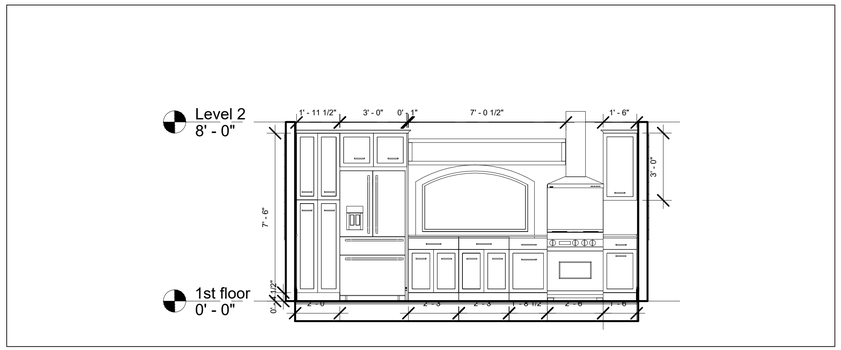
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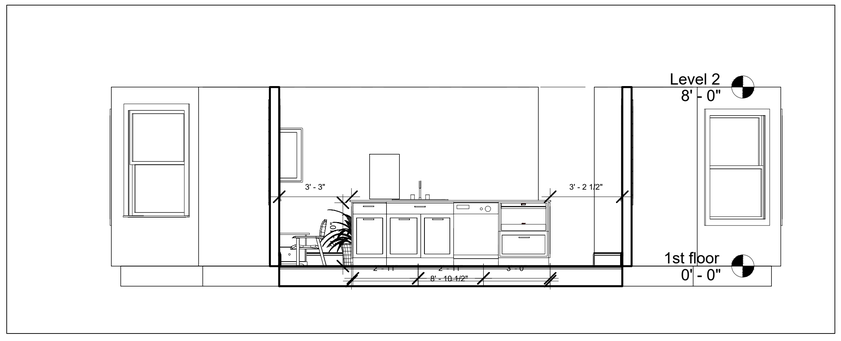
A-7











(N) KITCHEN ELEVATION

SCALE: 1/ 4" = 1'-0"

N

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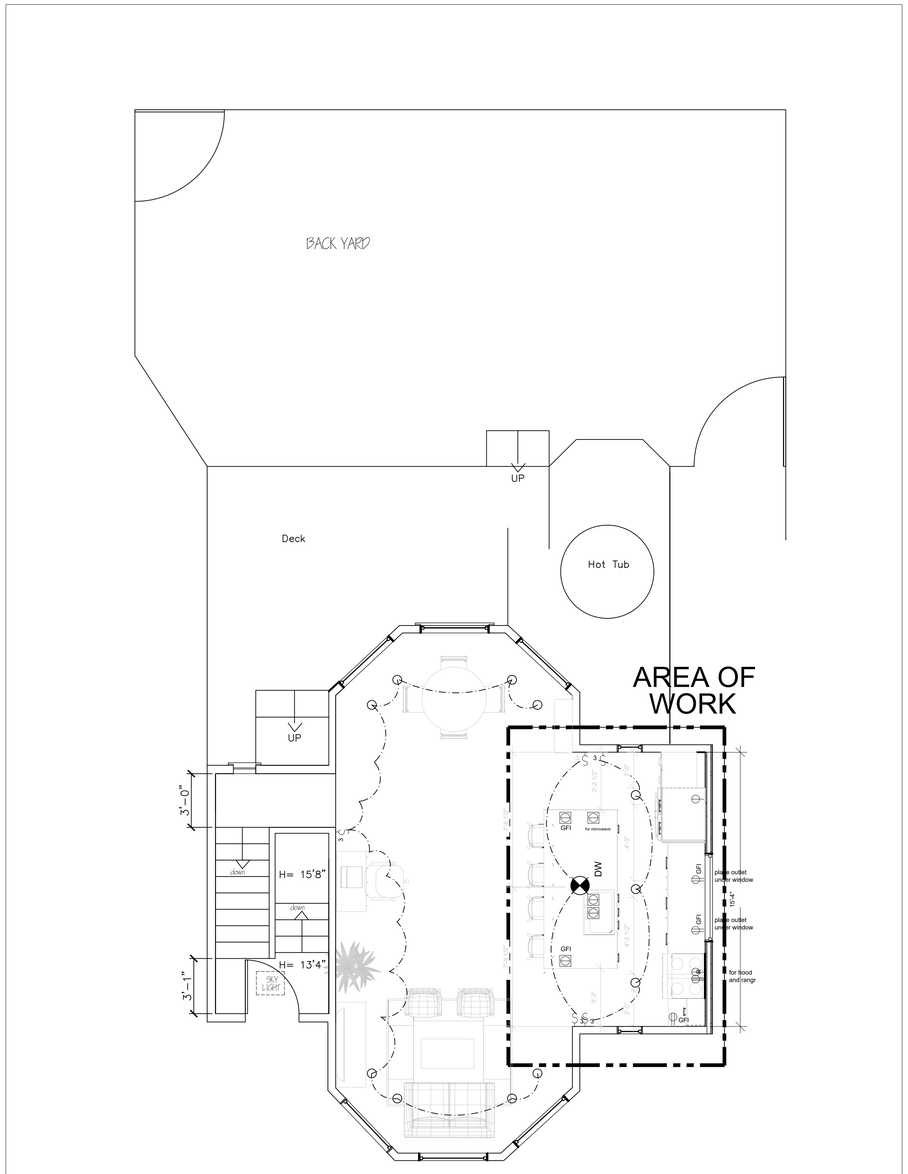
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(N) KITCHEN ELEVATION

Scale as shown

A-8

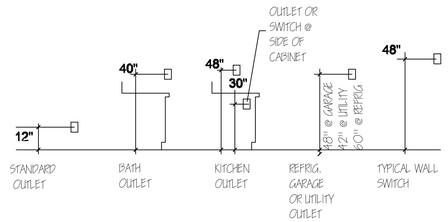


(N) Electrical Plan

SCALE 1/4" = 1'-0"

(N) ELECTRICAL FLOOR PLAN

SCALE: 1/4" = 1'-0"



SWITCH & OUTLET MOUNTING HEIGHTS

13 NOTE:
ALL RECEPTACLE OUTLETS AT THE KITCHEN COUNTERS AND ISLAND ARE GROUND-FAULT CIRCUIT- INTERRUPTER.

NOTE:
TAMPER-RESISTANT RECEPTACLES IN DWELLING UNITS: IN ALL AREAS SPECIFIED IN 210.52, ALL 125 VOLT, 15-20 AMPERE RECEPTAVLES SHALL BE LISTED
TAMPER-RESISTANT RECEPTACLES.

15 -ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT SINGLE-PHASE, 15-AND-20-AMPERE RECEPTACLES OUTLETS AND LIGHTING OUTLETS PER 2016 CEC 210.12(A) REQUIRED IN ALL ROOMS AND KITCHEN SHALL BE PROVIDED BY AN ARC-FAULT CIRCUIT INTERRUPTER.S), COMBINATION TYPE. AFCI SHALL BE LISTED TO PROTECT ENTIRE BRANCH CIRCUIT.

NOTE:
ALL RECEPTACLES AND LIGHTING ON THE EXTERIOR WALLS SHALL BE WATERPROOF

AFCI NOTE:
ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS(NEW ELECTRICAL RECEPTACLES, NEW LIGHT FIXTURES, NEW SMOKE DETECTORS, ETC) INSTALLED IN LIVING , DINING AND FAMILY ROOMS, PARLORS, BEDROOMS, LIBRARIES, DENS ,HALLWAYS, RECREATION ROOMS, CLOSETS, KITCHENS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A ARC-FAULT CIRCUIT INTERRUPTOR(A.F.C.I.) LISTED TO PROTECT THE ENTIRE BRANCH CIRCUIT AS PER CEC.

12 NOTE:
a. Smoke alarms shall be field verified or installed in all bedrooms, areas leading to bedrooms, and on each floor level of building.
b. Carbon monoxide alarms shall be field verified or installed at areas leading to the bedrooms and at each floor level of the building.

AFCI NOTE:
ALL BRANCH CIRCUITS THAT SUPPLY 125-VOLT, SINGLE PHASE, 15 AND 20 AMPERE OUTLETS(NEW ELECTRICAL RECEPTACLES, NEW LIGHT FIXTURES, NEW SMOKE DETECTORS, ETC) INSTALLED IN LIVING , DINING AND FAMILY ROOMS, PARLORS, BEDROOMS, LIBRARIES, DENS ,HALLWAYS, RECREATION ROOMS, CLOSETS, KITCHENS OR SIMILAR ROOMS OR AREAS SHALL BE PROTECTED BY A ARC-FAULT CIRCUIT INTERRUPTOR(A.F.C.I.) LISTED TO PROTECT THE ENTIRE BRANCH CIRCUIT AS PER CEC.

NOTE:
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TAMPER-RESISTANT RECEPTACLES.

14 NOTE:
ALL THE NEW INSTALLED INTERIOR LIGHTING WILL BE HIGH EFFICACY PER CEnC 150.0(K)(1)(A)

N

Electrical/Mechanical Plan Legend:

- FLUORESCENT LIGHT FIXTURE
- ENERGY EFFICIENT RECESSED LIGHT
- ENERGY EFFICIENT LIGHT
- PENDANT LIGHT
- CHANDELIER OR CEILING MOUNTED LIGHT
- WALL MOUNTED SCONE
- OS WALL MOUNTED LIGHT W/ OCCUPANCY SENSOR
- MS WALL MOUNTED LIGHT W/ MOTION SENSOR
- LED STRIP LIGHT
- UNDER CABINET LED
- LED PUCK LIGHT - REMOTE CONTROLLED
- CEILING FAN
- RETURN AIR VENT
- SD SMOKE DETECTOR, HARD WIRED
- CM COMBINATION CARBON MONOXIDE DETECTOR AND SMOKE DETECTOR, HARD WIRED AND INTERCONNECTED
- ESP ELECTRICAL SUB-PANEL
- EMP ELECTRICAL MAIN PANEL
- DATA JACK
- T+H DATA JACK
- DATA JACK
- SINGLE SWITCH
- DOUBLE SWITCH
- TRIPLE SWITCH
- QUADRUPLE SWITCH
- SWITCH WITH DIMMER
- 3-WAY SWITCH
- 4-WAY SWITCH
- 3-WAY SWITCH WITH DIMMER
- GROUND FAULT DUPLEX OUTLET 42"AFF
- ARC - FAULT DUPLEX OUTLET 12"AFF
- DEDICATED LINE
- GAS METER
- GASS LINE
- GFCI STRIP
- CO CARBON MONOXIDE DETECTOR
- EV

NOTE:
WHERE NEW CONSTRUCTION OR ELECTRICAL WORK OCCURS,
THE SMOKE ALARMS AND CARBON MONOXIDE ALARMS SHALL
BE INTERCONNECTED AND HARDWIRE D

GROUNDING ELECTRODE SYSTEM:
The grounding electrode system will consist of all available components per 250.50 bonded together, with the primary electrode being a concrete-encased electrode per 250.52(A)(3)(1)
see note and detail

NOTE
INSTALL A 1" CONDUIT FROM ELECTRIC PANEL TO FUTURE EV LOCATION

4 NOTE:
PER CALIFORNIA CIVIL CODE ARTICLE 1101.4 AND CALGREEN SECTION 301.1, FOR ALL BUILDING ALTERATIONS OR IMPROVEMENTS TO A SINGLE FAMILY RESIDENTIAL PROPERTY, EXISTING PLUMBING FIXTURE IN THE ENTIRE HOUSE THAT DO NOT MEET COMPLIANT FLOW RATES WILL NEED TO UPGRADED. WATER CLOSET WITH A FLOW RATE IN EXCESS OF 1.6 GPF WILL NEED TO REPLACED WITH WATER CLOSET WITH A MAXIMUM FLOW RATE OF 1.28 GPF. SHOWER HEADS WITH A FLOW RATE GREATER THAN 2.5 GPM WILL NEED TO BE REPLACED WITH A MAXIMUM 1.8 GPM SHOWER HEAD. LAVATORY AND KITCHEN FAUCETS WITH A FLOW RATE GREATER THAN 2.2GPM WILL NEED TO BE REPLACED WITH FAUCET WITH MAXIMUM FLOW RATE OF 1.2 GPM (1.8 GPM FOR KITCHEN FAUCETS).

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(N) ELECTRICAL FLOOR PLAN

Scale as shown

A-9

CALGREEN NOTES.
CONSTRUCTION WASTE MANAGEMENT PLAN:

DIVERT A MIN. OF 65% OF THE CONSTRUCTION WASTE GENERATED AT THE SITE TO RECYCLE OR SALVAGE
1. IDENTIFY IF MATERIALS TO BE DIVERTED FROM DISPOSAL BY RECYCLING, REUSE ON THE
PROJECT OF SALVAGE FOR FUTURE USE OR SALE.
2. SPECIFY IF MATERIALS WILL BE SORTED ON-SITE OR MIXED FOR TRANSPORTATION TO A DIVERSION FACILITY.
3 IDENTIFY THE DIVERSION FACILITY WHERE THE MATERIAL COLLECTED WILL BE TAKEN
4. IDENTIFY CONSTRUCTION METHODS IMPLIED TO REDUCE THE AMOUNT OM WASTE GENERATED.
5. SPECIFY THE AMOUNT OF MATERIALS DIVERTED AVAILABLE CALCULATED BC WEIGHT OR VOLUME.
6. NOTE ON PLAT TO PROVIDE DOCUMENTATIONS SLOWING COMPLIANCE WLH ABOVE TO
THE BUILDING DEPARTMENT.
OPERATION 4 MAINTENANCE MANUAL:
AT TNE TIME OF L! PAL INSPECTION, A MAC CAL, COMPACT DISC, WEB-BASED RJFERNECE OR OTHER MEDIA ACCEPTABLE TO THE ENFORCING AGENCY WH ICT INCLUDES ALL OF TO E
FOLLOWING SHALL BE PLACED IN THE BUILDING

1. DIRECTIONS TO THE OWNER OR OCCUPANT THAT THE MANUAL SHALL REMAIN WITH THE BUILDING THROUGHOUT THE LIFE CYCLE OF THE STRUCTURE.
2. OPERATION & MAINTENANCE INSTRUCTIONS FOR THE FOLLOWING:
a. EQUIPMENT AND APPLIANCES, INCLUDING WATER SAVING DEVICES AND SYSTEMS, HVAC SYSTEMS, WATER-HEATING SYSTEMS, AND OTHER MAJOR APPLIANCES AND EQUIPMENT
b. ROOF AND YARD DRAINAGE, INCLUDING GUTTERS AND DOWNSPOUTS.
c. SPCE CONDITIONING SYSTEMS, INCLUDINGCONDENSERS AND AIR FILTERS
d. LANDSCAPE IRRIGATION SYSTEMS
e. WATER REUSE SYSTEMS

3. INFORMATION FROM LOCAL UTILITY, WATER AND WASTE RECOVERY PROVIDERS ON METHODS
TO FURTHER REDUCE RESOURCES CONSUMPTION, INCLUDING RECYCLE PROGRAMS AND LOCATIONS.

4. PUBLIC TRANSPORTATION AND / OR CARPOOL OPTIONS AVAILABLE IN THE AREA.

5. EDUCATION MATERIAL ON THE POSITIVE IMPACT OFTEN INTERIOR RELATIVE HUMIDITY BETWEEN 30-60% AND WAYT METHODS AND OCCUPANT MAY USE TO MAINTAIN THE RELATIVE HUMIDITY LEVEL IN THAT RANGE

6. INFORMATION ABOUT WATER-CONSERVING LANDSCAPE AND IRRIGATION DESIGN AND
CONTROLLERS WHICH CONSERVE WATER

7. INSTRUCTION FOR MAINTAINING GUTTERS IN DOWNSPOUTS AND THE IMPORTANCE OF DIVERTING WATER AT LEAST 5 FEET AWAY FROM THE FOUNDATIONS.

8. INFORMATION ON REQUIRED ROUTINE MAINTENANCE MEASURES INCLUDING, BUT NOT
LIMITED TO CAULKING, PAINTING, GUARDING AROUND THE BUILDING, ETC...

9. INFORMATION ABOUT STATE POLAR ENERGY AND INCENTIVE PROGRAMS AVAILABLE

10. A COPY OF ALL SPECIAL INSPECTION, VERIFICATION REQUIRED BY THE ENFORCING AGENCY OR THIS CODE

HEATING AND AIR-CONDITIONING SYSTEMS SHALL BE SIZED, DESIGNED AND HAVE THEIR EQUIPMENT SELECTED USING TO E FOLLOWING METHODS:

i. THE HEAT LOST AND HEAV GAIN IS ESTABLISHED ACCORDING TO ACCA MANUAL J, ASHARE NANDBOOKS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

2. DUCT SYSTEMS r SIZED ACCORDING TO ACCA 29-D MANUAL D, ASHARE HANDBOOK OF OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

3. SELECT HEATING AND COOLING EQUIPMENT ACCORDING TO ACCA 36-5 MANUALS OR OTHER EQUIVALENT DESIGN SOFTWARE OR METHODS.

EXCEPTION: USE OF ALTERNATE DESIGN TEMPERATURE NECESSARY TO ENSURE THE SYSTEMS FUNCTION ARE ACCEPTABLE.

IRRIGATION CONTROLLERS:

AUTOMATIC IRRIGATION SYSTEM CONTROLLERS FOR LANDSCAPING INSTALLED AT TO E TIME OF E! PAL INJECTION SHALL BE
- CONTROLLLRS SHALL BE LEATHER-OR FO! L MOISTURE-BASED CONTROLLERS THAT AUTOMATICALLY ADD LIAT IRRIGATION IN RESPONSE TO CA NAGEL IN PLANTS NEEDS AS LEATHER CONDITIONS CHARGE.
2. WEATHER-BASED CONTROLLERS WITHOUT INTEGRAL RAIN VENDORS OR COMMUNICATION SYSTEMS THAT ACCOU IT NOK LOCAL RAISHALL SHALL HAVE A SEPARATE WI RED OR WIRELESS RAI N VENDOR WL ICT CONNECTS OR COMMUNICATED WITH TO E CONTROLLER(S). FO! L MOISTURE-BASED CONTROLLERS ARE NOT REQUIRED TO HAVE RAI N VENDOR NPUT.

JOINIS* OPENINGS:
OPEN SGS INTO E BUILDING ENVELOPE SEPARATING CONDITIONED SPACE FROM UNCON DITIONED SPACE NEEDED TO ACCOMMODATE GAS, PLUMBING, ELECTK/ CAL LINES AND OTHER NECESSARY PENETRATIONS MUST BE HEALED IN COMPLIANCE NOTE THE CALE JORNIA ENERGY CODE.

POLLUTANT CONTROL

COVEK/ VG OE DUCT OPENS NGO AT D PROTECTION OF MACRAE ICAL EQUIPMENT DURING CONSTRUCTION. AT THE TIME OF ROUGH NSTALLATION OR DURI VG STORAGE ON TO E CONSTRUCTION NOTE AND UNTIL FINAL STARTUP OF THE HEATING AND COOL! VG EQUIPMENT, ALL DUCT AT D OTC ER RELATED A! R DISTRIBUTION COMPONENT OPEN SGS SHALL BE COVERED WITH TAKE, PLASTIC, SH EETMETAL OR OTCEK METHODS ACCEPTABLE TO TLL ENFOKC! VG AGENCY TO REDUCE TO E AMOUNT OF DUCT OR DEBRIS WLICT MAY COLLECT INTO E SYSTEM.

ADHESIVES, SEALANTS AT D CAULKS: ADHESIVES, SEALANTS AT D CAULKS USED OF TO E PROJECT SHALL MEET THE REQUIREMENTS OF THE FOLLOW! VG STANDARDS UN LESS MORE STRINGENT LOCAL OR REGIONAL AIR POLLUTION OR AI R QUALITY MANAGEMENT DISTRICT RULES APPLY.

ADHES!VED, ADHESIVE BONDING PK./ MERS, ADHESIVE PRIMERS, AND CAULKS SHALL COMPLY WITH LOCAL OR REGIONAL AIR POLLUTION CONTROL OR AIR QUALITY MANAGEMENT DISTRICT KULEA WLIKL APPLICABLE OK SCAQMD RULE
! 66 VOC LIMITS, AS SLOWN IN TABLE 4.5O4. OR 4.5O4.2 AS APPLICABLE. SUCH PRODUCTS ALSO SHALL COMPLY NOTE THE KLLE 66 LKOHIBITION OF THE USE OF CERTAIN TOPIC COMPOUNDS (CHLOROFORM, ETHYLENE D!CHLORIDE.
Mr nYLnr CuLO<IDE, tERGLO<OrTu Lnr AND TR CuLORO r nYLnr , rXGr FOR AEROSOL PRODUCTS, AS SPECIFIED IN SUBSECTION 2 BELOW.
2. AEROSOL ADHESIVES, AND SMALLER UNIT S/ ZES OF ADHESIVES, AND SEALANT OR BAULKING COMPOUNDS (IN UNITS OF PRODUCT, USA PAC@GING, PRICE DO NOT ALIGN MORE THAN I POUND AND DO NOT CONS!ST OF MORE THAN 16 ELUID OUNCES) SHALL COMPLY WITH STATLWIDL VOC STANDARDS AND OTHER REQUIREMENTS, INCLUDING PROHIBITIONS OF USE OF CURTAIN TOXIC COMPOUNDS, OF CAL!LOKIA CODE OF KEGULAT!ONS, TITLE ! 7, COMMENCING WITH SECTION 94507

PAINTS AND COATING.
ARCHITECTURAL PAINTS AND COATINGS SHALL COMPLY WITH VOC LIMITS IN
TABLE I OF THE AB3 ARCHITECTURAL SUGGESTED CONTROL MEASURE, AS
SHOWN IN TABLE 4.5O4.3
UNLESS MORE STRINGENT LOCAL LIMITS APPLY. THE
VOC CONTENT LIMIT FOR COATING THAT DO NOT MEET THE DEFINITIONS FOR THE
SPECIALITY COATING CATEGORIES LISTED IN TABLE 4.5O4.3 SHALL BE DETERMINED BY CLASSIFYING THE
COATING AS A FLAT, NONFLAT OR NONFLAT-HIGH GLOSS COATING, BASED ON ITS GLOSS, AS DEFINED IN
SUBSECTIONS 4.2.1, 4.36 AND 4.37 OF THE 2007 CALIFORNIA AIR RESOURCES
BOARD, SUGGESTED CONTROL MEASURE AND CORRESPONDING FLAT, NONFLAT OR NONFLAT-HIGH GLOSS
VOC LIMIT IN THE TABLE 4.5O4.3 SHALL APPLY

AEROSOL PAINTS AND COATING SHALL BE
COMPLIANT WITH PRODUCT WEIGHTED
MIR LIMITS FOR ROC AND OTHER TOXIC
COMPOUNDS. VERIFICATION OF
COMPLIANCE WITH VOC LIMITS.

CARPET AND CARPET SYSTEMS SHALL BE
COMPLIANT WITH VOC LIMITS.

MINIMUM 80% OF FLOOR AREA RECEIVING
RESILIENT FLOORING SHALL COMPLY.

AEROSOL SAIETS AND COATINGS

AEROSOL PAI NOT AND COATI SOD SHALL MEET TO E PRODUCT WEIGHTED MI R LIMITS NOK KOC N SECTION 94522(a)(3) AND OTC ER REQUIREMENTS, INCLUDING PROHIBITIONS ON USE OF CERTAIN TOPIC COMPOL PDF AT D OZONE DEPLI-TI VG SUBSTANCES, IN SECTIONS 94522(c)(2) AND (d)(2) OF CALI CORNIA CODE OF REGULATIONS, TITLE 7, COMPACT VG WITH SECTION 94520. AT D N AREAS UNDER TO E UR!SDICTION OF TO E BAA AREA AIR QUALII MANAGEMENT DISTRICT ADDITIONALLY COMPLY WITH TO E PERCENT VOC BY WEIGHT OF PRODUCT LIMIT OF REGULATION 8, RULE 49

CARTETSYSTEMS:
ALL CARPET INSTALLED N THE BUILDING INTERIOR SHALL MEET TO E TES! VG AND
PRODUCT REQUIREMENTS OF OIL OF THE FOLLOWING:
CARPET AND RUG / SNITLTUE'S GREEN LABEL PLTS PROGRAM.
2. CALI WORK IA DEPARTMENT OF PUBLIC HEALTH STANDARD PRACTICE FOR THE TES! VG OF VOC'S (SPECI LICATION O 350)
3 NSL / AS!. 4O AT TLL GOLD LEVEL.
4. SCILNT! CXC CERT! LOCATIONS SYSTEMS INDOOR ADVANTAGE GOLD.

EBE BET! LI ENT LLOORI VG IN INSTALLED, AT LEAST 5O% OF FLOOR AREA RECE!V! VG RESILIENT FLOOR! VG SHALL COMPLY WITL TLE VOC EM 1550.I SIM ITS
D'nINeD IN T COLLABOrA AVE rO iG rEmORMACE oC OOLs (C rs LOW-EM USING MATERIALS LIST OF CERTS DIED UNDER TO E RESILIENT FLOOR COVERING INSTITUTE (RACK) FLOOR SCORE PROGRAM.
COMPOSITE WOOD PRODUCTS

HARDWOOD PLIOOD, PAK!CLEBOARD AND MEDIUM DENSITY FIBEKBOARD COMPOSITE GOOD PRODUCTS USED ON TLE INTERIOR OR ECERIOR OF TO E BUILDS VG SHALL MELT TLE REQUI KEMLNTS NOK LORMALDLHYDE AT SPECI DIED IN ARB6 s AIR TOL!CY CONTROL MEASURE FOR COMPOSITE GOODC 7 COL 95 120 L! PSQ.) BY OR BEFORE THE DATES SPEC! FLED IN THOSE SECTIONS, AT SHOWN IN TABLE 4. 5O4.5

CONCRETE SLAB FOUNDATIONS:
INSTALL CAPS LLARY BREAK AND VAPOR RETARDER AT SLAB OF GRADE FOUNDATIONS,

MOISTURE CO\TENTOF BUILDING MATERIALS:

CHECK MOISTURE CONTENT OF BUILDING MATERIALS USED IN WALL AND FLOOR FRAMING BEFORE ENCLOSURE BUILDING MATERIALS WITH VISIBLE SIGNS OF WATER DAMAGE SHALL NOT BE INSTALLED. WALL AND FLOOR FRAMING SHALL NOT BE ENCLOSED WHEN THE FRAMING MEMBERS EXCEED 19% MOISTURE CONTENT

SHEET NOTES:
Architectural:
1. Floor plan dimensions are to face of stud, typical, unless otherwise noted.
2. All window and French door sizes as noted on Floor Plan are nominal only. Sec mfr's. specification for exact corresponding rough openings.
4. Material approved for use within the tub or shower compartment shall be cement board , fiber cement or glass mat. No aupsum products. All shower walls to have waterproof surface a min. 72" (or more per plans) above the floor.
5. Provide tempered safety glazing at the following: all french doors. All glass shower enclosures.
6. Escape or rescue windows shall have a minimum net clear operable area of 5.7 square feet. The minimum net clear operable height shall be 24 inches. The minimum net clear opening width shall be 20 inches. Escape windows shall have a finished opening of equal or less than 44 inches above the finished floor.

Building:
1. Minimum ceiling height is 9' clear, from the finished floor to the finished ceiling.
2. Insulation is required to be installed in all walls, floors and ceilings open for construction between habitable space and non-habitable space, such as exteriors, garages, crawl spaces and attics. Type or insulation required: Walls: 2x4 R-15 or 2x6 R-15, Ceilings: R-38, Floor: R-19.
3. A modified 1-hr. wall is required between the garage and 2nd. Unit. The garage-side sheetrock shall be minimum 5 type X.
4. Windows within the tub/ shower enclosure and the bottom exposed edge is less than 60 inches above the drain inlet shall be safety glazing.

Electrical:
1. Smoke detectors & Carbon monoxide detectors to be 110V hardwired with battery backup. Interconnect to other floors
2. General lighting at bath shall be fluorescent. All bulbs in fluorescent recessed fixtures to be General Electric,SPX50, warm hue.
3. Provide GFI protected outlets at bathroom and at house exterior.
4. Fixtures located over showers and tubs to be listed for wet/ damp locations per. Provide a dedicated 20-amp circuit to serve the required bathroom outlet(s). This circuit cannot supply any lights, fans, electric heaters, etc.
5. Provide exterior electric receptacles at the house rear. They must be within 6 feet 6 inches of grade and be weatherproof.
6. All recessed lights must be ICAT and blanket covered with insulation.
7. Bathroom outlets to be on a dedicated circuit.
8. Kitchen countertop outlets to be on at least 2 separate dedicated circuits.
9. All new outlets required to be tamper-resistant.
10. Exhaust fans shall be separately switched from the bathroom lighting, except where the light can be switched off while allowing the fan to continue to operate.
11. Residential lighting in garages, laundry rooms, bathrooms, and utility rooms is to be high efficacy and controlled by a vacancy sensor.
12. All fan systems that exchange air between the conditioned space and the outside shall be provided with backdraft dampers or automatic dampers.
13. At the garage, laundry room, nd utility rooms, specify all light fixtures to be high-efficacy and controlled by vacancy sensors.

16

Plumbing:
1. Showers and tub / shower combinations shall be provided with individual control valves of the thermostatic mixing & pressure balance type. The maximum flow rate for showerhead to be 1.8 gpm per CGBC 4.303.
2. Toilets to be 1.28 gall Flush or Dual flush-
3. Toilets shall have a minimum of 30inches wide clear space and a minimum of 24 inches clear space in front.
4. Shower compartments shall have a minimum of 1024 sq. inches and shall be capable of encompassing a 30 inch circle to a height at least 72 inches above the threshold. Valves,
shower head, soap dish and shelves may protrude into this space. Shower doors shall open so as to maintain not less than a 22" unobstructed openings for egress.
5. The showerhead to have a max. flow of 2.0 GPM, and the faucets to have a max. flow of 1.2 gpm. and kitchen faucets to have a maximum flow of 1.8 gpm per Greenpoint Checklist.

SIGURA CONSTRUCTION
1300 MEMOREX DR
SANTA CLARA, CALIFORNIA
LIC. # 865155
(408) 492-1379

ITO RESIDENCE

620 MARIPOSA AVE. APT.4
MOUNTAIN VIEW , C A.

DO NOT SCALE PLANS

THE USE OF THIS PLANS AND SPECIFICATIONS SHALL BE RESTRICTED TO THE ORIGINAL SITE FOR WHICH THEY WERE PREPARED AND PUBLICATION THEREORE IS EXPRESSLY LIMIT TO SUCH USE. RE-USE, REPRODUCTION OR PUBLICATION BY ANY METHOD, IN WHOLE OR IN PART IS PROHIBITED. TITLE TO THE PLANS AND SPECIFICATIONS REMAINS WITH THE DESIGNER. WITHOUT PREJUDICE, VISUAL CONTACT WITH THESE PLANS AND SPECIFICATIONS SHALL CONSTITUTE PRIMA FACIE EVIDENCE OF THE ACCEPTANCE OF THESE RESTRICTIONS.
WRITTEN DIMENSIONS SHALL TAKE PREFERENCE OVER SCALE DIMENSIONS AND SHALL BE VERIFIED ON THE JOB SITE. ANY DISCREPANCY SHALL BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY WORK.

Design by:	Drawn by:
SIGURA CONSTRUCTION	SIVAN JOSEPH
DATE	ISSUED FOR
09.16.19	PERMIT
11.13.19	PERMIT

Sheet:
CALGREEN NOTES

Scale as shown

A-10

CALGREEN NOTES

N

Wholesale Window COMPANY

891 Laurelwood Rd #107
Santa Clara CA 95054
(P) 408.654.9410 (F) 408.654.9642
WholesaleWindowCo.com

WORK ORDER

PURCHASE ORDER:

Name(s)	William Ito	**Phone**	949-861-0418
Job Site	620 Mariposa Ave # 4	**Email**	william.ito@gmail.com
City, Zip	Mountain View, CA 94041	**Date**	10/26/2020

Item #	Location	Opening Size	Handling	Glass	Grids Type	Pattern	Installation Type	Notes, Options, Instructions
1	Entry	32 x 14	PW				Retro-fit	
2	Bed 1	45 x 56	XO				Retro-fit	Qty 3
3	Bed 2	45 x 56	XO				Retro-fit	Qty 3
4	Laundry	15 x 33	RC	Temp			Retro-fit	
5	Hall	15 x 45	RC				Retro-fit	
6	Dining	44 x 8	PW				Retro-fit	Qty 3
7	Dining	45 x 56	XO				Retro-fit	Qty 3
8	Kitchen	15 x 45	LC				Retro-fit	
9	Sink	57 x 27	1/2 Rnd				Retro-fit	
10	Kitchen	15 x 45	RC				Retro-fit	
11	Family	44 x 8	PW				Retro-fit	Qty 3
12	Family	45 x 56	XO				Retro-fit	Qty 3
13								**Labor Included
14								**Clean Up & Haul Away Included
15								**Retro-fit Installation
16								**Screens Included
17								**Glass 1/8 over 3/16 - for Sound
18								**($600 Discount Applied)**
Manufacturer		**Materials**						**Color**
Milgard		**Tuscany & Styleline**						**White**

Total Project Price *(includes sales tax):* Fifteen Thousand Four Hundred Seventy

Down Payment (choose one) [ ] Check # _____

[x] Visa or MC # 5424181288194868 Exp 11 / 22 Sec# 340

Cardholder's Signature _____ Date 10/27/2020

Total Project Cost	$15,470.00
50% down payment	$7,735.00
40% upon delivery or install	$6,188.00
10% balance upon completion	$1,547.00

NOTICE TO OWNER: All window coverings and furniture to be removed and replaced by homeowner. Not included in this Agreement: painting, building permits, termite repairs, electrical work, masonry work, disconnecting or reconnecting alarm systems. A $500.00 rescheduling fee will apply to cancelled installation dates. Work will begin about _____ weeks from ordering, and will be substantially completed in ____ days subject to delays caused by acts of God, poor weather, uncontrollable labor trouble, material delay, or unforeseen contingencies. This proposal is backed by Wholesale Window Co. Limited Lifetime Warranty and by each manufacturer's respective product warranty. (Wood products are not covered by our Limited Lifetime Warranty.) Unless stated herein, no other warranty is expressed or implied. All work is considered finished when installed. Brochure and finished samples may differ from the end product.

Purchaser accepts color and finish as provided by manufacturer. All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to industry practices. Any alterations or deviation from above specifications involving extra costs will be executed only upon written orders, and will become an extra charge. Owner shall carry fire, tornado and other necessary insurance. Our workers are covered by Worker's Compensation Insurance. In the event it becomes necessary to file a mechanic's lien to secure payment of the money due under this contract, or in the event it becomes necessary for Contractor to file suit to collect any money due under this contract, or to collect damages for violation of any provisions of this contract, then owner agrees to pay all reasonable attorneys fees and costs incurred by Contractor in connection therewith. Payment due upon completion.

YOU THE BUYER, MAY CANCEL THIS TRANSACTION AT ANY TIME PRIOR TO MIDNIGHT OF THE THIRD BUSINESS DAY AFTER THE DATE OF THIS TRANSACTION. SEE ATTACHED FOR BUYER'S RIGHT TO RESCIND CLAUSE. (DOES NOT APPLY TO MATERIALS ONLY JOBS) Contractors may be required by law to be licensed and regulated by the Contractor's State License Board. Any questions concerning a contractor may be referred to the Registrar, Contractor's State License Board, PO Box 26000, Sacramento, CA 95826.

ACCEPTANCE: You are hereby authorized to furnish all materials and labor required to complete the work mentioned in this contract, for which I/we agree to pay the price mentioned in this contract, and according to the terms thereof. I/we acknowledge that before entering into this contract, I/we received a copy of the Notice to Owner which appears on the reverse side hereof. I/we have read and agree to the provisions contained herein.

ACCEPTED: X _____ 10/27/2020

Owner's Signature **Date**

X _____

Wholesale Windows Representative Signature **Date**

This contract, if accepted by management, constitutes the entire agreement between Owner and Wholesale Window Co. Any terms, conditions or representations which are not set forth in this contract in writing and accepted by management of Wholesale Window Co. are null and void, and unenforceable against Wholesale Window Co. and Owner.

INVOICE

EASTMAN
ROOFING & WATERPROOFING INC.
Roofer of Choice for the Silicon Valley Since 1979

DATE	INVOICE #
10/13/2020	27337-6296

1418 Douglas Street
San Jose, CA 95126

BILL TO

Yii Wen Chuah
620 Mariposa Avenue
Mountain View, CA 94041

TERMS	REP	PROJECT
Due Upon R...	DG	620 Mariposa Aven...

ITEM	DESCRIPTION	AMOUNT
Repairs - Other	Section 1, Items 1 through 4, Shake Roof	2,049.00
Repairs - Other	Section 1, Items 5 through 8, Foam, Tar & Gravel roofs	818.00
	**Payment is due upon completion of repairs. Check, MasterCard or Visa accepted. Thank you. **Warranty period begins on day work is completed, provided payment is received promptly.	
	This Invoice, combined with your original inspection/proposal, constitutes your warranty.	

Thank you for the opportunity to serve you, we appreciate your calling on us.

Thanks Again,

James T. Eastman
President

Payments/Credits	$0.00
Balance Due	$2,867.00

INVOICE

EASTMAN
ROOFING & WATERPROOFING INC.
Roofer of Choice for the Silicon Valley Since 1979

DATE	INVOICE #
1/31/2023	27337-8015

1418 Douglas Street
San Jose, CA 95126

BILL TO

Yii Wen Chuah
620 Mariposa Avenue
Mountain View, CA 94041
(650) 644-7576

TERMS	REP	PROJECT
Due Upon R...	CA	620 Mariposa Aven...

ITEM	DESCRIPTION	AMOUNT
Repairs - Other	Section 1, Items 1 through 3	1,550.00
	**Payment is due upon completion of repairs. Check, MasterCard or Visa accepted. Thank you.	
	**Warranty period begins on day work is completed, provided payment is received promptly.	
Customer Discount	Discount valid only if paid within 5 business days of completion of work-EXPIRES 2/6/23	-100.00
Prep/Dry Roof	Roof drying in preparation of repairs $160 to $320	320.00
	This Invoice, combined with your original inspection/proposal, constitutes your warranty.	

Thank you for the opportunity to serve you, we appreciate your calling on us.

Thanks Again,

James T. Eastman
President

Thank You!

Payments/Credits	-$1,770.00
Balance Due	$0.00

Eastman Roofing and Waterproofing, Inc.
1418 Douglas St., San Jose, CA 95126
408-971-9000 Fax 408-971-9797

02/06/2023

SALE Total: $1,770.00

Master Card
xxxxxxxxxxxx0107

Exp. Date:	xx / xx		
Entry Mode:	Keyed		
Name:	William Ito		
Auth. Code:	98517P	QuickBooks Trans. No:	
Trans. ID:	MS0147801015	Merchant No.:	4269283000072904
Terminal ID:	-	AID	-

No additional transfer fees or taxes apply

Thank you for your business

Payment services brought by:

Intuit Payments Inc.
2700 Coast Avenue, Mountain View, CA 94043
Phone number 1-888-536-4801
NMLS #1098819

For more information about Intuit Payments' money transmission licenses, please visit https://www.intuit.com/legal/licenses/payment-licenses/

CUSTOMER COPY

EASTMAN
ROOFING & WATERPROOFING INC.
License #525051

PROPOSAL

January 6, 2023

PROPOSAL SUBMITTED TO:

Yi Wen Chuah
620 Mariposa Avenue
Mountain View, CA 94041
(650) 644-7576

PROPERTY ADDRESS:

620 Mariposa Avenue
Mountain View, CA 94041

NOTE: This roof has been examined by a qualified inspector employed by Eastman Roofing and Waterproofing, Inc. The professional opinion of the inspector contained in this report is solely an opinion and does not constitute a warranty or guaranty of the statements contained herein and may be subject to dispute. This is a **visual** inspection of the roof, roof surface only and does not include inspection of the building structure such as attic spaces. Eastman Roofing and Waterproofing, Inc. is not responsible for comment on any hidden defects in the roof that may be present but not visible during our **visual** inspection of the roof surface. We rely on information from owners/tenants and other reports when available, i.e.: pest control report, property inspection, etc. It is the sole responsibility of the property owner, and their agents, to make Eastman Roofing and Waterproofing, Inc. aware of any such information and reports when available which would aid Eastman Roofing and Waterproofing, Inc. in the evaluation of existing roof conditions. If any repairs for "leaks" are recommended, it is our intent to first put the roof system back in working order and second, to somewhat blend repairs in with the rest of the roof. There are no uniform standards for repairs, only what is considered an acceptable trade practice or rule of thumb. A "leak" (Section I) is defined as: The roof system is open and can allow water intrusion and must be repaired to insure leak-free service. Optional and Additional (Section II) items are preventative maintenance items. It is not necessarily our intent to put the roof in code- complying condition or to meet manufacturer's specifications, unless a new roof is recommended. Eastman Roofing and Waterproofing, Inc. is a roofing contractor and is not licensed to inspect or certify your building as being free of pests, pest infestation, fungus, mold or dry rot. Hence, we cannot under law warrant dry rot repair. This report does not include any estimate for repair on damage that a termite and/or masonry contractor may have caused after this inspection. This inspection report is valid for 90 days from the above date.

Photo Disclaimer: *Any pictures included are provided to assist in clarifying some of the findings made in this report. No relative importance should be placed on these pictures. Any pictures in this report do not necessarily illustrate all of the damage or conditions as outlined in this report. Please contact the inspector if you have specific questions. Photos included in emailed Proposal at no charge; $10 charge for mailed hard copies of photos.*

SECTION I ITEMS, REPAIR ITEMS NOTED AS DESCRIBED BELOW:

1. Leak at 2nd story over range hood. Sealant around vent base has failed. Cut back vent base on parapet wall side and three course with urethane extended asphalt, polyester fabric, and reflective material around entire vent base.
2. Old patch and sealant is failing at scupper. Remove old patch and sealant inside and out, and reseal. Three course with urethane extended asphalt, polyester fabric, and reflective material and caulking as needed.
3. Evidence of ponding on roof at same area. Flood an area of about 8' x 6' and up the wall with urethane extended asphalt and white granules to help reinforce this area.

NOTE: Where applicable, if the area to be worked on is near HVAC equipment, Eastman Roofing & Waterproofing, Inc. will turn off that equipment. Depending on outside temperature, if the area is in the shade, etc, the equipment may need to remain off for up to 48 hours. Others to turn equipment back on. *PLEASE NOTE: Eastman Roofing & Waterproofing is not responsible for owner having any problems with the AC unit(s) after roof repairs have been completed.*

NOTE: All Section I work must be completed before we can say, in our opinion, this roof appears to be watertight at this time.

WARRANTY

This warranty will be void if payment for these services is not received upon completion of repairs (for homeowners) or upon close of escrow or within 30 days of completion of stated procedures in required repairs/replacement above (real estate transactions), whichever occurs first. Contractor warrants the items in this roof repair against defects in workmanship for a period of one year from the date of completion of the work covered by the agreement at the Contractor's own expense and at no cost to owner except as follows: 1. Any attached or detached structures that are not considered part of the living area of the main house such as: patio covers, glass roof additions, walkable decks, raised patio decks, detached garages, sheds, gazebos, cottages, etc, unless otherwise stated in the report. 2. Any hidden defects which may be present, but are not visible, during our inspection of the roof surface. 3. Areas concealed by solar units, patio covers, AC, duct-work, satellite systems or patio covers. 4. Other items such as skylights, gutters, downspouts,

sidewalls, stone chimneys, internal drain assemblies, etc. 5. Any damage or leaks occurring due to accumulated debris on the roof, wind, storm or animal damage. Debris removal is a part of normal roof maintenance and is the responsibility of the homeowner. 6. Low Slope (Built-Up) Roofs Only: Eastman Roofing and Waterproofing, Inc. is not responsible for removal of standing water before or after roof work has been completed, unless otherwise stated, or for any structural work to any roof to correct any standing water situation. 7. This warranty covers roof repairs/new roof only. It does not extend to damage to any other part of the structure or property and/or personal properties inside the structure including, but not limited to mold. 8. Although we attempt to match materials used in repairs to existing roof materials (especially on tile and composition shingle roofs), exact matches (color, size, style, mfg) cannot be anticipated or guaranteed. This warranty applies only to the services supplied by the Contractor. If anyone other than Eastman Roofing and Waterproofing, Inc. does any work to the roof while under warranty, Eastman Roofing and Waterproofing, Inc.'s warranty will be null and void. In order to obtain Contractor's performance under this warranty, customer must notify contractor of any leak, defect, malfunction or non-conformity in writing addressed to the Contractor's place of business within 10 days of discovery.

NOTE: Upon completion of the above-described repairs, in our opinion, this roof could last another 5+ years.

NOTE: *There may be other hidden problems with this roof, or contributing to a leak, if any, which may not be visible or included in this proposal. Hidden problems are sometimes uncovered during the course of repairs and can include, but are not limited to, areas not worked on, or areas with underlayment. As well, through the process of elimination, one leak or leak area may be repaired, but the leak may show up nearby or in another area as a result of traveling outside the repair area. We cannot bid what we cannot see. For more detailed information on how we deduce and repair different types of roofs, consult the blogs on our website at www.eastmanroofing.com, and/or consult your estimator. The additional items that could be causing your leak include, but may not be limited to: larger areas that need flooding, or other unseen issues, which are not included in this estimate, nor a price quoted.*

NOTE: If work is authorized and/or performed during the rainy season, there may be additional charges to dry the roof in order to perform repairs. Choosing to wait until roof is dry enough to repair could result in extended delays for repairs during certain times of the year. The approximate cost to dry the roof could range from $160 to $320. Please see below to authorize.

NOTE: If no roof drying is authorized, understand that roof cannot be repaired unless there is at least 4-5 days of dry weather so roof is dry enough to do permanent repairs.

If there are any questions or further information needed, please call.

Charles Arechiga
Inspector

NOTE: If proceeding with the work described in this contract, I acknowledge that I have read and understand all "Notes" in this Proposal, including the first paragraph on Page 1, the Warranty, if offered, and any other Notes above. (Please note – work cannot be scheduled unless this is initialed) ***Initial Here:*** YWC

Section I *(leaks)*
If authorized, deduct $100 for a 10% Courtesy discount, bringing total cost for Items 1-3 to* *$1,450*** *(total courtesy discount per Proposal is 10% up to $100, Section I items only).* ***Discount valid only if paid within 5 business days of completion of work. NOTE: Discount not valid if paid through escrow.***

Items 1 through 3 $1,550.00*

Authorization Yii Wen Chuah
Print Name Yii Wen Chuah
Date 1/24/23

If roof must be dried before repairs can be done, the additional cost would range from:

$160.00 to $320.00

Authorization Yii Wen Chuah
Print Name Yii Wen Chuah
Date 1/24/23

Total payment for all work ordered is due upon completion. We will accept payment at close of escrow provided escrow closes within fourteen days. Interest at the rate of 18% per annum compounded monthly (1.5% per month) will be charged on all past due amounts. The minimum handling charge is $20 per month. If it is necessary to take legal action to collect this account, responsible parties agree to pay all attorney fees, court costs and/or other collection costs.

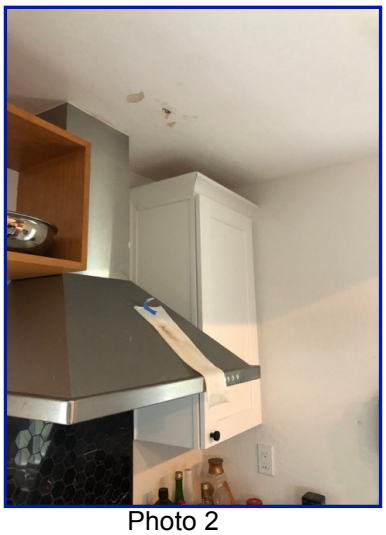


Photo 2



Photo 3



Photo 4



Photo 5



Photo 6



Photo 7



Photo 8



Photo 9

EASTMAN
ROOFING & WATERPROOFING INC.
License #525051

PROPOSAL

August 4, 2020

PROPOSAL SUBMITTED TO:

Yii Wen Chuah
620 Mariposa Avenue
Mountain View, CA 94041
(650) 644-7576

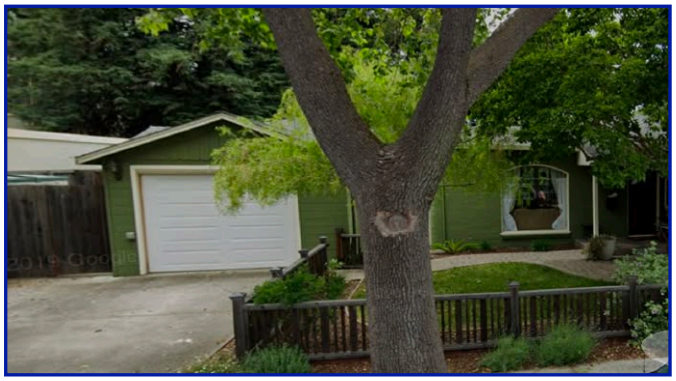
PROPERTY ADDRESS:

620 Mariposa Avenue
Mountain View, CA 94041

NOTE: This roof has been examined by a qualified inspector employed by Eastman Roofing and Waterproofing, Inc. The professional opinion of the inspector contained in this report is solely an opinion and does not constitute a warranty or guaranty of the statements contained herein and may be subject to dispute. This is a **visual** inspection of the roof, roof surface only and does not include inspection of the building structure such as attic spaces. Eastman Roofing and Waterproofing, Inc. is not responsible for comment on any hidden defects in the roof that may be present but not visible during our **visual** inspection of the roof surface. We rely on information from owners/tenants and other reports when available, i.e.: pest control report, property inspection, etc. It is the sole responsibility of the property owner, and their agents, to make Eastman Roofing and Waterproofing, Inc. aware of any such information and reports when available which would aid Eastman Roofing and Waterproofing, Inc. in the evaluation of existing roof conditions. If any repairs for "leaks" are recommended, it is our intent to first put the roof system back in working order and second, to somewhat blend repairs in with the rest of the roof. There are no uniform standards for repairs, only what is considered an acceptable trade practice or rule of thumb. A "leak" (Section I) is defined as: The roof system is open and can allow water intrusion and must be repaired to insure leak-free service. Optional and Additional (Section II) items are preventative maintenance items. It is not necessarily our intent to put the roof in code- complying condition or to meet manufacturer's specifications, unless a new roof is recommended. Eastman Roofing and Waterproofing, Inc. is a roofing contractor and is not licensed to inspect or certify your building as being free of pests, pest infestation, fungus, mold or dry rot. Hence, we cannot under law warrant dry rot repair. This report does not include any estimate for repair on damage that a termite and/or masonry contractor may have caused after this inspection. This inspection report is valid for 90 days from the above date.

NOTE: At the time of the Inspection/Estimate request on July 6, 2020 the caller stated there were no known active, visible leaks on this property. Based on the information provided, and our exterior visual inspection only, our findings are below.

Photo Disclaimer: *Any pictures included are provided to assist in clarifying some of the findings made in this report. No relative importance should be placed on these pictures. Any pictures in this report do not necessarily illustrate all of the damage or conditions as outlined in this report. Please contact the inspector if you have specific questions. Photos included in emailed Proposal at no charge; $10 charge for mailed hard copies of photos.*



SECTION I ITEMS, REPAIR ITEMS NOTED AS DESCRIBED BELOW: Shake Roof

1. Shake felt exposed in approximately 150+ places (See Photo 10). Repair weak and damaged areas by adjusting shakes, and/or installing shakes, wood shims, wood shingles and/or brown sheet metal as needed.
2. Few shakes slipping/broken (See Photos 9, 11). Some shakes burning out. Flash as needed.
3. Some of the ridge cracked open and coming apart/loose/missing (See Photo 8). Flash/re-nail ridge and/or install new as needed.
4. Sealant is old and cracking at collar at vent (See Photo 12). Reseal with urethane.

SECTION I ITEMS, REPAIR ITEMS NOTED AS DESCRIBED BELOW: Foam Roof, and Tar and Gravel Roof at Garage

5. Debris on roof, at drains and at detached garage (See Photos 4, 13). Remove debris as needed to prevent water from backing up into structure, leave debris at job site. NOTE: Removal of debris may result in some debris sifting into the attic or house through openings such as skylights, vents, etc. Owner is responsible for taking any necessary precautions prior to debris removal, including notifying neighbor(s) if appropriate. If desired, Eastman Roofing & Waterproofing, Inc. will clean yard of resultant debris and remove from premises at an additional charge. Owner to keep roof free of debris in the future.
6. Gaps between pipes and pipe jacks at base (See Photos 2, 3). Seal with urethane extended asphalt and white granules at unit 4.
7. Blisters at unit 1 (See Photo 6). Cut open and three course with urethane extended asphalt and white granules.
8. Holes in roof at units 1 and 2 (See Photos 5, 7). Three course with urethane extended asphalt and white granules.

All section I work must be completed before we can say, in our opinion, this roof appears to be watertight at this time.

WARRANTY

This warranty will be void if payment for these services is not received upon completion of repairs (for homeowners) or upon close of escrow or within 30 days of completion of stated procedures in required repairs/replacement above (real estate transactions), whichever occurs first. Contractor warrants the items in this roof repair against defects in workmanship for a period of one year from the date of completion of the work covered by the agreement at the Contractor's own expense and at no cost to owner except as follows: 1. Any attached or detached structures that are not considered part of the living area of the main house such as: patio covers, glass roof additions, walkable decks, raised patio decks, detached garages, sheds, gazebos, cottages, etc, unless otherwise stated in the report. 2. Any hidden defects which may be present, but are not visible, during our inspection of the roof surface. 3. Areas concealed by solar units, patio covers, AC, duct-work, satellite systems or patio covers. 4. Other items such as skylights, gutters, downspouts, sidewalls, stone chimneys, internal drain assemblies, etc. 5. Any damage or leaks occurring due to accumulated debris on the roof, wind, storm or animal damage. Debris removal is a part of normal roof maintenance and is the responsibility of the homeowner. 6. Low Slope (Built-Up) Roofs Only: Eastman Roofing and Waterproofing, Inc. is not responsible for removal of standing water before or after roof work has been completed, unless otherwise stated, or for any structural work to any roof to correct any standing water situation. 7. This warranty covers roof repairs/new roof only. It does not extend to damage to any other part of the structure or property and/or personal properties inside the structure including, but not limited to mold. 8. Although we attempt to match materials used in repairs to existing roof materials (especially on tile and composition shingle roofs), exact matches (color, size, style, mfg) cannot be anticipated or guaranteed. This warranty applies only to the services supplied by the Contractor. If anyone other than Eastman Roofing and Waterproofing, Inc. does any work to the roof while under warranty, Eastman Roofing and Waterproofing, Inc.'s warranty will be null and void. In order to obtain Contractor's performance under this warranty, customer must notify contractor of any leak, defect, malfunction or non-conformity in writing addressed to the Contractor's place of business within 10 days of discovery.

NOTE: Upon completion of the above described work, in our opinion, the shake roof could last another 10 years.

NOTE: Any new shakes or new material will not match existing shakes for a while. Over time, depending upon exposure to the elements, the red cedar shingles, shakes, ridge and/or any new material used to perform the repairs noted above will eventually blend in with the existing roof. If a closer color match is desired, Eastman Roofing & Waterproofing recommends contacting a painting contractor to paint new shakes to try to blend into existing roof, but color will not match exactly. See photo examples below:



Example 1


Example 2

NOTE: *There may be other hidden problems with this roof, or contributing to a leak, if any, which may not be visible or included in this proposal. Hidden problems are sometimes uncovered during the course of repairs and can include, but are not limited to, areas not worked on, or areas with underlayment. As well, through the process of elimination, one leak or leak area may be repaired, but the leak may show up nearby or in another area as a result of traveling outside the repair area. We cannot bid what we cannot see. For more detailed information on how we deduce and repair different types of roofs, consult the blogs on our website at www.eastmanroofing.com, and/or consult your estimator.*

If there are any questions or further information needed, please call.

Danny Garcia
Inspector

NOTE: *If proceeding with the work described in this contract, I acknowledge that I have read and understand all "Notes" in this Proposal, including the first paragraph on Page 1, the Warranty, if offered, and any other Notes above. (Please note – work cannot be scheduled unless this is initialed)* ***Initial Here:*** YWC

Section I *(leaks)* Items 1 through 4 $2,049.00

Authorization Yii Wen Chuah
Print Name Yii Wen Chuah
Date 8/31/2020

Section I *(leaks)* Items 5 through 8 $818.00*
**Price for Items 5-8 valid only if work done at same time as Items 1-4*

Authorization Yii Wen Chuah
Print Name Yii Wen Chuah
Date 8/31/2020

Total payment for all work ordered is due upon completion. We will accept payment at close of escrow provided escrow closes within fourteen days. Interest at the rate of 18% per annum compounded monthly (1.5% per month) will be charged on all past due amounts. The minimum handling charge is $20 per month. If it is necessary to take legal action to collect this account, responsible parties agree to pay all attorney fees, court costs and/or other collection costs.

Debris Note:

If debris is found on your roof and we recommend removing it, the following things need to be kept in mind the day of the roof repairs/debris removal:

The objective of debris removal is to prevent it from impeding the flow of water off the roof.

Debris removal **does NOT include**:

a) Removal of moss on shake butts or composition shingles.
b) Removal of dirt and/or mud that occasionally can splash on the house or wall(s) during removal

c) Removal of mud or hardened debris in gutters, or gutter cleaning, unless gutter cleaning was offered and authorized. If any loose debris blows into gutters during removal of debris on the roof, that loose debris will be blown out of gutters.
d) ***Any gathering of debris removed from roof or putting it into containers.***

1. Debris may be removed from the roof in a variety of ways, depending on the type of debris, how much debris, and whether or not some of the roofing material (such as tiles) need to be removed in order to remove the debris. One of the most common ways debris is removed is to blow it from the roof, using a leaf blower. Although an attempt is made to control the debris as much as possible, it is not uncommon for the debris to sift into the attic or garage spaces, through skylights or vents, as well as litter the grounds.

2. Thus, it is up to the owner or responsible party to take any necessary precautions prior to this debris removal, such as covering any items of value in the house or garage, if needed, or possibly even notifying neighbors of the upcoming debris removal in the event debris is blown onto adjoining properties.

3. ***It is the responsibility of the owner to clean yard or walls of resultant debris and/or mud/dirt.*** Eastman Roofing & Waterproofing can remove the debris from the property at an additional charge to the owner. If you would like Eastman Roofing & Waterproofing to clean the yard and/or walls after debris is removed from your roof: a) Call us for a quote for this additional work, or b) See original proposal for this item, if applicable. **NOTE: Access to back yard must be granted if this service is requested. If you have granted permission but we get there and gate is locked, there would be additional charges to return.**

4. There is no warranty against debris accumulation on your roof. It is the owner's responsibility to keep the roof free of debris, or to hire a qualified roofer to remove it professionally on a regular basis, to prevent water from backing up into structure, causing leaks, rot and/or damaging the roof or interior of the home. A little bit of debris in the wrong location(s) can do a lot of damage. Eastman Roofing & Waterproofing can provide this semi-annual/annual service. Call for a quote or see enclosed proposal if applicable.

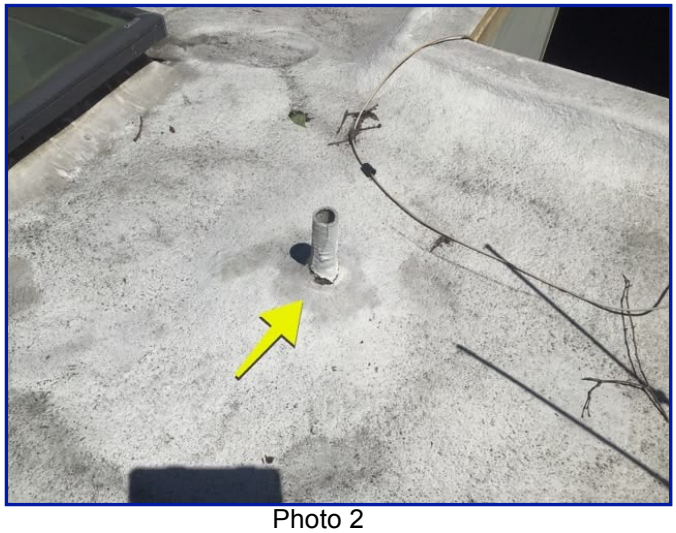

Photo 2

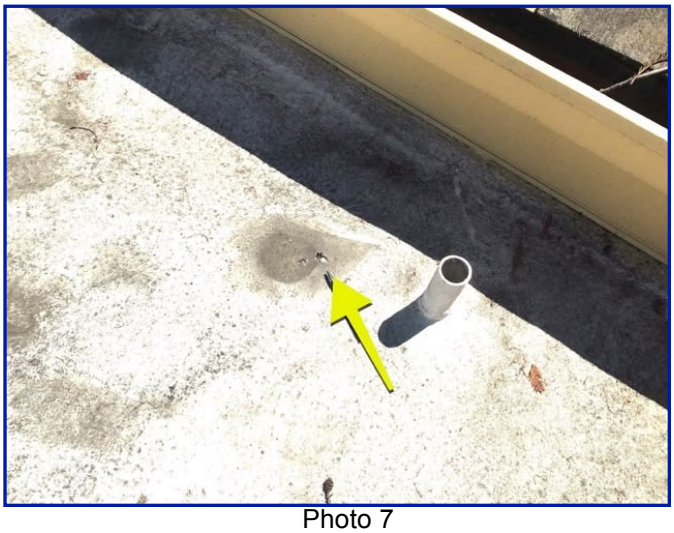

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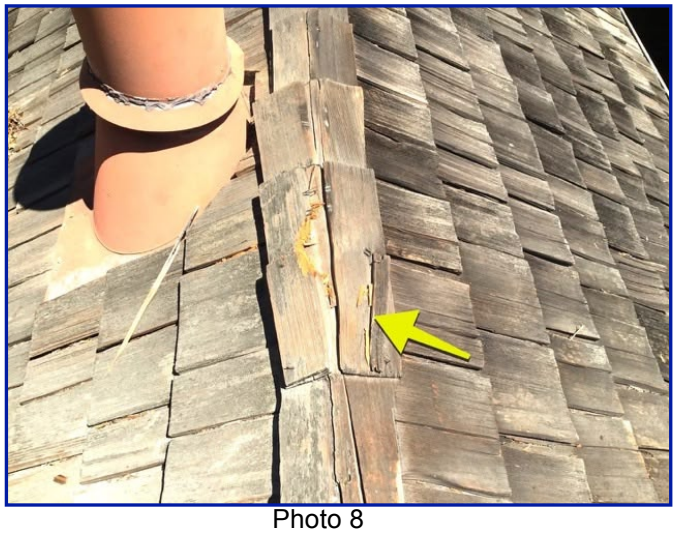


Photo 4


Photo 5


Photo 6


Photo 7


Photo 8

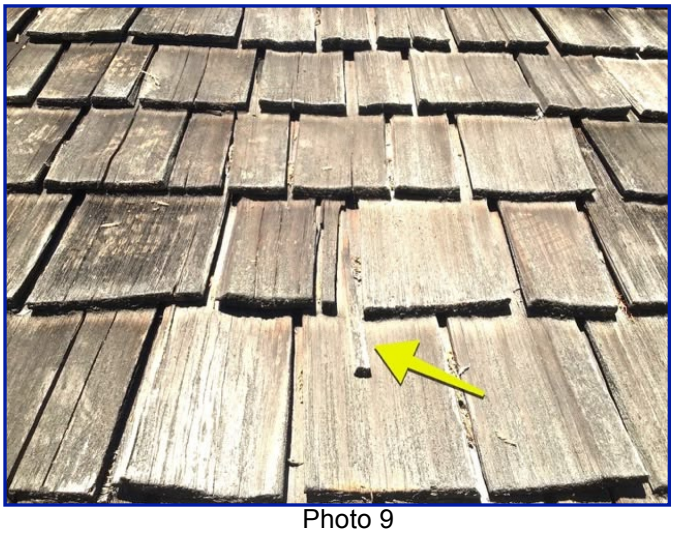

Photo 9



Photo 10

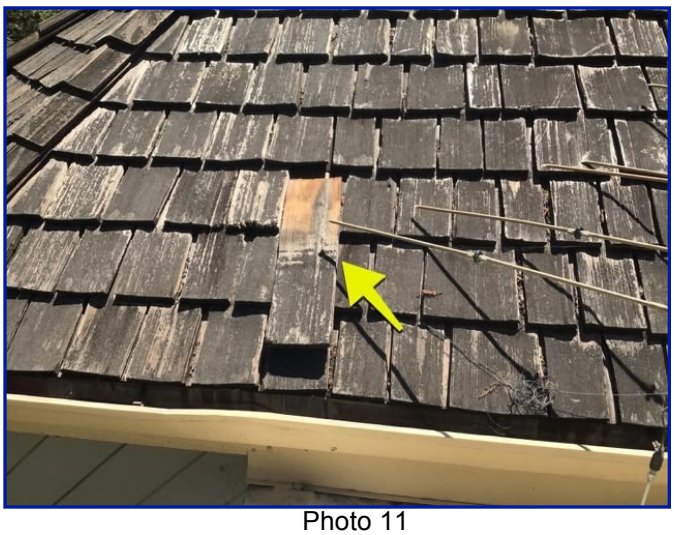


Photo 11

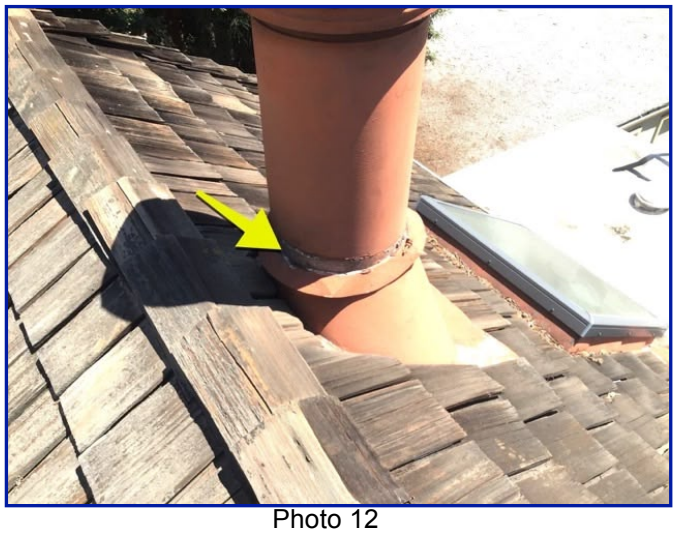


Photo 12

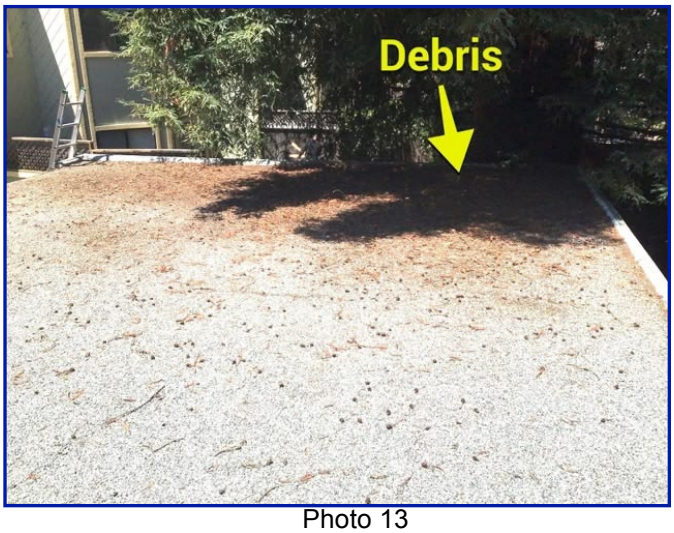


Photo 13

Flores Construction™

Serving you is our privilage.

Concepcion Flores
50 Redwood Ave #303
Redwood City CA 94063
Cell (650) 274-6133
solution@floreshandyman.net | www.floreshandyman.net

INVOICE

Customer's Info

Name: **Yii Wen Chuah**
Address: **620 Mariposa Ave**
City: **Mountain View CA**
Phone: **(650)644-7576**
Date: **8/26/20**

DESCRIPTION	UNITS	PRICE EA	MATERIAL	LABOR
Build New Composite Deck of (322') Sq/Ft			**Labor&Material**	
Remove existing deck, and electric wires and damping.			$450.00	
Build New Composite Deck of (322') Sq/Ft			$4,500.00	
Build deck anatomy from pressure treated lumber.			$1,200.00	$6,200.00
Build 1 or 2 steps on deck x 42'			$200.00	$200.00
Build redwood gate to protect AC Unit.			$350.00	$425.00
Supplementary work.				
Stain on gate.			$350.00	
			TOTAL MATERIAL	**TOTAL LABOR**
CustumerAppruval:_____ **Date:**_____			$7,050.00	$6,825.00
		PAID.	**-$6,000.00**	**Wed Jul 29 2019**
		PAID.	**-$4,000.00**	Mon Aug 17 2019
			TOTAL	
		PAID.	**$3,875.00**	

Prepared By: **Concepcion Flores**
Prepared For: **Yii Wen Chuah**
Purpose: **Project Estimate**

We look forward to work for you.
Thanks you choosing Flores Handyman.

September 28, 2023

Mr. William Ito
620 Mariposa Ave #4
Mountain View, CA 94041

"Experts Only!"
Black Diamond
Paver Stones & Landscape, Inc.
www.BlackDiamondLandscape.com
License # 841042

Dear Mr. Ito,

Thank you for the opportunity to provide you with a proposal for your project. We happily provide a no cost, no obligation consultation to enable us to give you an accurate and fixed price quote for your project scope.

As your Design Specialist, I will be with you through the whole project from design through completion and I am backed by a large operations team and experienced foremen for installation.

You should know that we do not cut corners so we will not always be the lowest price but the lowest price is usually not the best way to go when making a major investment. We provide great value for your money with excellent quality, service and warranties at a fair price as referenced often in the feedback we get from our customers. As with anything, you get what you pay for is what we are told.

Black Diamond Credentials for your project:

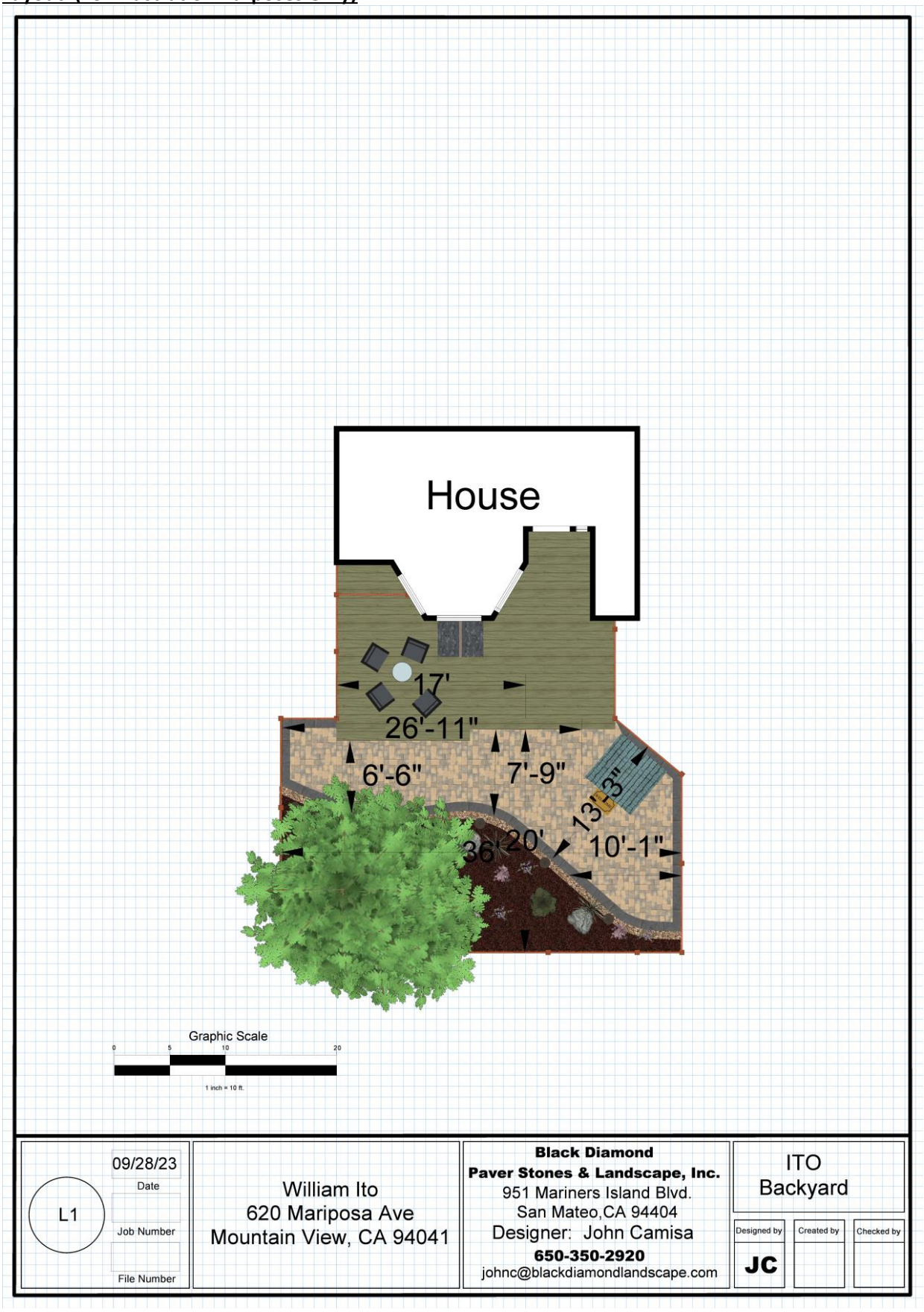
Below is some information about Black Diamond that may help you understand the professionalism we will bring to your project. Our philosphy is **NO CUSTOMER LEFT BEHIND !**

- **Experienced:**
  - Industry leader since 2004 we are a full service design and installer. We offer a choice of multiple paver manufacturers products, natural stone, landscaping, aluminum pergolas, BBQ islands and all you will need for your dream outdoor space.
  - We install more than 1500 outdoor projects annually.
- **Reputable:**
  - Industry Leading Yelp Ratings and Volume of 5 Star reviews. More than 2500 5 star reviews so far
  - We are a Diamond Certified contractor – with a 96% referral rating
  - We are certified by Belgard as Master Craftsmen level paver installer.
  - Fully Licensed. Workers Compensation and Liability Insured. Fully Bonded and member of the Better Business Bureau in Good Standing with an A+ Rating.
  - We are an approved contractor for CalFIRST and Renovate America energy/water efficiency funding programs
- **Quality:**
  - ICPI Advanced Paver Installer Certification. This means ICPI Certifies that our installation and materials meets applicable ASTM or CSA standards to preserve your warranty.
  - We back our paver installations with the best warranty in Northern California.
- **Financially Sound:**
  - With zero debt and excellent credit and we do not pre-lien your property like other contractors may need to do.

Sincerely,

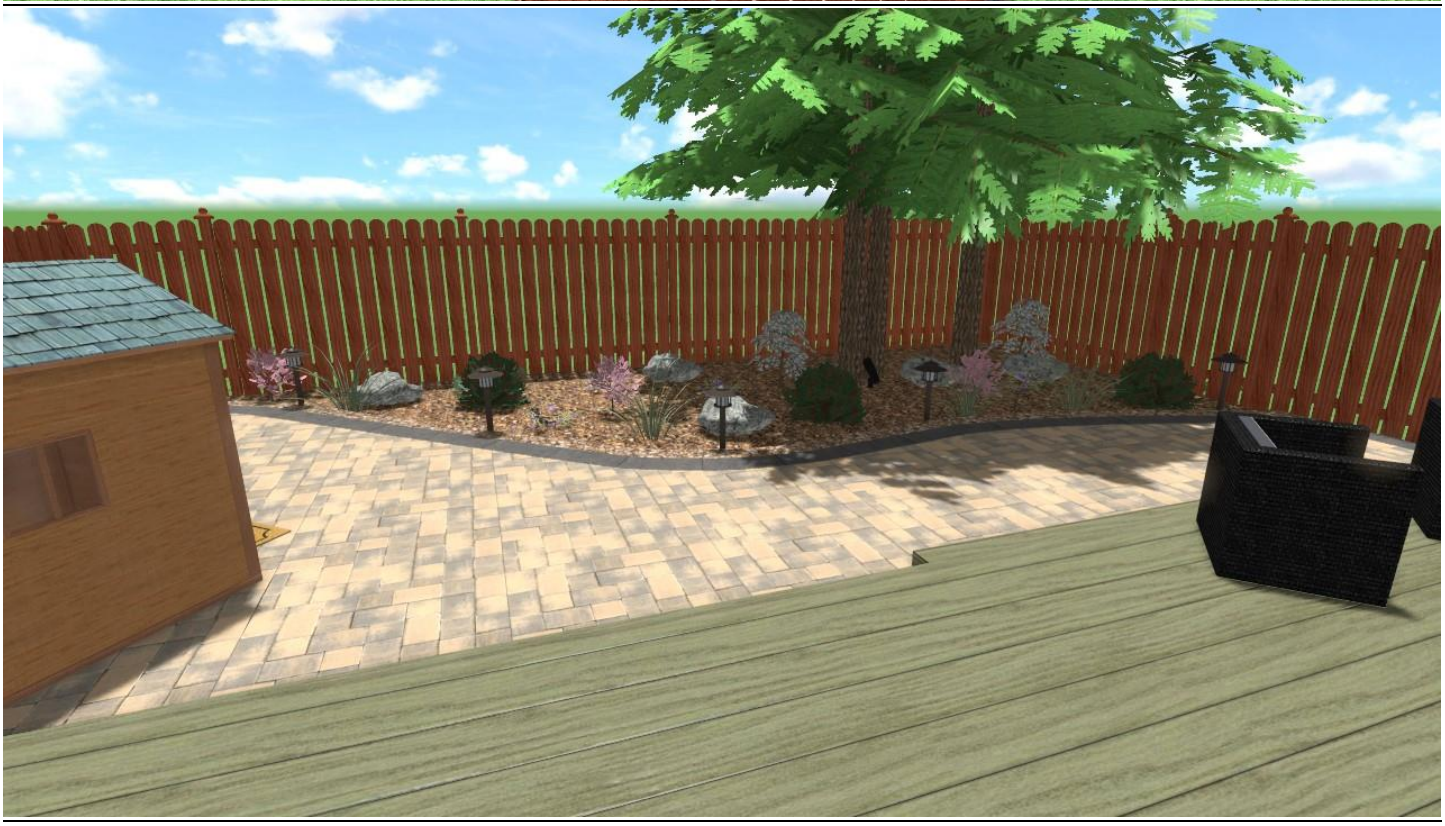
John Camisa
Project Manager
Cell: 650- 350-2920
Email: johnc@blackdiamondlandscape.com

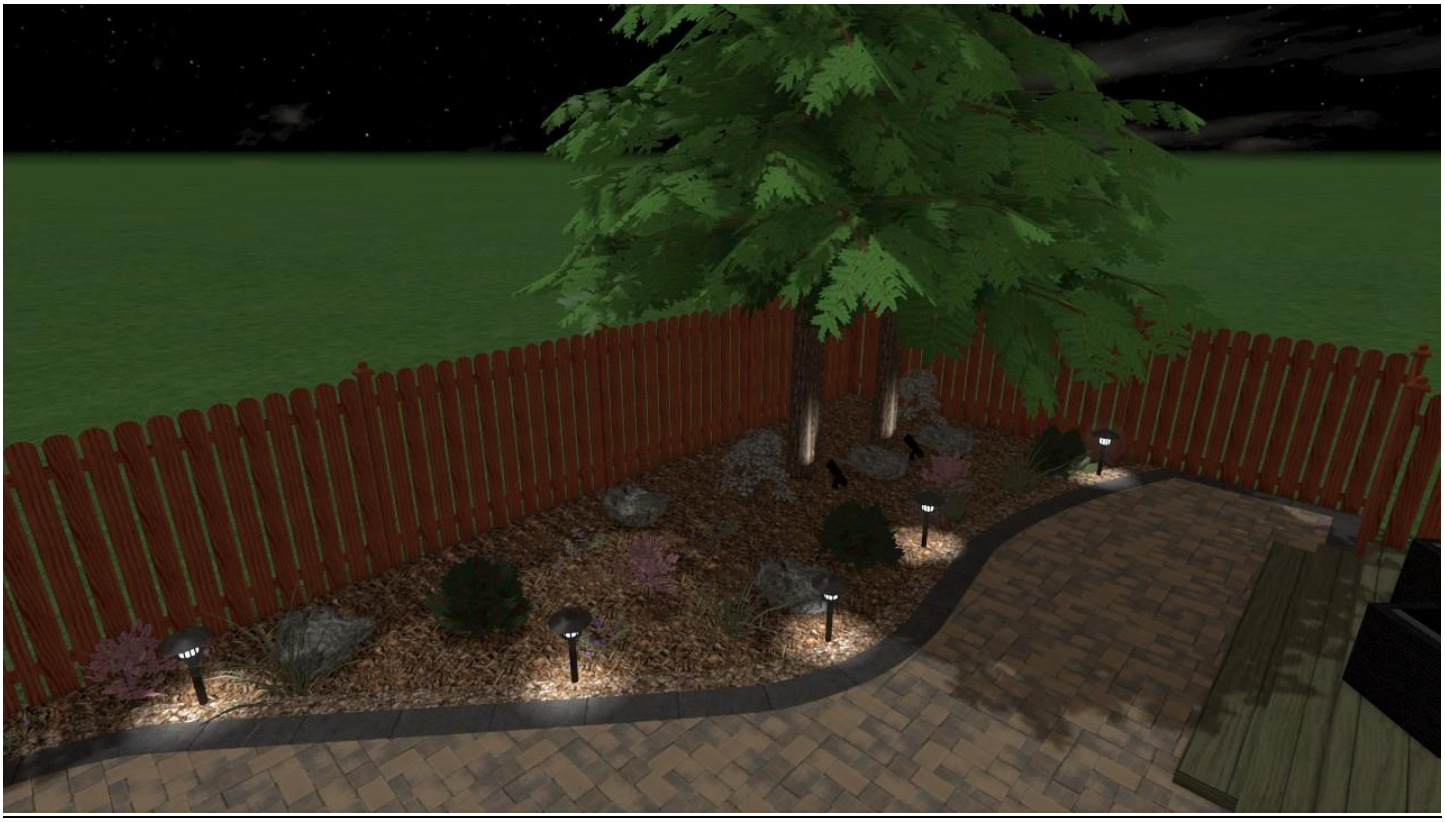
Layout: (For Illustration Purposes Only)



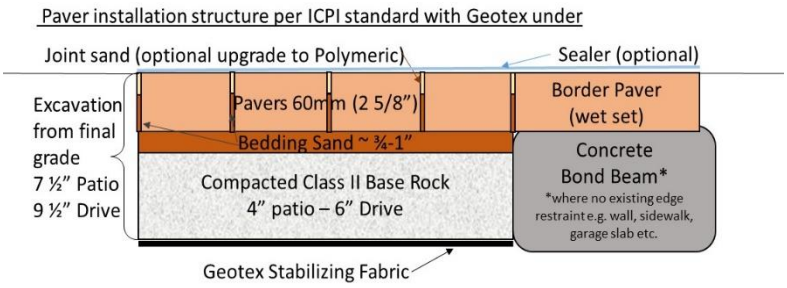








Scope of Work & Pricing:



Patio and Landscape:

- Demolish/excavate & remove existing surfaces down to 7 ½"
- Cut and remove roots of Redwood Tree
- Add (13" below grade) 30' Root Barrier to prevent future growth towards home
- Compact soil with plate vibrator
- Adjust grade accordingly, furnish & install 3M Geo textile fabric
- Add 4" Class 2 base rock material
- Compact base rock with plate vibrator to achieve up to 98% density & eliminate possible sagging
- Add ½" - 1" sharp angled bedding sand, screeding for proper slope
- Hand lay pavers, saw cut using diamond carbide blade for curves and shapes
- Borders are set on concrete bond beams to secure & eliminate lateral movement
- Compact pavers adding polymeric sand for final interlocking
- 320 sq. ft. of Large Mulch
- 30 Sq. Ft. of decorative Rock
- Job site portable toilet (curbside delivery/retrieval)
- Lifetime Warranty on Pavers supplied by Black Diamond
- 27 Years on Black Diamond Workmanship
- Calstone Antique Flat Top Gray/Charcoal/Tan

Investment: $23,750

Incl. all taxes

Irrigation: + $3,920

- Furnish & install zoned Automatic Valve Control Panel/Timer, Rear Shutoff Valve, (1) Automatic Control Valves for drip system
- Work with Horticulturist on design and plant list for project
- (15) 1 gallon plants

Low Voltage Lighting Package: Regular Retail Price at just $5745

- Furnish & Install (5) Vista Low Volt Cast Alum LED path lights and (2) Up Lights ($415/each installed)
- (3) 24 ' String Bistro Lights ($515/each installed)
- Upgraded BT Controlled vPro 150 watt Transformer/Timer ($1,375 installed)
- Includes all wiring and wire nuts for connections
- o Client Provides Power plug for Transformer

Special Lighting Package!
25% off Month of September

$4,300

TOTAL w/ Additions:

$23,750
$3,920
$5,745

$33, 415 w/out Irrigation $29,495

Includes All Promotions/Per Site Plan
Excludes Tree/Shrub/Root/Stump/Gravel/Weed Removals, Plumbing, Electric, Fence/Gate/Railing Work, Any Items/Conditions Unviewable at Time of Initial Consultation, Permit Acquisition/Fee, Permit/Fees (unless specified)

Lifetime Warranty on Pavers/27 Year Warranty on Paver Installation
Note: Rebar/Wire Mesh Present in Concrete Subject to $1/SF Charge
Start Time Approximately 3-4 Weeks from Executed Contract (Based on material availability and weather permitting)
Completion Time Contingent Upon Scope of Work (2-4 weeks)
Proposal Valid till September 31st midnight with signed contract.

Payment Options available:

- Interest Free Options subject to additional charges
- Monthly payment plan over 5, 7, 10, or 12 years
- Credit card can be accepted for deposit of $1,000, additional credit card payments will incur fees

Yours Sincerely,
John Camisa
Project Manager
650-350-2920
johnc@blackdiamondlandscape.com

Black Diamond Paver Stones and Landscape, Inc.
1975 Hamilton Ave, Suite 5, San Jose, CA 95125
Ph: (800) 942-1955,
Fax: (888) 432-9478
www.BlackDiamondLandscape.com

Home Improvement Contract
Between Owner & Design Builder

UNTITLED LABS INC dba Made Renovation
2055 Lombard St #471081
San Francisco, CA 94123
California DESIGN BUILDERs License #1058501

Client Name:
William Ito
william.ito@gmail.com

Client Address:
620 Mariposa Ave, Apt 4 Mountain View, CA 94041 US

This Contract is entered into as of this 3rd day of August, 2021 (the “Effective Date”) by and between Untitled Labs, Inc. dba Made Renovation, a California corporation, located at 2055 Lombard St., #471081, San Francisco, CA 94123 herein called “Design Builder,” and William Ito located at 620 Mariposa Ave, Apt 4 Mountain View, CA 94041 US (the”Project Site”, herein called “Owner”. The attached Notice of Cancellation may be sent to Design Builder at the above address.

Terms and Conditions

1. Description of Services

Design Builder shall provide the interior design, architecture and related services and perform the construction work set forth in Section 2 below in accordance with the Statement of Work attached hereto and executed by both parties to this Contract (the "Parties'). Design Builder shall also facilitate the purchase by the Owner of the necessary materials for the Project (as defined below).

- "Statement of Work" means the document(s) attached as Exhibit A hereto, including any subsequent Statement of Work which is signed by both parties and which references this Contract.
- "Total Services" means the (a) design services, architecture services and project management services in the Statement of Work (collectively, the "Design, Architecture and Project Management Services") and (b) construction work described in the Statement of Work (the "Construction Services").
- "Project" or "project" as used herein refers to the construction work described in the Statement of Work.

Each Statement of Work executed by both Parties shall be governed by this Contract, unless otherwise agreed to by the Parties in writing. The Contract, the Statement(s) of Work and any other applicable Exhibits attached hereto are collectively considered to be a part of the Contract and are intended to supplement, and are subject to, the terms of the Company's standard Terms of Service (located at www.MadeRenovation.com/terms) (the "TOS"). In the event of a conflict between this Agreement and the TOS, this Agreement shall control.

Documents to be incorporated into this Contract:

- Statement of Work dated 8/3/2021, including any subsequent Statement(s) of Work

2. Scope of Services

The Design Builder agrees to provide the Design, Architecture and Project Management Services and furnish all labor and equipment for the Construction Services for the project as further described in the Statement of Work.

Design Builder will also facilitate purchase and delivery of all materials for the Project on behalf of the Owner as set forth herein.

When Design Builder considers a Deliverable completed, Design Builder will deliver it to the Owner. The Owner will accept or reject the Deliverable within three (3) days after delivery based upon material conformity with the relevant specifications described in the Statement of Work, but failure to give notice of acceptance or rejection within that period will constitute acceptance. A rejection notice will be effective only if it provides a detailed description of any material failures of the Deliverable to meet the requirements therefor stated in the relevant Statement of Work. If the

Owner rejects a non-conforming Deliverable, Design Builder will use reasonable efforts to correct the failures specified in the rejection notice and the provisions above shall be reapplied until the Deliverable is accepted, but after the second or any subsequent rejection either party may terminate this Contract upon ten (10) days' notice. A Deliverable may not be rejected for a previously un-cited failure that was reasonably discoverable in a previously submitted version of the Deliverable.

3. Contract Price and Payment

Owner agrees to pay Design Builder the sum of $**53,251** (for Design, Architecture, and Project Management services per the Statement of Work, and for Construction Services) for the strict performance of the Total Services, subject to adjustments for changes in the Services or work as may be agreed to by both the Owner and Design Builder. For avoidance of doubt, the Total Services costs in the preceding sentence (a) excludes any material costs paid for by the Owner and necessary for the completion of the Project) the "Materials Costs") and (b) includes the costs for Construction Services (the "Construction Costs").

Once the materials list has been established and agreed to by the Owner for all materials related to this project, Owner agrees to transfer the Material Costs for the Design Builder to hold in trust ("Trust Funds") for the joint benefit of both Owner and Design Builder until the materials ordered for the Project are delivered to the Project site. Design Builder agrees to deposit the funds to be held in trust in a separate account from its normal business operations. Once Design Builder delivers the materials ordered for the Project to the Project site, Design Builder is authorized to apply the Trust Funds towards payment in accordance with this Contract.

If Owner or Design Builder terminates the Agreement before materials ordered for the Project are delivered to the Project site, then Design Builder shall immediately return the Trust Funds to Owner, less any costs incurred due to the ordering and/or cancellation of any materials ordered that could not have been reasonably avoided. The amount of costs to be reduced in accordance with the preceding sentence shall be determined in Design Builder's sole and reasonable discretion.

4. Schedule of Progress Payments

The Owner agrees to pay the Design Builder in the following progress payment schedule for all Services completed:

- $4,000 upon execution of the contract for design services
- $8,998 upon completion of the design services
- Materials Invoice, inclusive of handling fee, upon Owner approval of materials list
- Permitting fees invoice upon obtaining building permits
- $10,063 upon completion of demolition
- $20,126 upon completion of rough-in construction
- $10,063 upon final completion of the work

Payment schedule for optional services if purchased by Owner:

- $999 for Photo-Real 3D Rendering upon delivery to Owner
- $499 for Design Modification due upon delivery to Owner
- $2,000 for Designer Experience upon delivery of designs to Owner

If this contract covers services for two or more bathrooms, the payments invoiced and due for each bathroom will be calculated by dividing the fees by the number of bathrooms.

The Owner may request minor punch-list items during final inspection subject to mutual agreement to the punch-list by Owner and Design Builder. The Design Builder agrees to complete punch-list items within a commercially reasonable period of time. The Owner may not withhold amounts in excess of $500 towards resolution of punch-list items.

5. Finance Charge

Unless otherwise set forth in the applicable Statement of Work, Owner agrees that all payments shall be due upon receipt of the applicable invoice and that after a grace period of 5 days, late payments will (i) bear interest at the rate of 1.5% per month, or, if lower, the maximum rate allowed by law, and (ii) entitle Design Builder to suspend performance of the Services immediately until any outstanding amounts are paid.

It is against the law for a contractor to collect payment for construction work not yet completed, or for rough materials not yet delivered. However, a contractor may require a down payment. The down payment for on-site construction work may not exceed $1,000 or 10 percent of the contract, whichever is less.

Upon receipt of payment for any portion of work performed, prior to any further payment, Design Builder will provide the Owner a full and unconditional release from any mechanic's lien authorized pursuant to Civil Code Section 3110 for that portion of the work for which payment was received. Final payment to the Design Builder shall be made upon completion of the Contract and submission of the final invoice to Owner. Owner is responsible for notifying Design Builder within 3 business days, of any 20-Day Preliminary Notices received from a General Contractor or subcontractor for any work relating specifically to the construction services provided in this Agreement. So long as Owner has paid all monies due under this agreement, Design Builder agrees to defend and indemnify Owner from all Mechanics Liens related to all 20-Day Preliminary Notice(s) in which the Owner properly notified the Design Builder. For all liens in which Design Builder was properly notified, Design Builder shall be responsible for removing such liens.

6. Time

The Design Builder shall provide the Owner with a progress and completion schedule and shall make commercially reasonable efforts to conform to that schedule. The schedule may be adjusted for any changes agreed to between the Owner and the Design Builder, or any changes required by circumstances beyond Design Builder's control.

6.1 Approximate Start Date- Design Builder plans to begin substantial commencement of Construction Services within two weeks from the date when all materials are ready and available to be delivered to the Project Site. Substantial commencement of the work means the installation of work or materials on site.

Approximate Completion Date- Design Builder estimates that the approximate completion date will be 3-5 weeks from commencement of Construction Services for smaller bathrooms and 5-8 weeks from commencement of construction work for larger or more complex bathrooms.

7. Differing Site Condition

Design Builder shall promptly, and before the following conditions are disturbed, notify the Owner, in writing, of any:

(a) Material that the Design Builder believes may be hazardous waste, or a toxic pollutant or other substance, the handling of which may subject Design Builder to legal liability.

(b) Subsurface or latent physical conditions at the work site differing from those indicated in the Contract; or

(c) Unknown physical conditions at the work site of any unusual nature, materially different from those ordinarily encountered and generally recognized as inherent to work of the character provided in the Contract.

The Owner shall promptly investigate any such notifications made by the Design Builder. If the Owner finds that the work site conditions do materially differ, or involve hazardous waste or toxic pollutants, the Owner shall cause an increase in the Design Builder's cost of, or the time required for, performance of the affected part of the work by issuing a change order under the procedures described in this Contract. For clarity, the amount of any increase in costs described in the preceding sentence must be agreed to both by the Owner and Design Builder, but in the event of any of the conditions in this Section 7 occurring, the Contract must either be cancelled or increased in a financial amount (consistent with the financial terms set forth in Section 4 herein) or time agreed to by the Owner and Design Builder.

8. Changes In Work

The work associated with the Project may be subject to changes or additions, deletions or revisions with mutual agreement of any such changes by the Owner and Design Builder. The Design Builder will be notified by receipt of written additions and/or revised drawings, specifications, exhibits or written orders.

Whenever an adjustment in the Contract's fees set forth in Section 4 herein or Contract's time to completion in Section 6.2 herein is required because of Owner's request, a mutually agreeable change in the Statement of Work, differing site conditions, errors and/or omissions in the plans and specifications provided to Design Builder, an administrative fee of $500 will be applied to cover the Design Builder's internal processing costs. Circumstances beyond the control of Design Builder (including lack of worksite access, weather, fires, floods, strikes, acts of God,

natural disasters, or acts of third parties), may incur an additional cost based on the costs to the Design Builder plus reasonable fees for overhead. Design Builder shall submit to the Owner within a reasonable time detailed pricing estimates or adjustments to the fees set forth in Section 4 herein due to a change in the Statement of Work or differing site conditions.

Attached hereto as Exhibit B is an enforceable change order form which must be signed by both parties to be enforceable.

Note About Extra Work and Change Orders. Extra Work and Change Orders become part of the Contract once the order is prepared in writing and signed by the Parties prior to the commencement of work covered by the new change order. The order must describe the scope of the extra work or change, the cost to be added or subtracted from the Contract, and the effect the order will have on the schedule of progress payments set forth in Section 4 herein. The Design Builder’s failure to comply with the requirements of this paragraph does not preclude the recovery of compensation for work performed based upon legal or equitable remedies designed to prevent unjust enrichment.

The Design Builder shall not be obligated to perform changes in the work or additional work until the Owner has approved, in writing, the changes to the Contract price and/or the Contract time.

9. Suspension of Work

If any payment is not made to Design Builder as required under this Contract, Design Builder may suspend work until such payment is received. Design Builder may request that Owner provide written proof of Owner's ability to pay Design Builder for the work remaining to be performed by Design Builder at any time prior to or during performance of this Contract. Failure of the Owner to provide such proof shall be justification for Design Builder's suspension of work under this Contract.

Any suspension of work under this Contract will also suspend the progress and completion dates set forth in Section 6.

10. Inspection of Work

The Design Builder shall make the work accessible at all reasonable times for inspection by the Owner. The Design Builder shall inspect all material and equipment delivered to the job site by others to be used or incorporated in the Design Builder’s work.

11. Site Information, Access, and Rights Of Way

The Owner understands that Design Builder's performance is dependent in part on the Owner's actions, that Design Builder is relying on the accuracy and completeness of all information provided by Owner in performing the Services, and that the Deliverable(s) are intended for the specified interior and/or exterior areas of the Owner's property as represented by Owner (as specified in the relevant Statement of Work). Accordingly, Owner will provide Design Builder with the necessary items, information and assistance specified in the relevant Statement of Work (or otherwise reasonably requested by Design Builder) in a timely manner. Owner shall be solely responsible for (and shall indemnify and hold Design Builder harmless from and against) any damages, losses, liabilities or expenses arising from or relating to Owner's failure to provide Design Builder all necessary information and assistance in a timely manner, or breach of this Contract, negligence, provision of inaccurate information or other delay.

The Owner shall provide, no later than the date when needed by the Design Builder, all necessary access to the lands upon which the Work is to be performed, including convenient access to the lands and any other lands designated in the Contract Documents for use by the Design Builder. Owner shall continue to provide such access until completion of the Contract. Any failure to provide such access shall entitle the Design Builder to an equitable adjustment in the Contract price and the Contract time.

12. Reports and Surveys

If the Design Builder determines the need, Owner shall furnish prior to the start of work all maps, surveys and reports describing the physical characteristics, soil, geological and subsurface conditions, legal limitations, utility locations and legal descriptions that might assist the Design Builder in properly evaluating the extent and character of the work required. The Owner shall provide all land surveys and baselines necessary for the Design Builder to locate the principal parts of the Work and perform the Work.

13. Permits, Licenses, and Regulations

Permits and licenses of a temporary nature necessary for the prosecution of the Work shall be paid for by the Owner and obtained by the Design Builder. To the extent necessary, the Owner shall assist the Design Builder in obtaining such permits and licenses.

The Design Builder shall give all notices and comply with all laws, ordinances, rules and regulations bearing on the performance of the Work. If the Design Builder observes that the drawings, specifications or other Contract documents are at variance with such laws, ordinances, rules and regulations, the Owner shall be promptly notified and, if necessary, an adjustment made to the Contract price or Contract time.

14. Confidential Information

Each party shall keep confidential and not disclose to any third party or use (except as contemplated by this Contract), any non-public information obtained from the other party that is marked or otherwise designated confidential ("Confidential Information"); provided, however, that neither party shall be prohibited from disclosing or using Confidential Information that: (i) is publicly available or becomes publicly available through no act or omission of the receiving party, (ii) is or has been disclosed to such party by a third party who is not under an obligation of confidentiality with respect thereto, (iii) is or has been independently developed by such party, without use or reference to the other party's confidential information, or (iv) must be used or disclosed under court order or applicable law, provided such use or disclosure is to the minimum extent required by such court order or applicable law. Owner also agrees not to disclose the terms of this Contract to any third party.

15. Termination

The Owner reserves the right to terminate the Services for its convenience upon notice in writing to the Design Builder. In such an event, the Design Builder shall be paid its actual costs for the portion of the Services performed to the date of termination, and for all of Design Builder's incurred costs of termination, including demobilization and any termination charges by vendors and subcontractors, plus 20%. Likewise, Design Builder may terminate this Contract at any time, for circumstances that it fairly deems to be extraordinary, upon delivery of notice to the Owner. Non-payment of invoices by the Owner by the due date may be deemed as grounds for unilateral termination of this Contract by Design Builder.

16. Proprietary Rights

16.1 Owner IP- Owner shall retain ownership of all right, title and interest in and to any of its content, information and other intellectual property ("Owner IP") provided by it to the Design Builder in connection with the Services. Owner hereby grants the Design Builder a paid up license to use and exercise all Owner IP solely in connection with the Design Builder's performance of the Services under this Contract.

16.2 Design Builder IP- Design Builder shall retain ownership of all right, title and interest in and to its preexisting software, technology and other intellectual property, as well as all Deliverables (including any modifications thereof), and any other technology or intellectual property arising in connection with the Services. Design Builder grants Owner a non-exclusive, non-transferable, non-sublicensable license to use the Deliverables solely for Owner's personal use.

17. Photography

The Owner grants the Design Builder the right to photograph, inclusive of before, during and after stages, the Owner's Project for the Design Builder's portfolio and potentially for marketing purposes, including but not limited to

online use. Design Builder will ask the Owner and the Owner will agree to accommodate Design Builder's reasonable requests for photography. Note that the Design Builder will abide by the Confidential Information terms in Section 14 of this Contract, and any photographs of the Owner's Project or any additional projects will not be associated with the Owner's full name, address, or any other sensitive information about the Owner, except with the Owner's written permission. Photography session costs will be borne and paid by the Design Builder. In line with standard industry practice, the Design Builder has the right to include the Owner's first name or initials as part of a list of current or past clients in the Design Builder's portfolio.

18. Indemnification

To the extent caused by Design Builder, Design Builder shall defend, indemnify and hold the Owner harmless against claims, demands, lawsuits and liabilities arising out of or connected to property damage or personal injury caused, or alleged to be caused, by the negligence or willful misconduct of Design Builder or the negligence or willful misconduct of Design Builder's subcontractors, suppliers, employees, agents or representatives provided such indemnification does not exceed the full payments due under this contract. The Owner waives any rights to join a class action claim against Design Builder, to the extent such waiver is permissible by relevant laws.

Owner shall defend, indemnify, and hold Design Builder harmless against all claims, demands, lawsuits and liabilities arising out of or connected to property damage or personal injury caused, or alleged to be caused, by the negligence or willful misconduct of Owner, and/or Owner's agents except to the extent caused by Design Builder's active negligence or willful misconduct.

19. Insurance

The Design Builder shall, at its expense, procure and maintain insurance of its operations under this Contract consisting of the following coverages:

19.1 Casualty Insurance- (a) Workers' Compensation and Employers' Liability Insurance; Design Builder carries workers' compensation insurance for all employees. **(b)** Commercial General Liability Insurance covering Design Builder's operations; and Automobile Liability Insurance, including coverage for Design Builder's owned, hired and non-owned automobiles.

The Design Builder currently carries commercial general liability insurance written by Nautilus Insurance Company. Owner may call the insurance carrier at (800) 842-8972 to check the Design Builder's insurance coverage.

19.2 Property Insurance- Design Builder shall effectually secure and protect the work done hereunder and assume full responsibility for the condition thereof until final acceptance by Owner. Design Builder further agrees to provide such protection as is necessary to protect the work and the workmen on site from its operations.

19.3 Waiver of Subrogation- Owner and Design Builder waive all rights against each other and against all other subcontractors for loss or damage to the extent reimbursed by any property or equipment insurance applicable to the work, except such rights as they may have to the proceeds of such insurance. If any applicable policies of insurance require an endorsement or consent of the insurance company to provide for continued coverage where there is a waiver of subrogation, the Owners of such policies will cause them to be so endorsed or obtain such consent.

20. Warranty

The Design Builder warrants to the Owner that all materials and equipment furnished under this Contract shall be new unless otherwise specified. Design Builder also warrants for a period of one year from date of final completion that all work under this Contract will be performed in a good and workmanlike manner, shall be of good quality, free from faults and defects, and in conformance with the Contract documents.

21. The Design Builder has conducted a significant amount of research on its contractors. This typically includes but is not guaranteed to include; online reviews, complaint history and resolution, current state license, affiliations with reputable national and local organizations and/or associations, insurance coverage, photos of completed projects, and customer references. Design Builder does not typically conduct background checks. If the Owner would like to conduct a background check on their contractor, Design Builder can help facilitate the process. THE OWNER AGREES NOT TO HOLD DESIGN BUILDER RESPONSIBLE FOR ANY SUCH DIRECT, INDIRECT OR CONSEQUENTIAL LOSS OR DAMAGE RESULTING OR ARISING FROM ANY SUCH BACKGROUND CHECKS OR LACK THEREOF PROVIDED, HOWEVER, THAT NOTHING IN THIS DISCLAIMER SHALL EXCLUDE OR LIMIT OUR LIABILITY FOR ANY LIABILITY WHICH CANNOT BE EXCLUDED OR LIMITED UNDER THE APPLICABLE LAW. TO THE EXTENT THAT DESIGN BUILDER HAS ANY SUCH LIABILITY, THE OWNER AGREES TO LIMIT ANY SUCH LIABILITY TO THE AMOUNTS PAID TO THE DESIGN BUILDER UNDER THIS CONTRACT.

22. Governing Law and Arbitration

The Contract shall be construed in accordance with the laws of the State of California. In any action arising out of this Contract, the prevailing party shall recover its reasonable attorney’s fees and costs.

Each Party acknowledges and agrees that any controversy which may arise under this Contract is likely to involve complicated and difficult issues and, therefore, each such party irrevocably and unconditionally waives any right it may have to a trial by jury in respect of any legal action arising out of or relating to this Contract or the transactions contemplated hereby. The Parties agree that any unresolved dispute will be addressed in an arbitration proceeding.

23. Bond

Owner has the right to request, prior to Design Builder commencing work, that Design Builder obtain a performance and payment bond for the Project at Owner's cost.

24. Entire Agreement

This Contract and the TOS contains the entire agreement between the parties and supersedes all prior or contemporaneous written or oral communications. No amendment or revision to this Contract shall be binding without the written consent of both Parties to this Contract. This Contract and its associated documents may be signed in counterparts.

If any term or provision of this Contract is invalid, illegal, or unenforceable in any jurisdiction, such invalidity, illegality, or unenforceability shall not affect any other term or provision of this Contract or invalidate or render unenforceable such term or provision in any other jurisdiction. Upon such determination that any term or other provision is invalid, illegal, or unenforceable, the Parties hereto shall negotiate in good faith to modify the Contract so as to effect the original intent of the Parties as closely as possible in a mutually acceptable manner in order that the transactions contemplated hereby be consummated as originally contemplated to the greatest extent possible. Headings in this Contract are for reference only and shall not affect the interpretation of this Contract.

25. Assignment

The Owner may not assign this Contract without the written consent of Design Builder. Design Builder may assign this Contract without the written consent of the Owner to any third person which (a) acquires the assets or contracts of Design Builder, (b) acquires the shares of Design Builder or (c) acquires a majority stake in Design Builder.

OWNER (also referred to as "you" below") is entitled to a completely filled in copy of this Contract, signed by both you and the DESIGN BUILDER (also referred to as "contractor" below), before any work may be started.

PLEASE READ THE CONTRACT AND STATEMENT OF WORK CAREFULLY TO ENSURE THAT YOU UNDERSTAND OUR TERMS AND THAT THE AGREED UPON SCOPE CORRECTLY COVERS YOUR PROJECT.

Contractor License Information

Information about the Contractor's State License Board (CSLB):

CSLB is the state consumer protection agency that licenses and regulates construction contractors. Contact CSLB for information about the licensed contractor you are considering, including information about disclosable complaints, disciplinary actions and civil judgments that are reported to CSLB.

Use only licensed contractors. If you file a complaint against a licensed contractor within the legal deadline (usually four years), CSLB has authority to investigate the complaint. If you use an unlicensed contractor, CSLB may not be able to help you resolve your complaint. Your only remedy may be in civil court, and you may be liable for damages arising out of any injuries to the unlicensed contractor or the unlicensed contractor's employees.

For more information:
Visit CSLB's Website at www.cslb.ca.gov
Call CSLB at 800-321-CSLB (2752)
Write CSLB at P.O. Box 26000, Sacramento, CA 95826.

Mechanic's Lien Warning

Anyone who helps improve your property, but who is not paid, may record what is called a mechanics' lien on your property. A mechanics' lien is a claim, like a mortgage or home equity loan, made against your property and recorded with the county recorder. Even if you pay your contractor in full, unpaid subcontractors, suppliers, and laborers who helped to improve your property may record mechanics' liens and sue you in court to foreclose the lien. If a court finds the lien is valid, you could be forced to pay twice or have a court officer sell your home to pay the lien. Liens can also affect your credit.

To preserve their right to record a lien, each subcontractor and material supplier must provide you with a document called a “20-day Preliminary Notice.” This notice is not a lien. The purpose of the notice is to let you know that the person who sends you the notice has the right to record a lien on your property if he or she is not paid.

Be Careful– The Preliminary Notice can be sent up to 20 days after the subcontractor starts work or the supplier provides material. This can be a big problem if you pay your contractor before you have received the Preliminary Notices. You will not get Preliminary Notices from your prime contractor or from laborers who work on your project. The law assumes that you already know they are improving your property.

Protect Yourself From Liens– You can protect yourself from liens by getting a list from your contractor of all the subcontractors and material suppliers that work on your project. Find out from your contractor when these subcontractors started work and when these suppliers delivered goods or materials. Then wait 20 days, paying attention to the Preliminary Notices you receive.

Pay With Joint Checks– One way to protect yourself is to pay with a joint check. When your Design Builder tells you it is time to pay for the work of a subcontractor or supplier who has provided you with a Preliminary Notice, write a joint check payable to both the contractor and the subcontractor or material supplier.

For other ways to prevent liens, visit CSLB's Internet Website at www.cslb.ca.gov or call CSLB at 800-321-CSLB (2752).

Remember, if you do nothing, you risk having a lien placed on your home. This can mean that you may have to pay twice or face the forced sale of your home to pay what you owe.

Notice of Three-Day Right to Cancel

You, the buyer, have the right to cancel this contract within three business days. You may cancel by e-mailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the third business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received the signed copy of the contract and this notice.

If you cancel, the contractor must return to you anything you paid within 10 days of receiving the notice of cancellation. For your part, you must make available to the contractor at your residence, in substantially as good condition as you received them, goods delivered to you under this contract or sale. Or, you may, if you wish, comply with the contractor's instructions on how to return the goods at the contractor's expense and risk. If you do make the goods available to the Design Builder and the Design Builder does not pick them up within 20 days of the date of your notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to the Design Builder, or if you agree to return the goods to the contractor and fail to do so, then you remain liable for performance of all obligations under the contract.

Please Initial Below:
The law requires that the Design Builder give you a notice explaining your right to cancel. Initial if the Design Builder has given you a “Notice of the Three-Day Right to Cancel.”

W.I.
_____

The law requires that the Design Builder also give you a pamphlet regarding lead in your home. Initial if the Design Builder has given you a pamphlet, “Lead in Your Home”, informing you the potential risk of lead hazard exposure from renovation activity to be performed on your property.

W.I.
_____

Please Sign Below:
In witness here of, the parties have executed this Home Improvement Contract as of the day and the year noted:

William Ito	**Untitled Labs, Inc. d/b/a Made Renovation**

William Ito	**Untitled Labs, Inc. d/b/a Made Renovation**
Owner's Signature: William Ito	**Signature:**
Date: 08 / 03 / 2021	**Date:** **8/3/2021**

Notice Of Cancelation of Home Improvement Contract

You may cancel this transaction, without any penalty or obligation, within three business days from the above date. If you cancel, any property traded in, any payments made by you under the contract or sale, and any Negotiable instrument executed by you will be returned within 10 days following receipt by the seller of your cancellation notice, and any security interest arising out of the transaction will be canceled.

If you cancel, you must make available to the seller at your residence, in substantially as good condition as when received, any goods delivered to you under this contract or sale, or you may, if you wish, comply with the instructions of the seller regarding the return shipment of the goods at the seller's expense and risk.

If you do make the goods available to the seller and the seller does not pick them up within 20 days of the date of your notice of cancellation, you may retain or dispose of the goods without any further obligation. If you fail to make the goods available to the seller, or if you agree to return the goods to the seller and fail to do so, then you remain liable for performance of all obligations under the contract.

To cancel this transaction, mail or deliver a signed and dated copy of this cancellation notice, or any other written notice, or send a telegram to Untitled Labs, Inc. dba Made Renovation at 2055 Lombard Street #471081, San Francisco, CA 94123 not later than midnight 3 days from contract date.

I hearby cancel this transaction. _____Date_____

Owner's Signature

Exhibit A

Project Statement of Work

A. Description of Services

Design and material procurement services for a 2 bathroom renovation. Project management.

All labor, materials, services for construction of a 2 bathroom renovation.

B. Deliverables

Untitled Labs, Inc. dba Made Renovation will provide the Owner with:

- A selection of curated bathroom designs
- Standard 3D Renderings
- Architectural Drawings & Installation Instructions
- Material Procurement & Warehousing
- Project Management
- Permit Procurement
- Construction Services

The Design Builder will provide the Owner with the following optional services if purchased by the Owner. These services can be purchased any time prior to approval of designs by the Owner.

- Photo-Real 3D Rendering
- Layout changes to designs
- Designer experience

Note: Designer experience includes up to two revisions each for mood board and 3D renderings. Additional mood board or rendering revisions will incur a $500 service fee

This Statement of Work is entered into between Untitled Labs, Inc. d/b/a Made Renovation (“Design Builder”) and William Ito (“Owner”) and is subject to the terms and conditions of the Contract entered into between the parties. By signing below, the parties hereto, each acting under due and proper authority agree to make this Statement of Work a part of the Contract between the parties.

Client	**Untitled Labs, Inc. d/b/a Made Renovation**
Owner's Signature:	**Signature:**

William Ito

Roger Dickey

Name:
William Ito

Title:
Homeowner

Address:
620 Mariposa Ave, Apt 4 Mountain View, CA 94041 US

Date:
08 / 03 / 2021

Name:
Roger Dickey

Title:
Chief Executive Officer

Address:
2055 Lombard St. #471081, San Francisco, CA 94123

Date:
8/3/2021

EXHIBIT 1
CHANGE ORDER TO HOME IMPROVEMENT CONTRACT

Effective _____, Owner and Design Builder agree that the following additional work shall be added to the scope of work for the project located at 620 Mariposa Ave, Apt 4 Mountain View, CA 94041 US:

Each Change Order executed by both parties shall be governed by the Home Improvement Contract entered into between the parties, dated 8/3/2021 (the “Contract”).

The Contract price shall be increased by $_____ and;

The Contract time to complete the work shall be increased by ____ calendar days.

IN WITNESS WHEREOF, the parties have executed this change order to the Home Improvement Contract as of the day and the year noted above
Owner’s Name:

UNTITLED LABS, INC. dba Made Renovation Contractor's License No. 1058501

Owner’s Signature:_____

Date: _____

NOTE: This document has important legal consequences. Consultation with an attorney prior to execution of this document is encouraged.

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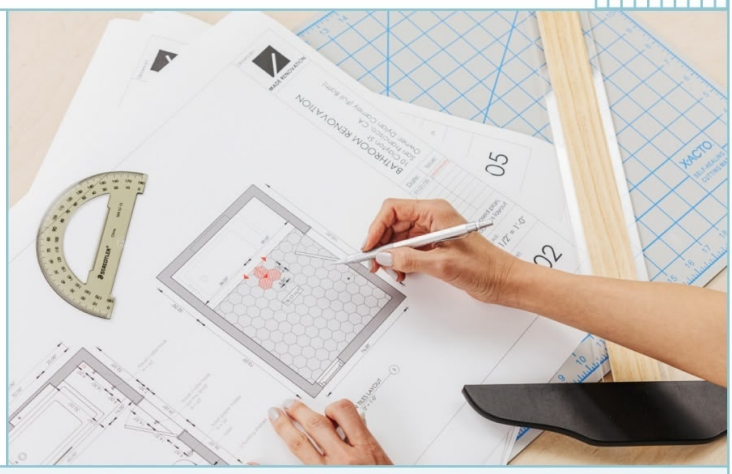
Property Information

Jobsite Address:
620 Mariposa Ave, Mountain View, CA 94041

View Home Info | View Project Photos

Home Type / HOA:
Duplex / Yes

Jobsite Setup / Parking:
Deck/Balcony/Patio / Driveway



Bathroom 1

Overview

Total ft / Floor:
43 sqft / Ground Floor

Subfloor Type:
Grade level concrete slab

Electrical Panel:
Medium

Ceiling Type:
Wood joists - finished space above

Renovation Description

Overview Notes
This is the main bath used by the clients. Rip and replace.

Design Notes
Clients are inspired by the "Sunny L" mid-century reno on the website. However, they have selected the Copenhagen curated design with design modifications to the vanity, and paint color. Vanity will be swapped out for Fresco Lazzaro 30" and paint color will be Revere Pewter from the "Evergreen Meadow" curated design.

Demolition and Mobilization

Remove fixtures unless specified in notes
Mobilization includes site protection, site cleanup, material delivery, inspections, permitting, & temporary facilities.

Plumbing

Replace Existing Fixtures With:
Shower Over Tub
Skirted / Apron Tub
Freestanding Single Sink Vanity
Freestanding Toilet with Bidet Washlet

Additional Plumbing Installations:
Handshower

Plumbing Notes

In-Kind

Electrical

Replace Existing Fixtures With:
2 New Recessed Light
1 Replacement Specialty Light
1 Replacement Light Switch
1 New Light Switch
1 Replacement Exhaust Fan
1 Fan Humidistat/Timer/Switch
1 New 20 Amp Circuit

Additional Electrical Installations:
None

Electrical Notes

Lighting is less than optimal in this bathroom. We will add (2) recessed overhead lights and (1) replacement sconce. Remove the heated exhaust, replace with updated exhaust. (1) humidistat (1) replacement light switch for the sconce and (1) new light switch for the recessed lighting.

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Bathroom 1

Layout Changes

Move sink within 1 ft.

Layout Notes

Increase in vanity size will require a slight plumbing shift.

Tile & Finishes

Floor Tile Non Shower: 32 SQFT of Large Format Tile (12"x12" or 12"x24" or larger)
Wall Tile Shower Walls: 68 SQFT of Medium Format Tile (from 4" to 12")

Tile & Finish Notes

Wall and floor tile to follow the Copenhagen curated design. Large format floor tile, Med format shower wall tile.

Carpentry & Additions

2 Standard Shower Niche (16 x 14 in.)
1 Medicine Cabinet - Recessed
Install PreFab Shower Glass
Floating wood shelving

Carpentry & Additions Notes

(1) inset medicine cabinet provided not vent pipe bocks
(2) shampoo niches (2) shelves above the toilet.

Additional Project Notes

It appears from the panel image that this bathroom vanity's electrical receptacle (Gfci) is not on its own 20 amp circuit. A dedicated 20 amp Gfci circuit is a necessary code requirement for all bathroom renovations and will add to the cost if it does not already exist. A more thorough examination of the electrical panel's proximity to the bathroom is required to assess how much this upgrade would cost. This might be limited to the client creating and forwarding us a video that shows the pathway from the panel to the bathroom. We might also need to know if either the crawl space below or the attic above this pathway is accessible. (For multi bathrooms add 'This is the same for all bathrooms at this location.'

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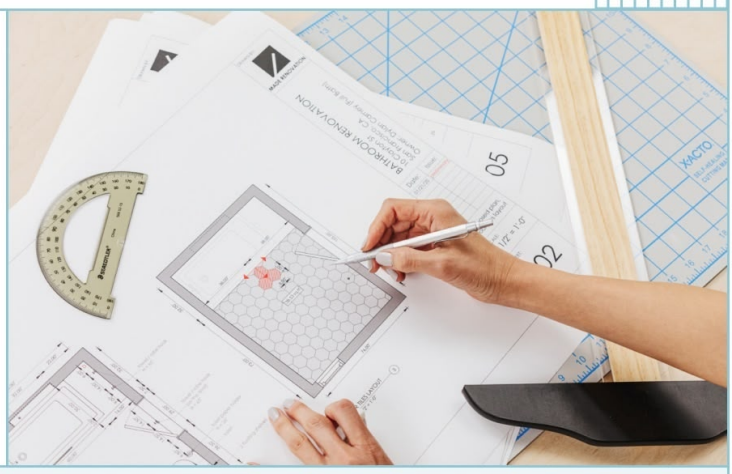
Property Information

Jobsite Address:
620 Mariposa Ave, Mountain View, CA 94041

View Home Info | View Project Photos

Home Type / HOA:
Duplex / Yes

Jobsite Setup / Parking:
Deck/Balcony/Patio / Driveway



Bathroom 2

Overview

Total ft / Floor:
34 sqft / Ground Floor

Subfloor Type:
Grade level concrete slab

Electrical Panel:
Medium

Ceiling Type:
Wood joists - finished space above

Renovation Description

Overview Notes
The master bathroom is a shower and toilet with separate vanity. Clients would like to rip and replace the materials for an updated look.

Design Notes
Clients selected the Soft Moon curated design with design modification for the addition of one sconce and sourced flooring under the vanity.

Demolition and Mobilization

Remove fixtures unless specified in notes
Mobilization includes site protection, site cleanup, material delivery, inspections, permitting, & temporary facilities.

Plumbing

Replace Existing Fixtures With:
Curbed Shower
Freestanding Toilet
Freestanding Single Sink Vanity

Additional Plumbing Installations:
None

Plumbing Notes

In-Kind.

Electrical

Replace Existing Fixtures With:
1 New Recessed Light
1 Replacement Recessed Lighting
1 New Specialty Light
1 Replacement Specialty Light
1 Replacement Light Switch
1 Replacement Outlet
1 Fan Humidistat/Timer/Switch
1 Replacement Exhaust Fan
1 New 20 Amp Circuit

Additional Electrical Installations:
None

Electrical Notes

(1) replacement exhaust (1) humidistat (1) recessed overhead light (1) replacement light switch (1) replacement sconce (1) humidistat

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Bathroom 2

Layout Changes

None

Layout Notes

In-Kind

Tile & Finishes

Floor Tile Non Shower: 14 SQFT of Medium Format Tile (from 4" to 12")
Floor Tile Shower Pan: 12 SQFT of Small Format Tile (from 1" to 4")
Wall Tile Shower Walls: 80 SQFT of Medium Format Tile (from 4" to 12")
Accent Wall: 8 SQFT of Medium Format Tile (from 4" to 12")

Tile & Finish Notes

Tile to follow Soft Moon Design with the exception of the area under the vanity. Material will be source to match the existing material in this space only. Selected "accent wall" for this portion of the project. Approx 8sq ft.

Carpentry & Additions

1 Standard Shower Niche (16 x 14 in.)
1 Medicine Cabinet - Recessed
Install PreFab Shower Glass
Floating wood shelving

Carpentry & Additions Notes

(1) shampoo niche (1) inset med-cab provided clear of vent pipe (2) floating wood shelves above the toilet.

Additional Project Notes

It appears from the panel image that this bathroom vanity's electrical receptacle (Gfci) is not on its own 20 amp circuit. A dedicated 20 amp Gfci circuit is a necessary code requirement for all bathroom renovations and will add to the cost if it does not already exist. A more thorough examination of the electrical panel's proximity to the bathroom is required to assess how much this upgrade would cost. This might be limited to the client creating and forwarding us a video that shows the pathway from the panel to the bathroom. We might also need to know if either the crawl space below or the attic above this pathway is accessible. (For multi bathrooms add 'This is the same for all bathrooms at this location.'

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Itemized Statement of Work Overview

General Conditions

- Jobsite Address: 620 Mariposa Ave, Mountain View, CA 94041
- Home Type: Duplex
- HOA: Yes
- Jobsite Setup: Deck/Balcony/Patio
- Parking: Driveway
- Parking permits expected to be reserved by subcontractor as needed
- Subcontractor expected to manage and schedule portable toilet delivery
- Subcontractor expected to coordinate disposal of debris

Site Preparation

- All floors utilized by construction team to be covered & protected.
- Protection should be provided against dust accumulation on site.
- Workspace will be kept organized & clean. All debris will either be disposed of immediately or neatly contained & when possible out of sight. All debris stored on site will be removed by the end of each business week (Friday).
- All subcontractors on site must comply with local Covid-19 safety protocols.
- All subcontractors on site are expected to utilize appropriate PPE and safety equipment.
- Verified materials must be stored neatly in location approved by owner.

Materials & Methods

- Subcontractor should verify accuracy and working condition of materials on job site prior to break ground.
- All demolition will be performed as noted on the construction plan.
- All plumbing fixtures to be routed to proper hot and cold pipes.
- All wood blocking must be installed prior to hanging drywall for all fixtures and accessories noted on the plan.
- A transition between the new flooring and existing adjacent flooring will be installed if necessary.
- All waterproofed areas must be flood tested to confirm no leakage for 24 hours.
- Copper piping will be installed in any instance where a water supply line needs to be replaced.
- All necessary inspections to be scheduled with the building department by the subcontractor.
- Baseboards, door trims and window trims will be caulked before painting.
- Any excess grout or paint must be cleaned upon completion.
- Walls will receive one coat primer and two coats of paint to the color specified in the construction plan. All walls and ceiling will be level 4 smooth unless otherwise noted on the construction plan, or finished to match the existing texture.
- All fixtures, finishes and accessories (e.g., towel bars) will be installed as shown on the construction plan.
- All construction methods must comply with local building codes.

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Bathroom 1: Itemized Statement of Work

Bathroom Details & Mobilization

- Bathroom Type: Full
- Total Square Feet: 43 SQFT
- Floor: Ground Floor
- Overview Notes: This is the main bath used by the clients. Rip and replace.
- Demolition: Remove fixtures unless specified in notes *dumpster fees included

Layout Changes

- Sink | within 1 ft.
- Layout Notes: Increase in vanity size will require a slight plumbing shift.
- Subfloor Type: Grade level concrete slab
- Ceiling Type: Wood joists - finished space above

Plumbing

- Shower Over Tub: Replace existing in-wall shower valve per applicable building codes. Install or replace diverter for wall-mounted tub faucet and shower fixtures. Caulk and seal all joints between shower walls and tub for a waterproof installation. Waterproof walls for all walls adjacent to shower enclosure. Hookup and mount all shower fixtures including temperature valve and all shower heads per the drawings.
- Skirted / Apron Tub: Connect appliances to water supply and drainage system. Waterproof the floor in the footprint of tub / shower. Caulk and seal all joints between the appliances and the adjacent walls.
- Freestanding Single Sink Vanity: Connect vanity to water supply and drainage system. Mount vanity into studs in the adjacent wall. Caulk and seal sink.
- Sink | within 1 ft.
- Freestanding Toilet with Bidet Washlet: Connect toilet to water supply and drainage system.Replace flange, wax seal, and water supply line. Caulk and seal toilet after installation. Install additional framing and support for in-wall toilet frame. Ensure water supply valve is accessible behind flush plate for maintenance and service.Relocate drain from floor to wall. Connect bidet to adequate water and power hookup.
- Handshower: Install a 3-way diverter for specified fixtures per the drawings. Diverter to manage flow restrictions per local building codes.
- Plumbing Notes: In-Kind
- Rework of in-wall plumbing for layout changes is included in this scope.
- All plumbing fixtures will be installed plumb and flush with adjacent walls and floor.

★ *If existing in-wall plumbing is not adequate per local building codes, upgrading plumbing system may result in a change order.*

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Bathroom 1: Itemized Statement of Work

Electrical

- 2 New Recessed Light
- 1 Replacement Specialty Light
- 1 Replacement Light Switch
- 1 New Light Switch
- 1 Replacement Exhaust Fan: Install all wiring and switches for exhaust fans and heaters. Existing ductwork may be reused for venting of new exhaust fan. Properly connect ductwork to new fan. New fan installations should include all required ductwork, roof penetrations, sealing, waterproofing, and insulation as required by code.
- 1 Fan Humidistat/Timer/Switch: -
- 1 New 20 Amp Circuit: -
- Electrical Notes: Lighting is less than optimal in this bathroom. We will add (2) recessed overhead lights and (1) replacement sconce. Remove the heated exhaust, replace with updated exhaust. (1) humidistat (1) replacement light switch for the sconce and (1) new light switch for the recessed lighting.
- Mount hardware and correct electrical boxes for duplex, quad, or other electrical receptacles.
- Relocate and add receptacles per the drawings.
- All receptacles must be GFCI and installed on one circuit, separate from other electrical fixtures.
- Mount and seal hardware for surface mounted, recessed, and specialty light fixtures per the drawings.
- Relocate and add light switches and occupancy sensors (if required) as needed.
- Install light fixtures and switches flush with wall or ceiling.
- All bathrooms must have separate circuits for GFCI and lighting/fans per electrical codes.

★ *An additional sub panel may be required upon site visit if no circuit spaces are available in the existing electrical panel.*

Tiling & Finishes

- Floor Tile Non Shower: 32 SQFT of Large Format Tile (12"x12" or 12"x24" or larger)
- Wall Tile Shower Walls: 68 SQFT of Medium Format Tile (from 4" to 12")
- Tile Notes: Wall and floor tile to follow the Copenhagen curated design. Large format floor tile, Med format shower wall tile.
- All necessary areas will be properly waterproofed (eg shower, tub, etc.) with the recommended waterproofing membrane
- Tile will have proper sealing & grout after installation is complete.
- Any excess grout or paint must be cleaned upon completion.

★ *Removal of framing and drywall due to dry rot, mold, standing water or other unforeseen conditions should be submitted for change order review.*

★ *Floor leveling is not included in the current scope.*

Carpentry & Additions

- 2 Standard Shower Niche (16 x 14 in.)
- 1 Install PreFab Shower Glass
- 1 Floating wood shelving: -
- Carpentry Notes: (1) inset medicine cabinet provided not vent pipe bocks (2) shampoo niches (2) shelves above the toilet.
- Stud-supported shelving is included in the scope. Shelving that requires additional wood blocking not included.
- Modification of wall opening to accomodate a larger door includes only re-framing at opening, reinstallation of trim, installation of hardware, and repainting as needed.

★ *Modification of a structural wall must include certified drawings and approval from a structural engineer. No structural wall modifications are included in the scope unless specifically noted.*

★ *Modification of non-structural walls and ceilings does not include relocation of any plumbing, ductwork, and electrical wiring unless otherwise specified.*

★ *Any additional work beyond demolition of framing and drywall for walls caused by unforeseen conditions may be submitted for change order.*

★ *Wood blocking for wall mounted fixtures on existing walls is not included in the scope.*

★ *Relocation of plumbing, ductwork, and electrical for new shower niches is not included in the scope.*

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Bathroom 2: Itemized Statement of Work

Bathroom Details & Mobilization

- Bathroom Type: Three Quarter
- Total Square Feet: 34 SQFT
- Floor: Ground Floor
- Overview Notes: The master bathroom is a shower and toilet with separate vanity. Clients would like to rip and replace the materials for an updated look.
- Demolition: Remove fixtures unless specified in notes *dumpster fees included

Layout Changes

- No layout changes.
- Layout Notes: In-Kind
- Subfloor Type: Grade level concrete slab
- Ceiling Type: Wood joists - finished space above

Plumbing

- Curbed Shower: Replace existing in-wall shower valve per applicable building codes. Install or replace diverter for wall-mounted tub faucet and shower fixtures. Caulk and seal all joints between shower walls and tub for a waterproof installation. Waterproof walls for all walls adjacent to shower enclosure. Hookup and mount all shower fixtures including temperature valve and all shower heads per the drawings. Frame, back, waterproof, and tile the tile apron as needed for exposed faces of tub. Properly slope the shower floor to ensure all water drains and does not collect along curb. Install liner and mortar bed to fully cover shower floor and tie in to the vertical waterproofing at all walls. Liner should only be punctured at location of shower drain. Frame shower curb with lumber and waterproof with Schluter liner or other approved waterproofing material prior to applying mortar or thinset. Finish is expected to be smooth and level on all sides. Install shower curb at proper height for shower door and enclosure to be properly installed. Slope the shower floor for proper drainage.
- Freestanding Toilet: Connect toilet to water supply and drainage system. Replace flange, wax seal, and water supply line. Caulk and seal toilet after installation.
- Freestanding Single Sink Vanity: Connect vanity to water supply and drainage system. Mount vanity into studs in the adjacent wall. Caulk and seal sink.
- Plumbing Notes: In-Kind.
- Rework of in-wall plumbing for layout changes is included in this scope.
- All plumbing fixtures will be installed plumb and flush with adjacent walls and floor.

★ *If existing in-wall plumbing is not adequate per local building codes, upgrading plumbing system may result in a change order.*

MADE

Bathroom 2: Itemized Statement of Work

Electrical

- 1 New Recessed Light
- 1 Replacement Recessed Lighting
- 1 New Specialty Light
- 1 Replacement Specialty Light
- 1 Replacement Light Switch
- 1 Replacement Outlet
- 1 Fan Humidistat/Timer/Switch: -
- 1 Replacement Exhaust Fan: Install all wiring and switches for exhaust fans and heaters. Existing ductwork may be reused for venting of new exhaust fan. Properly connect ductwork to new fan. New fan installations should include all required ductwork, roof penetrations, sealing, waterproofing, and insulation as required by code.
- 1 New 20 Amp Circuit: -
- Electrical Notes: (1) replacement exhaust (1) humidistat (1) recessed overhead light (1) replacement light switch (1) replacement sconce (1) humidistat
- Mount hardware and correct electrical boxes for duplex, quad, or other electrical receptacles.
- Relocate and add receptacles per the drawings.
- All receptacles must be GFCI and installed on one circuit, separate from other electrical fixtures.
- Mount and seal hardware for surface mounted, recessed, and specialty light fixtures per the drawings.
- Relocate and add light switches and occupancy sensors (if required) as needed.
- Install light fixtures and switches flush with wall or ceiling.
- All bathrooms must have separate circuits for GFCI and lighting/fans per electrical codes.

★ *An additional sub panel may be required upon site visit if no circuit spaces are available in the existing electrical panel.*

Tiling & Finishes

- Floor Tile Non Shower: 14 SQFT of Medium Format Tile (from 4" to 12")
- Floor Tile Shower Pan: 12 SQFT of Small Format Tile (from 1" to 4")
- Wall Tile Shower Walls: 80 SQFT of Medium Format Tile (from 4" to 12")
- Accent Wall: 8 SQFT of Medium Format Tile (from 4" to 12")
- Tile Notes: Tile to follow Soft Moon Design with the exception of the area under the vanity. Material will be source to match the existing material in this space only. Selected "accent wall" for this portion of the project. Approx 8sq ft.
- All necessary areas will be properly waterproofed (eg shower, tub, etc.) with the recommended waterproofing membrane
- Tile will have proper sealing & grout after installation is complete.
- Any excess grout or paint must be cleaned upon completion.

★ *Removal of framing and drywall due to dry rot, mold, standing water or other unforeseen conditions should be submitted for change order review.*

★ *Floor leveling is not included in the current scope.*

Carpentry & Additions

- 1 Standard Shower Niche (16 x 14 in.)
- 1 Install PreFab Shower Glass
- 1 Floating wood shelving: -
- Carpentry Notes: (1) shampoo niche (1) inset med-cab provided clear of vent pipe (2) floating wood shelves above the toilet.
- Stud-supported shelving is included in the scope. Shelving that requires additional wood blocking not included.
- Modification of wall opening to accomodate a larger door includes only re-framing at opening, reinstallation of trim, installation of hardware, and repainting as needed.

★ *Modification of a structural wall must include certified drawings and approval from a structural engineer. No structural wall modifications are included in the scope unless specifically noted.*

★ *Modification of non-structural walls and ceilings does not include relocation of any plumbing, ductwork, and electrical wiring unless otherwise specified.*

★ *Any additional work beyond demolition of framing and drywall for walls caused by unforeseen conditions may be submitted for change order.*

★ *Wood blocking for wall mounted fixtures on existing walls is not included in the scope.*

★ *Relocation of plumbing, ductwork, and electrical for new shower niches is not included in the scope.*

IMPORTANT!

Lead From Paint, Dust, and Soil in and Around Your Home Can Be Dangerous if Not Managed Properly

- Children under 6 years old are most at risk for lead poisoning in your home.
- Lead exposure can harm young children and babies even before they are born.
- Homes, schools, and child care facilities built before 1978 are likely to contain lead-based paint.
- Even children who seem healthy may have dangerous levels of lead in their bodies.
- Disturbing surfaces with lead-based paint or removing lead-based paint improperly can increase the danger to your family.
- People can get lead into their bodies by breathing or swallowing lead dust, or by eating soil or paint chips containing lead.
- People have many options for reducing lead hazards. Generally, lead-based paint that is in good condition is not a hazard (see page 10).







Protect Your Family From Lead in Your Home

EPA United States Environmental Protection Agency

United States Consumer Product Safety Commission

United States Department of Housing and Urban Development

January 2020

Are You Planning to Buy or Rent a Home Built Before 1978?

Did you know that many homes built before 1978 have **lead-based paint**? Lead from paint, chips, and dust can pose serious health hazards.

Read this entire brochure to learn:

- How lead gets into the body
- How lead affects health
- What you can do to protect your family
- Where to go for more information

Before renting or buying a pre-1978 home or apartment, federal law requires:

- Sellers must disclose known information on lead-based paint or lead-based paint hazards before selling a house.
- Real estate sales contracts must include a specific warning statement about lead-based paint. Buyers have up to 10 days to check for lead.
- Landlords must disclose known information on lead-based paint or lead-based paint hazards before leases take effect. Leases must include a specific warning statement about lead-based paint.

If undertaking renovations, repairs, or painting (RRP) projects in your pre-1978 home or apartment:

- Read EPA's pamphlet, *The Lead-Safe Certified Guide to Renovate Right,* to learn about the lead-safe work practices that contractors are required to follow when working in your home (see page 12).



Consumer Product Safety Commission (CPSC)

The CPSC protects the public against unreasonable risk of injury from consumer products through education, safety standards activities, and enforcement. Contact CPSC for further information regarding consumer product safety and regulations.

CPSC
4330 East West Highway
Bethesda, MD 20814-4421
1-800-638-2772
cpsc.gov or saferproducts.gov

U. S. Department of Housing and Urban Development (HUD)

HUD's mission is to create strong, sustainable, inclusive communities and quality affordable homes for all. Contact to Office of Lead Hazard Control and Healthy Homes for further information regarding the Lead Safe Housing Rule, which protects families in pre-1978 assisted housing, and for the lead hazard control and research grant programs.

HUD
451 Seventh Street, SW, Room 8236
Washington, DC 20410-3000
(202) 402-7698
hud.gov/lead

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U. S. EPA Washington DC 20460
U. S. CPSC Bethesda MD 20814
U. S. HUD Washington DC 20410

EPA-747-K-12-001
January 2020

U. S. Environmental Protection Agency (EPA) Regional Offices

The mission of EPA is to protect human health and the environment. Your Regional EPA Office can provide further information regarding regulations and lead protection programs.

Region 1 (Connecticut, Massachusetts, Maine, New Hampshire, Rhode Island, Vermont)

Regional Lead Contact
U.S. EPA Region 1
5 Post Office Square, Suite 100, OES 05-4
Boston, MA 02109-3912
(888) 372-7341

Region 2 (New Jersey, New York, Puerto Rico, Virgin Islands)

Regional Lead Contact
U.S. EPA Region 2
2890 Woodbridge Avenue
Building 205, Mail Stop 225
Edison, NJ 08837-3679
(732) 906-6809

Region 3 (Delaware, Maryland, Pennsylvania, Virginia, DC, West Virginia)

Regional Lead Contact
U.S. EPA Region 3
1650 Arch Street
Philadelphia, PA 19103
(215) 814-2088

Region 4 (Alabama, Florida, Georgia, Kentucky, Mississippi, North Carolina, South Carolina, Tennessee)

Regional Lead Contact
U.S. EPA Region 4
AFC Tower, 12th Floor, Air, Pesticides & Toxics
61 Forsyth Street, SW
Atlanta, GA 30303
(404) 562-8998

Region 5 (Illinois, Indiana, Michigan, Minnesota, Ohio, Wisconsin)

Regional Lead Contact
U.S. EPA Region 5 (LL-17J)
77 West Jackson Boulevard
Chicago, IL 60604-3666
(312) 353-3808

Region 6 (Arkansas, Louisiana, New Mexico, Oklahoma, Texas, and 66 Tribes)

Regional Lead Contact
U.S. EPA Region 6
1445 Ross Avenue, 12th Floor
Dallas, TX 75202-2733
(214) 665-2704

Region 7 (Iowa, Kansas, Missouri, Nebraska)

Regional Lead Contact
U.S. EPA Region 7
11201 Renner Blvd.
Lenexa, KS 66219
(800) 223-0425

Region 8 (Colorado, Montana, North Dakota, South Dakota, Utah, Wyoming)

Regional Lead Contact
U.S. EPA Region 8
1595 Wynkoop St.
Denver, CO 80202
(303) 312-6966

Region 9 (Arizona, California, Hawaii, Nevada)

Regional Lead Contact
U.S. EPA Region 9 (CMD-4-2)
75 Hawthorne Street
San Francisco, CA 94105
(415) 947-4280

Region 10 (Alaska, Idaho, Oregon, Washington)

Regional Lead Contact
U.S. EPA Region 10 (20-C04)
Air and Toxics Enforcement Section
1200 Sixth Avenue, Suite 155
Seattle, WA 98101
(206) 553-1200

Simple Steps to Protect Your Family from Lead Hazards

If you think your home has lead-based paint:

- Don't try to remove lead-based paint yourself.
- Always keep painted surfaces in good condition to minimize deterioration.
- Get your home checked for lead hazards. Find a certified inspector or risk assessor at epa.gov/lead.
- Talk to your landlord about fixing surfaces with peeling or chipping paint.
- Regularly clean floors, window sills, and other surfaces.
- Take precautions to avoid exposure to lead dust when remodeling.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe certified renovation firms.
- Before buying, renting, or renovating your home, have it checked for lead-based paint.
- Consult your health care provider about testing your children for lead. Your pediatrician can check for lead with a simple blood test.
- Wash children's hands, bottles, pacifiers, and toys often.
- Make sure children eat healthy, low-fat foods high in iron, calcium, and vitamin C.
- Remove shoes or wipe soil off shoes before entering your house.

Lead Gets into the Body in Many Ways

Adults and children can get lead into their bodies if they:

- Breathe in lead dust (especially during activities such as renovations, repairs, or painting that disturb painted surfaces).
- Swallow lead dust that has settled on food, food preparation surfaces, and other places.
- Eat paint chips or soil that contains lead.

Lead is especially dangerous to children under the age of 6.

- At this age, children's brains and nervous systems are more sensitive to the damaging effects of lead.
- Children's growing bodies absorb more lead.
- Babies and young children often put their hands and other objects in their mouths. These objects can have lead dust on them.



Women of childbearing age should know that lead is dangerous to a developing fetus.

- Women with a high lead level in their system before or during pregnancy risk exposing the fetus to lead through the placenta during fetal development.

For More Information

The National Lead Information Center
Learn how to protect children from lead poisoning and get other information about lead hazards on the Web at epa.gov/lead and hud.gov/lead, or call **1-800-424-LEAD (5323).**

EPA's Safe Drinking Water Hotline
For information about lead in drinking water, call **1-800-426-4791**, or visit epa.gov/safewater for information about lead in drinking water.

Consumer Product Safety Commission (CPSC) Hotline
For information on lead in toys and other consumer products, or to report an unsafe consumer product or a product-related injury, call **1-800-638-2772,** or visit CPSC's website at cpsc.gov or saferproducts.gov.

State and Local Health and Environmental Agencies
Some states, tribes, and cities have their own rules related to lead-based paint. Check with your local agency to see which laws apply to you. Most agencies can also provide information on finding a lead abatement firm in your area, and on possible sources of financial aid for reducing lead hazards. Receive up-to-date address and phone information for your state or local contacts on the Web at epa.gov/lead, or contact the National Lead Information Center at **1-800-424-LEAD.**

Hearing- or speech-challenged individuals may access any of the phone numbers in this brochure through TTY by calling the toll-free Federal Relay Service at **1-800-877-8339**.

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Other Sources of Lead, continued

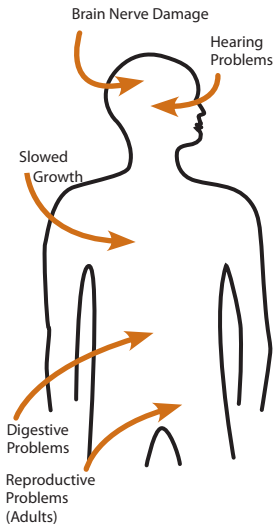
- **Lead smelters** or other industries that release lead into the air.
- **Your job.** If you work with lead, you could bring it home on your body or clothes. Shower and change clothes before coming home. Launder your work clothes separately from the rest of your family's clothes.
- **Hobbies** that use lead, such as making pottery or stained glass, or refinishing furniture. Call your local health department for information about hobbies that may use lead.
- Old **toys** and **furniture** may have been painted with lead-containing paint. Older toys and other children's products may have parts that contain lead.[4]
- Food and liquids cooked or stored in **lead crystal** or **lead-glazed pottery or porcelain** may contain lead.
- Folk remedies, such as **"greta"** and **"azarcon,"** used to treat an upset stomach.

[4] In 1978, the federal government banned toys, other children's products, and furniture with lead-containing paint. In 2008, the federal government banned lead in most children's products. The federal government currently bans lead in excess of 100 ppm by weight in most children's products.

Health Effects of Lead

Lead affects the body in many ways. It is important to know that even exposure to low levels of lead can severely harm children.

In children, exposure to lead can cause:



- Nervous system and kidney damage
- Learning disabilities, attention-deficit disorder, and decreased intelligence
- Speech, language, and behavior problems
- Poor muscle coordination
- Decreased muscle and bone growth
- Hearing damage

While low-lead exposure is most common, exposure to high amounts of lead can have devastating effects on children, including seizures, unconsciousness, and in some cases, death.

Although children are especially susceptible to lead exposure, lead can be dangerous for adults, too.

In adults, exposure to lead can cause:

- Harm to a developing fetus
- Increased chance of high blood pressure during pregnancy
- Fertility problems (in men and women)
- High blood pressure
- Digestive problems
- Nerve disorders
- Memory and concentration problems
- Muscle and joint pain

Check Your Family for Lead

Get your children and home tested if you think your home has lead.

Children's blood lead levels tend to increase rapidly from 6 to 12 months of age, and tend to peak at 18 to 24 months of age.

Consult your doctor for advice on testing your children. A simple blood test can detect lead. Blood lead tests are usually recommended for:

- Children at ages 1 and 2
- Children or other family members who have been exposed to high levels of lead
- Children who should be tested under your state or local health screening plan

Your doctor can explain what the test results mean and if more testing will be needed.

Other Sources of Lead

Lead in Drinking Water

The most common sources of lead in drinking water are lead pipes, faucets, and fixtures.

Lead pipes are more likely to be found in older cities and homes built before 1986.

You can't smell or taste lead in drinking water.

To find out for certain if you have lead in drinking water, have your water tested.

Remember older homes with a private well can also have plumbing materials that contain lead.

Important Steps You Can Take to Reduce Lead in Drinking Water

- Use only cold water for drinking, cooking and making baby formula. Remember, boiling water does not remove lead from water.
- Before drinking, flush your home's pipes by running the tap, taking a shower, doing laundry, or doing a load of dishes.
- Regularly clean your faucet's screen (also known as an aerator).
- If you use a filter certified to remove lead, don't forget to read the directions to learn when to change the cartridge. Using a filter after it has expired can make it less effective at removing lead.

Contact your water company to determine if the pipe that connects your home to the water main (called a service line) is made from lead. Your area's water company can also provide information about the lead levels in your system's drinking water.

For more information about lead in drinking water, please contact EPA's Safe Drinking Water Hotline at 1-800-426-4791. If you have other questions about lead poisoning prevention, call 1-800 424-LEAD.*

Call your local health department or water company to find out about testing your water, or visit epa.gov/safewater for EPA's lead in drinking water information. Some states or utilities offer programs to pay for water testing for residents. Contact your state or local water company to learn more.

* Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

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Renovating, Repairing or Painting a Home with Lead-Based Paint

If you hire a contractor to conduct renovation, repair, or painting (RRP) projects in your pre-1978 home or childcare facility (such as pre-school and kindergarten), your contractor must:

- Be a Lead-Safe Certified firm approved by EPA or an EPA-authorized state program
- Use qualified trained individuals (Lead-Safe Certified renovators) who follow specific lead-safe work practices to prevent lead contamination
- Provide a copy of EPA's lead hazard information document, *The Lead-Safe Certified Guide to Renovate Right*



RRP contractors working in pre-1978 homes and childcare facilities must follow lead-safe work practices that:

- **Contain the work area.** The area must be contained so that dust and debris do not escape from the work area. Warning signs must be put up, and plastic or other impermeable material and tape must be used.
- **Avoid renovation methods that generate large amounts of lead-contaminated dust.** Some methods generate so much lead-contaminated dust that their use is prohibited. They are:
  - Open-flame burning or torching
  - Sanding, grinding, planing, needle gunning, or blasting with power tools and equipment not equipped with a shroud and HEPA vacuum attachment
  - Using a heat gun at temperatures greater than 1100°F
- **Clean up thoroughly.** The work area should be cleaned up daily. When all the work is done, the area must be cleaned up using special cleaning methods.
- **Dispose of waste properly.** Collect and seal waste in a heavy duty bag or sheeting. When transported, ensure that waste is contained to prevent release of dust and debris.

To learn more about EPA's requirements for RRP projects, visit epa.gov/getleadsafe, or read *The Lead-Safe Certified Guide to Renovate Right.*

Where Lead-Based Paint Is Found

In general, the older your home or childcare facility, the more likely it has lead-based paint.[1]

Many homes, including private, federally-assisted, federally-owned housing, and childcare facilities built before 1978 have lead-based paint. In 1978, the federal government banned consumer uses of lead-containing paint.[2]

Learn how to determine if paint is lead-based paint on page 7.

Lead can be found:

- In homes and childcare facilities in the city, country, or suburbs,
- In private and public single-family homes and apartments,
- On surfaces inside and outside of the house, and
- In soil around a home. (Soil can pick up lead from exterior paint or other sources, such as past use of leaded gas in cars.)

Learn more about where lead is found at epa.gov/lead.

[1] "Lead-based paint" is currently defined by the federal government as paint with lead levels greater than or equal to 1.0 milligram per square centimeter (mg/cm^2), or more than 0.5% by weight.

[2] "Lead-containing paint" is currently defined by the federal government as lead in new dried paint in excess of 90 parts per million (ppm) by weight.

Identifying Lead-Based Paint and Lead-Based Paint Hazards

Deteriorated lead-based paint (peeling, chipping, chalking, cracking, or damaged paint) is a hazard and needs immediate attention. **Lead-based paint** may also be a hazard when found on surfaces that children can chew or that get a lot of wear and tear, such as:

- On windows and window sills
- Doors and door frames
- Stairs, railings, banisters, and porches

Lead-based paint is usually not a hazard if it is in good condition and if it is not on an impact or friction surface like a window.

Lead dust can form when lead-based paint is scraped, sanded, or heated. Lead dust also forms when painted surfaces containing lead bump or rub together. Lead paint chips and dust can get on surfaces and objects that people touch. Settled lead dust can reenter the air when the home is vacuumed or swept, or when people walk through it. EPA currently defines the following levels of lead in dust as hazardous:

- 10 micrograms per square foot (µg/ft^2) and higher for floors, including carpeted floors
- 100 µg/ft^2 and higher for interior window sills

Lead in soil can be a hazard when children play in bare soil or when people bring soil into the house on their shoes. EPA currently defines the following levels of lead in soil as hazardous:

- 400 parts per million (ppm) and higher in play areas of bare soil
- 1,200 ppm (average) and higher in bare soil in the remainder of the yard

Remember, lead from paint chips—which you can see—and lead dust—which you may not be able to see—both can be hazards.

The only way to find out if paint, dust, or soil lead hazards exist is to test for them. The next page describes how to do this.

Reducing Lead Hazards, continued

If your home has had lead abatement work done or if the housing is receiving federal assistance, once the work is completed, dust cleanup activities must be conducted until clearance testing indicates that lead dust levels are below the following levels:

- 40 micrograms per square foot (µg/ft^2) for floors, including carpeted floors
- 250 µg/ft^2 for interior windows sills
- 400 µg/ft^2 for window troughs

For help in locating certified lead abatement professionals in your area, call your state or local agency (see pages 14 and 15), or visit epa.gov/lead, or call 1-800-424-LEAD.

Reducing Lead Hazards

Disturbing lead-based paint or removing lead improperly can increase the hazard to your family by spreading even more lead dust around the house.



- In addition to day-to-day cleaning and good nutrition, you can **temporarily** reduce lead-based paint hazards by taking actions, such as repairing damaged painted surfaces and planting grass to cover lead-contaminated soil. These actions are not permanent solutions and will need ongoing attention.
- You can minimize exposure to lead when renovating, repairing, or painting by hiring an EPA- or state-certified renovator who is trained in the use of lead-safe work practices. If you are a do-it-yourselfer, learn how to use lead–safe work practices in your home.
- To remove lead hazards permanently, you should hire a certified lead abatement contractor. Abatement (or permanent hazard elimination) methods include removing, sealing, or enclosing lead-based paint with special materials. Just painting over the hazard with regular paint is not permanent control.

Always use a certified contractor who is trained to address lead hazards safely.

- Hire a Lead-Safe Certified firm (see page 12) to perform renovation, repair, or painting (RRP) projects that disturb painted surfaces.
- To correct lead hazards permanently, hire a certified lead abatement contractor. This will ensure your contractor knows how to work safely and has the proper equipment to clean up thoroughly.

Certified contractors will employ qualified workers and follow strict safety rules as set by their state or by the federal government.

Checking Your Home for Lead

You can get your home tested for lead in several different ways:

- A lead-based paint **inspection** tells you if your home has lead-based paint and where it is located. It won't tell you whether your home currently has lead hazards. A trained and certified testing professional, called a lead-based paint inspector, will conduct a paint inspection using methods, such as:
  - Portable x-ray fluorescence (XRF) machine
  - Lab tests of paint samples



- A **risk assessment** tells you if your home currently has any lead hazards from lead in paint, dust, or soil. It also tells you what actions to take to address any hazards. A trained and certified testing professional, called a risk assessor, will:
  - Sample paint that is deteriorated on doors, windows, floors, stairs, and walls
  - Sample dust near painted surfaces and sample bare soil in the yard
  - Get lab tests of paint, dust, and soil samples
- A combination inspection and risk assessment tells you if your home has any lead-based paint and if your home has any lead hazards, and where both are located.

Be sure to read the report provided to you after your inspection or risk assessment is completed, and ask questions about anything you do not understand.

Checking Your Home for Lead, continued

In preparing for renovation, repair, or painting work in a pre-1978 home, Lead-Safe Certified renovators (see page 12) may:

- Take paint chip samples to determine if lead-based paint is present in the area planned for renovation and send them to an EPA-recognized lead lab for analysis. In housing receiving federal assistance, the person collecting these samples must be a certified lead-based paint inspector or risk assessor
- Use EPA-recognized tests kits to determine if lead-based paint is absent (but not in housing receiving federal assistance)
- Presume that lead-based paint is present and use lead-safe work practices

There are state and federal programs in place to ensure that testing is done safely, reliably, and effectively. Contact your state or local agency for more information, visit epa.gov/lead, or call **1-800-424-LEAD (5323)** for a list of contacts in your area.[3]

[3] Hearing- or speech-challenged individuals may access this number through TTY by calling the Federal Relay Service at 1-800-877-8339.

What You Can Do Now to Protect Your Family

If you suspect that your house has lead-based paint hazards, you can take some immediate steps to reduce your family's risk:

- If you rent, notify your landlord of peeling or chipping paint.
- Keep painted surfaces clean and free of dust. Clean floors, window frames, window sills, and other surfaces weekly. Use a mop or sponge with warm water and a general all-purpose cleaner. (Remember: never mix ammonia and bleach products together because they can form a dangerous gas.)
- Carefully clean up paint chips immediately without creating dust.
- Thoroughly rinse sponges and mop heads often during cleaning of dirty or dusty areas, and again afterward.
- Wash your hands and your children's hands often, especially before they eat and before nap time and bed time.
- Keep play areas clean. Wash bottles, pacifiers, toys, and stuffed animals regularly.
- Keep children from chewing window sills or other painted surfaces, or eating soil.
- When renovating, repairing, or painting, hire only EPA- or state-approved Lead-Safe Certified renovation firms (see page 12).
- Clean or remove shoes before entering your home to avoid tracking in lead from soil.
- Make sure children eat nutritious, low-fat meals high in iron, and calcium, such as spinach and dairy products. Children with good diets absorb less lead.

Signature Certificate

Document Ref.: 5DEVN-TWUAM-FYA2T-JJMBH

Document signed by:



William Ito

Verified E-mail:
william.ito@gmail.com

IP: 73.158.191.99 | Date: 04 Aug 2021 06:52:57 UTC



Document completed by all parties on:
04 Aug 2021 06:52:57 UTC

Signed with PandaDoc.com

PandaDoc is a document workflow and certified eSignature solution trusted by 25,000+ companies worldwide.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

Building No.	Street	City	ZIP	Date of Inspection	Number of Pages
620	Mariposa Ave.	Mountain View	94041	08/19/2022	6

Western Way Termite & Pest Services
8505 Church St STE 7
Gilroy CA 95020
(408) 837-7734
Info@westernwayservices.com
Fax (408) 837-7734

Report # : 12049
Registration # : PR8572
Escrow # :
☐ CORRECTED REPORT

Ordered by:	Property Owner and/or Party of Interest:	Report sent to:
Niklas Karlsson 620 Mariposa Ave. Mountain View CA 94041 United States	Niklas Karlsson 620 Mariposa Ave. Mountain View CA 94041 United States	

COMPLETE REPORT ☒ LIMITED REPORT ☐ SUPPLEMENTAL REPORT ☐ REINSPECTION REPORT ☐

GENERAL DESCRIPTION:
2 story, townhome complex, Wood shake roof, slab foundation, detached garage, occupied

Inspection Tag Posted:
Water heater closet

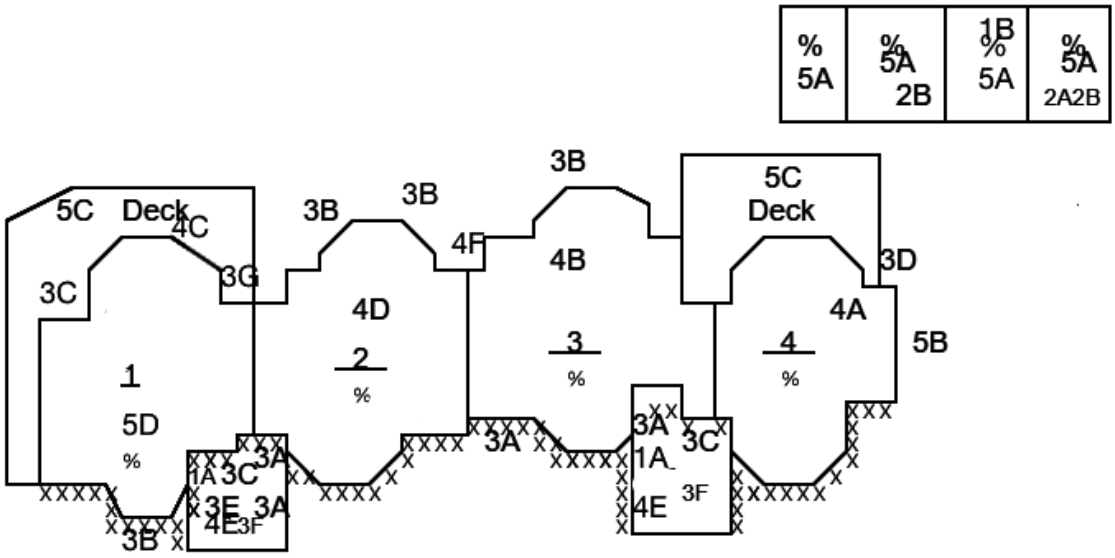
Other Tags Posted:

An inspection has been made of the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites ☒ Drywood Termites ☒ Fungus / Dryrot ☒ Other Findings ☒ Further Inspection ☒

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.

Diagram Not To Scale



Inspected By: Chris Tiopan **State License No.** OPR13315 **Signature:**

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California, 95815-3831.
NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov.

WESTERN WAY TERMITE & PEST SERVICES

620	Mariposa Ave.	Mountain View	CA	94041
Address of Property Inspected		City	State	ZIP

08/19/2022	12049	
Date of Inspection	Corresponding Report No.	Escrow No.

SECTIONED REPORTING: This is a separated report which is defined as section 1 or section 2 conditions evident on the date of this inspection. Section 1 contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection on the date of inspection. Section 2 items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found on the date of inspection. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete his inspection and cannot be defined as Section 1 or Section 2.

UNINSPECTED AREAS NOT INCLUDED IN THIS REPORT PER 8516 (b) (8): Except as noted below we did not inspect detached structures or decks. We did not inspect any wood member that was covered by insulation, plaster, paint, stucco, tile, or any other material. We did not inspect wood members hidden by floor covering, chatterls, or furniture. We did not inspect the interior of hollow walls, or spaces between a ceiling or soffit below. Conditions conducive to an infestation or infection by wood destroying organisms could exist in any uninspected area. This report expresses no opinion regarding the condition of uninspected areas. Although it appears to be non-practicable to open these areas for inspection, Western Way Services will inspect any of them at your direction and additional expense. WE do not have the expertise to inspect for building code violations or the quality of work completed by others. We recommend that you contact a licensed engineer for opinions beyond the scope of our license. Structural Pest Control Board Rules & Regulations prohibit destructive testing of wood members without prior authorization by the owner. Any wood which was suspected to be or was found to be infested or infected was tested within the limits of S.P.C.B Rules and Regulations. This process involves sounding the wood and, in some cases, a limited brashness test. In the opinion of this inspector all the wood members appear to be performing the structural function for which they were designed except as listed in any findings below. If further information regarding the structural integrity of any wood members is desired, you are advised to contact a licensed structural engineer.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort this company cannot assure effective or satisfactory results.

This company is not responsible for damage found during the course of repairs nor damage in areas that were inaccessible at the time of inspection.

THE ROOF WAS NOT INSPECTED. If roof information is necessary, please contact the appropriate licensed tradesman.

The Structural Pest Control Board encourages competitive business practices among registered companies. Reports on this structure prepared by various registered companies should list the same findings (ie. Termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. Therefore, you may wish to seek a second opinion since there may be alternative methods of correcting the findings listed on this report that may be less costly.

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SECTION I CONTAINS ITEMS WHERE THERE IS EVIDENCE OF ACTIVE INFESTATION, INFECTION OR CONDITIONS THAT HAVE RESULTED IN OR FROM INFESTATION OR INFECTION.

SECTION II ITEMS ARE CONDITIONS DEEMED LIKELY TO LEAD TO INFESTATION OR INFECTION BUT WHERE NO VISIBLE EVIDENCE OF SUCH WAS FOUND.

FURTHER INSPECTION ITEMS ARE DEFINED AS RECOMMENDATIONS TO INSPECT AREA(s) WHICH DURING THE ORIGINAL INSPECTION DID NOT ALLOW THE INSPECTOR ACCESS TO COMPLETE HIS INSPECTION AND CANNOT BE DEFINED AS SECTION I OR II.

The second story eaves were not inspected due to height. If the owners desire further inspection we recommend installing scaffolding to allow access.

This is a townhome and shares a common wall and or roof with an adjacent unit. A portion of this area may be inaccessible for inspection due to inaccessible areas at the neighboring unit.

1. SUBTERRANEAN TERMITES:

1A - Section I
Subterranean Termites are attacking the structure at the deck framing.

Locally inject soil with Termidor HE, Termidor SC, and or Imidacloprid in the area of infestation. Drill and treat the concrete adjacent to the house as needed and fill holes as necessary with a suitable masonry. Trench and treat the soil as needed and back fill after treatment. Treatment recommended in the areas marked with X's on the diagram. Remove evidence in visible and accessible areas. Local treatment is not intended to be an entire structure treatment method. If infestations of wood-destroying pest extend or exist beyond the area(s) of local treatment, they may not be exterminated.

1B - Notes
There are signs of Old Subterranean Termite evidence. It appears this area was already treated, and the evidence does not appear active at the time of inspection. No recommendations are being made for treatment at this time. Contact Western Way termite Services for information on there extended termite warranties.

2. DRYWOOD TERMITES:

2A - Notes
DRYWOOD TERMITE pellets as indicated by 2A on the diagram. Pellets appear old and infestation appears inactive. There was a fumigation tag posted by Terminix dated 7/15/2017 for Drywood Termites.

Remove or cover pellets in visible and accessible areas. NOTE: It is common for additional pellets to sift down over a period of time due to normal household vibrations. This estimate is to cover or remove the pellets one time only.

2B - Section I
DRYWOOD TERMITE DAMAGE was evident at the garage 2x4 framing.

Repair this area as needed. List additional findings in a supplemental report. Primer paint after the repairs are completed if this is an exterior wood member. Finished painting is not included unless noted on contract at an additional charge.

3. FUNGUS / DRYROT:

3A - Section I
FUNGUS DAMAGE was evident at the 1x8 shiplap siding.

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Repair this area as needed. Have a Structural Pest Control, licensed applicator, treat adjacent wood members with Timbor to arrest the FUNGUS. List any additional findings in a supplemental report. Primer paint after repairs are completed if this is an exterior exposed wood member. Finished painting is not included unless noted at an additional charge on agreement.

3B - Section I
FUNGUS DAMAGE was evident at the 2x4 trims.

Repair this area as needed. Have a Structural Pest Control, licensed applicator, treat adjacent wood members with Timbor to arrest the FUNGUS. List any additional findings in a supplemental report. Primer paint after repairs are completed if this is an exterior exposed wood member. Finished painting is not included unless noted at an additional charge on agreement.

3C - Section I
Active SURFACE FUNGUS and SURFACE DAMAGE was evident at the Siding.

We recommend scraping or brushing area and treating with Timbor, a registered fungicide, by a licensed applicator to arrest the Fungus. Wood fill any surface damage as needed. Finished painting is not included.

3D - Section I
FUNGUS DAMAGE was evident at the water heater closet door.

We recommend removing and replacing the door with a new standard grade prehung steel door to correct condition. This includes a new jamb and threshold as needed. A new lock set will be provided if the current door does not have a dead bolt. Re-install the existing trim. Finished painting is not included.

3E - Section I
FUNGUS DAMAGE was evident at the deck boards.

Repair this area as needed. Have a Structural Pest Control, licensed applicator, treat adjacent wood members with Timbor to arrest the FUNGUS. List any additional findings in a supplemental report. Primer paint after repairs are completed if this is an exterior exposed wood member. Finished painting is not included unless noted at an additional charge on agreement.

3F - Section I
FUNGUS DAMAGE was evident at the deck framing.

Repair this area as needed. Have a Structural Pest Control, licensed applicator, treat adjacent wood members with Timbor to arrest the FUNGUS. List any additional findings in a supplemental report. Primer paint after repairs are completed if this is an exterior exposed wood member. Finished painting is not included unless noted at an additional charge on agreement.

3G - Section I
Active SURFACE FUNGUS and SURFACE DAMAGE was evident at the back door jamb.

We recommend scraping or brushing area and treating with Timbor, a registered fungicide, by a licensed applicator to arrest the Fungus. Wood fill any surface damage as needed. Finished painting is not included.

4. OTHER FINDINGS:

4A - Section II
Repairs have been completed by others at the downstairs bathroom of unit 4. Repairs completed by others are not covered under warranty by Western Way Termite & Pest Services.

4B - Section II
Cracked and or deteriorated grout or caulk is noted at the kitchen countertop backsplash of unit 3. Cracked grout or caulk is conducive to FUNGUS infections.

We recommend to contact other trades to correct this condition.

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4C - Section II
There is earth to wood contact at the attached back deck framing of unit 1.

We recommend to install pier posts to break the earth to wood contact.

4D - Notes
There is a dry stain on the ceiling at the living rooms of unit 2.

We recommend contacting a licensed roofer to evaluate and/or correct this condition.

4E - Section II
There is earth to wood contact at the deck framing.

We recommend to see contractor to break the earth to wood contact.

4F - Section II
Weathered wood was noted at the water heater closet. No evidence of moisture or damage was found at the time of inspection.

This area should be re-sealed and painted to avoid future problems.

5. FURTHER INSPECTION:

5A - Further Inspection
Storage at the garage makes this area inaccessible for inspection. Areas of Wood Destroying Organisms or Damage may be hidden by the storage.

After this area is open and the storage is completely removed by others, we recommend a further inspection of the area and to list additional findings in a supplemental report.

5B - Further Inspection
There is vegetation against the siding. This is conducive for pest related issues.

The owner should maintain this area to prevent contact of the siding with the vegetation. After this area is open by others, we recommend a further inspection of the area and to list additional findings in a supplemental report.

5C - Further Inspection
Low clearance between the deck and the ground makes this area inaccessible, no visible signs of damage were evident.

If a further inspection of this area is desired, some deck boards will need to be removed to allow a visual inspection. After this area is opened by others, we recommend a further inspection of the framing and to list any additional findings in a supplemental report.

5D - Further Inspection
The interior of unit 1 was inaccessible for inspection.

After this area is open by others, we recommend a further inspection of the area and to list additional findings in a supplemental report.

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "caution pesticides are toxic chemicals". Structural pest control operators are licensed and regulated by the structural pest control board, and apply pesticides which are registered and approved for use by the California department of food and agriculture and the united states environmental protection agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

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If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact you physician or poison control center at: [(415) 428-3240] alameda [(415) 666-2845] san francisco and your pest control operator immediately. For additional information contact the county health department; county agricultural department and the structural pest control board, 1422 howe ave., Sacramento, ca. 95825-3280.

If we have recommended the use of a fungicide we will use:
* copper napthenate - (a/i) copper napthenate: 20% - inert ingredients: 80%
If we have recommended the treatment of subterranean termites we will use:
* Demon t/c - (a/i) cypermethrin 9o-cyano-[3-phenoxyphenyl1] [methyl-cis, trans-3-[2,2-dichloroethenyl]-2,2-dimethylcyclopropane-carboxylate) 25.3%
If we have recommended the treatment of wood boring beetles we will use:
* Dursban lo - (a/i) chloropyrifos (0,0-diethyl 0-[3,5,6-trichloro-2-pyridinyl] phosphorothloate) 41.5%

For further information contact any of the following:

Poison Control Center	(800) 222-1222
Agricultural Department	(408) 918-4600
Health Department	(408) 792-5040
Structural Pest Control Board	(916) 561-8700

Western Way Termite & Pest Services
8505 Church St STE 7
Gilroy CA 95020
(408) 837-7734
Info@westernwayservices.com
Fax (408) 837-7734

WORK AUTHORIZATION

Report #: 12049

NOTICE TO OWNER

Under the California Mechanics Lien Law, any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice." Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

1. If FURTHER INSPECTION is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.

2. In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.

3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, Tv. Antennaes, solar panels, rain gutters, plant life, or paint.

4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.

5. If this contract is to be paid our of escrow impound the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement.

6. If this agreement includes a charge for opening an area for FURTHER INSPECTION, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.

ITEMS

Prefix	Section I	Section II	Further Inspection	Other
1A	No charge under warranty	0.00	0.00	0.00
2B	450.00	0.00	0.00	0.00
3A	Bid upon request	0.00	0.00	0.00
3B	675.00	0.00	0.00	0.00
3C	275.00	0.00	0.00	0.00
3D	Bid upon request	0.00	0.00	0.00
3E	Bid upon request	0.00	0.00	0.00
3F	Appropriate trade	0.00	0.00	0.00
3G	105.00	0.00	0.00	0.00
4A	0.00	Appropriate trades	0.00	0.00
4B	0.00	110.00	0.00	0.00
4C	0.00	Appropriate trades	0.00	0.00
4E	0.00	Appropriate trades	0.00	0.00
4F	0.00	Appropriate trades	0.00	0.00
5A	0.00	0.00	0.00	0.00
5B	0.00	0.00	0.00	0.00
5C	0.00	0.00	0.00	0.00
5D	0.00	0.00	0.00	0.00
Total:	1,505.00	110.00	0.00	0.00

GRAND TOTAL: **1,615.00**

If you decide to schedule work, you will not sign this work authorization. Please contact our office to schedule selected items. Our office will create a work authorization with the selected items. Please note, the work authorization must be signed and returned to our office prior to scheduled work.

Arborist Now, Inc.
580 California St 12th Floor
San Francisco CA, 94104
415-310-7781

Invoice #14835

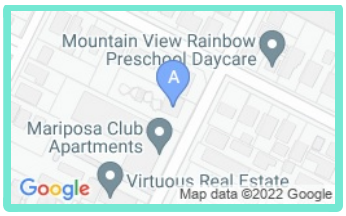
Start Date: 10/10/2022
End Date: 10/12/2022
From: Josh Johns

Invoice For

Mariposa Court HOA
620 Mariposa Ave
Mountain View, CA 94041

Location

620 Mariposa Ave
Mountain View, CA 94041



620 Mariposa Ave 94041

Terms

Due on receipt

SPECIES	ITEM DESCRIPTION	AMOUNT
Platanus racemosa (California sycamore)	(Located at the front right entrance of the driveway): Reduction of overextending branches to improve safety. Crown cleaning of deadwood 2 inches in diameter and larger.	$ 380.00
Sequoia sempervirens (coast redwood)	(Group of 3 Redwoods located at the front left corner of the driveway entrance): -Crown inspection to assess for and prune away poorly structured crossing branches, broken branches, weakly attached branches, and deadwood larger than 2 inches in diameter to improve structure and safety.	$ 2,500.00
Acer palmatum (Japanese Maple)	(Located at the front right corner of building 4): Crown cleaning of deadwood.	$ 60.00
Pittosporum rhombifolium (Queensland pittosporum)	(Group of 3-4 Pittosporum trees located in front of building 4, across path): Crown cleaning of deadwood.	$ 250.00
Pyrus calleryana 'Aristocrat' (Flowering Pear)	(Located at the front of unit 2): Building clearance pruning 3 feet.	$ 120.00
Sequoia sempervirens (coast redwood)	(All Redwood trees located in front of units 1-4 in common space): -Crown inspection to assess for and prune away poorly structured crossing branches, broken branches, weakly attached branches, and deadwood larger than 2 inches in diameter to improve structure and safety. Building clearance pruning 3-4 feet.	$ 3,900.00
Walnut	(Located at the front left corner of unit 1): Building clearance pruning 3-4 feet.	$ 300.00

Arborist Now, Inc.
580 California St 12th Floor
San Francisco CA, 94104
415-310-7781

Invoice #14835

Start Date: 10/10/2022
End Date: 10/12/2022
From: Josh Johns

Sequoia sempervirens (coast redwood)	(2 Redwoods in backyard of unit 4): -Split trunk redwood: Installation of 1 steel cable to improve structural stability and safety. -2 redwoods: Crown inspection to assess for and prune away poorly structured crossing branches, broken branches, weakly attached branches, and deadwood larger than 2 inches in diameter to improve structure and safety. Building clearance pruning 3-4 feet.	$ 1,800.00
multiple trees	(2 trees in the backyard of unit 2): -Ornamental Pear: Crown cleaning of deadwood. -Walnut tree: Weight reduction pruning and building clearance pruning 3-4 feet to improve balance.	$ 480.00
Sequoia sempervirens (coast redwood)	(2 Redwoods located in the backyard of unit 3): -Crown inspection to assess for and prune away poorly structured crossing branches, broken branches, weakly attached branches, and deadwood larger than 2 inches in diameter to improve structure and safety. Building clearance pruning 3-4 feet.	$ 1,600.00
Sequoia sempervirens (coast redwood)	Priority 1: (6 Redwoods and 1 Silk Oak tree located in the backyard of unit 1): -Crown inspection to assess for and prune away poorly structured crossing branches, broken branches, weakly attached branches, and deadwood larger than 2 inches in diameter to improve structure and safety. Building clearance pruning 3-4 feet.	$ 2,800.00
Sequoia sempervirens (coast redwood)	(All Redwood trees located in the backyards of units 1 and 2): Polyphosphite Fertilizer - Soil drench application to relieve stress and improve resistance to pests and disease.	$ 600.00

Please mail checks to the above address. All balances not paid by the due date are subject to late fees. Contact our Certified Arborist or our bookkeeper (below) if you have any questions.

Anne-Marie Mateer | (415) 570-8222 | annemarie@arboristnow.com

Join our Referral Program! Earn $100 for every paid referral!
www.arboristnow.com/our-company/referral-program

Thank you very much for your business!

SUBTOTAL	$ 14,790.00
SALES TAX	$ 0.00
INVOICE TOTAL	$ 14,790.00

Arborist Now, Inc.
580 California St 12th Floor
San Francisco CA, 94104
415-310-7781

Invoice #14835
Start Date: 10/10/2022
End Date: 10/12/2022
From: Josh Johns

Contacts

Niklas Karlsson
650-919-4879
nkarlsson8@gmail.com

Certified Arborist

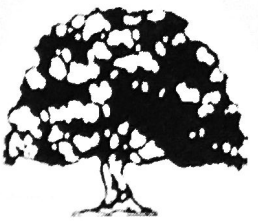
Josh Johns
Mobile: 415-840-4107
josh@arboristnow.com

LIC #1018839

FRANCISCO TREE SERVICE

Not The Biggest, But One Of The Best!

FRANCISCO
408-569-1259
franciscotreeserv@gmail.com
2784 Monterey Rd., #81, San Jose, CA 95111



Name: Xiong Unit#1 Date: Aug 5, 2019
Address: 620 Mariposa Ave. Est for units 1, 2, 3, & 4
City/Zip: Mountain View, Ca and common areas.
Phone: 650-215-8992
Email: mariposa.court.hoa@gmail.com

TYPE OF SERVICE	AMOUNT
STUMPS None **PRICE** **WORK TO BE PERFORMED**	
(1) Common areas: (A) Entry at street; Trim select low and excessively long limbs for city street/walks compliance and safety for persons & cars. Trees are gingko, redwood, bamboo. Cost approx $650	≈650
(2) Common area: (B) Redwoods, podocarpus, pear along inner walkway; Remove several limbs on (left) neighbor's roof over it & thin for more light from same area. Trim as needed.	≈1000
(4) Unit 1 ≈ $2000 Unit 2 ≈ 750	≈2750
Unit 3 ≈ 700 Unit 4 ≈ 750	≈1450
At $2000/day 4 men Total ≈ cost	≈5,850
We can do all above in 25 days = at discount Guaranteed price.	$5,000.00
	TOTAL
	AMOUNT RECEIVED
	BALANCE DUE

Thank You
S. rep.

X _____
X David Kalin

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

#: *20240362*

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
620	MARIPOSA AVE	MOUNTAIN VIEW	94041	06/21/2024	1 of 5

COASTAL TERMITE & PEST CONTROL, INC.
3193 BELICK STREET #7
SANTA CLARA, CA 95054
WK. (408) 727-6240 FX 408-727-6354
PR 5246

Ordered by:	Property Owner and/or Party of Interest	Report sent to:
MARIPOSA COURT HOA C/O NEIGHBORHOOD ASSOCIATION P.O. BOX 10968 PLEASANTON, CA 94588 PH.# 925-243-1797	ATTN: STEPHANY RAMIREZ	WO# EMAIL REQUEST

COMPLETE REPORT [ ] LIMITED REPORT [X] SUPPLEMENTAL REPORT [ ] REINSPECTION REPORT [ ]

GENERAL DESCRIPTION:

This is a multi-story, wood sided, multi-family residence. It has a detached garage and an attached patio. It has a composition roof.

Inspection Tag Posted: Meter box.

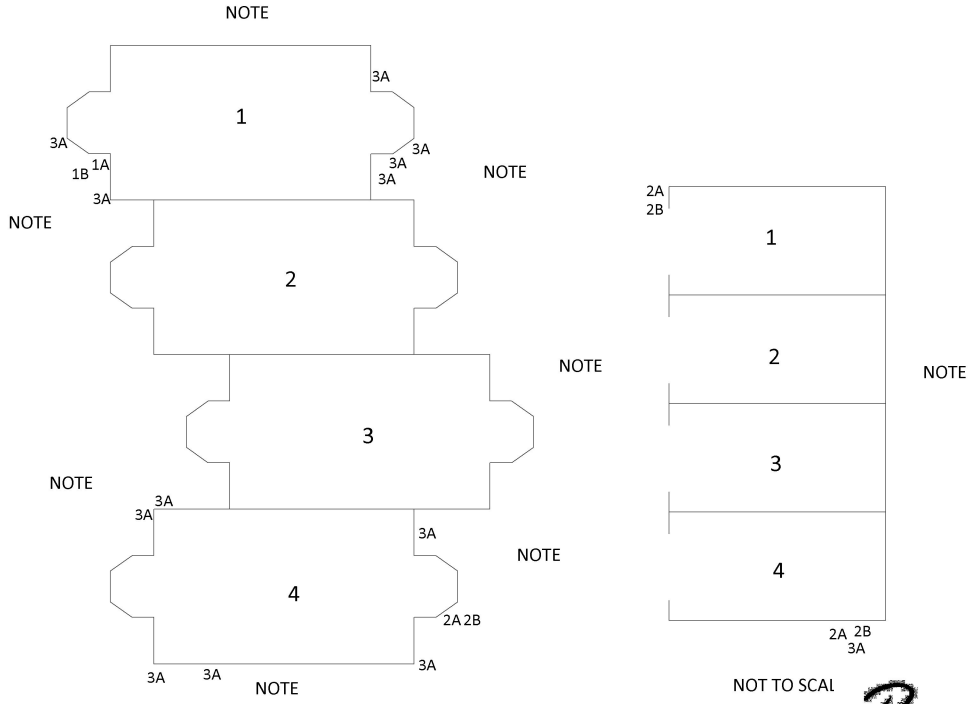
Other Tags Posted:

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites [ ] Drywood Termites [X] Fungus/Dryrot [X] Other Findings [ ] Further Inspection [X]

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items

Key: 1 = Subterranean Termites 2 = Drywood Termites 3 = Fungus/Dryrot 4 = Other Findings 5 = Further Inspection



Inspected By MIKE SCARBROCK License No. FR 42302 Signature

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, Calfornia 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. (form t1a - 4/27/17) 43M-41 (Rev. 10/01)

NOTES, CAUTIONS AND DISCLAIMERS

The pest control industry recognizes a structure to have certain areas both inaccessible and not inspected. These areas include but are not limited to: Inaccessible and\or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; the crawl space underneath a deck less than 12"; covered ceilings; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing lumber, masonry, or finished work; areas underneath, behind or below appliances or beneath floor coverings or furnishings or storage, locked areas, and areas requiring an extension ladder; areas where encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster, sheetrock or other wall coverings so that a diligent inspection may not uncover the true condition. The roof was not inspected due to lack of accessibility, qualification and licensing. These areas are not practical to inspect because of health hazards, damage, obstruction or inconvenience and unless specified or described in this wood destroying pests and organisms inspection report. This company shall exercise due care during inspections and treatments but assumes no liability for any damage to tiles, slates, shingles or other roofing materials, including patio covers, aluminum awnings, solar heating, plants, shrubbery or paint during any type of treatment.

In the performance of corrective measures, it may be necessary to drill into concealed areas and/or to cut or remove plants. The termite exterminator will not be liable for plumbing, heating, electrical, gas lines and equipment in or under a slab, nor to plants which may be damaged during treatments and/or repairs.

Guarantee policy:

This guarantee excludes structures with sub slab heating\air conditioning systems, plenum construction with air conditioning and heating duct in use, a well or cistern within fifty feet and areas that are inaccessible for treatment. Additional exclusions include structures with damage to or from excessive moisture, inadequate construction, areas of inaccessibility, deteriorating materials, masonry failure, grade alteration, pipes and conduits beneath concrete slab, furnishings or contents, etc. No guarantee will be issued for any work that is a secondary recommendation or work completed by others. Guaranteed for thirty days are any plumbing, grouting, caulking and resetting of commodes, sinks or enclosures. All other work performed by this company shall be guaranteed for the duration of one year.

This wood destroying pests and organisms inspection report does not include work which requires contact with materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a natural occurring mineral fiber used extensively in construction prior to 1978. The owner, employee or contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary services and certify the area safe before work may resume. Asbestos statement ref: Ab2040, sb2572 and general industry safety order number 5208. COASTAL TERMITE CONTROL CANNOT INSPECT, CERTIFY OR IDENTIFY MOLDS, NOR DO WE OFFER ANY OPINION AS TO THE TYPE OF CONDITION OF A MOLD.THE HOMEOWNER SHOULD CONTACT A QUALIFIED EXPERT IN THIS FIELD OF WORK TO OUTLINE FINDINGS AND RECOMMENDATIONS.

THERE MAY BE HEALTH RELATED ISSUES ASSOCIATED WITH THE FINDINGS REFLECTED IN THIS REPORT. COASTAL TERMITE CONTROL ARE NOT QUALIFIED TO AND DO NOT RENDER AN OPINION CONCERNING ANY SUCH HEALTH ISSUES. THE INSPECTION REFLECTED BY THIS REPORT WAS LIMITED TO THE VISIBLE AND ACCESSIBLE AREAS ONLY. QUESTIONS CONCERNING HEALTH ISSUES WHICH MAY BE ASSOCIATED WITH THE FINDINGS OR RECOMMENDATIONS REFLECTED IN THIS REPORT, THE PRESENCE OF MOLD, THE RELEASE OF MOLD SPORES OR CONCERNING INDOOR AIR QUALITY SHOULD BE DIRECTED TO A CERTIFIED INDUSTRIAL HYGIENIST.

NOTICE: This company shall recommend further inspection if there is any question about noted areas. This company will not reinspect unless a building permit [where applicable] is posted and signed via: Local building code inspector. If a reinspection is either required or requested it must be completed within four months from the date of the original inspection. The cost of a reinspection shall not exceed and will be the same as the cost of the original inspection. Any reconstruction to the structure, at areas that were inaccessible during the original inspection shall be reinspected by this company prior to any closing of area[s]. Re: Structural Pest Control Act article 6 section 8516[b], paragraph 1990[j]. Amended march 1, 1974.

NOTICE: This company is not responsible for damage found during the course of repairs nor damage in areas that were inaccessible at the time of inspection.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort this company can not assure effective or satisfactory results.

The owner of this structure has certain obligations regarding maintenance and pertaining to the deterrence of wood destroying organisms. Maintenance procedures include; but are not limited to: Reasonable cleaning, upkeep of roofs, gutters and downspouts; painting and sealing of exposed surfaces; caulking about doors and windows or grouting about commodes, tub and shower enclosures; storing materials one foot away the structure's foundations; providing adequate ventilation, maintaining proper drainage away from structure (including sprinkler systems); keeping soil levels below the top of foundations and prohibiting earth contact with wood components of the structure(s).

NOTE: THIS IS A LIMITED INSPECTION AND REPORT AT THE REQUEST OF MARIPOSA COURT HOA C/O NEIGHBORHOOD ASSOCIATION MANAGEMENT. THIS REPORT IS LIMITED TO THE FOLLOWING PORTIONS OF THE STRUCTURE ACCESSIBLE AREAS OF THE EXTERIOR. TO DETERMINE THE FULL EXTENT OF INFESTATION OR INFECTION, WE RECOMMEND A COMPLETE INSPECTION OF THE STRUCTURE.THIS BID IS BASED ON WHAT IS VISIBLE AND ACCESSIBLE TODAY 06/21/2024. IF THE CREW PERSON (OPERATOR) FINDS MORE DAMAGE,A SUPPLEMENTAL REPORT WILL BE ISSUED.

(Information Only)

NOTE: REPAIRS HAVE BEEN PERFORMED THROUGHOUT STRUCTURE. NOTHING IN THIS REPORT IS INTENDED TO CERTIFY, APPROVE, OR WARRANTY CORRECTIVE WORK BY OTHERS.

NOTE: NOTE: The underside of the wood deck was noted to be inaccessible due to inadequate clearance. There is no practical way to make this area accessible at this time. This company recommends the owner to have this area periodically inspected. COASTAL TERMITE CONTROL, INC. cannot be held responsible for future or current infections or infestations in the inaccessible area.

NOTE: The wood portions of exterior are weathered and worn. Owner should keep exterior well sealed and painted to avoid future problems.

NOTE: NOTE: The second story eaves were inaccessible for physical inspection due to height. If the parties in interest so desire, the owner should install scaffolding for further inspection.

THE EXTERIOR OF THE ROOF WAS NOT INSPECTED. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the contractor state license board.

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Coastal Termite and Pest Contol's bid or you may contract directly with another registered company licensed to perform the work. If you choose to contract directly with another registered company, Coastal Termite and Pest Control will not in any way be responsible for any act or omission in the performance of work that you directly contract with another to perform.

NOTICE: Reports on this structure prepared by various registered companies should list the same findings (i.e. termite infestations, termite damage, fungus damage, etc. However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

1. SUBTERRANEAN TERMITES

ITEM NO. 1A

FINDING AND RECOMMENDATION: 1A-1

Evidence of SUBTERRANEAN TERMITES in as indicated by 1A on the diagram. The evidence was located in or near FRONT DOOR CASE.

We recommend treating infestation and PERIMETER OF ENTIRE STRUCTURE for the control of SUBTERRANEAN TERMITES with TERMIDOR HE (FIPRONIL).

NOTE: WHILE ALL CAUTION WILL BE USED DURING THE COURSE OF THIS WORK WE WILL NOT BE RESPONSIBLE FOR POSSIBLE DAMAGE TO ANY PIPING,DUCTING OR WIRING WHICH MAY BE CONCEALED BENEATH MASONRY.(BASED ON PAST EXPERIENCE THIS STATEMENT STILL APPLIES EVEN IF OTHERS MARK WHERE THEY THINK UTILITIES ARE LOCATED).
5-YEAR WARRANTY ON ENTIRE STRUCTURE

FINDING AND RECOMMENDATION: 1A-2

Evidence of SUBTERRANEAN TERMITES in as indicated by 1A on the diagram. The evidence was located in or near FRONT DOOR CASE.

We recommend treating infestation for the control of SUBTERRANEAN TERMITES with TERMIDOR HE (FIPRONIL).

NOTE:WHILE ALL CAUTION WILL BE USED DURING THE COURSE OF THIS WORK WE WILL NOT BE RESPONSIBLE FOR POSSIBLE DAMAGE TO ANY PIPING,DUCTING OR WIRING WHICH MAY BE CONCEALED BENEATH MASONRY.(BASED ON PAST EXPERIENCE THIS STATEMENT STILL APPLIES EVEN IF OTHERS MARK WHERE THEY THINK UTILITIES ARE LOCATED).
5-YEAR WARRANTY FOR SINGLE UNIT ONLY

ITEM NO. 1B

FINDING AND RECOMMENDATION: 1B

SUBTERRANEAN TERMITE DAMAGE as indicated by 1B on diagram. The damage was noted in or near: FRONT DOOR CASE.

Remove, repair, replace, or reinforce damaged wood as necessary with today's available widths and grades. Further inspect exposed woodmembers. Any findings, recommendations and costs will be issued in a supplemental report. Replace with new material.

2. DRYWOOD TERMITES

ITEM NO. 2A

FINDING AND RECOMMENDATION: 2A

Evidence of DRYWOOD TERMITES as indicated by 2A on the diagram. Evidence noted in or near: SIDING ON MAIN STRUCTURE AND GARAGE, GARAGE DOOR CASE.

Fumigate the structure with a fumigant lethal to DRYWOOD TERMITES, VIKANE GAS (SULFURYL FLUORIDE). See the occupants fumigation notice for further details. This company is not responsible for delays or schedule changes due to inclement weather or other agencies, nor is it responsible for damage to roof or plants as a result of the fumigation. Refer to the occupant's fumigation notice/preparation sheet (sent separately) for additional information.
4-YEAR WARRANTY

ITEM NO. 2B

FINDING AND RECOMMENDATION: 2B

Drywood termites are infesting the structure in or near SIDING ON MAIN STRUCTURE AND GARAGE, GARAGE DOOR CASE.

At the request of MARIPOSA COURT HOA C/O NEIGHBORHOOD ASSOCIATION MANAGEMENT, we have been insructed to suggest a secondary substandard treatment. Local treatment is not intended to be an entire structure treatment method.If infestations of wood-destroying pests extend or exist beyond the area(s) of local treatment,they may not be exterminated.
SECONDARY,SUBSTANDARD RECOMMENDATION:We strongly recommend fumigation to eliminate all possible drywood termite infestations throughout the structure.As a secondary,substandard recommendation (2YR warranty to treated area only) drilling a series of holes adjacent to the visible active infestation,inject TERMIDOR FOAM at 20 psi into the infested wood and adjacent areas.This method will not eradicate other undetected infestations.Any structural repairs ,or restoration costs caused by completing this recommendation will be completed only at owner's direction and at additional cost.Limited chemical treatment may force termites to relocate to untreated area from which they may reinfest the untreated area.

ITEM NO. 2C

FINDING AND RECOMMENDATION: 2C

DRYWOOD TERMITE DAMAGE indicated by 2C on diagram. The damage was noted in or near: GARAGE SIDING.

Remove, repair, replace, or reinforce damaged wood as necessary with today's available widths and grades. Further inspect exposed woodmembers. Any findings, recommendations and costs will be issued in a supplemental report. Replace with new material.

3. FUNGUS OR DRYROT

ITEM NO. 3A

FINDING AND RECOMMENDATION: 3A

FUNGUS DAMAGE indicated by 3A on diagram. The FUNGUS infection was noted in or near: FRONT DOOR CASE, REAR DOOR CASE, EXTERIOR WINDOW TRIM, SIDING/TRIM, WATER HEATER DOOR CASE.

We recommend removing damaged wood and replacing with new wood in today's available widths and grades. Further inspect exposed woodmembers. Any findings,recommendations and costs will be issued in a supplemental report. Replace with new material.

COMMENTS AND OTHER INFORMATION

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "CAUTION PESTICIDES ARE TOXIC CHEMICALS". Structural pest control operators are licensed and regulated by the Structural Pest Control Board, and apply pesticides which are registered and approved for use by the Cailfornia Department of Pesticide Regulation and the United States Environmental Protection Agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, extreme thirst, lethargy,diarrhea or bleeding contact you physician or Poison Control center at: 1(800)876-4766 and your pest control Operator immediately. For additional information contact the County Health Department; County Agricultural Department and the Structural Pest Control Board, 2005 Evergreen Street, Suite #1500, Sacramento, California 95815.

If we recommended treatments we use:

** TERMIDOR SC: ACTIVE INGREDIENT:FIPRONIL*
** TERMIDOR HE: ACTIVE INGREDIENT:FIPRONIL*
** TIM-BOR:ACTIVE INGREDIENT:DISODIUM OCTABORATE TETRAHYDRATE*
** VIKANE: ACTIVE INGREDIENT:SULFURYL FLOURIDE*
** CHLORPICRIN: ACTIVE INGREDIENT: TRICHLORONITROMETHANE*

For further information contact any of the following:

Ph#:	*County Health*	*Ag. Dept.*	*Poison Control*
ALAMEDA Co.	*(510) 267-8000*	*(510) 670- 5232*	*1(800)876-4766*
CONTRA COSTA Co	*(510) 646-4416*	*(510) 646-5250*	*1(800)876-4766*
SAN MATEO Co.	*(650) 573-2757*	*(650)363-4700*	*1(800)876-4766*
SANTA CLARA Co.	*(408) 792-5050*	*(408) 918-4600*	*1(800)876-4766*
SANTA CRUZ Co.	*(831)454-4000*	*(831) 763-8080*	*1(800)876-4766*

Work Authorization

Prepared by

COASTAL TERMITE & PEST CONTROL, INC.

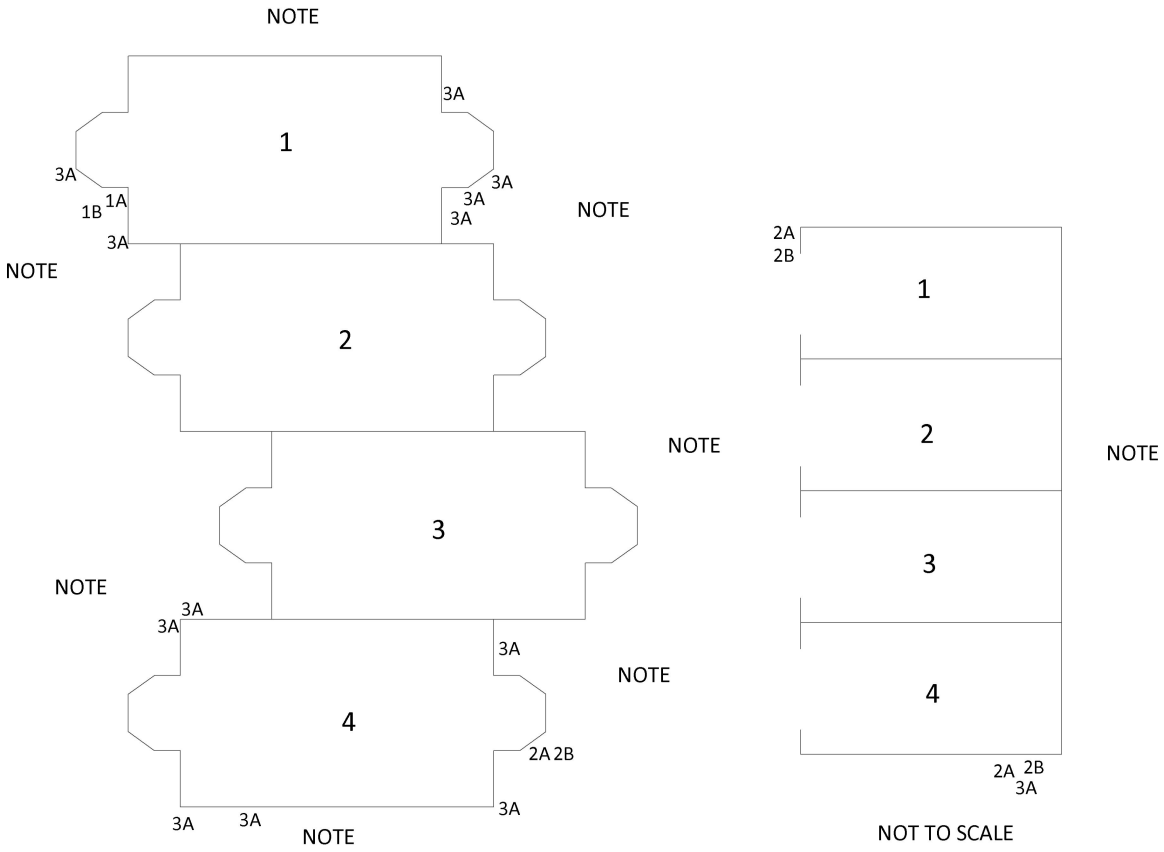
ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
620	MARIPOSA AVE	MOUNTAIN VIEW	94041	43	06/21/2024

Ordered by:	Property Owner and/or Party of Interest	Report sent to:
MARIPOSA COURT HOA C/O NEIGHBORHOOD ASSOCIATION P.O. BOX 10968 PLEASANTON, CA 94588	ATTN: STEPHANY RAMIREZ	WO# EMAIL REQUEST

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

NOTE: If diagram is not displayed here, please see the report.



Work Authorization

Prepared by

COASTAL TERMITE & PEST CONTROL, INC.

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
620	MARIPOSA AVE	MOUNTAIN VIEW	94041	43	06/21/2024

Section 1

1A-1	=	3840.00	P
1B	=	Appropriate trades	P
2A	=	BID TO FOLLOW	P
2B	=	1895.00	P
2C	=	Appropriate trades	P
3A	=	Appropriate trades	P

Section 1 Totals

Total using primary recs **$** 5735.00

Cost of all Primary Recommendations $ 5735.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

Work Authorization

Prepared by

COASTAL TERMITE & PEST CONTROL, INC.

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
620	MARIPOSA AVE	MOUNTAIN VIEW	94041	43	06/21/2024

Cost of all Primary Recommendations $ 5735.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

1. If FURTHER INSPECTION is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.

2. In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.

3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, Tv. Antennaes, solar panels, rain gutters, plant life, or paint.

4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.

5. If this contract is to be paid our of escrow impound the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement.

6. If this agreement includes a charge for opening an area for FURTHER INSPECTION, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.

This company is authorized to perform items:_____

Cost of work authorized: $_____

OWNER or OWNER's AGENT: DATE:

X _____ _____

X _____ _____

COASTAL TERMITE & PEST CONTROL, INC.

BY: _____

ESCROW CO: _____

ESCROW NO: _____