



REAL ESTATE TRANSFER DISCLOSURE STATEMENT
(CALIFORNIA CIVIL CODE §1102, ET SEQ.)
(C.A.R. Form TDS, Revised 6/24)

☐ This property is a duplex, triplex or fourplex. A TDS is required for all units. This TDS is for ALL units (or ☐ only unit(s) ____).
THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Vacaville, COUNTY OF Solano, STATE OF CALIFORNIA,
DESCRIBED AS 3974 Ciarlo Ln, Vacaville, Ca 95688.

THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH § 1102 OF THE CIVIL CODE AS OF (DATE) 12/31/24. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

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

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

- ☐ Inspection reports completed pursuant to the contract of sale or receipt for deposit.
☒ Additional inspection reports or disclosures: Cal Fire Report

☒ No substituted disclosures for this transfer.

II. SELLER'S INFORMATION

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

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

Seller ☒ is ☐ is not occupying the property.

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

- | | | |
|---|---|---|
| <input checked="" type="checkbox"/> Range
<input checked="" type="checkbox"/> Oven
<input type="checkbox"/> Microwave
<input checked="" type="checkbox"/> Dishwasher
<input type="checkbox"/> Trash Compactor
<input checked="" type="checkbox"/> Garbage Disposal
<input checked="" type="checkbox"/> Washer/Dryer Hookups
<input checked="" type="checkbox"/> Rain Gutters
<input type="checkbox"/> Burglar Alarms
<input checked="" type="checkbox"/> Carbon Monoxide Device(s)
<input checked="" type="checkbox"/> Smoke Detector(s)
<input checked="" type="checkbox"/> Fire Alarm
<input type="checkbox"/> TV Antenna
<input checked="" type="checkbox"/> Satellite Dish
<input type="checkbox"/> Intercom
<input checked="" type="checkbox"/> Central Heating
<input checked="" type="checkbox"/> Central Air Conditioning
<input type="checkbox"/> Evaporator Cooler(s)
Exhaust Fan(s) in <u>Kitchen/Bathrooms</u> 220 Volt Wiring in _____ | <input type="checkbox"/> Wall/Window Air Conditioning
<input checked="" type="checkbox"/> Sprinklers
<input type="checkbox"/> Public Sewer System
<input checked="" type="checkbox"/> Septic Tank
<input type="checkbox"/> Sump Pump
<input type="checkbox"/> Water Softener
<input checked="" type="checkbox"/> Patio/Decking
<input type="checkbox"/> Built-in Barbecue
<input type="checkbox"/> Gazebo
<input type="checkbox"/> Security Gate(s)
<input checked="" type="checkbox"/> Garage:
<input checked="" type="checkbox"/> Attached <input type="checkbox"/> Not Attached
<input type="checkbox"/> Carport
<input checked="" type="checkbox"/> Automatic Garage Door Opener(s)
<input checked="" type="checkbox"/> Number Remote Controls <u>2</u>
<input type="checkbox"/> Sauna
<input type="checkbox"/> Hot Tub/Spa:
<input type="checkbox"/> Locking Safety Cover | <input type="checkbox"/> Pool:
<input type="checkbox"/> Child Resistant Barrier
<input type="checkbox"/> Pool/Spa Heater:
<input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric
<input checked="" type="checkbox"/> Water Heater:
<input type="checkbox"/> Gas <input type="checkbox"/> Solar <input checked="" type="checkbox"/> Electric
<input type="checkbox"/> Water Supply:
<input type="checkbox"/> City <input checked="" type="checkbox"/> Well
<input type="checkbox"/> Private Utility or Other _____
<input checked="" type="checkbox"/> Gas Supply:
<input type="checkbox"/> Utility <input checked="" type="checkbox"/> Bottled (Tank)
<input checked="" type="checkbox"/> Window Screens
<input type="checkbox"/> Window Security Bars
<input type="checkbox"/> Quick Release Mechanism on Bedroom Windows
<input type="checkbox"/> Water-Conserving Plumbing Fixtures |
|---|---|---|
- Fireplace(s) in Living Room Age: 2 yrs (approx.)
☒ Gas Starter Fireplace ☒ Roof(s): Type: Fire Proof Shingles
☒ Other: Fire Suppression Tank, whole house generator, metal shop

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): _____

(*see note on page 2)

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Seller's Initials BG / HG

Buyer's Initials _____



REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)

Plata Realty Group, Inc., P.O. Box 5594 Vacaville CA 95696
Jacqueline Plata

Phone: 7076283685
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201

Fax:
www.lwof.com

Brian and Kendra

Property Address: 3974 Ciarlo Ln, Vacaville, Ca 95688

Date: 12/31/24

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

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

- Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property ☐ Yes ☒ No
 - Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property ☒ Yes ☐ No
 - Any encroachments, easements or similar matters that may affect your interest in the subject property ☐ Yes ☒ No
 - Room additions, structural modifications, or other alterations or repairs made without necessary permits. ☐ Yes ☒ No
 - Room additions, structural modifications, or other alterations or repairs not in compliance with building codes ☐ Yes ☒ No
- (Note to C4 and C5: If transferor acquired the property within 18 months of accepting an offer to sell it, transferor shall make additional disclosures regarding the room additions, structural modifications, or other alterations or repairs on a Seller Property Questionnaire (C.A.R. Form SPQ).)
- Fill (compacted or otherwise) on the property or any portion thereof ☐ Yes ☒ No
 - Any settling from any cause, or slippage, sliding, or other soil problems ☐ Yes ☒ No
 - Flooding, drainage or grading problems ☐ Yes ☒ No
 - Major damage to the property or any of the structures from fire, earthquake, floods, or landslides ☐ Yes ☒ No
 - Any zoning violations, nonconforming uses, violations of "setback" requirements ☐ Yes ☒ No
 - Neighborhood noise problems or other nuisances ☐ Yes ☒ No
 - CC&R's or other deed restrictions or obligations ☐ Yes ☒ No
 - Homeowners' Association which has any authority over the subject property ☐ Yes ☒ No
 - Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) ☐ Yes ☒ No
 - Any notices of abatement or citations against the property ☐ Yes ☒ No
 - Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to § 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to § 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to § 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to § 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others) ☐ Yes ☒ No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.): C2 - All owners on Ciarlo Lane chip in when they can or want to for maintenance of the Ciarlo lane road. Its pretty much voluntary some neighbors help yearly + others never do. Both monetarily + physically. No one is in charge of road maintenance.

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

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

Seller Brian Just Date 12-31-24
 Seller Kendra Just Date 12/31/24



Property Address: 3974 Ciarlo Ln, Vacaville, Ca 95688

Date: 12/31/24

III. AGENT'S INSPECTION DISCLOSURE

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

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- ☐ See attached Agent Visual Inspection Disclosure (AVID Form)
☐ Agent notes no items for disclosure.
☒ Agent notes the following items: to follow.

Agent (Broker Representing Seller) Plata Realty Group, Inc.
(Please Print)

By Jacqueline Plata
(Associate Licensee or Broker Signature)

Date 12/31/24

IV. AGENT'S INSPECTION DISCLOSURE

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

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

- ☐ See attached Agent Visual Inspection Disclosure (AVID Form)
☐ Agent notes no items for disclosure.
☐ Agent notes the following items: _____

Agent (Broker Obtaining the Offer) _____
(Please Print)

By _____
(Associate Licensee or Broker Signature)

Date _____

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

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

Seller Brian Just Date 12-31-24 Buyer _____ Date _____

Seller Kendra Just Date 12/31/24 Buyer _____ Date _____
Kendra Just

Agent (Broker Representing Seller) Plata Realty Group, Inc.
(Please Print)

By Jacqueline Plata
(Associate Licensee or Broker Signature)

Date _____

Agent (Broker Obtaining the Offer) _____
(Please Print)

By _____
(Associate Licensee or Broker Signature)

Date _____

§ 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

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

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com Brian and Kendra





NOTICE OF DEFENSIBLE SPACE INSPECTION

A fire department representative has inspected your property for fire hazards.

OWNER/TENANT:

INSPECTION ADDRESS:

3974 Ciarlo Ln

INSPECTOR
NAME:

Lily C

CONTACT
NUMBER:

(707) 204-1982

Inspection No.

1

2

3

No Violations Observed

☒

Zone 1 / Within 30 feet of all structures or to the property line (Refer to illustration below):

- ☐ **A.** Remove all branches within 10 feet of any chimney or stovepipe outlet.
- ☐ **B.** Remove leaves, needles or other vegetation on roofs, gutters, decks, porches, stairways, etc.
- ☐ **C.** Remove dead tree or shrub branches that overhang roofs, below or adjacent to windows, or which are adjacent to wall surfaces.
- ☐ **D.** Remove all dead and dying grass, plants, shrubs, trees, branches, leaves, weeds and needles.
- ☐ **E.** Remove or separate fuels to maintain spacing between vegetation to interrupt the fire's path. Prune limbs; separate plants and ground cover.
- ☐ **F.** Remove flammable vegetation and items that could catch fire which are adjacent to, or below, combustible decks, balconies, and stairs.
- ☐ **G.** Relocate exposed wood piles outside of Zone 1 unless completely covered in a fire-resistant material.

Zone 2 / Within 30-100 feet of all structures or to the property line:

- ☐ **H.** Cut annual grasses and forbs down to a maximum height of 4 inches.
- ☐ **I.** Remove fuels to create proper horizontal and vertical spacing among shrubs and trees, and remove lower tree limbs (see diagrams on back).
- ☐ **J.** All exposed wood piles must have a minimum of 10 feet clearance, down to bare mineral soil, in all directions.
- ☐ **K.** Remove all dead and dying trees, branches, shrubs, or other plants, and surface debris. Loose surface litter, consisting of fallen leaves or needles, twigs, bark and cones, shall be permitted to a depth of 3 inches.

Other Requirements / Within 100 feet of all structures or to the property line:

- ☐ **L.** Logs or stumps embedded in the soil must be removed or isolated from other vegetation.
- ☐ **M.** Outbuildings and Liquid Propane Gas (LPG) storage tanks shall have 10 feet of clearance to bare mineral soil and no flammable vegetation for an additional 10 feet around their exterior.
- ☐ **N.** Address numbers shall be displayed in contrasting colors (4" min. size) and readable from the street or access road.
- ☐ **O.** Equip chimney or stovepipe openings with a metal screen having openings between 3/8 inch and 1/2 inch.

IMPORTANT

If any of the boxes are checked above you are hereby notified to correct the violations indicated above. The owner/tenant's failure to correct these violations may result in a citation and fine.

COMMENTS:

REINSPECTION DATE ON OR AFTER: _____



KNOW THE LAW BE FIRE SMART

100 feet of Defensible Space is required by law. Regulations can be found in 14 CCR § 1299.03, PRC § 4291, BOF General Guidelines, CFC § 505.1, CBC § 2113.9.2. California Building Code Chapter 7A requires certain construction materials and methods for homes in wildland areas. Contact your local fire department for additional requirements to ensure your home is compliant with the law. For more information on laws and codes go to:

READYFORWILDFIRE.ORG/THELAW

PRC § 4119. The department, or its duly authorized agent, shall enforce the state forest and fire laws. The department may inspect all properties, except the interior of dwellings, subject to the state forest and fire laws, for the purpose of ascertaining compliance with such laws.