

SELLER PROPERTY QUESTIONNAIRE ADDENDUM

This is a form created by the San Diego Association of REALTORS® and as such is not covered by the C.A.R. Use Protection Agreement. This form is intended for use primarily in the San Diego County area.

Seller: _____ Date: _____

Property Address: _____ ("Property")

This form is for use with C.A.R.'s Seller Property Questionnaire (SPQ). It must not be used without the SPQ. The headings below duplicate those of the SPQ to facilitate convenient use. It is strongly suggested that the two forms be placed side by side and the questions under the same heading be completed on both forms at the same time.

V. SELLER AWARENESS

Circle the appropriate response for each question. For each YES checked, give an explanation on the lines provided below. If there is insufficient space, use the "ADDITIONAL INFORMATION" section on page 4 of this Addendum or attach an addendum sheet.

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED

B. REPAIRS AND ALTERATIONS

Copy Documents

Attach a copy, if available, of any documents, such as receipts, contracts, or reports for repair or alteration work.

C. STRUCTURAL, SYSTEMS AND APPLIANCES

Roof

1. Are you aware of any roof leak during prior ownership?
2. Are you aware if the roof in any state has been repaired _____ replaced _____ reinforced _____
3. If yes, provide an explanation, approximate date, and the name of the person or company that performed the work _____

ARE YOU SELLER AWARE OF...

☐ Yes ☐ No

4. Was there a guarantee or warranty on the work or labor materials?
5. If yes, state when this was provided _____ by whom _____ for what period of time _____

☐ Yes ☐ No

6. Provide a copy of the guarantee/warranty.
7. Are you aware of any gutters and downspouts?
8. If yes, are you aware of holes or rust in the gutters and downspouts?
9. Is the drainage water directed away from the structure?

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

Other

1. Are you aware of any hardwood floor?
2. Are you aware of any interior wall or ceiling without insulation?
3. For Yes answers to questions 1 and 2, see Section IV at the end of this Addendum to specify the reason.

☐ Yes ☐ No

☐ Yes ☐ No

☐ Yes ☐ No

Buyer acknowledges receipt of copy of this page, which constitutes Page 1 of 5 pages.

Buyer's Initials (_____) (_____) Date: _____ Seller's Initials (_____) (_____) Date: _____

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Published by the San Diego Association of REALTORS®
San Diego Association of REALTORS®
1616 Camino del Rio South
San Diego, CA 92108
Revised June 2004

SPQ 10-0001
Requiring Broker or Broker's
Date: _____

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Real Estate Professional Guide to Risk M. Russell,2003

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Table of Contents Sdar Disclosures Sellers Property Questionnaire Addendum

1. Understanding the eBook Sdar Disclosures Sellers Property Questionnaire Addendum
 - The Rise of Digital Reading Sdar Disclosures Sellers Property Questionnaire Addendum
 - Advantages of eBooks Over Traditional Books
2. Identifying Sdar Disclosures Sellers Property Questionnaire Addendum
 - Exploring Different Genres
 - Considering Fiction vs. Non-Fiction
 - Determining Your Reading Goals
3. Choosing the Right eBook Platform
 - Popular eBook Platforms
 - Features to Look for in an Sdar Disclosures Sellers Property Questionnaire Addendum
 - User-Friendly Interface
4. Exploring eBook Recommendations from Sdar Disclosures Sellers Property Questionnaire Addendum
 - Personalized Recommendations
 - Sdar Disclosures Sellers Property Questionnaire Addendum User Reviews and Ratings

- Sdar Disclosures Sellers Property Questionnaire Addendum and Bestseller Lists
- 5. Accessing Sdar Disclosures Sellers Property Questionnaire Addendum Free and Paid eBooks
 - Sdar Disclosures Sellers Property Questionnaire Addendum Public Domain eBooks
 - Sdar Disclosures Sellers Property Questionnaire Addendum eBook Subscription Services
 - Sdar Disclosures Sellers Property Questionnaire Addendum Budget-Friendly Options
- 6. Navigating Sdar Disclosures Sellers Property Questionnaire Addendum eBook Formats
 - ePub, PDF, MOBI, and More
 - Sdar Disclosures Sellers Property Questionnaire Addendum Compatibility with Devices
 - Sdar Disclosures Sellers Property Questionnaire Addendum Enhanced eBook Features
- 7. Enhancing Your Reading Experience
 - Adjustable Fonts and Text Sizes of Sdar Disclosures Sellers Property Questionnaire Addendum
 - Highlighting and Note-Taking Sdar Disclosures Sellers Property Questionnaire Addendum
 - Interactive Elements Sdar Disclosures Sellers Property Questionnaire Addendum
- 8. Staying Engaged with Sdar Disclosures Sellers Property Questionnaire Addendum
 - Joining Online Reading Communities
 - Participating in Virtual Book Clubs
 - Following Authors and Publishers Sdar Disclosures Sellers Property Questionnaire Addendum
- 9. Balancing eBooks and Physical Books Sdar Disclosures Sellers Property Questionnaire Addendum
 - Benefits of a Digital Library
 - Creating a Diverse Reading Collection Sdar Disclosures Sellers Property Questionnaire Addendum
- 10. Overcoming Reading Challenges
 - Dealing with Digital Eye Strain
 - Minimizing Distractions
 - Managing Screen Time
- 11. Cultivating a Reading Routine Sdar Disclosures Sellers Property Questionnaire Addendum
 - Setting Reading Goals Sdar Disclosures Sellers Property Questionnaire Addendum
 - Carving Out Dedicated Reading Time
- 12. Sourcing Reliable Information of Sdar Disclosures Sellers Property Questionnaire Addendum
 - Fact-Checking eBook Content of Sdar Disclosures Sellers Property Questionnaire Addendum
 - Distinguishing Credible Sources

13. Promoting Lifelong Learning
 - Utilizing eBooks for Skill Development
 - Exploring Educational eBooks
14. Embracing eBook Trends
 - Integration of Multimedia Elements
 - Interactive and Gamified eBooks

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