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AE31

# MANUFACTURED / MOBILE HOME TRANSFER DISCLOSURE STATEMENT

**THIS DISCLOSURE STATEMENT CONCERNS THE MANUFACTURED HOME OR MOBILEHOME (HEREAFTER REFERRED AS "HOME" )**
**LOCATED AT** 2400 Alpine Blvd #31 **IN THE CITY OF** Alpine
**COUNTY OF** San Diego **STATE OF CALIFORNIA, DESCRIBED AS**

| YEAR | DECAL | MAKE | MODEL | WIDTH | LENGTH | BEDS | BATHS |
|---|---|---|---|---|---|---|---|
| 2015 | LBM4209 | Fleetwood Homes Inc | 220EX24563E | 26' 8" | 54'/57' 4" | 3 | 2 |

SER. NO. FLE220CA1536280A, FLE220CA153628B INSIGNIA NO. PFS1149951, PFS1149952

**IT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE-DESCRIBED HOME IN COMPLIANCE WITH SUBDIVISION (B) OF SECTION 1102 OF THE CIVIL CODE AND SECTIONS 18025 AND 18046 OF THE HEALTH AND SAFETY CODE AS OF (DATE)** 8/26/2026

IT IS NOT A WARRANTY OF ANY KIND BY THE LAWFUL OWNER OF THE MANUFACTURED HOME OR MOBILEHOME WHO OFFERS THE HOME FOR SALE (HEREAFTER THE SELLER), OR ANY AGENT(S) REPRESENTING ANY PRINCIPALS(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES TO PRINCIPAL(S) MAY WISH TO OBTAIN. AN "AGENT" MEANS ANY DEALER OR SALESPERSON LICENSED PURSUANT OT PART 2 (COMMENCING WITH SECTION 18000) OF THE HEALTH AND SAFETY CODE, OR A REAL ESTATE BROKER OR SALESPERSON LICENSED PURSUANT TO DIVISION 4 (COMMENCING WITH SECTION 10000) OF DIVISION 13 OF THE BUSINESS AND PROFESSIONS CODE.

## 1. COORDINATION WITH OTHER DISCLOSURES & INFORMATION

THIS MANUFACTURED HOME AND MOBILEHOME TRANSFER DISCLOSURE STATEMENT IS MADE PURSUANT TO ARTICLE 1.5 (COMMENCING WITH SECTION 1102) OF CHAPTER 2 OF TITLE 4 OF DIVISION 2 OF THE CIVIL CODE. OTHER STATUTES REQUIRE DISCLOSURES, OR OTHER INFORMATION MAY BE IMPORTANT TO THE PROSPECTIVE BUYER, DEPENDING UPON THE DETAILS OF THE PARTICULAR TRANSACTION (INCLUDING, BUT NOT LIMITED TO, THE CONDITION OF THE PARK IN WHICH THE MANUFACTURED HOME OF MOBILEHOME WILL BE LOCATED: DISCLOSURES REQUIRED OR INFORMATION PROVIDED BY THE MOBILEHOME RESIDENCY LAW, SECTION 798 OF THE CIVIL CODE ET SEQ.: THE MOBILEHOME PARK RENTAL AGREEMENT OR LEASE: THE MOBILEHOME PARK RULES AND REGULATIONS: AND PARK AND LOT INSPECTION REPORTS, IF ANY, COMPLETED BY THE STATE OR LOCAL ENFORCEMENT AGENCY). SUBSTITUTED DISCLOSURES: THE FOLLOWING DISCLOSURES HAVE OR WILL BE MADE IN CONNECTION WITH THIS TRANSFER, AND ARE INTENDED TO SATISFY THE DISCLOSURE OBLIGATIONS OF THIS FORM, WHERE THE SUBJECT MATTER IS THE SAME:

☐ HOME INSPECTION REPORTS COMPLETED PURSUANT TO THE CONTRACT OF SALE OR RECEIPT FOR DEPOSIT.
☐ ADDITIONAL INSPECTION REPORTS OR DISCLOSURES:_____

## 2. 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 HOME. SELLER HEREBY AUTHORIZES ANY AGENT(S), AS DEFINED IN SECTION 18046 OF THE HEALTH AND SAFETY CODE, REPRESENTING ANDY 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 HOME.

**THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY, AS DEFINED IN SECTION 18046 OF THE HEALTH AND SAFETY CODE. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND THE SELLER**

SELLER ☐ IS ☑ IS NOT OCCUPYING THE HOME

**A. THE SUBJECT HOME INCLUDES THE ITEMS CHECKED BELOW WHICH ARE BEING SOLD WITH THE HOME:**

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| X | RANGE | | BUILT-IN OVEN | | BUILT-IN COOK TOP | | MICROWAVE |
| X | REFRIGERATOR | X | GARBAGE DISPOSAL | X | DISHWASHER | X | SMOKE DETECTORS |
| X | WASHER | X | DRYER | | CENTRAL HEATING | X | CENTRAL AIR COND |
| XX | CARBON MONOXIDE DEVICE(S) | | BEDROOM QUICK RELEASE MECHANISM* | XX | WATER HEATER SEISMICALLY STRAPPED | | EARTHQUAKE RESISTANT BRACING SYSTEM |
| | INTERCOM | | TRASH COMPACTOR | | WALL/ WINDOW AC | | EVAPORATIVE COOLER |
| X | GAS WATER HEATER | | ELECTRIC WATER HEAT | | WATER SOFTENER | | HOT TUB* |
| X | PORCH DECKING | X | PORCH AWNING | | GAZEBO | | PRIVATE SAUNA* |
| | ATTACHED GARAGE | X | RAIN GUTTERS | X | CARPORT AWNING | | DETACHED GARAGE |
| | NO. OF MINI-SPLIT A/C UNIT(S) | | | | | | |

| | |
|---|---|
| EXHAUST FAN(S) IN Kitchen & Bathrooms | 220 VOLT WIRING IN A/C |
| FIREPLACE(S) IN none | GAS STARTER(S) |
| ROOF(S) AND TYPE(S) Shingle | ROOF AGE (APPROX) 11 years |
| OTHER | |

*INSTALLATION OF A LISTED APPLIANCE, DEVICE OR AMENITY IS NOT A PRECONDITION OF SALE OR TRANSFER OF THE HOME. THE GARAGE DOOR OPENER, OR CHILD-RESISTANT POOL BARRIER MAY NOT BE IN COMPLIANCE WITH THE SAFETY STANDARD RELATING TO, RESPECTIVELY, 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. WINDOW SECURITY BARS MAY NOT HAVE QUICK-RELEASE MECHANISMS IN COMPLIANCE WITH THE 1995 EDITION OF THE CALIFORNIA BUILDING STANDARDS CODE.

ARE THERE, TO THE BEST OF YOUR (SELLER'S) KNOWLEDGE, ANY OF THE ABOVE THAT ARE NOT IN OPERATING CONDITION? _____YES __xx__NO
IF YES, THE DESCRIBE. (ATTACH ADDITIONAL SHEETS IF NECESSARY):

*** The trustee signing for this sale didn't live in the home, and he is unaware of the overall condition of the home.
The homeowner passed away in the home in July 2026 (natural causes).

B. ARE YOU (THE SELLER) AWARE OF ANY SIGNIFICANT DEFECTS/MALFUNCTIONS IN ANY OF THE FOLLOWING IN CONNECTION WITH THE HOME?
☐ YES ☒ NO IF YES, CHECK APPROPRIATE SPACES(S) BELOW:

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| | INTERIOR WALLS | | CEILINGS | | FLOORS | | EXTERIOR WALLS | | INSULATION |
| | ROOF | | WINDOWS | | DOORS | | ELECTRICAL | | PLUMBING |
| | PORCH | | DECK | | STEPS/RAILING | | AWNING | | CARPORT |
| | SKIRTING | | FOUNDATION | | OTHER | | | | |

DESCRIBE: _____

IF ANY OF THE ABOVE IS CHECKED, EXPLAIN.(ATTACH ADDITIONAL SHEETS IF NECESSARY):_____

BUYER INIT _____ BUYER INIT _____ DATE _____ SELLER INIT _____ SELLER INIT _____ DATE _____


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## 2. SELLERS INFORMATION (CONTINUED FROM PAGE 1)

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**C**. ARE YOU (THE SELLER) AWARE OF ANY OF THE FOLLOWING:

| | YES | NO | | YES | NO |
|---|---|---|---|---|---|
| **1**. SUBSTANCES, MATERIALS OR PRODUCTS WHICH MAY BE AN ENVIRONMENTAL HAZARD, SUCH AS, BUT NOT LIMITED TO: ASBESTOS, FORMALDEHYDE, RADON GAS, LEAD-BASED PAINT OR CHEMICAL STORAGE TANKS ON THE SUBJECT HOME INTERIOR OR EXTERIOR | | ✓ | **6**. ANY LAWSUITS BY OR AGAINST THE SELLER THREATENING TO OR AFFECTING THE HOME, OR THE ACCESSORY STRUCTURES BEING SOLD WITH THE HOME, INCLUDING ANY LAWSUITS ALLEGING ANY DEFECT OR DEFICIENCY IN THE HOME OR ACCESSORIES SOLD WITH THE HOME | | ✓ |
| **2**. ROOM ADDITIONS, STRUCTURAL MODIFICATIONS OR OTHER ALTERATIONS OR REPAIRS MADE WITHOUT NECESSARY PERMITS | | ✓ | **7**. ANY NOTICES OF ABATEMENT OR CITATIONS AGAINST THE HOME OR ACCESSORY STRUCTURES BEING SOLD WITH THE HOME | | ✓ |
| **3**. ROOM ADDITION, STRUCTURAL MODIFICATIONS OR OTHER ALTERATIONS OR REPAIRS NOT IN COMPLIANCE WITH APPLICABLE CODES | | ✓ | **8**. DAMAGE TO THE HOME OR ACCESSORY STRUCTURE BEING SOLD WITH THE HOME FROM FIRE, FLOOD, EARTHQUAKE OR LANDSLIDES | | ✓ |
| **4** ANY SETTLING FROM SLIPPAGE, SLIDING OR PROBLEMS WITH LEVELING OF THE HOME OR FOUNDATION OR SUPPORT SYSTEM | | ✓ | **9**. ANY ENCROACHMENT, EASEMENT, NONCONFORMING USE OR VIOLATION OF SETBACK REQUIREMENTS WITH THE HOME OR SPACE | | ✓ |
| **5**. DRAINAGE OR GRADING PROBLEMS WITH THE HOME, SPACE OR LOT | | ✓ | **10**. NEIGHBORHOOD NOISE PROBLEMS OR OTHER NUISANCES | | ✓ |

IF THE ANSWER TO ANY OF THESE IS YES, EXPLAIN_____

_____

**D**. 1. THE SELLER CERTIFIES THAT THE HOME IS EQUIPPED WITH A PROPERLY WORKING OPERABLE SMOKE DETECTOR IN EACH ROOM DESIGNED FOR SLEEPING AND A WORKING OPERABLE SMOKE DETECTOR OUTSIDE EACH ROOM DESIGNED FOR SLEEPING AND A CARBON MONOXIDE DETECTOR IN AN OPEN LIVING AREA WITHIN 4 FEET FROM THE FLOOR.

2. THE SELLER CERTIFIES THAT THE HOME, AT THE CLOSE OF ESCROW, WILL BE IN COMPLIANCE WITH SECTION 18031.7 OF THE HEALTH AND SAFETY CODE BY HAVING ALL FUEL GAS BURNING WATER HEATER APPLIANCES SEISMICALLY BRACED, ANCHORED OR STRAPPED 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 _____ DATE _____

SELLER _____ DATE _____

## 3. 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 HOME AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE HOME IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

☐ AGENT NOTES NO ITEMS FOR DISCLOSURE. ☒ AGENT NOTES THE FOLLOWING ITEMS (ATTACH ADDITIONAL SHEETS IF NECESSARY)_____

Older carpet in main bedroom.

AGENT REPRESENTING SELLER Shannon Smail (PLEASE PRINT) BY _____ (SIGNATURE) DATE _____

## 4. 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 HOME STATES THE FOLLOWING:

☐ AGENT NOTES NO ITEMS FOR DISCLOSURE. ☒ AGENT NOTES THE FOLLOWING ITEMS (ATTACH ADDITIONAL SHEETS IF NECESSARY)_____

AGENT REPRESENTING BUYER _____ (PLEASE PRINT) BY _____ (SIGNATURE) DATE _____

## 5. PROFESSIONAL ADVICE

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

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS TRANSFER DISCLOSURE STATEMENT.**

SELLER _____ DATE _____ BUYER _____ DATE _____

SELLER _____ DATE _____ BUYER _____ DATE _____

AGENT REPRESENTING SELLER Shannon Smail (PLEASE PRINT) BY _____ (SIGNATURE) DATE _____

AGENT REPRESENTING BUYER _____ (PLEASE PRINT) BY _____ (SIGNATURE) DATE _____

## 6. RIGHT TO RESCIND

SECTION 1102.3a OF THE CIVIL CODE PROVIDES A PROSPECTIVE BUYER WITH THE RIGHT TO RESCIND THE PURCHASE OF THE MANUFACTURED HOME OR MOBILEHOME FOR AT LEAST THREE DAYS AFTER 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 MANUFACTURED HOME OR MOBILEHOME DEALER OR REAL ESTATE BROKER IS QUALIFIED TO PROVIDE ADVICE ON THE SALE OF A MANUFACTURED HOME OR MOBILEHOME. IF YOU DESIRE LEGAL ADVICE, PLEASE CONSULT YOUR ATTORNEY.


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