

WATER HEATER AND SMOKE DETECTOR STATEMENT OF COMPLIANCE

(C.A.R. Form WHSD, Revised 11/10)

Property Address: 1430 Monte Rico Dr, El Cajon , Ca 92021

NOTE: A seller who is not required to provide one of the following statements of compliance is not necessarily exempt from the obligation to provide the other statement of compliance.

WATER HEATER STATEMENT OF COMPLIANCE

- 1. STATE LAW: California Law requires that all new and replacement water heaters and existing residential water heaters be braced, anchored or strapped to resist falling or horizontal displacement due to earthquake motion. "Water heater" means any standard water heater with a capacity of no more than 120 gallons for which a pre-engineered strapping kit is readily available. (Health and Safety Code §19211d). Although not specifically stated, the statute requiring a statement of compliance does not appear to apply to a properly installed and bolted tankless water heater for the following reasons: There is no tank that can overturn; Pre-engineered strapping kits for such devices are not readily available; and Bolting already exists that would help avoid displacement or breakage in the event of an earthquake.
- LOCAL REQUIREMENTS: Some local ordinances impose more stringent water heater bracing, anchoring or strapping requirements than does California Law. Therefore, it is important to check with local city or county building and safety departments regarding the applicable water heater bracing, anchoring or strapping requirements for your property.
- TRANSFEROR'S WRITTEN STATEMENT: California Health and Safety Code §19211 requires the seller of any real property containing a water heater to certify, in writing, that the seller is in compliance with California State Law. If the Property is a manufactured or mobile home, Seller shall also file a required Statement with the Department of Housing and Community Development.

naving the water heater(s) braced, anchored or strapped in proces,	in accordance with those requirements.	h and Safety Code §19211 by
- 11 11 11 11 11	Fannie Mae	Date
Seller/Landlord (Signature)	(Print Name)	
Seller/Landlord		Date
(Signature)	(Print Name)	
The undersigned hereby acknowledges receipt of a copy of th	is document.	23012
Buyer/Tonant Tarsell Bolin	Russell Bolin	Date 3-28-13
Buyer/Tenant (Signature)	(Print Name)	3 2 2 1 -
XII MA DA A DO LA	Donna Bolin	Date 3-28-/
Buyer/Tenant (Signature)	(Print Name)	
SMOKE DETECTOR	STATEMENT OF COMPLIANCE	
operable smoke detector, approved and listed by the Safety Code §13113.8) and (ii) all used manufactured or mobileh 2. LOCAL REQUIREMENTS: Some local ordinances impose more important to check with local city or county building and safety de 3. TRANSFEROR'S WRITTEN STATEMENT: California Health and single-family dwelling, whether the transfer is made by sale, extransferee a written statement indicating that the transferor is in a manufactured or mobile home, Seller shall also file a required State EXCEPTIONS: Generally, a written statement of smoke detect providing a transfer disclosure statement. 5. CERTIFICATION: Seller represents that the Property, as of the detector(s) (i) approved and listed by the State Fire Marshal inst §13113.8 or (ii) in compliance with Manufactured Housing Constroom for used manufactured or mobilehomes as required by HCD.	re stringent smoke detector requirements than does partments regarding the applicable smoke detector record Safety Code §13113.8(b) requires every transferor ochange, or real property sales contract (installment scompliance with California State Law concerning smok attement with the Department of Housing and Communitor compliance is not required for transactions for with the Close Of Escrow, will be in compliance with the I alled in accordance with the State Fire Marshal's regulators and Safety Code §18(quirements for your property. of any real property containing a sales contract), to deliver to the ke detectors. If the Property is a nity Development (HCD). which the Seller is exempt from law by having operable smoke allations Health and Safety Code 1029.6) located in each sleeping
5 50 Miles		
Seller/Landlord	Fannie Mae	Date
Seller/Landlord (Signature)	(Print Name)	
(Signature) Seller/Landlord	(Print Name)	Date
(Signature) Seller/Landlord	(Print Name)	Date
(Signature) Seller/Landlord (Signature) The undersigned hereby acknowledge(s) receipt of a copy of this Wa	(Print Name) (Print Name) ter Heater and Smoke Detector Statement of Complian	
(Signature) Seller/Landlord (Signature) The undersigned hereby acknowledge(s) receipt of a copy of this Wa	(Print Name) (Print Name) Iter Heater and Smoke Detector Statement of Complian Russell Bolin	
(Signature) Seller/Landlord (Signature) The undersigned hereby acknowledge(s) receipt of a copy of this Wa	(Print Name) (Print Name) Iter Heater and Smoke Detector Statement of Complian Russell Bolin (Print Name)	
(Signature) Seller/Landlord (Signature) The undersigned hereby acknowledge(s) receipt of a copy of this Wa Buyer/Tenant (Signature) Buyer/Tenant	(Print Name) (Print Name) Iter Heater and Smoke Detector Statement of Complian Russell Bolin (Print Name) Donna Bolin	
Seller/Landlord (Signature) The undersigned hereby acknowledge(s) receipt of a copy of this Was Buyer/Tenant (Signature) Buyer/Tenant (Signature) The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthincluding facsimile or computerized formats. Copyright © 1991-2010 CALIFOR THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. ATTANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN This form is available for use by the entire real estate industry. It is not intend which may be used only by members of the NATIONAL ASSOCIATION OF RIP Published and Distributed by: REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS® 525 South Virgil Avenue, Los Angeles, California 90020	(Print Name) (Print Name) Iter Heater and Smoke Detector Statement of Complian Russell Bolin (Print Name) Donna Bolin (Print Name) Orized reproduction of this form, or any portion thereof, by pholynia ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESOF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE A REAL ESTATE BROKER IS THE PERSON QUALIFIED APPROPRIATE PROFESSIONAL. Ided to identify the user as a REALTOR®. REALTOR® is a regent to the subscribe to its Code of Ethics. Reviewed by Date	Date Date 3-28-13 Date 3-28-13 Date Date 3-28-13 Date Dat
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CARBON MONOXIDE DETECTOR NOTICE

(C.A.R. Form CMD, 4/12)

Property Address: 1430 Monte Rico Dr, El Cajon , Ca 92021

1. INSTALLATION OF CARBON MONOXIDE DETECTORS:

- A. Requirements: California law (Health and Safety Code sections 13260 to 13263 and 17296 to 17296.2) requires that as of July 1, 2011, all existing single-family dwellings have carbon monoxide detectors installed and that all other types of dwelling units intended for human occupancy have carbon monoxide detectors installed on or before January 1, 2013. The January 1, 2013 requirement applies to a duplex, lodging house, dormitory, hotel, condominium, time-share and apartment, among others.
- **B.** Exceptions: The law does not apply to a dwelling unit which does not have any of the following: a fossil fuel burning heater or appliance, a fireplace, or an attached garage. The law does not apply to dwelling units owned or leased by the State of California, the Regents of the University of California or local government agencies. Aside from these three owner types, there are **no other owner exemptions** from the installation requirement; it applies to all owners of dwellings, be they individual banks, corporations, or other entities. There is no exemption for REO properties.
- 2. DISCLOSURE OF CARBON MONOXIDE DETECTORS: The Health and Safety Code does not require a disclosure regarding the existence of carbon monoxide detectors in a dwelling. However, a seller of residential 1-4 property who is required to complete a Real Estate Transfer Disclosure Statement, (C.A.R. Form TDS) or a Manufactured Home and Mobilehome Transfer Disclosure Statement (C.A.R. Form MHTDS) must use section II A of that form to disclose whether or not the dwelling unit has a carbon monoxide detector.
- 3. COMPLIANCE WITH INSTALLATION REQUIREMENT: State building code requires at a minimum, placement of carbon monoxide detectors in applicable properties outside of each sleeping area, and on each floor in a multi-level dwelling but additional or different requirements may apply depending on local building standards and manufacturer instructions. An owner who fails to install a carbon monoxide detector when required by law and continues to fail to install the detector after being given notice by a governmental agency could be liable for a fine of up to \$200 for each violation. A transfer of a property where a seller, as an owner, has not installed carbon monoxide detectors, when required to do so by law, will not be invalidated, but the seller/owner could be subject to damages of up to \$100, plus court costs and attorney fees. Buyer and Seller are each advised to consult with their own home inspector, contractor or building department to determine the exact location for installation of carbon monoxide detectors. Buyer is advised to consult with a professional of Buyer's choosing to determine whether the property has carbon monoxide detector(s) installed as required by law, and if not to discuss with their counsel the potential consequences.
- 4. LOCAL REQUIREMENTS: Some localities maintain their own retrofit or point of sale requirements which may include the requirement that a carbon monoxide detector be installed prior to a transfer of property. Therefore, it is important to check the local city or county building and safety departments regarding point of sale or retrofit requirements when transferring property.

The undersigned hereby acknowledge(s) receipt of a copy of this Carbon Monoxide Detector Notice.

Seller/Landlord	(Signature)	Fannie Mae (Print Name)	Date
Seller/Landlord	(Signature)	(Print Name)	Date
Buyer/Tenant	(Signature) Tansell Bolin	Russell Bolin (Print Name)	Date 3-28-13
Buyer/Tenant	(Signature)	Donna Bolin (Print Name)	Date 3-28-/3

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Reviewed by _____ Date ____



CARBON MONOXIDE DETECTOR NOTICE (CMD PAGE 1 OF 1)

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