



**AGENT VISUAL INSPECTION DISCLOSURE
(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)**
For use by an agent when a transfer disclosure statement is
required or when a seller is exempt from completing a TDS
(C.A.R. Form AVID, Revised 11/13)

This inspection disclosure concerns the residential property situated in the City of Running Springs, County of San Bernardino, State of California, described as 30154 Magic Drive ("Property").

This Property is a duplex, triplex, or fourplex. This AVID form is for unit # _____. Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) TRUSTED REALTY ADVISORS

California law requires, with limited exceptions, that a real estate broker or salesperson (collectively, "Agent") conduct a reasonably competent and diligent **visual** inspection of reasonably and normally accessible areas of certain properties offered for sale and then disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

California law does not require the Agent to inspect the following:

- Areas that are not reasonably and normally accessible
- Areas off site of the property
- Public records or permits
- Common areas of planned developments, condominiums, stock cooperatives and the like.

Agent Inspection Limitations: Because the Agent's duty is limited to conducting a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of only the Property being offered for sale, there are several things that the Agent will not do. What follows is a non-exclusive list of examples of limitations on the scope of the Agent's duty.

Roof and Attic: Agent will not climb onto a roof or into an attic.

Interior: Agent will not move or look under or behind furniture, pictures, wall hangings or floor coverings. Agent will not look up chimneys or into cabinets, or open locked doors.

Exterior: Agent will not inspect beneath a house or other structure on the Property, climb up or down a hillside, move or look behind plants, bushes, shrubbery and other vegetation or fences, walls or other barriers.

Appliances and Systems: Agent will not operate appliances or systems (such as, but not limited to, electrical, plumbing, pool or spa, heating, cooling, septic, sprinkler, communication, entertainment, well or water) to determine their functionality.

Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.

Environmental Hazards: Agent will not determine if the Property has mold, asbestos, lead or lead-based paint, radon, formaldehyde or any other hazardous substance or analyze soil or geologic condition.

Off-Property Conditions: By statute, Agent is not obligated to pull permits or inspect public records. Agent will not guarantee views or zoning, identify proposed construction or development or changes or proximity to transportation, schools, or law enforcement.

Analysis of Agent Disclosures: For any items disclosed as a result of Agent's visual inspection, or by others, Agent will not provide an analysis of or determine the cause or source of the disclosed matter, nor determine the cost of any possible repair.

What this means to you: An Agent's inspection is not intended to take the place of any other type of inspection, nor is it a substitute for a full and complete disclosure by a seller. Regardless of what the Agent's inspection reveals, or what disclosures are made by sellers, California Law specifies that a buyer has a duty to exercise reasonable care to protect himself or herself. This duty encompasses facts which are known to or within the diligent attention and observation of the buyer. Therefore, in order to determine for themselves whether or not the Property meets their needs and intended uses, as well as the cost to remedy any disclosed or discovered defect, **BUYER SHOULD: (1) REVIEW ANY DISCLOSURES OBTAINED FROM SELLER; (2) OBTAIN ADVICE ABOUT, AND INSPECTIONS OF, THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS; AND (3) REVIEW ANY FINDINGS OF THOSE PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.**

Buyer's Initials (____) (____)

Seller's Initials (*Exempt*) (____)

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AVID REVISED 11/13 (PAGE 1 OF 3)

Reviewed by _____ Date _____



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

(50)

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Inspection Performed By (Real Estate Broker Firm Name) **TRUSTED REALTY ADVISORS**

Inspection Date/Time: **06/03/2016 11:00 am** Weather conditions: **SUNNY - COOL**

Other persons present: **MELL HARGO AND JIM TRAMMELL**

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

Entry (excluding common areas): 1.) FLOORING HAS SCUFF MARKS AND SOME SURFACE SCRATCHES. (2) ENTRY DOOR AND PARTIAL FRAME WAS DAMAGED AND WAS RECENTLY REPAIRED.

Living Room: NOTHING NOTED.

Dining Room: NOTHING NOTED.

Kitchen: 1.) FLOORING HAS SCUFF MARKS AND SURFACE SCRATCHES.(2) INCOMPLETE VENT PIPE ABOVE OVEN IN CABINET.(3)GARBAGE DISPOSAL NOT WORKING PROPERLY.(4) STAINING UNDER SINK.(4) STAINING IN PANTRY CLOSETS.

Other Room: FAMILY ROOM WITH FIREPLACE: NOTHING NOTED.

Hall/Stairs (excluding common areas): 1) LOOSE HANDRAILS, NEWEL AND BALUSTER BETWEEN FIRST AND SECOND FLOOR DOWN. ALL OTHER STAIRS - NOTHING NOTED. (2) THE NARROW TILES ABOVE THE STARTING STEP OF THE MAIN FLOOR STAIRCASE WERE RECENTLY RE-GROUTED.

Bedroom # 1 : Masterbedroom on East side of house: (1) Loose cable jack and plate. (2) Carpet cut-out at center of room.

Bedroom # 2 : Second level Center South near staircase: Has new carpet and subfloor.

Bedroom # 3 : S/W corner: Nothing Noted

Bath# 1 : MAIN FLOOR: NOTHING NOTED

Bath# 2 : MASTER BATH IN N/W CORNER: 1) STAINING UNDER SINKS. (2) SMALL BASE BOARD IS BUCKLING. (3) THERE ARE CRACKS/HOLES IN DRYWALL INSIDE CLOSET AROUND SLIDING DOOR FRAME. (4)GLASS DOOR ROLLS ROUGH ON TRACKS.(5)Window above tub has staining.

Bath# 3 & 4 : NOTHING NOTED.

Other Room: N/W Corner Masterbedroom: 1) Ceiling fan does not operate.

Buyer's Initials () ()
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AVID REVISED 11/13 (PAGE 2 OF 3)

Seller's Initials (x *Exempt*)

Reviewed by _____ Date _____

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)



If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Other Room: ACTIVITY ROOM ON SECOND LEVEL DOWN FROM MAIN FLOOR: (1) missing outlet cover on North wall. (2) Exposed romex and capped wires on North wall.

Other: GENERAL: (1) ALL EXTERIOR BALCONIES HAVE SOME POLLEN STAINING FROM THE PINE TREES.

Other: LAUNDRY ROOM: NOTHING NOTED.
WINE CELLAR: (1) Chip and Bowin in ceiling tile above second stair step. (2) Stain on floor tile at S/W corner of room. (3) Missing outlet and light switch plate below light on East wall. (4) No door on wine cellar room.

Other: UTILITY ROOM (West side of wine cellar): (1) Door does not close flush with frame or latch.
UTILITY ROOM (East side of wine cellar): (1) Staining on floor. (2) Exposed Ducting. (3) Unfinished projects.
WATER HEATER ROOM: Nothing noted.

Garage/Parking (excluding common areas): (1) Staining on garage flooring. (2) Garage has many miscellaneous items on shelves and against walls.

Exterior Building and Yard -Front/Sides/Back: (1) SOME RAIN GUTTERS ARE FILLED WITH PINE NEEDLES. (2) WOOD DRIVEWAY AND RAILING HAVE PEELING PAINT.

Other Observed or Known Conditions Not Specified Above: _____

This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Firm who performed the Inspection) TRUSTED REALTY ADVISORS
By *Mell Hargo* Date 06/03/2016
(Signature of Associate Licensee or Broker)

JIM TRAMMELL AND OR MELL HARGO

Reminder: Not all defects are observable by a real estate licensee conducting an inspection. The inspection does not include testing of any system or component. Real Estate Licensees are not home inspectors or contractors. BUYER SHOULD OBTAIN ADVICE ABOUT AND INSPECTIONS OF THE PROPERTY FROM OTHER APPROPRIATE PROFESSIONALS. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER Exempt Alicia D Folts, Trustee Date _____
SELLER _____ Date _____
BUYER _____ Date _____
BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors
By *Mell Hargo* Date 6/3/2016
Jim Trammell and OR Mell Hargo (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____ Date _____
By _____ Date _____
(Associate Licensee or Broker Signature)

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Reviewed by _____ Date _____



AVID REVISED 11/13 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)