



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 12/21)

This inspection disclosure concerns the residential property situated in the City of Desert Hot Springs, County of Riverside, State of California, described as 17475 Angelus Vista Rd (Building 2 - behind carport) ("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.**

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AVID REVISED 12/21 (PAGE 1 OF 3)

Buyer's Initials _____ / _____ Seller's Initials **X** _____ / _____ **PROBATE - EXEMPT**



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

Trusted Realty Advisors, 6809 Indiana Ave, Suite 130-B11 Riverside CA 92506-4221
Jim Trammell

Phone: 909-862-0102 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

Jeanne Marie

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: 07/24/2022 10:00AM Weather conditions: Hot Clear Sunny
Other persons present: Jim Trammell and Mell Hargo

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): (THIS IS A ONE ROOM UNIT) No Bedrooms

Living Room: 1.) Entry door is damaged. Dry Rot. (2) Security screen door is slightly warped. (2) Wall A/C unit is not properly wired to the wall.

Dining Room: N/A

Kitchen: The cabinets don't have counter tops.

Other Room: Closet: This area was obstructed by miscellaneous personal items.

Hall/Stairs (excluding common areas): N/A

Bedroom # : N/A

Bedroom # : N/A

Bedroom # : N/A

Bath # 1 : This bathroom has a Tub, Toilet, and Vanity w/sink . There is staining in Toilet and Shower area.

Bath # : N/A

Bath # : N/A

Other Room: General comment: There are a few large furniture items in the Living room as well as miscellaneous personal items.



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

Other: _____

Other: _____

Other: _____

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): 1.) Roof has coating that is cracking. (2) Side gate is off hinges. (3) Sand behind the unit is uneven . There is also debris and trash behind the unit's block wall.

Exterior Building and Yard - Front/Sides/Back: 1) Front Recessed light is a plug in and the cord is hanging loose in front of the window.

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 (Signature of Associate Licensee or Broker who performed the inspection) Mell Hargo Date 7/27/2022

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.

Buyer _____ Date _____
Buyer _____ Date _____

I/we acknowledge that I/we have received a copy of this disclosure.
(The initials below are not required but can be used as evidence that the initialing party has received the completed form.)

Seller PROBATE -EXEMPT

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors
By Mell Hargo (Associate Licensee or Broker Signature) Mell Hargo Date 7/27/2022

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

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AVID REVISED 12/21 (PAGE 3 OF 3)





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 12/21)

This inspection disclosure concerns the residential property situated in the City of Desert Hot Springs, County of Riverside, State of California, described as 17475 Angelus Vista Rd (Building 3 - South Side In Back of Concrete Driveway) ("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

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AVID REVISED 12/21 (PAGE 1 OF 3)

Buyer's Initials _____ / _____ Seller's Initials **X** **PROBATE - EXEMPT** / _____



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

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: 07/24/2022 10:00AM Weather conditions: Hot Clear Sunny
Other persons present: Jim Trammell and Mell Hargo

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): *This is a Studio with an attached enclosed Patio on the North side that can be accessed through the living room. The access door is damaged. This Patio is different from the covered open patio at the rear West of the building.*

Living Room: *1.) Wood floor at entry is un-even and loose. (2) There are several ceiling vents. Two of them are covered with tape. (3) There is a West door that leads to the Rear patio and it's sealed shut. (4) There are holes in many of the walls. (5) There are some exposed wires from outlets.*

Dining Room: _____

Kitchen: *1.) Kitchenette is damaged. (2) Counter top has some cracks in it.*

Other Room: _____

Hall/Stairs (excluding common areas): _____

Bedroom # __: _____

Bedroom # __: _____

Bedroom # __: _____

Bath # 1 : *1) There is no sink. (2) There is a walk-in tub that is not properly fitted to the area.*

Bath # _____ : _____

Bath # _____ : _____

Other Room: *North adjoining enclosed Patio: Has a broken window. Shed: The 2nd Shed is located behind this unit. It is in poor condition and filled with miscellaneous items.*



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

Other:

Other:

1) Rear West Patio has a small door that leads to the Water Heater and Forced Air blower. This may all be electrical. Unknown for sure. (2) The Rear Patio is filled with large and small miscellaneous items. Large items include disassembled Washers and Dryers.

Other:

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): _____

Exterior Building and Yard - Front/Sides/Back: 1.)Exterior breaker panel has cut lines. (2) There is a sub-electrical panel with exposed wires. (3) There is a square cut out significant hole in the concrete near the front porch step.

Other Observed or Known Conditions Not Specified Above: This unit has a breaker panel and electric meter installed. There is also an A/C unit, Water Heater, and Shed at the rear of the building under the covered Patio. The Shed is filled with miscellaneous items.

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 (Signature of Associate Licensee or Broker who performed the inspection) Mell Hargo Date 7/27/2022

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

Buyer _____ Date _____
Buyer _____ Date _____

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Seller PROBATE - EXEMPT

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors
By Mell Hargo (Associate Licensee or Broker Signature) Mell Hargo Date 7/27/2022

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

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AVID REVISED 12/21 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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

Jeanne Marie





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 12/21)

This inspection disclosure concerns the residential property situated in the City of Desert Hot Springs, County of Riverside, State of California, described as 17475 Angelus Vista Rd **EXTERIOR YARD** ("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

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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: 07/24/2022 10:00AM Weather conditions: Hot Clear Sunny
Other persons present: Jim Trammell and Mell Hargo

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): This part of the AVID is for EXTERIOR DETAILS ONLY.

Living Room:

Dining Room:

Kitchen:

Other Room:

Hall/Stairs (excluding common areas):

Bedroom # _____:

Bedroom # _____:

Bedroom # _____:

Bath # _____:

Bath # _____:

Bath # _____:

Other Room: Carpport: 1) There is a lot of debri and miscellaneous small and large furniture in this area. This includes chairs, end tables, file cabinets, office desk, tires, vehicle parts and tools to name a few.



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

Other: 1) South Block Wall near dirt driveway Gate has some large cracks in it. . (2) There is a small side gate at the end South end of the dirt driveway. The gate is off its hinges. (3) There is a lot of trash resting in the concrete driveway along the South block wall.

Other: 4) There is a lot of miscellaneous items in the dirt driveway and parallel to the Asphalt driveway. (5) There is a lot of debri at the rear of the West Block wall.

Other: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): 1.) Asphalt Driveway has some cracks in it. 2.) There is also miscellaneous items spread throughout the front yard.

Exterior Building and Yard - Front/Sides/Back: Unknown where Septic Tank is located.

Other Observed or Known Conditions Not Specified Above: There are several vehicles on the property and on different sections of the lot.

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 (Signature of Associate Licensee or Broker who performed the inspection) Mell Hargo Date 7/27/2022

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

Buyer _____ Date _____
Buyer _____ Date _____

I/we acknowledge that I/we have received a copy of this disclosure.
(The initials below are not required but can be used as evidence that the initialing party has received the completed form.)

Seller PROBATE - EXEMPT

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors
By Mell Hargo (Associate Licensee or Broker Signature) Mell Hargo Date 7/27/2022

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

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AVID REVISED 12/21 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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

Jeane Marie





This addendum is given in connection with the property known as 17475 Angelus Vista Rd, Desert Hot Springs, CA 92241-7223 ("Property"),

in which _____ is referred to as ("Buyer") and Estate of Jeane Marie Obrien, N/A is referred to as ("Seller").

1) AVID, Other, third:

1) There are 2 small sheds on the West side of the lot. They both have miscellaneous items in them.

2) There are several small sand dunes on the West side of the block wall.

3) There are several piles of trash between the West block wall and the Horse Stables.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer _____ Date _____

Buyer _____ Date _____

Seller PROBATE - EXEMPT Date _____

Estate of Jeane Marie Obrien

Seller PROBATE - EXEPT Date _____

N/A

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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 (MAIN HOUSE)

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.**

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AVID REVISED 12/21 (PAGE 1 OF 3)

Buyer's Initials _____ / _____ Seller's Initials **X** _____ / _____

PROBATE - EXEMPT



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

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 (MAIN HOUSE)
Inspection Date/Time: 07/24/2022 10:00am Weather conditions: Hot Clear Sunny
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): SEE LIVING ROOM

Living Room: 1) Carpeted throughout. All Carpet is either stained or dirty. (2) This room has miscellaneous debris in it. The fireplace has smoke stains on the fascia and the interior of it is dirty. (3) The window has a crack in it. (4) Missing smoke detectors and carbon monoxide detectors.

Dining Room: 1) Carpeted throughout. All Carpet is either dirty or stained. (2) Has a Pool Table in this area along with other miscellaneous items.

Kitchen: 1) Sink is very dirty. (2) Sink Base upper drawer is missing. (3) Dishwasher not installed flush.

Other Room: Between the Dining Room and Kitchen is a room cut-out that is being used as a Wet Bar. There are miscellaneous items in this small nook.

Hall/Stairs (excluding common areas): Entry E/W direction: 1) Big closet has sliding doors off its track. (2) The wall around the South/West Bathroom door has a very rough crackling finish. Nothing noted for the long hallway that connects all the bedrooms together and runs South/North

Bedroom # 1: 1) Next to Bathroom.

Bedroom # 2: PINK colored walls (1) Missing electrical socket and light plates

Bedroom # 3: Master Bedroom: 1) Broken window. (2) This room has an exit door to the West Patio / yard area.....(3) Closet doors are resting against the closet and not on track. The doors are damaged. (4) There is miscellaneous items in this room.

Bath # 1: South Hallway: 1) No Vanity. No Sink. Staining in Tub. Tub is missing diverter spout and water controls. Unfinished Wall tiles

Bath # 2: North Hallway: 1) Unfinished flooring. (2) Some vanity doors are off hinges. (3) Staining in toilet.

Bath # X: Laundry Room: 1) Water Heater not strapped. (2) Has a washer / dryer with a 220 V. (3) This room has a lot of miscellaneous items through it. (4) The exit door that leads to the South small porch has a broken door window.

Other Room: 1.) There is a Shed behind the main house with miscellaneous tools and yard equipment.



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

Other: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1

Other: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 2

Other: water heater door near the eaves has peeling paint. (12) West exterior side of carport is a block wall. It has chipped paint on the lower end. Also, there is peeling stucco and possible dry rot under eaves in this area.

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): 1) Large covered carport. No Garage. Stained and cracking Asphalt flooring. (2) Filled with miscellaneous debris of car parts, tools, small furniture items.

Exterior Building and Yard - Front/Sides/Back: All sides of the house has chipping stucco. Outside the Wet Bar area has heavy sheets of stucco that broke off. Most of the tree and bush roots are exposed or raised.

Other Observed or Known Conditions Not Specified Above: Roof has a white top coating. (2) Some solar panel frames don't have solar panels. (3) Front and side porches have a lot of miscellaneous items stored on them. Patio concrete has chipped concrete areas.

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) MELL HARGO AND JIM TRAMMELL

By Mell Hargo (Signature of Associate Licensee or Broker who performed the inspection) Mell Hargo Date 7/27/2022

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.

Buyer _____ Date _____
Buyer _____ Date _____

I/we acknowledge that I/we have received a copy of this disclosure.

(The initials below are not required but can be used as evidence that the initialing party has received the completed form.)

Seller PROBATE - EXEMPT

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors

By Mell Hargo (Associate Licensee or Broker Signature) Mell Hargo Date 7/27/2022

Real Estate Broker (Firm Representing Buyer) _____

By _____ (Associate Licensee or Broker Signature) Date _____

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AVID REVISED 12/21 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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

Jeane Marie





This addendum is given in connection with the property known as 17475 Angelus Vista Rd, Desert Hot Springs, CA 92241-7223 ("Property"), in which _____ is referred to as ("Buyer") and Estate of Jeane Marie Obrien is referred to as ("Seller").

1) AVID, Other, first:

EXTERIOR: 1) Most of the window screens are torn. (2) Peeling paint on most Eaves and Trim Boards. (3) Chimney has cracks (Unknown if it's just surface or through and through). (4) Sidewalk leading to front door has cracks in it. (5) Front porch posts have dry rot and peeling paint.

2) AVID, Other, second:

(7) Concrete driveway on Southside has several cracks. A few of them are significant. (8) Westside service panel is off and has exposed wires. (9) Crawl space cover is missing and so is some small vent covers on West side of house. (10) Water Heater closet door is damaged. (11) Above the water heater there is peeling thin wood veneer.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer _____ Date _____
Buyer _____ Date _____
Seller PROBATE - EXEMPT Estate of Jeane Marie Obrien Date _____
Seller N/A PROBATE - EXEMPT Date _____

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