



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 66735 Buena Vista ("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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Buyer's Initials _____ / _____ Seller's Initials 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: 06/25/2022 9:00 AM Weather conditions: SUNNY - CLEAR - Warm
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): See Living Room.

Living Room: 1.) Flooring and Walls are dirty and stained with more dirt. (2) Fireplace is electric. The top cover is loosely on. (3) Lack of carpet padding from living room closet to Hallway . Closet: There is a cut out in the carpet. Missing Baseboard and another is separating from wall. Peeling paint.

Dining Room: 1.) Staining on window sill. (2) Carpet stained and dirty.

Kitchen: 1.) Staining under sink. Sink base slopes.(3) Top oven door is off hinge and doesn't close flush.(4) Pantry has heavy staining on shelves. (5) Upper NW cabinet has rodent traps.

Other Room: _____

Hall/Stairs (excluding common areas): 1.) Evaporativ cooler vent is dirty and the ceiling around it is discolored.....(2) North wall at end of hallway is blistering approx 6" above the floor.

Bedroom # 1 : S/W : 1) Sliding glass door lock is damaged and will not open. This room has direct access to the rear patio.

Bedroom # 2 : 1.) NE: 1) Mirrored Closet door has a slight bend in it.

Bedroom # X : Room next to Kitchen: 1) Carpet and walls are dirty and / or stained. (2) This room has a closet and a sliding glass door.

Bath # 1 : Hallway: 1) Ceiling line cracks around the Exhaust fan. (2) Dirty sink and toilet. (3) Dirty ceiling above sink. (4)

Bath # 2 : In bedroom #2 . Evidence of wall damage outside the shower wall. (2) Toilet stained. (3) Wall blistering next to toilet.

Bath # _____ :

Other Room: Exterior: 1.) Dark staining under eaves and trim board on rear . (2) SE side and Detached rain gutter. Cracked and raised sidewalk with very rough and uneven sidewalk on south side rear. +



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Other: General Comments: All ceiling fans are very dirty. (2) There is rat droppings in every room. (3) A/C puts out air but not cooling.

Other: Rear Patio: Has cracks and evidence of patching in the concrete. (2) Aluminum patio cover separated from the wood facia and there is a gap in between the house and facia.

Other: Laundry: Inside Garage. 1) South wall below 220 volt to the end of garage wall to the west is discolored.(2) Daylight visible around Waterheater exhaust vent at ceiling.

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Driveway: Has several line cracks in concrete. (2) Front Courtyard wood wall siding has heavy peeling paint. GARAGE INTERIOR: 1) Concrete line cracks. (2) Door is not flush and catches when opening and closing. (3)Door opener not hooked up.

Exterior Building and Yard - Front/Sides/Back: 1. Peeling paint under eaves and facia boards.(2) Stucco is blistering on all sides of the lower half of house. (3) Roof turbine is missing whirlybird (4) Rear yard slopes southward. There is an easement behind property with trash and overgrown brush.

Other Observed or Known Conditions Not Specified Above: 1.) Above ground spa is worn and has some line cracks in fiberglass.(2) Retaining block wall on front West side is cracking and so is the East side gate where the hinge goes into the block wall.

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 6-27-2022

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) Date 6-27-2022

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

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Robert Harkins -

