



**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 San Bernardino, County of San Bernardino, State of California, described as 724 N Dallas Ave ("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 (____) (____)

Probate-Exempt
Seller's Initials (X ____) (X ____)

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AVID REVISED 11/13 (PAGE 1 OF 3)

Reviewed by _____ Date _____



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: 03/15/2017 Weather conditions: SUNNY - 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) Stained Hardwood Floors. (2) Staining on Ceiling near Kitchen. (3) Staining on front and Inside of Fireplace. (4) Staining on Fireplace bricks. (5) Ceiling Stains on S/E corner. (6) Broken Window.

Dining Room: Open to Living room. It has a sliding glass door. 1(Staining on ceiling. (2)

Kitchen: 1.) Vinyl Flooring Damage (2) Dishwasher not working. (3) Damaged paint to Built-in Gas Range. (4) Cracked kitchen tile. (5) Kitchen window boarded. Not installed correctly.

Other Room: _____

Hall/Stairs (excluding common areas): 1.) Central A/C unit and heat do not appear to be in working condition.

Bedroom # 1 : S/E (Master bedroom with 3/4 Bathroom) 1.) Hardwood flooring has been stained with dark pigment color. Some slats need repairing.

Bedroom # 2 : Center: 1) No closet doors.

Bedroom # 3 : S/W: 1) Stained ceilings (2) No closet doors. (3) Damaged entry doors. (4) Damage to acoustic on ceiling near closet.

Bath# 1 : Master bath (1). This bathroom has a pink sink and counters are original. (2) Sub-floor is exposed at threshold. This bathroom has louvered windows.

Bath# 2 : Bathroom in Hall 1.) Staining under sink. (2) Does not have flooring. Dated interior with Green and Pink sink and Tub. Original cabinets. (3) Plaster is peeling away from wall behind the toilet. (4) No Fan. (5) Evidence of previous leak under vanity sink. There is only a tub.

Bath# _____ : _____

Other Room: _____

Buyer's Initials (_____) (_____)

Seller's Initials Probate - Exempt

Reviewed by _____ Date _____



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

Other Room: _____

Other: ROOF: 1) Roof ridge damaged. 2) All sides of house on the rear sides have cracking stucco. 3) Damaged roof CAP on N/W end. 4) Utility lines are running through the trees.

Other: DRIVEWAY: 1) Many cracks and large holes in Asphalt driveway. SIDEWALK: 1) Raised concrete and cracks in sidewalk in front of house.

Other: 1) Water Heater is on rear patio on a closet. Strapped. (2) Rear patio roof has a lot of dry-rot and you can see daylight through many holes. (2) Missing vent rear roof. (3) Cracked Stucco.

Garage/Parking (excluding common areas): GARAGE: 1) Miscellaneous items are obstructing a clear view of the garage.

Exterior Building and Yard -Front/Sides/Back: 1) Dry - Rot on trim boards. Peeling wood and paint.

Other Observed or Known Conditions Not Specified Above: There are window bars on all windows on the side and rear of house including sliding glass door. There are no Quick release mechanisms.

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) Jim Trammell and Mell Hargo
By Mell Hargo Date 03/20/2017
(Signature of Associate Licensee or Broker)

MELL HARGO AND/OR JIM TRAMMELL

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 PROBATE - EXEMPT Date _____
SELLER PROBATE - EXEMPT Date _____
BUYER _____ Date _____
BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) TRUSTED REALTY ADVISORS
By Mell Hargo Date 03/20/2017
MELL HARGO (Associate Licensee or Broker Signature)

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

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