



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 Palm Desert, County of
Riverside, State of California, described as 262 Desert Falls Dr E ("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) Mell Hargo

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.

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 () ()

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Reviewed by Date



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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) Mell Hargo

Inspection Date/Time: 05/10/2018 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) Surface Scuff marks on walls. (2) Scuff marks on North wall are exposing the interior of drywall. (3) Carpet is worn and dirty. (4) Front door has a split crack on the "in-seam"

Dining Room: 1) Carpet is worn and dirty.

Kitchen: 1) Trim on cabinet to the Right of stove is missing. (2) Sink is chipped. (3) Line crack in floor tile near refrigerator area. (3) Water line is pertruding from wall where fridge goes.

Other Room: Fireplace in Living Room: (1) Fireplace Glass door does not close or open properly. (2) Meshing is resistant to opening and closing.

Hall/Stairs (excluding common areas): 1) Dirty carpet

Bedroom # 1 : Master Bedroom: 1) Loose threshold under door. (2) Stained, dirty carpet. (3) Wall stains on lower part of interior closet nearest the patio door.

Bedroom # 2 : 1) Dirty Carpet.

Bedroom # _____ :

Bath# 1 : Master bathroom: 1) Caulking is cracking around several areas on the sink counter and tub area. (2) Carpet is stained. (3) Stains on walls behind and around toilet area. (4) Tub is dirty and has stains around top of tub.

Bath# 2 : 1) Hard water staining around shower doors. (2) Flooring is dirty.

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: _____

Other: _____

Other: _____

Garage/Parking (excluding common areas): 1) Weather strips are worn. (2) Wood around roll up door frame is chipped and has peeling paint. (3) Damage around walk-thru door frame.

Exterior Building and Yard -Front/Sides/Back: 1) North side of exterior garage wall; there is peeling paint on lower half of wall.

Other Observed or Known Conditions Not Specified Above: 1) Water heater not strapped or braced.

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)

Date 06/15/2018

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	_____	<u>EXEMPT - PROBATE</u>	Date _____
SELLER	_____	<u>EXEMPT - PROBATE</u>	Date _____
BUYER	_____		Date _____
BUYER	_____		Date _____

Real Estate Broker (Firm Representing Seller) _____

Trusted Realty Advisors

By Mell Hargo
(Associate Licensee or Broker Signature)

Date 06/15/2018

Real Estate Broker (Firm Representing Buyer) _____

By _____
(Associate Licensee or Broker Signature) Date _____

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Reviewed by _____ Date _____



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)