



**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 Apple Valley, County of San Bernardino, State of California, described as 10640 Jamul Rd ("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 (____) (____)

Exempt
Seller's Initials (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: 03/02/2016 2:30 PM 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) Missing and broken outlet covers.

Dining Room: 1) Missing Light Fixture. (2) Exposed Wires.

Kitchen: 1) Flooring gap between cabinet base and tile flooring. 2) Damaged outlet. 3) Missing floor tile behind refrigerator space, range hood and vent pipe. 4) Missing edges on countertops. 5) Light fixture loose from ceiling.

Other Room: MASTER BEDROOM : 1) Missing closet doors.

Hall/Stairs (excluding common areas): 1) Evidence of patching on wall.

Bedroom # 1 : NORTHWEST BEDROOM: 1) Missing closet doors. 2) Holes in wall and exposed wiring on North wall. 3) Windows screwed shut. 4) Two holes in ceiling.

Bedroom # 2 : SOUTHWEST BEDROOM: 1)Missing closet doors. 2) Missing Vinyl floor tile.

Bedroom # 3 : NORTHWEST BEDROOM: 1) Closet doors missing. 2) Windows are plexiglass.

Bath# 1 : In Master bedroom: 1) Bathroom is missing vanity and faucet and sink. 2) Missing light fixture over vanity and exposed wires. 3) Dirty Shower basin. There is a shower only. No tub in this bathroom.

Bath# 2 : Hallway bathroom is missing tile.

Bath# _____ :

Other Room: General: Garage has been converted and separated in to 2 main rooms by drywall and 2 separate doors. The front part of garage has some type of bathroom with no sink or toilet. Has exposed electrical coming through holes in the ceiling. There are holes in West wall.

Buyer's Initials (_____) (_____)

Seller's Initials (x Exempt)

Reviewed by _____ Date _____



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Other Room: Rear Garage Conversion area is separated into 3 rooms. It has exposed electrical wiring at ceiling. Loose outlet with exposed electrical wiring on South wall. Hole in ceiling. The laundry hookups and water heater are in one area and then there are 2 other storage type rooms.

Other: Exterior front east side of stucco is broken around entry door. 2) All exterior wood trim has peeling paint. South side of exterior has evidence of patch work to the stucco around the door and has unpainted wood and flaking paint on wood trim. There is a damaged wall vent also.

Other: The Roof on West side below evaporative cooler is stained and there are tiles lifting near fascia below solar panels. The S/W corner has missing shingles. The front of roof is raised at flashing near North East corner.

Other: North exterior sides show evidence of patching at main electrical service panel and flaking paint on wood trim. There is exposed wiring below service panel. Broken stucco at N/W corner. Rear yard exterior has raised electrical at center of yard.

Garage/Parking (excluding common areas): Driveway Asphalt has cracks. Entry onto driveway has large cracks in Asphalt.

Exterior Building and Yard -Front/Sides/Back: _____

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 Meil Hargo Date 3-2-2016
(Signature of Associate Licensee or Broker)

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 x Probate - Exempt Date _____
~~SELLER~~ n/a Date _____
BUYER _____ Date _____
BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors
By Meil Hargo Date 3-2-2016
Jim Fammell and/or Meil Hargo (Associate Licensee or Broker Signature)

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

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Reviewed by _____ Date _____

