CALIFORNIA ASSOCIATION OF REALTORS®

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 ***2542 I Street*** ("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 (_____) (_____)

Seller's Initials (X Exempt) (_____)

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Reviewed by _____ Date _____

EQUAL HOUSING OPPORTUNITY

Trusted Realty Advisors, 7241 Palm Ave STE 200 Highland CA 92346-3262 Phone: 909-862-0102 Fax: i street 2542 -
Jim Trammell
Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Property Address: *2542 I Street San Bernardino, CA 92405* Date: *February 6 2018*

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: *02/06/2018* 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) Wood flooring is worn and stained. (2) All walls are stained or dirty. (3) Front entry door is damaged. (4) All windows have either broken panes or the locking mechanism is in-operable. (5) Big hole in wall on East side near entry door. (6) Window frames have peeling paint.*

Dining Room: *1) Wood flooring is worn and stained. (2) All walls are stained or dirty. (3) Window frames have peeling paint. (4) All windows have broken windows or broken locking mechanism.*

Kitchen: *1) Missing cabinet drawers. (2) Dirty cabinets. (3) Broken tiles around sink. (4) No plumbing fixtures. (5) Sheet vinyl flooring is damaged and lifting. (6) Broken East window and all windows have peeling paint. (7)Large hole in sink cabinet leading under house.*

Other Room: *Laundry Room: 1) Large holes in walls. (2) Plumbing fixtures have been removed. (3) Damaged Sheet vinyl flooring. (4) Hole in Ceiling that connects to missing water heater. (5) Loose electrical sockets. (6) Miscellaneous wires on ground.*

Hall/Stairs (excluding common areas): *1) Wood flooring damaged. (2) No door on wall heater. (3) No door to Attic.*

Bedroom # *1* : *1). NW : Broken window panes. (2) Wood floor is stained and damaged. (3) Entry door is damaged. (4) Window frames are damaged and have peeling paint. (5) Damaged closet doors.*

Bedroom # *2* : *1) SW: 1) Wood flooring damaged. (2) Both entry doors are damaged. (3) Graffitti on all walls. (4) All window panes on South side are broken/missing. Window panes on West wall are broken. (5) Loose / missing electrical socket plates. (6) Exposed wiring throughout.*

Bedroom # ___ :

Bath# *1* : *1) Missing tub, shower, Vanity and toilet. (2) All walls are damaged and have holes leading to different sides of the house. The largest hole is leading underground. (3) Broken window lock. (4) Entry door is damaged. (5) Most of the tile flooring has been broken out.*

Bath# _____ : *n/a*

Bath# _____ : *n/a*

Other Room:

Buyer's Initials (_____) (_____) Seller's Initials (X Exempt)

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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)

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Property Address: *2542 I Street San Bernardino, CA 92405* Date: *February 6 2018*

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

Other Room:

Other: *Front Covered Patio: Paint is peeling on concrete.*

Other: *Exterior: 1) Several Air Space Vents covers are missing around the house. (2) Rear garage entry screen door is damaged. (3) South side block entry concrete gate frame is damaged. (4) Crawl space door is missing. (5) Electrical panel is missing.*

Other: *All sides of exterior have a lot of miscellaneous items and debri throughout. All rooms have various size holes in the flooring.*

Garage/Parking (excluding common areas): *1) Pull - up door is metal. (2) Concrete is stained. (3) Locking mechanism is damaged. (4) Driveway concrete is stained. (5) Garage has a lot of miscellaneous debri inside.*

Exterior Building and Yard -Front/Sides/Back: *1) Southside: Holes in siding. 2) Missing porch light fixture with loose wires. 3) Loose wires leading into house from outside. (4) Holes in exterior siding.*

Other Observed or Known Conditions Not Specified Above: *1) Sewer pipe raised above ground and un-capped. (2) Covered patio on South side has a lot of debri including a vehicle. There are also of loose electrical wires attached to extension cords.*

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 ADVIOSRS*

By Mell Hargo Date 2-8-18

(Signature of Associate Licensee or Broker)

JIM TRAMMELL AND 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 X *EXEMPT - PROBATE* Date _____

SELLER *EXEMPT - PROBATE* Date _____

BUYER _____ Date _____

BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) *Trusted Realty Advisors*

By Mell Hargo Date 2-8-18

(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

By _____ Date _____

(Associate Licensee or Broker Signature)

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