



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 6/19)

This inspection disclosure concerns the residential property situated in the City of Rialto, County of San Bernardino, State of California, described as 1033 W Norwood 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 Probate - Exempt

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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)



Trusted Realty Advisors, 7241 Palm Ave STE 200 Highland CA 92346-3262
Jim Trammell

Phone: 909-862-0102

Fax:

1033 w Norwood -

Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com

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: 05/11/2021 2:00 PM Weather conditions: COOL - SUNNY - Clear

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): Foyer: Nothing noted.

Living Room: 1.) Ceiling damage / patching from some type of Roof issue. The patching runs East to West and over the Foyer.

Dining Room: 1.) Carpet is stained and dirty. Dated interior.

Kitchen: 1.) Dirty flooring. (2) Missing light fixture diffuser . (3) All Cabinets are filled with miscellaneous items. (4) Cabinets are worn. (5) Unknown condition of Appliances

Other Room: _____

Hall/Stairs (excluding common areas): Carpet and flooring are all dated and dirty.

Bedroom # 1 : Master Bedroom: There is some type of large round hole under the South window that goes through to the outside. (2) Ceiling has evidence of patch work including around the attic access in the Master closet.

Bedroom # 2 : East Bedroom on 2nd floor with flowered wall paper: (1) Evidence of Ceiling damage on East side of bedroom. (2) Closet Doors are missing.

Bedroom # 3 : Lower Level: 1.) Front room next to Garage: This room is filled with miscellaneous items. Visibility and entrance is heavily obstructed.

Bath # 1 : Hallway upstairs: Shower walls appear to be added to the Tub. Heavy caulking was added or modification was done.

Bath # 2 : Flooring and walls dirty.

Bath # : _____

Other Room: Bedroom 4 Upstairs: Dirty stained walls and carpet.

Buyer's Initials () ()

Seller's Initials Probate Exempt



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

Other Room: _____

Other: Ceiling: Many areas of the house have ceiling patchwork or ceiling drywall is warping.

Other: 1.) Bottom wood trim under living room window is damaged. (2) Many Rafters around the house are damaged, or cracked or have dry rot.

Other: 1.) Metal side gate is damaged and rusting. (2) There is a box on the side of the house that is for either the sprinklers or phone wires or cable wires. The housing unit appears to be damaged.

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): 1) Bent 2-Car Garage door with broker window. (2) 1-car garage wood door is broken and has peeling paint. (3) Unknown condition of walk-thru garage door leading to rear yard but it doesn't have any trim around the interior part of the door. (4) There is miscellaneous items in the rafters.

Exterior Building and Yard - Front/Sides/Back: 1.) Overgrown weeds and Trees (2) Rear yard has a boat, camper, Water Heater, Ladder, Tires, Rusted Smoking Grill and other miscellaneous items. (3) Exterior Trim Boards all have peeling paint or dry rot. (4) There are some tile end caps missing on roof.

Other Observed or Known Conditions Not Specified Above: 1.) There is a Sunroom at the back of the house that is filled with miscellaneous items. Visual of all contents are obstructed by all the debri. (2) There is a Shed at the back of the rear lot. Unknown contents.

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 MELL HARGO AND/OR JIM TRAMMELL Date 5/12/21
(Signature of Associate Licensee or Broker who performed the inspection)

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 5/12/21
SELLER Probate - Exempt .. Date _____
BUYER _____ Date _____
BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors
By Mell Hargo Date 5/12/21
Mell Hargo (Associate Licensee or Broker Signature)

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

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