



## 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 Highland, County of \_\_\_\_\_, State of California, described as 27942 Pacific St ("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 Probate ( ) Exempt

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AVID REVISED 6/19 (PAGE 1 OF 3)

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

27942 Pacific St,



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: 05/17/2021 11:00 AM Weather conditions: Cloudy - Cool

Other persons present: \_\_\_\_\_

**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): 1) Door to Garage is damaged. (2) Skylight has unfinished paint.

**Living Room:** 1) Staining on Return Air Duct walls and Carpet are dirty. Fireplace (nothing noted)

**Dining Room:** 1) Nothing noted.

**Kitchen:** Original Cabinets with particle board peeling. 1) Damaged flooring near Fridge. (2) Dirty sink and counters (3) 2 drawers off tracks on left side of stove. (4) Cabinets are worn and dated. (5) Staining under sink cabinet on base board. (6) There is a gap between dishwasher and sink base cabinet. (7) Dirty Stove

**Other Room:** \_\_\_\_\_

**Hall/Stairs** (excluding common areas): Nothing noted.

**Bedroom # 1 :** S/E : Nothing noted.

**Bedroom # 2 :** S/W: Nothing Noted

**Bedroom # 3 :** N/W Master Bedroom: 1) Large carpet cut out in the middle of the room exposing the sub-concrete floor. (2) Dirty carpet and walls (3) Missing ceiling fixture (exposed wires) (4) Closet shelf bracket is separating from wall.

**Bath # 1 :** Master Bedroom : 1) Staining in sink cabinet on base board (2) Dirty sinks (3) Missing diffusers (4) Very dirty Toilet (5) Shower area: No light globe on fixture. (6) Shower staining.

**Bath # 2 :** Hallway: 1) Staining under sink (2) Dirty Toilet Bowl (3) Missing diffuser for light fixture (4) Tub/Shower is dirty (5) Missing shower door (6) No drain stopper

**Bath # :** N/A

**Other Room:** \_\_\_\_\_

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: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1

Other: Garage Interior: 1) No dedicated outlet for Garage door opener motor. An extension cord is running from the unit to the outlet on the North wall.

Other: Garage Interior: 1) Evidence of Rodent droppings along North wall and inside dryer vent hose. (2) Hose for Hot/Cold bibs have one shared hose at Laundry (3) Small hole in drywall next to side door. (4) Line crack around clean out spout on East exterior wall between side door and window.

☐ See Addendum for additional rooms/structures: \_\_\_\_\_

Garage/Parking (excluding common areas): 1) Loose wall board paneling on West and East walls. (2) Staining on concrete (3) Door to side yard is screwed shut and damaged. (4) Hole in Water Heater stand Box (5) A pole is obstructing furnace blower filter door. (6) Door to side yard has holes in it and is screwed shut.

Exterior Building and Yard - Front/Sides/Back: REAR: 1) Water pooling between retaining wall and patio in several areas. (2) Overgrown vegetation is obstructing North retaining wall/fence. (3) Heavy staining on stucco wall below Bay window at Dining area. (4) Trees from neighbors at East wall are encroaching through the wood fence

Other Observed or Known Conditions Not Specified Above: Exterior: East side Rear 1) Raised and cracked concrete. Side gate has no lock. (2) Line cracks on stucco on all sides of house. WEST SIDE REAR: 1) Cracking concrete. (2) Small tree is growing in the middle of the concrete. (3) No rain gutters.

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 5/17/21

(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 The Donald F. Cameron Estate Date 5/17/21

SELLER Probate - Exempt Date 5/17/21

BUYER \_\_\_\_\_ Date \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors

By Mell Hargo Date 5/17/21

(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_

(Associate Licensee or Broker Signature)

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AVID REVISED 6/19 (PAGE 3 OF 3)

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27942 Pacific St.





CALIFORNIA  
ASSOCIATION  
OF REALTORS®

**TEXT OVERFLOW ADDENDUM No. 1**  
(C.A.R. Form TOA, Revised 6/16)

This addendum is given in connection with the property known as 27942 Pacific St, Highland, CA 92346-2759 ("Property"),  
in which \_\_\_\_\_ is referred to as ("Buyer")  
and The Donald F. Cameron Estate is referred to as ("Seller").

**1) AVID, Other, first:**

**1) General: The house has a decomp order. (2) The house has all original cabinets, Tub/Shower and Counters**

**Exterior: 1) Driveway cracks and staining (3) Trim, Under Eaves and fascia Boards on all sides has heavy peeling paint**

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer _____	Date _____
Buyer _____	Date <u>[Signature]</u>
Seller <u>Probate - Exempt</u>	Date <u>/</u>
<u>The Donald F. Cameron Estate</u>	Date <u>/</u>
Seller <u>Probate - Exempt</u>	Date <u>/</u>

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**TOA REVISED 6/16 (PAGE 1 OF 1)**

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