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 ***Moreno Valley***, County of ***Riverside***, State of California, described as ***24346 Quapaw Trl*** ("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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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: ***08/24/2021 4:00 PM*** Weather conditions: ***SUNNY - CLEAR - Warm***

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): ***See Living Room***

Living Room: ***1.) Approx 12 "x 12" cut out in South wall above entry door. This is an unfinished patch. (2) Carpet dirty / dated (3) Ceiling line crack between living room and Dining Room. (4) Large furniture items obstructing part of the room.***

Dining Room: ***1) Carpet dirty. (2) French doors has a split in the wood door jam. (2) Small hole on the wall. Appears the door knob is hitting the wall.***

Kitchen: ***1.) No cabinet doors on cabinets. (2) No ceiling light fixture.***

Other Room:

Hall/Stairs (excluding common areas): ***1) Dated and stained carpet. (2) Approx 12"x12" unpainted patchwork on wall near N/W room door.***

Bedroom # *1* : ***Master Bedroom: 1) No Baseboards. (2) There are a few circle smudges on ceiling.***

Bedroom # *2* : ***S/E : No closet doors. Dirty carpet.***

Bedroom # *3* : ***Center Room South side: No door frame***

Bath # *1* : ***Inside Master Bedroom: Unfinished Remodel. This bathroom is gutted. It does not have a Toilet, Vanity, Medicine cabinet, or Shower. Some wood studs are exposed and some areas behind the drywall are exposed.***

Bath # *2* : ***Hallway: 1) Dated. Rust around spout overflow . (2) Tub has some chipped enamel.***

Bath # _____ :

Other Room:

Buyer's Initials (_____) (_____) Seller's Initials ***X*** (**PROBATE EXEMPT**) (_____)

EQUAL HOUSING OPPORTUNITY

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

Other Room: _____

Other: _____

Other: *General: All rooms have dirty carpet and / or stained. (2) Trim boards and eaves have peeling paint. (3) One of the entry steps leading to the house has missing decorative bricks.*

Other: *Exterior Rear Yard: 1) Porch wood Patio cover has a lot of peeling paint some wood damage. (2) There is a large wood stump laying on the ground. (3)Another tree fell to the ground but is still growing towards the house. Many roots are above ground. (4) Some fence slats are loose.*

☐ **See Addendum for additional rooms/structures:** _____

Garage/Parking (excluding common areas): *Water Heater and Furnace is in the Garage. Water heater is Strapped and Braced. Garage was obstructed by many miscellaneous items.*

Exterior Building and Yard - Front/Sides/Back: *Rear Yard: 1) Missing Vent cover on West side near side gate. (2) Staining on Stucco on NOrth and West lower walls.*

Other Observed or Known Conditions Not Specified Above: *Front Building: Original paint color is bleeding through.(2) Garage walk-thru door has a lot of peeling paint (3) Main garage door paint is peeling and weather strip is separating from frame.*

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 Jim Trammell* Date **8/24/2021**

(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** *Estate of Eduardo Gutierrez* Date _____

SELLER **PROBATE - EXEMPT** Date _____

BUYER _____ Date _____

BUYER _____ Date _____

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

By Mell Hargo **Mell Hargo** Date **8/24/2021**

(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

By _____ Date _____

(Associate Licensee or Broker Signature)

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a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020