



**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 Barstow, County of San Bernardino, State of California, described as 1740 Sunset 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 () ()

Probate-Exempt



Property Address: 1740 Sunset Street
Barstow, CA 92311

Date: February 20 2019

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: 02/18/2019 1:00PM Weather conditions: Cool-Sunny-Clear

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) Floors Damaged, Stained and dirty. (2) Evidence of Patchwork. (3) Holes in walls.

Dining Room: 1) Floors Damaged, Stained, missing tiles and dirty. (2) Light fixture hanging from ceiling. (3) Exposed wire from light fixture. (4) Holes in walls on the left side of the sliding glass door.

Kitchen: 1) Floors Damaged, Stained and dirty. (2) Missing countertops, missing drawers, and floor tiles.

Other Room: Laundry Room: Holes in walls.

Hall/Stairs (excluding common areas): 1) Floors Damaged, Stained and dirty. (2) Missing Doors on cabinets. (3) Holes in walls. (4) Wall Furnace is old. The furnace cover is loosely attached to the furnace. (5) Ceiling has some cracking near light fixture.

Bedroom # 1 : 1) Floors Damaged, Stained and dirty. (2) Missing closet doors.

Bedroom # 2 : 1) Floors Damaged, Stained and dirty. (2) Missing closet doors.

Bedroom # 3 : Master Bedroom: 1) Floors Damaged, Stained and dirty. (2) Missing closet doors. (3) Portable toilet filled with feces in a loose bucket. (4) Mice have been seen in this room. (5) Holes near sliding glass door. (6) Sliding glass door frame damaged. It appears to have been bent.

Bath# 1 : Hallway: 1) Floors Damaged, Stained and dirty. (2) Tub is partially filled with feces. (3) Leaking under sink. (4) Damaged vanity and broken mirror. (5) Dirty-stained flooring. (6) Area behind door is in poor condition.

Bath# 2 : 1) Floors Damaged, Stained and dirty. (2) Missing vanity and Medicine cabinet. (3) Possible mold inside medicine cabinet wall area (4) Staining in shower and missing shower head.

Bath# _____ :

Other Room: _____

Buyer's Initials () ()

Seller's Initials () ()

Probate-Exempt

AVID REVISED 11/13 (PAGE 2 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Sunset 1740 -



1740 Sunset Street
Property Address: Barstow, CA 92311

Date: February 20 2019

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

Other Room: _____

Other: GENERAL STATEMENT: Every room in the house has a lot of personal abandoned items. All bedrooms and Living room have mattresses and/or box springs.

Other: Roof: The roof shingles are badly worn and some are damaged. (2) There is evidence of patchwork. (3) Water staining from Swamp cooler. (4) There is an electrical box on roof next to the swamp cooler that is damaged. (5) Swamp cooler is rusting. (6) second swamp cooler above garage is damaged and missing a door.

Other: Exterior: Stucco around sliding glass door is damaged with holes and cracks. (2) Water heater door is damaged and not secure to house. (3) Tree at rear next to patio has bad dry rot.

Garage/Parking (excluding common areas): 1) Damaged garage roll up door is stored inside garage against wall. (2) Flooring tiles are worn. (3) Crack in concrete near the entry. (4) The driveway is Asphalt with some cracks and stains. (5) Walkway to front door has cracks in concrete in several areas. 3.5x1.5 hole in shared house Wall.

Exterior Building and Yard - Front/Sides/Back: 1) Trim Board is worn and has peeling paint all around house. (2) Trim board is missing above living room window on side of house. (4) Stucco line cracks all around house. (5) No trim boarder around front entry door.

Other Observed or Known Conditions Not Specified Above: Mice were observed running in the Master bedroom and kitchen.

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 Date 2-20-19
(Signature of Associate Licensee or Broker)

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 Probate - Exempt Probate - Exempt Date _____
SELLER Probate - Exempt Probate - Exempt Date _____
BUYER _____ Date _____
BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors
By Mell Hargo Date 2-20-19
(Associate Licensee or Broker Signature)

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

© 2007-2013, California Association of REALTORS®, Inc. United States copyright law (Title 17 U.S. Code) forbids the unauthorized distribution, display and reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS®. NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is made available to real estate professionals through an agreement with or purchase from the California Association of REALTORS®. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

Published and Distributed by:
REAL ESTATE BUSINESS SERVICES, INC.
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
525 South Virgil Avenue, Los Angeles, California 90020

AVID REVISED 11/13 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

Produced with zipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Sunset 1740 -

