



**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 Green Valley Lake, County of San Bernardino, State of California, described as 33526 Angeles Drive ("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*



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: 09/27/2019 1:00 pm Weather conditions: SUNNY - CLEAR - 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) No Baseboards in Living Room. (2) Interior wood siding is discolored on lower part of wood slats. (3) No transition wood piece from living room to kitchen. (4) Fireplace: Unknown condition.

Dining Room: 1) No Baseboards in Dining Room. (2) Interior wood siding is discolored on lower part of wood slats.

Kitchen: 1) Prep counter cabinet wood facing entryway has wood discoloration on lower part of slats. (2) Staining in sink cabinet on base board. (3) Unknown condition of appliances. (4) Grout stains on Prep counter.

Other Room: _____

Hall/Stairs (excluding common areas): 1) Vinyl flooring is dirty and warped in some areas. (2) There is some evidence of wall patching along the hand rails.

Bedroom # 1 : 1) No flooring - only underlayment. (2) Electrical plates are all missing. (3) Debris in bedroom and closet.

Bedroom # 2 : 1) Wood door to one of the closets is not attached to frame. (2) Carpet ends are unraveling. (3) Debris in bedroom and both closets.

Bedroom # 0 : N/A

Bath # 1 : LOWER LEVEL: 1) Vinyl flooring is warped. (2) Tub and sink are dirty. (3) Sink backsplash has dried caulking.

Bath # 2 : Upper Level: 1.) Worn and damaged vinyl tile.

Bath # _____ : N/A

Other Room: Basement: The basement is unfinished. It has a lot of debris and personal items in it. There is a Water Heater in the basement with a red tag attached to it that reads "danger". The furnace is located next to Water Heater. There is a gap at the floor entrance threshold inside the Basement.

Buyer's Initials () ()

Seller's Initials Probate-Exempt



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

Other Room: N/A

Other: N/A

Other: N/A

Other: _____

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Driveway and Decks: Some loose boards. All the railings are loose. Deck has a lot of peeling paint.

Exterior Building and Yard - Front/Sides/Back: 1) Peeling paint on all sides of house siding including trim around windows. (2) Debris under parking structure. (3) There are several cut stumps on property including loose wood logs. (4) Some Exterior Stairs leading to Basement are cracked and very loose.

Other Observed or Known Conditions Not Specified Above: 1) Some exterior wood siding near Chimney are loose. (2) Rain Gutters are filled with tree clippings.

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 [Signature] MELL HARGO and Jim Trammell Date _____
(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 _____ PROBATE - EXEMPT Date _____
SELLER _____ PROBATE - EXEMPT Date _____
BUYER _____ Date _____
BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors
By [Signature] JIM TRAMMELL AND MELL HARGO (Associate Licensee or Broker Signature) Date 9/28/19

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

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