



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 12/21)

This inspection disclosure concerns the residential property situated in the City of Cathedral City, County of Riverside, State of California, described as 23 Garfield Street ("Property").

This Property is a duplex, triplex, or fourplex. An AVID is required for all units. This AVID form is for all units (or only unit(s) _____).

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.**



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: 07/18/2023 9:00 AM Weather conditions: Hot Clear Sunny
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): N/A

Living Room: 1) Dirty and Dusty flooring. (2) Ceiling is some type of foam tile board.

Dining Room: N/A

Kitchen: 1.) Sink drain is clogged. Water leaks out of the drain in the sink cabinet onto the floor. No cabinet floor base. (2) Fridge is dirty as well as other appliances. (3) All cabinets are dirty (4) Flooring and counter tops are dirty . (5) Stove burners are very dirty.

Other Room: _____

Hall/Stairs (excluding common areas): 1) Swamp Cooler vent is filled with dust / dirt

Bedroom # 1 : 1) Carpet Stained and dirty. (2) Walls dirty (3) Furniture dressers dirty.

Bedroom # _____ : N/A

Bedroom # _____ : N/A

Bath # 1 : 1) Heavy staining and caulking around Toilet Base. (2) Staining around sink cabinet. (3) Tub dated and stained (4) Tub wall has thick caulking at bottom of shower wall base.

Bath # _____ : N/A

Bath # _____ : N/A

Other Room: Miscellaneous: 1) There is a mini split a/c unit in the Living room and an existing evaporative cooler on the roof with ducting in the Hallway between kitchen and bathroom.



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Other: Exterior: 1) Swamp cooler shell on roof has signs of rust. (2) Patio step near sliding glass door is loose and carpet is torn. (3) Driveway has peeling paint.

Other: Exterior: 1) There was an odor on the interior and exterior of unit. It subsided a little after running the interior water. There is a sewer cap at space driveway.(2) Missing window louver on driveway door.

Other: Single Pane windows are on: Sliding glass door, Kitchen, Bathroom and carport entry door. Dual Pane windows are in the Living room, 2 in bedroom and 1 in the eating area.

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Driveway has peeling paint on concrete.

Exterior Building and Yard - Front/Sides/Back: Exterior building is dirty and has lots of cobb webs and spiders. Was unable to open the Water Heater exterior closet door.

Other Observed or Known Conditions Not Specified Above: There is a shed opposite the Living Room Wall. Unknown if it belongs to 23 Garfield or the neighbor.

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 Date 7-19-2023
(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.

Buyer _____ Date _____
Buyer _____ Date _____

I/we acknowledge that I/we have received a copy of this disclosure.
(The initials below are not required but can be used as evidence that the initialing party has received the completed form.)

Seller Probate - Exempt

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors
By Mell Hargo Mell Hargo Date 7-19-2023
(Associate Licensee or Broker Signature)

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

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AVID REVISED 12/21 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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23 Garfield St,

