



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
Moreno Valley, County of
Riverside, State of California, described as
23861 Betts Pl
Moreno Valley, CA 92553 ("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 () ()

Probate - Exempt
Seller's Initials () ()

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Reviewed by _____ Date _____



AVID REVISED 11/13 (PAGE 1 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

23861 Betts Pl

Property Address: Moreno Valley, CA 92553

Date: December 17 2018

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: 12/17/2018 12:00 PM Weather conditions: Sunny, clear and cool

Other persons present: 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. Entry door has peeling paint. Screen entry door in poor condition with broken handle.

Living Room: Wall patching behind entry door. Possible small stain at ceiling near southeast corner.

Dining Room: Nothing appearing significant was visible. Some staining on kitchen counters. Screen door at patio sliding door in fair condition. The latch does not lock.

Kitchen: Some staining on kitchen counters. Appliances appear to be older and not well maintained. Stain on floor in front of dishwasher. Ceiling light fixture peers to be damaged and may be missing part. Staining on ceiling North wall. Possible corrosion on water supply line in sink cabinet.

Other Room: N/A

Hall/Stairs (excluding common areas): Nothing appearing to be significant was visible.

Bedroom # 1 : Southeast bedroom. Damage to interior window frame and seal at bottom left corner of window frame. Appears to be staining on carpet near wall below window. Exterior has visible gaps in window frame covered by strips of wood.

Bedroom # 2 : Master bedroom: 1) Nothing noted.

Bedroom # _____ : N/A

Bath# 1 : Master bathroom. Fiberglass stall shower appears to have some staining. (2) crack at base of cold water sink faucet handle.

Bath# 2 : Hallway bathroom. Light fixture missing cover. Appears to have staining and possible wall damage behind toilet on left hand side. Standing inside medicine cabinet. Wall damage and hole on south wall inside sink cabinet.

Bath# _____ : N/A

Other Room: None.

Buyer's Initials (_____) (_____)

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AVID REVISED 11/13 (PAGE 2 OF 3)

Seller's Initials (_____) (_____) *Probate - Exempt*

Reviewed by _____ Date _____

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)

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

Betts Pl 23861



23861 Betts Pl

Property Address: Moreno Valley, CA 92553

Date: December 17 2018

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

Other Room: None.

Other: Garage Parking: Hanging drywall tape on ceiling near West Wall. Drywall tape missing in other locations on garage ceiling. Garage door bottom panel is bent.

Other: Patio and deck. Central air conditioning unit line to house appears to be missing large amounts of insulation. Rain gutter outside patio appears to be in very poor condition.

Other: Rear and side and front wood fencing, all appear to be in fair condition and have several areas that have been patched. Exterior wood trim flaking paint in many areas. Exterior stucco has staining in many locations. Rain gutter on east side in poor condition.

Garage/Parking (excluding common areas): Driveway has cracks. Staining on garage floor. Inside garage west and south walls not visible due to storage. Gap around water heater vent pipe at ceiling.

Exterior Building and Yard -Front/Sides/Back: Garage roll up door top rail is also bent and makes significant noise. Front and East Side chain link fence in fair condition. Wood fence all around yard is in poor condition.

Other Observed or Known Conditions Not Specified Above: Roof appears to have some signs of aging and some lifted shingles. Roof shingles are discolored throughout. Unable to open electric breaker circuit panel box.

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] Date 12/17/2018
(Signature of Associate Licensee or Broker)

JIM TRAMMELL AND OR 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 Date _____
SELLER Probate - Exempt Date _____
BUYER _____ Date _____
BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors
By [Signature] Date 12/17/2018
JIM TRAMMELL AND OR MELL HARGO (Associate Licensee or Broker Signature)

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

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

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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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