



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 Desert Hot Springs, County of Riverside, State of California, described as 12840 Calle Amapola ("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.**

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AVID REVISED 12/21 (PAGE 1 OF 3)

Buyer's Initials _____ / _____ Seller's Initials **X** PROBATE-EXEMPT



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

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: 05/31/2022 10:00 AM 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. Stained carpet. 2. Door frames have peeling paint. (3) There is an evaporative cooler and an electric wall/window unit on the wall adjacent to the Garage. The garage wall on the opposite side has unfinished drywall work.

Dining Room: 2. Nothing noted.

Kitchen: 1. Ceiling drywall at entry to the living room is blistering. (2) Signs of possible water staining. (3) Cabinet doors were painted a different color than the cabinets several years ago.

Other Room: _____

Hall/Stairs (excluding common areas): Nothing Noted.

Bedroom # 1: North East: 1. This room is being used as storage. (2) Most of the room had limited visibility due to miscellaneous items. (3) This room had a big cut out in the East wall. Unknown cause.

Bedroom # ____: _____

Bedroom # ____: _____

Bath # 1: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1

Bath # 2: 1) Hallway - Discoloration and blistering at the seam above window.

Bath # ____: N/A

Other Room: 1.) Septic tank is located in the front yard and in front of the Garage under many small trees and shrubs. (2) A shallow hole was dug out in the rear yard for an "above ground" pool per the tenant.



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Other: Rear Fencing: Many of the Chainlink fence posts on both sides of the yard are lifting out of the ground.(2) The fence is leaning on both sides of the yard.

Other: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 2

Other: Roof: The roof has many protective tarps on it. (2) The roof material is faded and very worn.

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): 1.) Frame around Garage roll up door has chipped paint. (2) Discloration on top frame boards. Possible water intrusion or dry rot.

Exterior Building and Yard - Front/Sides/Back: 1) Overgrown tree branches touching North side roof and trim boards.(2) Some wood planks above Rear Patio are filled with expando foam to keep the bees/wasps out per tenant.

Other Observed or Known Conditions Not Specified Above: Per the tenant, the A/C has never worked for several years.(2) Unknown condition of the shed in the rear yard. (3) Water heater is leaking from the top cap joints.

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 (Signature of Associate Licensee or Broker who performed the inspection) Mell Hargo Date 6-23-2022

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 (Associate Licensee or Broker Signature) Mell Hargo Date 6-23-2022

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

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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

Robert Harkins -





This addendum is given in connection with the property known as 12840 Calle Amapola, Desert Hot Springs, CA 92240 ("Property"), in which is referred to as ("Buyer") and Estate of Robert L. Harkins is referred to as ("Seller").

1) AVID, Bath, first:

1) Being used as storage. (2) There is a big square hole in the ceiling as well as unfinished drywall. (3) Many areas of the bathroom are filled with expanding foam in the seams of the wood.(4) Wires, cables and pipes are exposed from the ceiling and walls.(5) Evidence of patchwork on walls.

2) AVID, Other, second:

General: All sides of the house have damaged or missing wood plank at the soffits,exposed foam insulation between soffit board slats, damage to trim boards and dry rot at the corner eaves. All sides of the house had some type of peeling paint on the wood siding especially those exposed to the sun.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer Date
Seller PROBATE - EXEMPT Estate of Robert L. Harkins Date
Seller N/a Date

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