



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 Apple Valley, County of San Bernardino, State of California, described as 21637 Del Oro Rd ("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*

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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: 06/16/2020 11:00 AM Weather conditions: WARM-SUNNY-CLEAR

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.) Dirty Flooring. (2) Tile Flooring.

Dining Room: N/A

Kitchen: 1.) Cabinets are all different. Back splashes are different. One is tile and the other is Granite.
(2) The kitchen flooring is tile.

Other Room: _____

Hall/Stairs (excluding common areas): Nothing Notied

Bedroom # 1 : N/W : 1) Broken window crank (2) Dirty walls and flooring.

Bedroom # 2 : S/W : 1) Broken South window pane. (2) Broken window crank. (3) Tile flooring.

Bedroom # _____ : N/A

Bath # 1 : There is one full bathroom and the other has a walk-in shower, toilet and sink. The bathroom with the walk-in shower has all exposed plumbing. The shower walls are damaged. The wall behind the toilet looks like there is water damage.

Bath # 2 : Full Bathroom: The full bathroom tub is very dirty and has staining around the bottom of the outside of the tub. There is also has a cut out in the tile between the vanity and the tub on the wall. The flooring is very dirty.

Bath # _____ : N/A

Other Room: S/E : This room is being used as a storage area for small tools and a craft area. It is just off the Hallway from the kitchen. Visibility is obstructed by debri and furniture. This room also has a small closet area with its own door on the South/ West side of the room.

Buyer's Initials () ()

Seller's Initials Probate - Exempt



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

Other Room: See Garage area for other room.

Other: Laundry: Outside and exposed. The drainage to the washing machine drains directly to the yard. However, there are laundry hookups in the Hallway South of the Kitchen.

Other: Water Heater: The closet is outside and we could not get the door open. It is encased in plywood.

Other: Sewer: Septic.....A/C: None that we could find.....Heat: None that we could find.

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Converted Garage into a Bedroom with a sliding Glass door. This is next to the kitchen with direct access. Visibility is obstructed by tools and furniture.

Exterior Building and Yard - Front/Sides/Back: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1

Other Observed or Known Conditions Not Specified Above: Block with stucco siding. All the stucco is peeling on all sides of the house. All trim boards have peeling paint. Enclosed / Open front patio: Concrete flooring is cracked in many areas.

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 AND/OR JIM TRAMMELL Date 6-16-20
(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 Mell Hargo MELL HARGO AND/OR JIM TRAMMELL (Associate Licensee or Broker Signature) Date 6-16-20

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

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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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

Del Oro 21637 -





TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/16)

This addendum is given in connection with the property known as 21637 Del Oro Rd, Apple Valley, CA 92308-5928 ("Property"),
in which _____ is referred to as ("Buyer")
and _____ is referred to as ("Seller").

1) AVID, Exterior Building:

Roof - The roof is made up of different types of materials. The base of it is rotted plywood. Then on top of the plywood are 2 x 4's. Then on top of the 2x4's are chain link fencing throughout the roof. Then on top of the chain link fencing are a few steel beams holding down more wood planks. The edges of the chain link fence are held down with Rebar.

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 _____ |
| Buyer _____ | Date _____ |
| Seller <u>Probate - Exempt</u> | Date <u> </u> |
| Seller <u>Probate - Exempt</u> | Date <u> </u> |

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TEXT OVERFLOW ADDENDUM (TOA PAGE 1 OF 1)