



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 Lake Arrowhead, County of San Bernardino, State of California, described as 235 Grass Valley 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



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: 04/21/2021 10:00 AM Weather conditions: Cool - Cloudy

Other persons present: Jim Trammell, 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): There are 2 front entries. Nothing Noted.

Living Room: 1) Dated Carpet. Water stains on the Ceiling above Fireplace. (see Roof Repair document on website for details)

Dining Room: 1.) In Living Room. Nothing Noted.

Kitchen: 1.) Dated. Worn cabinets. (2) Tiled counters and backsplash. (3) Damaged Vinyl flooring (4) Dated Appliances - unknown condition

Other Room: 1.) Most walls have wood type siding (2) Flooring is carpet throughout. Dated and Worn.

Hall/Stairs (excluding common areas): Stairs: Dated Carpet.

Bedroom # 1 : Master Bedroom (2nd Floor) : Dated Carpet. French Doors. (3) Original wood doors are dated and worn.

Bedroom # 2 : Third Floor (Loft Area). Dated Carpet. Limited Lighting. Area has some personal items obstructing full view.

Bedroom # 3 : Entry access is at the Driveway on first level. Limited lighting. Carpet dated. This room is between the Laundry area / Bathroom and the Utility Room.

Bath # 1 : Next to Kitchen: 1) Hard water stains on shower walls and tub. (2) Caulking discoloration around Tub and Shower door. (3) Vinyl floor is dated. (4) Vanity cabinet is dated and worn.

Bath # 2 : Third Floor Loft Area: 1) Caulking discoloration around tub and Shower doors. (2) Vinyl flooring worn and dated. (3) Vanity is worn and dated. (4) Hole in door.

Bath # 3 : Lower Level: 1.) Full Bathroom - Vinyl flooring is dated and worn. (2) Vanity is dated and worn. (3) Caulking is peeling and discolored.

Other Room: Laundry Area: Nothing Noted. This room is located on the first level (lower level) before you enter the Bathroom.

Buyer's Initials () ()

Seller's Initials Probate - Exempt



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

Other Room: Utility Room: This room can be accessed through the bedroom on the first level. It is opposite the Laundry room. This is where the Water Heater is.

Other: N/A

Other: N/A

Other: Exterior Shed: Visibility is limited due to personal items.
Exterior Open Wood Shed Structure: Has some wood in it.
There are several sand bags resting on the dirt slope under wood deck near driveway.

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): This property does not have a Garage or Carport. It has a horseshoe driveway that is steep but levels out closer to the house.

Exterior Building and Yard - Front/Sides/Back: 1) Wood Deck has some loose and worn boards. (2) There is peeling paint on all sides of the house. (3) Possible evidence of wood rot on wood siding on second level. (4) There are approximately six short 2x4 boards nailed vertically to the horizontal beam supporting the deck. This same beam has possible evidence of dry rot or termite damage.

Other Observed or Known Conditions Not Specified Above: This AVID reflects roof repairs that was done after the date of AVID. See original Roof Invoice on Receipt for Reports. Roof comments on this report as of 4-21-2021 have been removed since Roof repair on 06-15-2021 .

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 JIM TRAMMELL AND/OR MELL HARGO Date April 21, 2021
(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 Date April 21, 2021
Mell Hargo (Associate Licensee or Broker Signature)

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

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