



**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 Needles, County of San Bernardino, State of California, described as 516 Quivera St ("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 ( X \_\_\_\_\_ ) ( \_\_\_\_\_ )

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**AVID REVISED 11/13 (PAGE 1 OF 3)**

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



**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: 02/03/2018 Weather conditions: SUNNY - 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):** ENCLOSED PORCH: (1) CONCRETE FLOOR WITH SOME CRACKING. (2) THIS ROOM HAS A WOOD BURNING STOVE WITH A WINDOW A/C .

**Living Room:** 1) CARPET STAINED - (2) UNCONNECTED COOLER DUCT ON CEILING REGISTER. (3) THIS ROOM HAS A WOOD BURNING STOVE. UNKNOWN CONDITION. (4) OPEN OUTLETS THROUGHOUT.

**Dining Room:** 1) EXPOSED ELECTRICAL AT CEILING. (2) THERE IS A SWAMP AND WALL COOLER IN DINING ROOM. (3) EVIDENCE OF PATCHING ON CEILING. (4) EXPOSED WIRES ON CEILING.

**Kitchen:** 1) MIX MATCHED CABINETS. (2) SINK BASE CABINET HAS A BUSTED FLOOR.

**Other Room:** UTILITY ROOM/ LAUNDRY ROOM: 1) UNFINISHED DRYWALL . (2) EXPOSED WIRING. (3) WATER HEATER NOT STRAPPED OR BRACED. (4) UNFINISHED REMODELING WORK. (4) LOOSE 220 DRYER CONNECTION. (5) EVIDENCE OF PATCHWORK ON CEILING.

**Hall/Stairs (excluding common areas):** 1) WATER STAINS ON BASEBOARDS WHERE WALL MEETS LAUNDRY ROOM. (2) BROKEN WALL BOARD ON CEILING. (3) END OF HALLWAY WALL ADJACENT TO BEDROOM BATHROOM HAS A LARGE HOLE WHERE YOU CAN SEE THE BATHROOM.

**Bedroom # 1 :** 1) DIRTY CARPETS (2) THIS ROOM HAS A WALL A/C . THIS ROOM IS LOCATED NEAREST THE KITCHEN.

**Bedroom # 2 :** 1) RODENT DROPPINGS. (2) THIS ROOM HAS A WALL A/C AND A WATER COOLER. (3) EXPOSED ELECTRICAL AT THE WATER COOLER AND UNFINISHED DRYWALL. (4) LOOSE LAMP ON WALL. (5) WATER DAMAGE AT WINDOW SEAL. ) DAMAGED DOOR.

**Bedroom # 3 :** (1) EXPOSED ELECTRICAL WIRING IN JUNCTION BOXES INSIDE THE ROOM. (2) STAINED CARPET.

**Bath# 1 :** MASTER BEDROOM: (1) UNFINISHED SHOWER STALL. (2) UNFINISHED CERAMIC TILE ON FLOOR. (3) EVIDENCE OF RE-PIPING.

**Bath# 2 :** HALLWAY BATHROOM : 1) VANITY HAS MISSING DOOR. (2) HOLES IN WALL BEHIND SINK. (3) EVIDENCE OF RE-PIPING. (4) SHOWER HEAD AND TUB DIVERTER ARE MISSING. (5) EXPOSED ELECTRICAL ABOVE VANITY. (6) NO LIGHT SOCKET PLATES. (7) GAPS AROUND FAUCET HANDLES INSIDE TUB.

**Bath# \_\_\_\_\_ :** \_\_\_\_\_

**Other Room:** \_\_\_\_\_

Buyer's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )

Seller's Initials (X \_\_\_\_\_ ) ( \_\_\_\_\_ )

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AVID REVISED 11/13 (PAGE 2 OF 3)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

**AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)**



516 Quivera St

Property Address: Needles, CA 92363-3943

Date: February 5 2018

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # \_\_\_\_\_

Other Room: \_\_\_\_\_  
\_\_\_\_\_

Other: DRIVEWAY: (THIS IS A DIRT DRIVEWAY.) 1) PIPE COMING OUT OF WALL NEXT TO ENTRY DOOR.  
(2) STUCCO IS BLISTERING. (3) OVERGROWN TREES AND VEGETATION. (3) ENTRY DOOR IS DAMAGED.  
(4) TRIM BOARD WHERE END OF DRIVEWAY AND REAR YARD MEET HAS DRY ROT ON BOXED EVE.

Other: EXTERIOR: 1) ELECTRICAL PANEL INCOMPLETE. (2) SHEET METAL DUCTING FOR WATER COOLER NOT  
CONNECTED TO ANYTHING. (3) METAL PIPE THAT APPEARS TO BE OPEN NEXT TO METAL DUCTING.  
(4) MIXED - MATCHED WINDOWS THROUGHOUT HOUSE.

Other: EXTERIOR CONT...(5) EXTERIOR LOT WALL ON PORCH SIDE IS IN POOR CONDITION. LOOSE BLOCKS. (6)  
ACTIVE TRAIN NOISE. (7) EXTERIOR COOLER SHELL HAS BEEN TAMPERED WITH. (8) OPEN PIPE ON  
WALL NEXT TO PORCH.

Garage/Parking (excluding common areas): 1) DAMAGED DOORS. (2) NO SCREEN ON ATTIC HOLE. (3) SOME WINDOWS ARE  
BROKEN AND REAR DOOR IS DAMAGED. (4) ALL TRIM BOARDS ARE WORN. (5) THE ROOF IS METAL. (5)  
GARAGE DOORS ARE SEALED. CANNOT VIEW INTERIOR CONDITION.

Exterior Building and Yard -Front/Sides/Back: \_\_\_\_\_  
\_\_\_\_\_

Other Observed or Known Conditions Not Specified Above: MANY AREAS OF THE HOUSE CANNOT BE VIEWED DUE TO  
MISCELLANEOUS ITEMS THROUGHOUT.

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 Jim Trammell - Mell Hargo Date 02/05/2018  
(Signature of Associate Licensee or Broker)

**MELL HARGO AND/OR JIM TRAMMELL**

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  \_\_\_\_\_ Date \_\_\_\_\_  
SELLER \_\_\_\_\_ Date \_\_\_\_\_  
BUYER \_\_\_\_\_ Date \_\_\_\_\_  
BUYER \_\_\_\_\_ Date \_\_\_\_\_

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors  
By Jim Trammell - Mell Hargo Date 02/05/2018  
**MELL HARGO AND/OR JIM TRAMMELL** (Associate Licensee or Broker Signature)

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

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Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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