



**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 Big Bear Lake, County of San Bernardino, State of California, described as 40443 Cliff Lane aka Spruce Lane ("Property").

This Property is a duplex, triplex, or fourplex. This AVID form is for unit # 1 Main House. 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
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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~~ **EXEMPT**)

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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 # 1 Main House .

Inspection Performed By (Real Estate Broker Firm Name) Trusted Realty Advisors

Inspection Date/Time: 05/26/2017 11:30AM Weather conditions: Sunny - Warm

Other persons present:

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) flooring is stained and dirty. (2) Walls have evidence of possible water leaking on East wall above and next to fireplace.(3) West Wall has Dry rot, water damage, possible mold and loose or missing wall mirrors.

Dining Room: N/A

Kitchen: 1) Stains on wood ceiling beams . Dirty Flooring.

Other Room:

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

Bedroom # 1 : Upper level: SE - Dirty dated carpet.

Bedroom # 2 : Upper level: NE: (1) Possible mold on walls. (2) Stained and uneven carpet. (3) Uneven flooring. (4) Staining on some ceiling Beams

Bedroom # :

Bath# 1 : Lower level: Toilet stained.

Bath# 2 : Upper Level: Staining under sink.

Bath# :

Other Room:

Buyer's Initials () ()

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AVID REVISED 11/13 (PAGE 2 OF 3)

Seller's Initials (X EXEMPT)

Reviewed by Date



40443 Cliff Lane aka Spruce Lane

Property Address: Big Bear Lake, CA 92315

Date: May 26 2017

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # 1 Main House

Other Room:

Other:

Other:

Other:

Garage/Parking (excluding common areas): Parking: Is shared with attached unit. (1) Cracked and uneven driveway concrete.

Exterior Building and Yard -Front/Sides/Back: 1) Deck has uneven warped boards (2) Torn deck carpet. (3) Loose railings.(4) Peeling paint on handrail wood.(5) Uneven front yard soil with tree stumps.(6) Roof has missing shingles. (7)Wood house siding on all sides have peeling paint and stains.

Other Observed or Known Conditions Not Specified Above: 1)Waterheater closet door is damaged.(2)Side rear fence is missing some slats. (3) Trim boards on all sides have peeling paint.

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) Jim Trammell and Mell Hargo

By Mell Hargo Date 05/26/2017

(Signature of Associate Licensee or Broker)

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 X EXEMPT - PROBATE Date

SELLER EXEMPT - PROBATE Date

BUYER Date

BUYER Date

Real Estate Broker (Firm Representing Seller) TRUSTED REALTY ADVISORS

By Mell Hargo Date May 26, 2017

Mell Hargo

(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 _____



AVID REVISED 11/13 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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

Spruce aka Cliff



**AGENT VISUAL INSPECTION DISCLOSURE
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Buyer's Initials () ()

Seller's Initials (**EXEMPT**)

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AVID REVISED 11/13 (PAGE 1 OF 3)

Reviewed by _____ Date _____



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

40443 Cliff Lane aka Spruce Lane

Property Address: Big Bear Lake, CA 92315

Date: May 26, 2017

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

Inspection Performed By (Real Estate Broker Firm Name) Trusted Realty Advisors

Inspection Date/Time: 05/26/2017 11:00Am 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): See Living Room

Living Room: 1)Ceiling has some bowing and small stains. (2) Flooring is dirty. Slight slope towards fireplace.

Dining Room: N/A

Kitchen: Drawers are loose from Frame. (2) Flooring is warped at rear door.

Other Room:

Hall/Stairs (excluding common areas): n/a

Bedroom # 1 : Nothing Noted.

Bedroom # : N/A

Bedroom # : N/A

Bath# 1 : 1) Ceiling above Vanity is cracked Drywall. (2) Wallpaper near bottom of vanity is loose.(3) Bathroom is a step down from kitchen.

Bath# : N/A

Bath# :

Other Room:

Buyer's Initials () ()

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AVID REVISED 11/13 (PAGE 2 OF 3)

Seller's Initials (EXEMPT)

Reviewed by _____ Date _____

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)

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Spruce aka Cliff



40443 Cliff Lane aka Spruce Lane

Property Address: Big Bear Lake, CA 92315

Date: May 26, 2017

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

Other Room:

Other: 1) Electric Meter has been removed. Exposed wires around the meter. (2) Roof has missing shingles above service panel.

Other: 1) Damaged wood deck, steps and rails. (2) Peeling paint on all sides of unit.

Other: This unit is attached to Main House. (2) Animal feces between main house and attached house. (3) Many loose wood boards between main house and attached house.

Garage/Parking (excluding common areas): 1) cracked and uneven concrete driveway shared with Main house.

Exterior Building and Yard -Front/Sides/Back: 1) Peeling paint and stains on all sides including shed. (2) Shed has been screwed shut. (3) Loose trim board and baseboard at East side of unit. (4) Rear door is damaged. (5) Rear siding is warped. There are some holes going through the siding & stucco.

Other Observed or Known Conditions Not Specified Above: 1) Raingutter is loose on west side. (2) Damaged wood deck. Leaning deck rails. (3) Stained siding (4) Front of roof and above service panel has loose shingles.

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

Date 05/26/2017

(Signature of Associate Licensee or Broker)

Mell Hargo

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I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

SELLER X EXEMPT - PROBATE Date

SELLER EXEMPT - PROBATE Date

BUYER Date

BUYER Date

Real Estate Broker (Firm Representing Seller)

Trusted Realty Advisors

By Mell Hargo

Date 05/26/2017

(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer)

By Date

(Associate Licensee or Broker Signature)

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Spruce aka Cliff



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EXEMPT

Buyer's Initials () ()

Seller's Initials (**X**) ()

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AVID REVISED 11/13 (PAGE 1 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

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Inspection Performed By (Real Estate Broker Firm Name) TRUSTED REALTY ADVISORS

Inspection Date/Time: 05/26/2017 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): See Living Room.

Living Room: 1) There is wood under carpet. (2) Stained and dirty carpet. (3)

Dining Room: N/A

Kitchen: 1) Dirty flooring. (2) Rear door has a gap at the top of the door. (3) Cabinets are not level.

Other Room: There is a small area across from the kitchen that has a removable closet. This area has a concrete floor.

Hall/Stairs (excluding common areas): _____

Bedroom # _____ : N/A

Bedroom # _____ : N/A

Bedroom # _____ : N/A

Bath# 1 : 1) Damage to drywall near toilet.

Bath# _____ :

Bath# _____ :

Other Room: _____

Buyer's Initials (_____) (_____)

Seller's Initials (EXEMPT)



40443 Cliff Lane aka Spruce Lane

Property Address: Big Bear Lake, CA 92315

Date: May 26, 2017

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # STUDIO APT

Other Room:

Other:

Other:

Roof: 1) Uneven at center points in front and West sides of house.

Other:

Exterior: Water heater closet does not have a lock. (2) Peeling paint.

Garage/Parking (excluding common areas): 1) Side of rear roof is encroaching onto the neighbors garage space.(2) Block wall that may be neighbor's wall, has a large crack on it and is in front of studio driveway.

Exterior Building and Yard -Front/Sides/Back: 1) Front window is broken. (2) Warped wood on decking. (2) Hanging wires. (3) Missing rain gutters.

Other Observed or Known Conditions Not Specified Above:

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

Date 05/26/2017

(Signature of Associate Licensee or Broker)

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SELLER X EXEMPT - PROBATE Date

SELLER EXEMPT - PROBATE Date

BUYER Date

BUYER Date

Real Estate Broker (Firm Representing Seller)

Trusted Realty Advisors

By Mell Hargo

Date 05/26/2017

Mell Hargo

(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer)

By Date

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