



**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 Lakewood, County of Los Angeles, State of California, described as 20421 Harvest Avenue ("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) Pasley Realty Inc

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 (____) (____)

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Reviewed by _____ Date _____



AVID REVISED 11/13 (PAGE 1 OF 3)

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) Pasley Realty Inc

Inspection Date/Time: 11/07/2015 1:15 p.m. Weather conditions: Sunny and dry, no rain in past 24 hours.

Other persons present: Jane E. Pasley (wife of agent).

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): Vinyl/Linoleum Floor covering over cement slab appears lumpy and uneven. Floor covering does not appear to be loose. Not qualified to determine cause. Recommend investigation by qualified expert.

Living Room: Wall To Wall Carpet is worn, stained, and wrinkled. Some electrical outlets are reported by tenant to be not working. Unable to determine condition slab. Recommend investigation by qualified expert.

Dining Room: Ceiling fan is missing light bulbs, unable to test dimmer switch. Lumpy floor covering. Not qualified to determine cause. Recommend investigation by qualified expert.

Kitchen: Overhead florescent lights in drop ceiling would not come on. Unable to test. Tenant reports some electrical sockets not working. Vinyl/Linoleum Floor cover lumpy. Not qualified to determine cause. Recommend investigation by qualified expert.

Other Room: _____

Hall/Stairs (excluding common areas): Hall downstairs paint is worn. Floor covering lumpy. Not qualified to determine cause. Recommend investigation by qualified expert. Upstairs carpet worn and needs painting.

Bedroom # 1 : Down stairs bedroom closet door is hanging low in track and may need repair. In wall A/C not reliably functioning. Floor covering over cement slab appears lumpy and uneven. Floor covering does not appear to be loose. Door to bathroom from bedroom is sealed off.

Bedroom # 2 : NW upstairs bedroom. Blinds bent, paint and carpet are worn and dirty

Bedroom # 3 : NE upstairs bedroom Blinds bent, paint and carpet are worn and dirty.

Bath# 4 : SE Upstairs bedroom Blinds bent, paint and carpet are worn and dirty. Closet door appears to be hanging low on the rollers.

Bath# Full : Upstairs - fixtures older, tub is worn.

Bath# 3/4 : Downstairs - Door to MBR is sealed off. Wall is bubbling next to the bottom of the shower door. Floor is lumpy. Not qualified to determine cause. Recommend investigation by qualified expert.

Other Room: Forced air furnace in garage is older. Washer and dryer connections in garage.

Buyer's Initials (_____) (_____)

Seller's Initials (_____) (_____)



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

Other Room:

Other:

Other:

Other:

In the 1980's there were news reports about Sunshine Tract having several owners needing to replace their slab foundation. Cause was suspected to be alkali soils. Unaware if a definitive cause was found. Cracks, spalling and white fuzz were reported in the affected homes.

Garage/Parking (excluding common areas): Garage is full of tenants boxes. Unable to observe much. Noted several cracks and spalling in the cement slab with some sort of white fuzzy stuff along the cracks. Not qualified to determine cause. Recommend investigation by qualified expert.

Exterior Building and Yard -Front/Sides/Back: Large yucca tree at back fence is pushing against the fence. Ivy from back neighbor has recently been trimmed/removed from his side of fence and a large feeder vine that had penetrated between the fences cut. Ivy appears to be dying.

Other Observed or Known Conditions Not Specified Above: Except for the driveway which is newer, cement inside and outside the home has numerous cracks with spalling and whitish fluffy stuff. History in area of some homes having issues with their slabs believed to have been caused by soil issues.

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) Melvin K. Pasley
By _____ Date _____

(Signature of Associate Licensee or Broker)

Melvin K. Pasley

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 _____ Lisa A. Clark Successor Trustee Date _____

SELLER _____ Date _____

BUYER _____ Date _____

BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) Pasley Realty Inc.

By Melvin K. Pasley (Associate Licensee or Broker Signature) Date _____

Real Estate Broker (Firm Representing Buyer) _____

By _____ Date _____
(Associate Licensee or Broker Signature)

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Reviewed by _____ Date _____

