



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 6/24)

This inspection disclosure concerns the residential property situated in the City of Rancho Palos Verdes, County of _____, State of California, described as 1 Yellow Brick Rd. ("Property").

This Property is a duplex, triplex, or fourplex. An AVID is required for all units. This AVID form is for ALL units (or only unit(s) _____).

Inspection Performed By (Real Estate Broker Firm Name) Estate Properties

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.**



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

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): *Interior: Entry light & that at top of stairwell are inoperative. Entry closet: patched plaster on wall near baseboards, baseboards separating from wall, some holes in walls. Exterior: Entry walkway has displaced tile, uneven and missing/cracked grout*

Living Room: *Peeled plaster on wall above right French door; left French door sticks; missing plate cover on one outlet; some patched paint on walls; damaged window frame*

Dining Room: *stained & patched area of wall above intercom; deadbolt on French door will not turn*

Kitchen: *No exhaust fan; hole in cabinet below range; inoperative light above sink; dangling coil in upper oven; some missing/loose floor tiles; one drawer off its track; cracked/stained caulking around sink; deteriorated wood/holes in some lower cabinets; wire in lower cabinet to right of sink*

Other Room: *Breakfast Room: inoperable light in hallway just outside breakfast room; some missing knobs on drawers/cabinets; chipped tiles around sink; foam under sink at hole in wall*
Family Room: damaged wood on one window seat; one side of fireplace screen won't open

Hall/Stairs (excluding common areas): *Upper & lower halls: missing light fixtures. Stairwell: missing/inoperative bulbs in chandelier; peeling plaster on wall below and to right of window. Lower Hall: hole in wall near base of stairs; some taped areas on ceiling and walls*

Bedroom # _____ : *Primary: one window won't open; nicks in paint on hearth; dirty fireplace screen. Loft BR: hole in closet floor; damaged wood at window frame; one window won't open; overhead lights inoperative; worn surface on spiral stairs*

Bedroom # _____ : *Lower BR across from Stairs: wire on wall runs down hall into box located in utility closet; dangling alarm behind shutters*

Bedroom # _____ : *Lower Middle BR: loose doorknob & some taped over holes in doors; not all secondary French doors open; metal plates screwed into door bottom; some tape on walls with holes underneath; screwed down rectangular wood cover on wall near ceiling; some missing/patched paint*

Bedroom # _____ : *Guest Suite: some missing paint; hole in door near floor*

Bath # 1 : *Primary Vanity areas: missing cabinet handle; delamination on mirrors, one missing sink stopper; missing/inoperative bulbs in one light fixture. Primary MAIN: cracked window above tub; patched/deteriorated caulking on inside & outside of shower door*

Bath # 2 : *Powder Room: missing knobs on cabinets; cut-out in wall of cabinet; stains & foam in cabinet under sink; loose caulking around sink; soft wood & peeling paint on window frame and sills*

Bath # 3 : *Jack & Jill: cracked & marked tile on countertop & shower surround*

Bath # 4 : *Ensuite Guest: one drawer off track; some inoperative lights; damaged door frame; cracked grout on counter; cracked grout on shower floor; some aluminum framing around shower broken off*



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Other: Kitchenette: foam on ceiling & base of some walls; damaged base of exterior door; some cracks & gouges in walls; some missing paint
Area Leading to Kitchenette: foam on walls; some raised lineoleum

Other: Laundry: missing light fixture; hole in wall (next to door) damage to interior & exterior of door; knob on inside surrounded by splintered wood; wires hanging from ceiling

Other: Storage Area Closest to Garage: hole in wall above door
Storage Area with Wine Rack: some foam on walls & ceiling; some wall holes covered with tape; cracks/missing paint on ceiling & walls

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Garage: cracks & stains on slab; cracks & patches on walls; couldn't get door to yard open. Driveway: cracks on concrete & tile; damaged wood on garage door trim; missing/marked paint on garage doors; debris in drains leading to street

Exterior Building and Yard - Front/Sides/Back: Damaged wood on many windows, sills, trim, corbels, doors. flaking/missing/ cracked stucco in many places; cracking & missing grout at patio concrete & tiles, garden wall tiles, some balcony tiles; holes in various French doors

Other Observed or Known Conditions Not Specified Above: Interior Condition: Wear & tear on walls, flooring, doors, windows, inside & outside of cabinets throughout; wires dangling from ceiling in many places; missing or inoperative light fixtures

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 (Name of Firm that performed the inspection): Estate Properties

Inspection Performed By (Name of individual agent or broker): Judy Henry

Inspection Date/Time: 05/20/2026 1:45 PM Weather conditions: 70's, sunny

Other persons present: Some other agents showing buyers

By Judy Henry Date 5/21/2026
1F0824 (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.

Buyer _____ Date _____

Buyer _____ Date _____

I/we acknowledge that I/we have received a copy of this disclosure.

(The initials below and Broker signature are not required but can be used as evidence that the initialing or signing party has received the completed form.)

Seller _____ / _____

Real Estate Broker (that did NOT fill out this AVID) _____

By _____ Date _____
(Associate Licensee or Broker Signature)

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