



**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 12/21)

This inspection disclosure concerns the residential property situated in the City of Palm Desert,  
County of Riverside, State of California, described as 7 Marbella Lane  
\_\_\_\_\_ (“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) Adrienne P Markes

**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 # \_\_\_\_\_.

Inspection Performed By (Real Estate Broker Firm Name) Adrienne P Markes

Inspection Date/Time: 2024-02-27 10:45:59AM Weather conditions: Clear Sky, Temp: 69.4 F

Other persons present: N/A

**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): \_\_\_\_\_

**Living Room:** See overflow paragraph 1

**Dining Room:** No items to note  
See attached: Dining Room#1-1.jpg

**Kitchen:** No items to note  
See attached: Kitchen#1-1.jpg, Kitchen#1-2.jpg

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

**Hall/Stairs (excluding common areas):** A few areas around window with chipped plaster/paint. Drywall on the right side of entry door has some swelling near baseboard. Left side of slider trim missing paint and drywall imperfection between slider and window.  
See attached: Hall/Stairs#1-1.jpg, Hall/Stairs#1-2.jpg, Hall/Stairs#1-3.jpg

**Bedroom # 1:** Master. Some imperfection where beam meets ceiling. Closet area light appears to need some adjustment.  
See attached: bedroom #1-1.jpg, bedroom #1-2.jpg

**Bedroom # 2:** Outlet by the bed on the right has blue tape over top plug area.  
See attached: bedroom #2-1.jpg

**Bedroom # :** \_\_\_\_\_

**Bath # 1:** Master shower head detached from removable shower sprayer and has a slow drip.  
See attached: bath #1-1.jpg, bath #1-2.jpg

**Bath # 2:** No items to note  
See attached: bath #2-1.jpg

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

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



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

Other: Atrium: Coating on floor near slider has some imperfections  
See attached: Atrium#1-1.jpg, Atrium#1-2.jpg

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


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

See Addendum for additional rooms/structures: \_\_\_\_\_

Garage/Parking (excluding common areas): Vent missing right screw. Some stains and other imperfections on floor. Entry door to interior needs to be closed firmly for latch to engage.  
See attached: Garage/Parking#1-1.jpg, Garage/Parking#1-2.jpg, Garage/Parking#1-3.jpg

Exterior Building and Yard - Front/Sides/Back: Weather stripping on front door shows signs of aging. Some missing tile on courtyard counter. Areas of chipping and other imperfections on courtyard floor. Awning needs to be replaced per owner.  
See attached: Exterior#1-1.jpg, Exterior#1-2.jpg, Exterior#1-3.jpg, Exterior#1-4.jpg, Exterior#1-5.jpg, Exterior#1-6.jpg, Exterior#1-7.jpg

Other Observed or Known Conditions Not Specified Above: Some airplanes passing overhead. HOA has rental and pet restrictions. Buyer should review HOA docs in detail.

**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) Adrienne P Markes  
By Adrienne Markes  Adrienne Markes Date 2/29/2024  
(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 are not required but can be used as evidence that the initialing party has received the completed form.)

Seller GLM

Real Estate Broker (Firm Representing Seller) Adrienne P Markes  
By Adrienne Markes  Adrienne Markes Date 2/29/2024  
(Associate Licensee or Broker Signature)

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

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525 South Virgil Avenue, Los Angeles, California 90020





TEXT OVERFLOW ADDENDUM No. 1  
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 7 Marbella Lane, Palm Desert, CA 92260

\_\_\_\_\_ (“Property”),  
in which \_\_\_\_\_ is referred to as (“Buyer”)  
and Gabrielle Andresen, Manager is referred to as (“Seller”).

**[AVID] Agent Visual Inspection Disclosure – 1**

**1) AVID, Living Room:**

**Outlet to the right of**

**tv has tape over top plug area. Original gas fireplace has been updated with new electric fireplace operated by remote. There is a surface imperfection on drywall above right side of slider.**

**See attached: Living Room#1-1.jpg, Living Room#1-2.jpg, Living Room#1-3.jpg**

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller Gabrielle Andresen, Manager Gabrielle Andresen, Manager Date 3/1/2024

Seller \_\_\_\_\_ Date \_\_\_\_\_

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Kitchen#1-1.jpg



Kitchen#1-2.jpg



Dining Room#1-1.jpg



Living Room#1-1.jpg



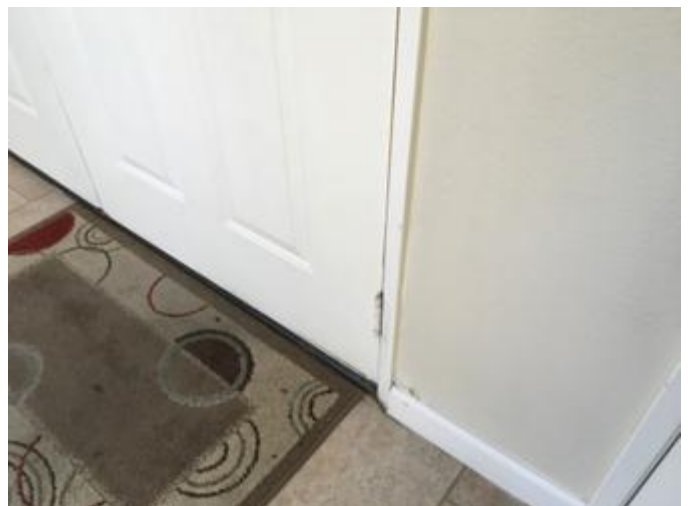
Living Room#1-2.jpg



Living Room#1-3.jpg



Hall/Stairs#1-1.jpg



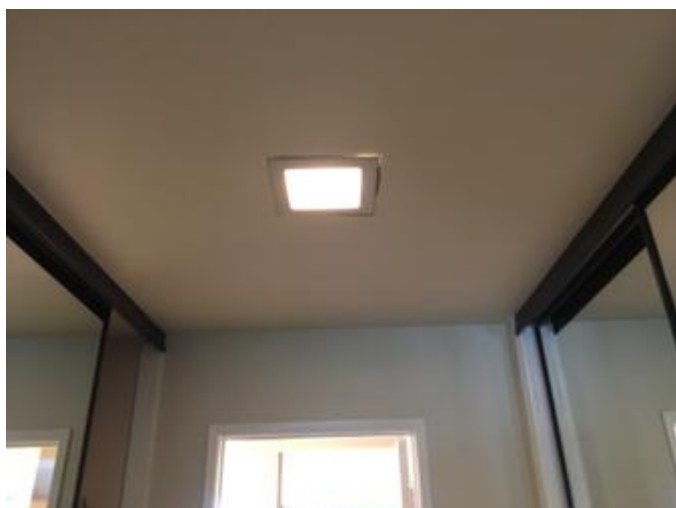
Hall/Stairs#1-2.jpg



Hall/Stairs#1-3.jpg



bedroom #1-1.jpg



bedroom #1-2.jpg



bath #1-1.jpg



bath #1-2.jpg



bedroom #2-1.jpg



bath #2-1.jpg



Garage/Parking#1-1.jpg





Garage/Parking#1-2.jpg



Garage/Parking#1-3.jpg



Atrium#1-1.jpg



Atrium#1-2.jpg



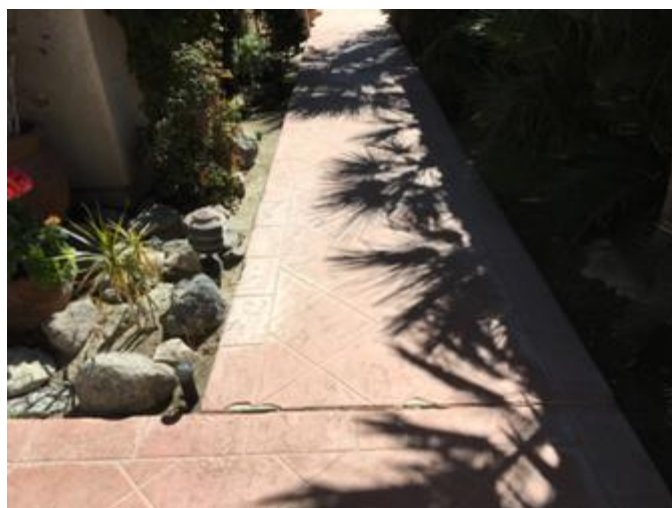
Exterior#1-1.jpg



Exterior#1-2.jpg



Exterior#1-3.jpg



Exterior#1-4.jpg

7 MARBELLA LANE, PALM DESERT, CA 92260

AGENT VISUAL INSPECTION DISCLOSURE



Exterior#1-5.jpg



Exterior#1-6.jpg



Exterior#1-7.jpg