



**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 Long Beach,  
County of Los Angeles, State of California, described as 3641 Conquista Avenue  
\_\_\_\_\_. ("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) First Team Real Estate - Rossmoor

**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): One small crack on the glass to the left of the front door.

**Living Room:** Normal wear noted to the laminate flooring with one small chip near the couch. Fireplace appears to be in good overall condition. Walls and ceiling have new paint.

**Dining Room:**

**Kitchen:** Normal wear to cabinets, counter tops, fixtures, flooring and appliances. Recessed lighting. Direct access to half bath/laundry. New paint.

**Other Room:** Garage conversion: Currently set up as a bedroom. Seller states that the carpet is on a wood sub floor which can be removed easily along with the east wall which would return it to the garage layout. Wear noted to the carpet. Ceiling fan appears to be in good condition. The current modification is done without a permit.

**Hall/Stairs (excluding common areas):** Light wear to flooring. Sub floor access noted, attic hatch, intake for the HVAC and thermostat on the north wall. No defects noted. New paint.

**Bedroom # 1:** Front left - very good condition with light wear to the flooring. Closet organizer appears to be in good condition. Ceiling fan appears to be in good condition. Space was added with a permit (sitting room). New paint.

**Bedroom # 2:** Rear left - good condition with light wear to the flooring. Ceiling fan appears to be in good condition. New paint

**Bedroom # 3:** Right rear - light wear to the flooring, ceiling fan appears to be in good condition. New paint.

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

**Bath # 1:** Half - plumbing cleanout along the south wall at the floor. This space was already added to the house when the seller bought it. It may not be permitted. Good overall condition, with no major defects noted. Pedestrian door on the north leads to the side yard. The sliding lock is difficult to engage. New paint

**Bath # 2:** Hallway - Light wear to the fixtures, shower door, flooring, sink. There are no major defects noted. New paint.

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

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



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

Other: See overflow paragraph 1

Other:

Other:

☐ See Addendum for additional rooms/structures:

Garage/Parking (excluding common areas): The roll up door is operational, and the seller states the original garage flooring is under the added sub floor in the conversion room. At the front portion of the garage, there is currently storage, electrical and the sprinkler timer on the south wall. Cement flooring and walls have some normal discoloration. Garage door shows wear in various areas.

Exterior Building and Yard - Front/Sides/Back: See overflow paragraph 2

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 (Name of Firm that performed the inspection): First Team Real Estate - Rossmoor

Inspection Performed By (Name of individual agent or broker): Brandon Caldarella

Inspection Date/Time: 2025-08-10 03:00:50PM Weather conditions: Clear Sky, Temp: 75.2 F

Other persons present: Open house

By Brandon Caldarella  Brandon Caldarella Date 08/11/2025

(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 JK  KE 

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

By \_\_\_\_\_ Date \_\_\_\_\_

(Associate Licensee or Broker Signature)

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

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

This addendum is given in connection with the property known as 3641 Conquista Avenue, Long Beach, CA 90808

\_\_\_\_\_ (“Property”),  
in which \_\_\_\_\_ is referred to as (“Buyer”)  
and Joseph Lucier, Trustee, Kristin Eyler, Trustee is referred to as (“Seller”).

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

**1) AVID, Other, First:**

Misc. : There are currently no closet doors in the bedrooms. The inside and outside of the house has brand new paint throughout. The property is located within 3 miles of the Long Beach Airport, and minor air traffic noise is to be expected. The house next door on the south side is being remodeled currently. The agent does not know the layout of the house or the plans of the owner, but is told it will be a complete remodel, and for sale very soon. Agent strongly recommends that Buyers verify all systems, appliances, plumbing, sewer/septic, taxes, schools, permits, easements, square footage and lot size, possible noise from traffic, aircraft and watercraft activities, appliances, and neighbors etc. Buyers are recommended to investigate neighborhood safety by contacting the local police department. Buyers agree to satisfy any and all concerns they have regarding Property before deciding whether to waive contingencies. Agent also strongly recommends that Buyers independently investigate the condition of Property by retaining the services of a licensed surveyor (the only professional who can accurately determine lot dimensions, boundary locations and acreage for the Property), and retain the services of a licensed third-party professional to investigate any and all potential defects identified in the inspection report, Transfer Disclosure Statement, and Agent Visual Inspection Disclosure before waiving contingencies. If cracks on property, Agent recommends that Buyers hire a licensed geotechnical engineer/structural engineer/soils expert to conduct investigations, inspections, and tests prior to deciding whether to waive contingencies. Furthermore, Buyer should not rely on any advertised or disclosed square footage measurements and should retain their own experts to measure structural size and/or square footage during their contingency period. Agent also recommends that Buyers have a roof, mold, termite, and sewer inspection conducted by licensed professionals. Agent recommends that Buyers contact all third party professionals who performed remodeling/repair work on the property to investigate completed work as well as to go to the City or County to determine if any permitting issues exist prior to any waiver of contingencies

**2) AVID, Exterior Building And Yard – Front / Sides / Back:**

The house has been newly painted outside. The black shutters are also brand new. All windows appear to be double pane, and the plumbing, where visible, appears to be copper. Irrigation system noted in the front yard. Light wear to the tile on the porch. Backyard deck appears to be in good overall condition with some discoloration noted at the ceiling, and a small area of possible deteriorated wood at the eaves in the northwest corner. The pool shows wear with the liner peeling slightly from the top in various areas and some discoloration. The pool pump is brand new, and the heater appears to be in good condition with light wear. The AC condenser shows light wear, but good condition. There are several storage sheds on the south side of the property which were not inspected by the agent. The stone flooring in the backyard is in good condition overall. The roof shows light wear, where visible. Electrical panel has been upgraded from the original.

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 Joseph Lucier Joseph Lucier, Trustee Date 08/11/2025

Seller Kristin Eyler Kristin Eyler, Trustee Date 08/11/2025

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