

## 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 resident	inal property situated in the Oity of Manneta,	
County of Riverside	, State of California, described as 28323 Carlisle Street	
	("Property").	
$\Box$ This Property is a duplex, triplex, or fourplex. other units.	This AVID form is for unit # Additional AVID forms required for	
Inspection Performed By (Real Estate Broker Fin	rm Name) Opendoor Brokerage, Inc.	
a reasonably competent and diligent <b>visual</b> ins offered for sale and then disclose to the prosp property that the inspection reveals. The duty residential real properties containing one-to-four to a stand-alone detached dwelling (whether or	ns, that a real estate broker or salesperson (collectively, "Agent") conduct spection of reasonably and normally accessible areas of certain properties pective purchaser material facts affecting the value or desirability of that applies regardless of whom that Agent represents. The duty applies to dwelling units, and manufactured homes (mobilehomes). The duty applies not located in a subdivision or a planned development) or to an attached so applies to a lease with an option to purchase, a ground lease or a real es.	

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.

This inspection disclosure concerns the residential property situated in the City of Murrieta

**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.

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Buyer's Initials / Seller's Initials



If this Property i	s a duplex, triplex, or fourplex, this A	.VID is for unit #	
Inspection Perfo	ormed By (Real Estate Broker Firm N	ame) Opendoor Brokerage, Inc.	
Inspection Date	/Time: <u>2022-10-31 12:25:52PM</u>	Weather conditions: Few clouds, Temp: 77.7 F	
Other persons	present: N//A		
THE UNDERSI REASONABLY	GNED, BASED ON A REASONAE AND NORMALLY ACCESSIBLE A	BLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REAS OF THE PROPERTY, STATES THE FOLLOWING:	
Entry (excluding	g common areas): break in drywall. sc	cratch marks and discoloration on flooring.	
Living Room:	scratch marks and discoloration on floor	ing	
Dining Room:	scratch marks and discoloration on floor	ing	
Kitchen:	cracks in ceiling. discolored flooring. damaged slider trim		
	See attached: Kitchen#1-1.jpg, Kitchen#1	-2.jpg	
Other Room:	Family room: bubble in ceiling. cracks in	wall. discolored flooring.	
Hall/Stairs (ex	cluding common areas): indentation	n in wall. scratch marks and discoloration on flooring	
Bedroom # <u>1</u> :	(Master) nothing noted		
Bedroom # 2:	bubble in wall.		
Bedroom # <u>3</u> :	discoloration in carpet		
Bath # <u>1</u> :	(Master) discolored flooring		
Bath # <u>2</u> :	discoloration and bubble in ceiling. disco	olored flooring	
Bath # <u>3</u> :	warping baseboard. discolored baseboard. See attached: bath #3-1.jpg	d and flooring.	
Other Room:	Laundry room: discolored sink and floori	ng	

AVID REVISED 12/21 (PAGE 2 OF 3) Buyer's Initials\_\_\_\_\_



If this Proper	rty is a duplex, triplex, or fourplex, this AVID	is for unit #	
Other:	bath #4: discoloration in tub. discolored floor	ing	
Other:	bedroom #4: bubbles in wall		
Other:			
☐ See Adde	endum for additional rooms/structures:		
Garage/Par	king (excluding common areas): <u>cracks</u>	and discoloration in ceiling. discolored garage slab. dents in	garage roll-up
	door. discolored driveway		
Exterior Bui	lding and Yard - Front/Sides/Back: cracks	in stucco. discoloration in stucco. crack in siding. cracks in re	ear patio.
Other Ohee	See attached: Exterior#1-1.jpg	Above:	
Other Obser	ived of Known Conditions Not Specified	Above.	
accessible	areas of the Property on the date specif		id normally
By <u>avier</u>	Broker (Firm who performed the inspection	) Opendoor Brokerage, Inc.  Javier Gomez Date 10/31	/2022
- y _ <del></del>	(Signature of Associate Licensee or Brok		
not include BUYER SHO PROFESSIO	testing of any system or component. R	state licensee conducting an inspection. The inspeal Estate Licensees are not home inspectors or PECTIONS OF THE PROPERTY FROM OTHER AF YER IS ACTING AGAINST THE ADVICE OF BROK and received a copy of this disclosure.	contractors PROPRIATE
Buyer		Date	
I/we acknow	wledge that I/we have received a copy o	f this disclosure.	
(The initials I	below are not required but can be used as	evidence that the initialing party has received the com	pleted form.)
Real Estate	Broker (Firm Representing Seller) Opendoor	Brokerage, Inc.	
By Javier G	↑  ↑  ↑  ↑  ↑  ↑  ↑  ↑  ↑  ↑  ↑  ↑  ↑	Javier Gomez Date 10/31	/2022
,	(Associate Licensee or Broker Sig	nature)	
Real Estate I	Broker (Firm Representing Buyer)		
Ву		Date	
@ 0004 0 ""	(Associate Licensee or Broker Sig	nature	and secured: 1

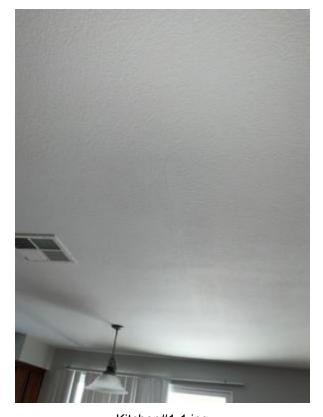
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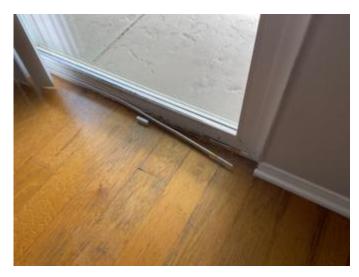
bath #3-1.jpg



Kitchen#1-1.jpg



Exterior#1-1.jpg



Kitchen#1-2.jpg