



**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)

**PINNACLE**  
ESTATE PROPERTIES, INC.

This inspection disclosure concerns the residential property situated in the City of Santa Clarita,  
County of Los Angeles, State of California, described as 22041 Barrington Way  
Santa Clarita Ca. 91350 ("Property").

☐ This Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units. 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) Pinnacle Estate Properties, 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.**

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Buyer's Initials \_\_\_\_\_ / \_\_\_\_\_



**AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)**

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 [www.lwof.com](http://www.lwof.com)

If this Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units 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 was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Living Room: Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Dining Room: Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Kitchen: Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Other Room: LOFT: Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Hall/Stairs (excluding common areas): Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Bedroom # 1 : Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Bedroom # 2 : Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Bedroom # 3 : Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Bedroom # \_\_\_\_\_ : N/A

Bath # 1 : Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Bath # 2 : Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Bath # 3 : Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Bath # \_\_\_\_\_ : N/A



If this Property is a duplex, triplex, or fourplex, or otherwise has additional dwelling units this AVID is for unit # \_\_\_\_\_

Other: Property is bank owned and being sold at this present time by AUCTION.COM. Buyer is urged to hire a qualified inspector to further evaluate the unit (if access is possible). This unit is owner occupied, therefore no interior access available at this time.

Other: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1

Other: Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

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

Garage/Parking (excluding common areas): Property appears to have a 2-car garage. Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection. The front community gate requires a gate code of access to the community.

Exterior Building and Yard - Front/Sides/Back: Enclosed patio/yard. Personal items were noted at the exterior. Interior was not inspected. Property is owner occupied at the time of my visual inspection. Limited inspection.

Other Observed or Known Conditions Not Specified Above: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 2

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): Pinnacle Estate Properties, Inc.

Inspection Performed By (Name of individual agent or broker): \_\_\_\_\_

Inspection Date/Time: 06/22/2026

Weather conditions: Warm & Sunny

Other persons present: Raquel Magro

By \_\_\_\_\_

Date 6/22/26

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

This addendum is given in connection with the property known as 22041 Barrington Way, Santa Clarita,  
Santa Clarita Ca. 91350 ("Property"),  
in which \_\_\_\_\_ is referred to as ("Buyer/Tenant")  
and \_\_\_\_\_ is referred to as ("Seller/Housing Provider").

**1) AVID, Other, second:**

**Buyer is urged to contact the two HOA's for further information on the community. Buyer to further investigate the following: HOA dues & fees, financials, reserves, what is covered by the dues, C,C&R's, rules and regulations, pet & rental restrictions, special assessments, future improvements, etc. There is no history or knowledge for this unit. Buyer to further investigate.**

**2) AVID, Other Observed:**

**Only an exterior inspection was performed. Enclosed patio/yard gate is open and personal items are present. All other doors and windows appear to be secure. I have had no interior access to the dwelling and I do not know of the interior condition of the unit.**

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/Tenant \_\_\_\_\_ Date \_\_\_\_\_

Buyer/Tenant \_\_\_\_\_ Date \_\_\_\_\_

Seller/Housing Provider \_\_\_\_\_ Date \_\_\_\_\_

Seller/Housing Provider \_\_\_\_\_ Date \_\_\_\_\_

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TEXT OVERFLOW ADDENDUM (TOA PAGE 1 OF 1)