



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 North Hills, County of Los Angeles, State of California, described as 8818 Sophia 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) 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.**



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): Entry light fixture bulb out.

Living Room: Missing outlet plate, scuff marks and hole at lower section of south wall behind end table. Some personal property furnishings along the walls limit visual inspection of the room.

Dining Room: Nothing noted.

Kitchen: Nothing noted.

Other Room: Family room - crack in the ceiling. Patch mark lower right corner of the east sliding door. Some personal property furnishings along the walls limit visual inspection of the room.

Hall/Stairs (excluding common areas): Scuff marks on the walls.

Bedroom # 1 : Rear east - scuff marks and nail homes on the walls.

Bedroom # 2 : East middle - nothing noted.

Bedroom # 3 : West middle - nothing noted.

Bedroom # 4 : Front west primary bedroom - two bedrooms were modified to one bedroom, crack/patch mark on the ceiling, scuff marks on the walls, and outlet missing cover plate. Walk in closet in the primary bedroom extends into the garage. Crack on the ceiling of the walk-in closet.

Bath # 1 : Full hallway bathroom - nothing noted.

Bath # 2 : 3/4 bathroom - signs of grout wear and tear along the lower portion of shower tile, staining on baseboards.

Bath # _____ :

Bath # _____ :



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

Other: It is recommended the buyer complete a thorough inspection of the entire property to determine the condition of the property. Trustee is selling the home and has not occupied the property. The Van Nuys airport is nearby, buyer to investigate noise potential.

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

Other: _____

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Driveway cracks, garage slab floor cracks, storage of personal property in the garage limits visual inspection of the space. Garage space has been modified due the the addition of the walk-in closet from the primary bedroom.

Exterior Building and Yard - Front/Sides/Back: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 2

Other Observed or Known Conditions Not Specified Above: Pool cabana shows signs of wear and tear. Signs of pool tiles coming loose, pool light not working. Backyard patio slab cracks, stains along the eaves under at the patio cover roof.

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): Michael Galieote

Inspection Date/Time: 07/09/2024 3:30 pm Weather conditions: Sunny

Other Persons Present: Matthew Dinadoorian

By Michael Galieote Michael Galieote Date 7/12/2024

AD3C154 (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 X DFT

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

By _____ Date _____

(Associate Licensee or Broker Signature)

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Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

8818 Sophia Ave





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

This addendum is given in connection with the property known as 8818 Sophia Avenue, North Hills, CA 91343 ("Property"), in which is referred to as ("Buyer/Tenant") and The Birebirian Family Trust is referred to as ("Seller/Housing Provider").

1) AVID, Other, second:

Broker(s)/Agent(s)/Seller(s) do not guarantee the accuracy of any information provided including square footage, bed/bath count, lot size, lot dimensions, ordinances, zoning, rent control, permits, use code, permitted/unpermitted spaces, school boundary lines or eligibility, and/or other information concerning the conditions or features of the property provided by the Seller, obtained from public records, or other sources. Buyer is advised to independently verify the accuracy of all information through personal inspection and with appropriate professionals and rely on their own personal findings, investigations, and professional sources.

2) AVID, Exterior Building:

Peeling and chipping paint at the exterior wood fascia and eaves, exposed electrical wires at the eaves along the north side of the house. Stucco patched opening on the north side of the house. Cracks noted in the north side concrete walkway. Hole in the stucco above the tankless water heater.

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 DocuSigned by: Debra Fermanian, Trustee Date 7/12/2024

Seller/Housing Provider Date

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