



**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 Rancho Palos Verdes, County of Los Angeles, State of California, described as 6402 Seabryn Dr ("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) JohnHart Real Estate

**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): Minor stucco chipping on wall. Small stain in ceiling at entrance. Dent in wall where FD hits.

**Living Room:** Staining in carpet and shows wear. Some peeling paint and water stain on ceiling. Discoloration in paint above FP. Crack in upper L picture window (owners report likely bird strike). Brackets for curtain rods.

**Dining Room:** Peeling and staining of linoleum. Window near back door appears to have dry rot. Chandelier not working. Possible previous water intrusion at door to back yard.

**Kitchen:** Staining and peeling in linoleum. Faucet not working. Appliances showing wear. Florescent lights inconsistent and discoloration of fixture. Picture hook on wall.

**Other Room:** Family Room. Peeling in Linoleum, especially by backyard sliders. No key available for backyard slider at base. Water stain and peeling in ceiling and linoleum damaged below. Opening in drywall at back of laundry room. Wet bar faucet not working. Cabinet paint chipping in places.

**Hall/Stairs** (excluding common areas): Upstairs. Landing and hallway show staining in carpet. Whole house fan covered with trash bag.

**Bedroom # 1 :** Primary. Staining in carpet. Paint peeling near windows. Windows w/o screens. Items blocking access to master closet. Blinds. Scuffs on walls.

**Bedroom # 2 :** Upstairs Corner. Staining in carpet. Window without screen. Curtains. Scuffs on walls.

**Bedroom # 3 :** Upstairs nearest landing. Staining in carpet. Rod for curtains/blinds. Scuffs on walls.

**Bedroom # 4 :** Downstairs suite. Flooring removed down to slab. Drywall cut walls to access pipes and ceiling. Mildew-like stains on wall and ceiling by door to spa room. Opening to crawlspace thru closet wall.

**Bath # 1 :** Primary. Damage and staining in linoleum floor. Shower enclosure aging and shows mildew-like staining and on floor adjacent. Casement window older and shows wear. Toilet fixture older and shows wear.

**Bath # 2 :** Upstairs shared. Damage and staining in linoleum floor. Shower/tub enclosure aging and shows mildew-like staining and on floor adjacent. Casement window older and shows wear. Toilet fixture older and shows wear. Some peeling paint in places. One sink not connected to drain line.

**Bath # 3 :** Downstairs. Damage and staining in linoleum floor. Shower enclosure aging and shows mildew-like staining. Toilet fixture older and shows wear and may not be functional.

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



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Other: Laundry room. Drywall opened to access pipes. Linoleum floor shows wear. Access to Garage.

Other: "Spa Room." Shows significant mildew-like substance on floor and walls. Carpet stained.

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

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

Garage/Parking (excluding common areas): Garage full of items when viewed but notice some minor cracks in cement. Water heater.

Exterior Building and Yard - Front/Sides/Back: Driveway with minor cracks. Shows some signs of dry rot in places. Fencing shows wear. Patio cover shows dry rot. Pool cover looks old. Back lower deck deteriorated.

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): JohnHart Real Estate

Inspection Performed By (Name of individual agent or broker): Steve Gutierrez-Kovner

Inspection Date/Time: \_\_\_\_\_ Weather conditions: \_\_\_\_\_

Other persons present: \_\_\_\_\_

By Steven Gutierrez-Kovner Date 3/28/2025

(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 \_\_\_\_\_ LeeNess LLC 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 CMK, kk

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

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

(Associate Licensee or Broker Signature)

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