

**"AS IS" Addendum Disclosure & Addendum to Agents Visual Inspection Disclosure (AVID)**

**Property Address: 3512 Walnut Avenue, Manhattan Beach, CA, 90266**

Buyer represents that they have inspected the property either personally or through their duly authorized agents, and on the basis thereof, Buyer will rely solely on their findings.

Buyer further agrees to purchase the property in its "AS-IS" current condition, without representation or warranty as to whether or not any structure has been permitted, as to zoning or special use, conformity of the improvements or use thereof to current zoning, building or occupancy laws, the condition or suitability of earth underlying the property for the existing or any future use, the condition of the roof or other parts of any structures, the condition or suitability of any improvement thereof, for occupancy, the condition or operability of any utility system or appliance and without other repair or rehabilitation work to be performed by Seller. The parties hereto understand that they must rely solely on their own counsel. Buyer represents that they will have had the opportunity to, and will have in fact conducted (or elected not to conduct at Buyer's own risk) a thorough investigation of each aspect of the property by a licensed contractor of Buyer's choice, and that the Buyer is relying on their own assessment of said contractor's investigation of the property. This in no way restricts Buyer's option to decline to purchase subject property based upon Buyer's findings at Buyer's completion of inspection of subject property per the terms and conditions of the Purchase Contract.

Agents Inspection is limited in inspections of accessible and visible areas or the property. For example, the agent is unable to access the roof, attic area or underneath the property to access its condition, nor is the agent able to inspect all surfaces of the seller's and or tenant's personal belongings, such as but not limited to, carpet and interior paint, vegetation, fences or debris on the exterior of subject property.

The Broker / Agent does not guarantee the accuracy of square footage, lot lines, lot size, or any other information concerning the condition or feature of the property provided by the seller or obtained from public records or other sources. Agent suggests that Buyers complete all inspections to verify the reported features, including but not limited to, lot survey, square footage or the property, and any other inspections Buyer chooses to conduct.

It is beyond the agent's scope of agent's inspections and disclosures to certify that any required building permits have been or have ever been obtained from the appropriate sources for subject property. It is advised that the Buyer investigate with any public records and or local city building department records, to view and verify within the specified time periods as set forth in the purchase contract, to Buyer's satisfaction and approval. The Buyer will rely on governing agencies and local building authorities to verify the ability to make any future alterations, modifications, remodeling or any desired changes to the property.

Buyer \_\_\_\_\_

Date \_\_\_\_\_

Buyer \_\_\_\_\_

Date \_\_\_\_\_