



CALIFORNIA
ASSOCIATION
OF REALTORS®

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 5716 Sunmist 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) _____

Estate Properties

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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AVID REVISED 6/24 (PAGE 1 OF 3)

Buyer's Initials _____ / _____



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

Estate Properties, 63 Malaga Cove Plaza Palos Verdes Estates CA 90274
Judy Henry

Phone: 3109409240 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

5716 Sunmist Dr.,

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): EXTERIOR: Rusty doorbell buzzes only faintly. Crack at base of one step at entry path. INTERIOR: Some marks by front door; chipped paint in ceiling; window is single pane.

Living Room: Crack on wall above stationary window; some cracks in stone around fireplace.

Dining Room: Some nails in walls; some marks on floor.

Kitchen: Wear and tear in and on cabinets; seller states that neither dishwasher nor garbage disposal are operative; burners on gas range need to be manually lit; some cabinets donot close well.

Other Room: Breakfast Area: Nothing noted.

Hall/Stairs (excluding common areas): Worn paint on stair railings; knicks on steps leading upstairs.

Bedroom # : PRIMARY BEDROOM: Nothing noted.

Bedroom # : NE BEDROOM: Marks on door frame and walls; nails in walls; dark marks on wall above intercom.

Bedroom # : NW BEDROOM: Closet door does not close properly; dent in left closet door; mark on right closet door; crack on wall above front window; some stains on ceiling above that crack; marks on walls; nails in walls; worn paint & trim.

Bedroom # : W BEDROOM: Some marks & stains on walls; nails in walls.

Bath # : PRIMARY BATH: Marks, stains & loose knobs on closet doors; cracked glass on shower enclosure; some stains on toilet seat; desilvering on mirror; marks & stains on floor; sink plunger is inoperative.

Bath # : UPSTAIRS HALL BATH: Sink plunger is inoperative; door sticks; desilvering on mirror; cracked tub enclosure; plastic container under sink pipes is wet.

Bath # : DOWNSTAIRS HALF BATH: Sink plunger is inoperative; door does not always latch.

Bath # :



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Other: Family Room: Wet bar faucet handles are frozen; some marks/stains on ceiling..

Other: _____

Other: _____

☐ See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Marks/stains on slab; hole at base of south wall; marks/holes/chipped paint on walls; dents in E drywall; boards added on east wall and back of garage door; one bulb missing from light fixture; keys given for outside garage door do not work.

Exterior Building and Yard - Front/Sides/Back: Cracks/displacement in sidewalks; cracks in walkways & patios; corrosion on mailbox; west gate-rusty & latch does not line up; east gate-rusty & no latch; missing bulbs in light fixture outside family room; east side--horiz. patched area of stucco.

Other Observed or Known Conditions Not Specified Above: GENERAL NOTES: normal wear and tear on cabinets, walls, flooring; nails in walls of most rooms; upstairs carpet is lumpy and slopes/squeaks; did not test intercom system.

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): Estate Properties

Inspection Performed By (Name of individual agent or broker): Judy Henry

Inspection Date/Time: 06/20/2026 1 PM Weather conditions: Clear; approx. 65 degrees

Other persons present: Ginni Lee who assisted with AVID; painters, landscapers

By Judy Henry Date 6/24/2026
(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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AVID REVISED 6/24 (PAGE 3 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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