



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 Copperopolis,
County of Calaveras, State of California, described as 913 Quill Road

("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) Coldwell Banker Segerstrom R.E., 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 _____ / _____



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Coldwell Banker Segerstrom R. E., 84 N. Washington St. Pam Schultz	Sonoma CA 95370 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201	Phone: 2097681943 Fax: 2095326447 www.lwof.com	Helen I. Schultz
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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): Metal door, no door trim inside. Window seal broken.

Living Room: Studio Apartment: No baseboard. No trim on door to shop area.

Dining Room: _____

Kitchen: Kitchenette area. No knowledge of appliance condition. R/O venting system not connected.
Kitchen sink faucet has leak.

Other Room: _____

Hall/Stairs (excluding common areas): _____

Bedroom # 1: Studio: Blind broken. No door trim on doors. Water heater in bathroom is strapped. No baseboard. No kickboard on vanity. Additional plumbing fixtures on wall by vanity. Smoke Detector and Carbon Monoxide Detector installed.

Bedroom # _____:

Bedroom # _____:

Bedroom # _____:

Bath # _____:

Bath # _____:

Bath # _____:

Bath # _____:



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

Other: Shop Area: Set up for contractor. 3 large roll up doors. Misc. personal property inside. Open electrical wiring exists. Walls not finished. Drop down stairs to loft area. Wood stove not hooked up to pipe. No knowledge of working condition of A/C unit. Front side window broken.

Other: Lean Too Area: Man door access at one end, 8' double doors at opposite end. Exposed wiring. Beginnings of additional bathroom located in this portion of shop.

Other: Barn: Appears to need new roof. Needs paint & gutter repair. Metal windows show some rust. Covered outside area needs paint. Interior is rustic with stalls & alley. One barn door on ground (condition unknown). Corral fencing dilapidated.

☐ See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Ample.

Exterior Building and Yard - Front/Sides/Back: Exterior shop & barn needs paint. Fencing needs paint & repair. Gutters & eaves in need of repair or replacement. Sewer pump in studio apartment not operative.

Other Observed or Known Conditions Not Specified Above: Seller advises that trusses were cut and compromised in shop loft to allow storage.

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): Coldwell Banker Segerstrom R.E., Inc.

Inspection Performed By (Name of individual agent or broker): Pam Schultz

Inspection Date/Time: 04/15/2026 Weather conditions: Cloudy, sunny.

Other persons present: None

By Pam Schultz Date 4/19/26
(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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Helen L. Schultz

