



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 12/21)

This inspection disclosure concerns the residential property situated in the City of Weaverville,
County of Trinity, State of California, described as 2200a Little Browns Creek 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) Vista 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 # _____.

Inspection Performed By (Real Estate Broker Firm Name) Vista Real Estate

Inspection Date/Time: 03/01/2024 Weather conditions: Overcast

Other persons present: _____

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): Driveway appears to be shared. Unknown if there is any type of maintenance agreement.

Living Room: Flooring has been removed, stains on sub-flooring, strong animal urine smell. Wood stove removed-hole in ceiling,some hearth damage, heating floor vents are loose, dark paint colors, some over spray, hole in siding to exterior on rear wall next to kitchen.

Dining Room: Flooring has been removed, stains on sub-flooring, strong animal urine smell.Heating floor vents are loose.

Kitchen: Kitchen window does not close fully.Bricks being used to hold up shelves in pantry. Most of the flooring removed, stains on sub-flooring, strong urine smell. Wear & tear on cabinets, counters & shelving.Cooking range missing, holes in walls, damage to walls. Hanging,capped wires from missing range hood.Heating floor vents are loose.Stains under sink & in all cupboards.Damage to/around window sill.

Other Room: Laundry: Flooring & walls are damaged, some stains.Missing cabinet door.Panels are removed from the heating unit. Prior water stains on ceiling.Heating floor vents are loose.

Hall/Stairs (excluding common areas): Flooring has been removed, stains on sub-flooring, strong urine smell.Heating floor vents are loose.

Bedroom # 1 : Primary:Flooring has been removed, stains on sub-flooring, strong urine smell. Dark paint colors, some over spray.Wall damage.Heating floor vents are loose.Door knob removed. Wall damage in closet.

Bedroom # 2 : Flooring has been removed, stains on sub-flooring, strong urine smell. Dark paint colors, some over spray.Chalk paint present.Stickers on glass sliding doors.Heating floor vents are loose.

Bedroom # 3 : Flooring has been removed, stains on sub-flooring, strong urine smell. Dark paint colors, some over spray.Some discoloration on walls, some wall damage.Missing closet doors.Heating floor vents are loose.

Bath # 1 : Hall: Wear & tear on flooring, cabinets,shelves,counter,sink, tub/surround. Dark paint colors, some over spray.Heating floor vents are loose.Stains under sink and in tub.

Bath # 2 : Primary: Wear & tear on flooring(missing tiles),cabinets,shelves,counters,sink, tub, shower/door. Loose heat vents. Dark paint colors, some over spray.Heating floor vents are loose.Stains under sink.

Bath # _____ : _____

Other Room: Stick built add on bedroom/bath: Unknown if any permits were pulled for add on.Flooring has been removed, stains on sub-flooring, strong animal urine smell. Dark paint colors, some over spray. Water heater closet is enclosed in old exterior closet in this room, with exterior siding. Some discoloration is visible, there may be a leak.Bath: Wear & tear on flooring with missing tiles, some staining. Wear & Tear on toilet(stains), shower/door, sink, counter, cabinets. Poor paint job. Vanity area looks home made.Damage around window, missing shower head.



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Other: Water stains on patio cover. Decks may not be safe. Missing, damaged exterior trim. Buyer is encouraged to investigate all areas of concern, including but not limited to electrical, plumbing, heating, engineering, permits, well/water, septic, roof, Wood destroying pest, Home Inspection, etc.

Other: Home was acquired through foreclosure proceedings. Seller has no knowledge of property, has never seen the property. Missing/damaged baseboard, trim, window screens throughout. Older, aluminum style windows-condition/functionality unknown(some foggy). A well pressure tank is present but no well tank. Unknown if there

Other: is a well present or not. Agent was told that water lines were run across the neighbors property and water was pumped from the creek to water storage tanks, which are not present. Some type of filtration equipment is present, condition/functionality unknown. Electrical panel on rear does not latch.


☐ See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): No garage. Storage building is in poor condition, safety unknown. Pressure tank house in rear yard in poor condition. Insulation around tank is damaged, gaps in siding, door difficult to open/close, water stains on interior. Missing/damaged gutters/downspouts.

Exterior Building and Yard - Front/Sides/Back: Obvious wood rot on entire exterior(some other damage), including but not limited to siding, trim, decking, stairs, eaves, patio cover & skirting. Roof is weathered & may need repair or replacement. Landscape is neglected, several trees, condition/health unknown. Wall AC removed, hole boarded.

Other Observed or Known Conditions Not Specified Above: Old, single wide mobile home removed on lower section. Power pole resent, condition unknown. Power pole with electrical box located on left lower section (looking from front). Box/wiring appears to have some damage. Gaps in skirting, may be rodents under home.

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 (Firm who performed the inspection) Vista Real Estate
By Dana Peterson  Dana Peterson Date 03/04/2024
(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 are not required but can be used as evidence that the initialing party has received the completed form.)

Seller _____/_____

Real Estate Broker (Firm Representing Seller) Vista Real Estate

By Dana Peterson  Dana Peterson Date 03/04/2024
(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

By _____ Date _____
(Associate Licensee or Broker Signature)

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