



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 Oakland,
County of Alameda, State of California, described as 757 Santa Ray Ave
("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) Lower).

Inspection Performed By (Real Estate Broker Firm Name) Red Oak Realty

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)

Red Oak Realty (Oakland), 6450 Moraga Ave Oakland CA 94611
Chimène Pollard

Phone: 5108463601 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

757 Santa Ray

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

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): See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1

Living Room: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 2

Dining Room: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 3

Kitchen: The sink has discoloration in areas. There is a spotty texture on the back of the stove top. There is a stain on one of the plastic covers for the light in the ceiling.

Other Room: (Breakfast Nook) The built-in cabinet doors do not stay shut. Several of the windows appear to have a foginess to them.

Hall/Stairs (excluding common areas): The walls have some scuff marks and cracks. There are hooks in the walls for hanging items throughout. The door that leads to the outdoor stairwell has stuff marks and the molding has some damage. Floors have some discoloration throughout.

Bedroom # 1 : See Text Overflow Addendum (C.A.R. Form TOA) paragraph 4

Bedroom # 2 : See Text Overflow Addendum (C.A.R. Form TOA) paragraph 5

Bedroom # 3 : See Text Overflow Addendum (C.A.R. Form TOA) paragraph 6

Bedroom # 4 : See Text Overflow Addendum (C.A.R. Form TOA) paragraph 7

Bath # 1 : This is the full bath on the main level. The walls have some scuff marks and nails throughout. The back door has a crack in it that can be seen from both sides.

Bath # 2 : (Downstairs, 1st room on West side) Bathroom on this side has double sinks. There is silvering noted in the mirror over the sinks. Cabinetry is worn and does not close all the way. Shower and deep sunken tub are separated.

Bath # 3 : See Text Overflow Addendum (C.A.R. Form TOA) paragraph 8

Bath # : N/A



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

Other: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 9

Other:

Other: Bedroom and bathroom, square footage of lot and duplex advertised in the MLS are derived from the Public Records. Neither Sellers nor Listing Agent has verified the accuracy of this information. Buyer to investigate.

☐ See Addendum for additional rooms/structures:

Garage/Parking (excluding common areas):

Exterior Building and Yard - Front/Sides/Back: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 10

Other Observed or Known Conditions Not Specified Above: The porch light for both units is located in this main house and has always been left on so that the stairs and entry are lighted each night. Intercoms were not tested and the tenant believes that they are no longer functional.

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): Red Oak Realty

Inspection Performed By (Name of individual agent or broker): Chimene Pollard

Inspection Date/Time: 07/28/2025 12:00PM Weather conditions: Overcast and cool

Other persons present: Adam Nousomme

By Chimene Pollard Date 8/1/2025 | 4:31 PM PDT
(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 JKT / _____

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)

Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com

757 Santa Ray



This addendum is given in connection with the property known as 757 Santa Ray Ave, Oakland, CA 94610 ("Property"),
in which _____ is referred to as ("Buyer/Tenant")
and Freddie R Turner Living Trust is referred to as ("Seller/Housing Provider").



EQUAL HOUSING
OPPORTUNITY



TEXT OVERFLOW ADDENDUM No. 2

(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 757 Santa Ray Ave, Oakland, CA 94610 ("Property"),
 in which _____ is referred to as ("Buyer/Tenant")
 and Freddie R Turner Living Trust is referred to as ("Seller/Housing Provider").

is working. The door to the sauna is tight to open and close. This room connects directly to a larger space. This room features floor-to-ceiling bay windows, which were not tested for functionality (i.e., opening and closing). Visible signs of wear and damage are present. The space was previously used as an office and includes a floor-mounted electrical box in the center, which may pose a tripping hazard. Flooring is mixed—part carpet, part vinyl. The fireplace shows discoloration in the firebox, and several hearth tiles have missing grout. A storage area with built-in California Closet-style shelving is accessible from this room, offering entry to a portion of the basement. The door to this storage area does not fully open, and there may be a tripping hazard where the stair begins inside the closet. This room also has a fireplace and kitchenette. This space that may not have been done with permits. Buyer is advised to conduct their own investigation with appropriate professionals and verify legality with the city prior to proceeding with the purchase, and to rely solely on their own investigation.

7) AVID, Bedroom, fourth:

(Downstairs, 2nd room on East side) This room's side entry has discoloration on the front door and scratches and there is a hole in the ceiling that is covered with plywood.

Threshold is missing from the entry to the living room. French doors are worn and glass is clouded. This room also has a kitchenette and a bathroom that may not be part of the 3 bathrooms on the tax record. The kitchenette is equipped with a mini stove and range, which is not vented. There is no dishwasher. This space may not have been done with permits. Buyer is advised to conduct their own investigation with appropriate professionals and verify legality with the city prior to proceeding with the purchase, and to rely solely on their own investigation.

8) AVID, Bath, third:

(Downstairs, 2nd room on East side) This bathroom shows signs of wear throughout. The sink is older, and the grout backing around it is deteriorated. Flooring has visible discoloration, stains, and scratches. Grout around the tub and toilet is worn and discolored. The showerhead cover plate is partially detached from the wall.

9) AVID, Other, first:

There is a sink/ closet area that is in between the two bedrooms on the main level. The walls have scuff marks and cracks throughout. The windowsill has chipped paint and some damage. The sink has some discoloration. The sink leaks from the drain and needs repair. The floors have some discoloration and are worn.

10) AVID, Exterior Building:

Exterior Observations

- A visible crack exists between the half wall and the main structure on the front porch.

Continued... See Next Page

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Housing Provider Freddie R Turner Living Trust Date 8/1/2025 | 4:49 PM PDT

Seller/Housing Provider _____ Date _____

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 525 South Virgil Avenue, Los Angeles, California 90020

TOA REVISED 6/23 (PAGE 1 OF 1)



TEXT OVERFLOW ADDENDUM (TOA PAGE 1 OF 1)

Red Oak Realty (Oakland), 6450 Moraga Ave Oakland CA 94611
 Chimène Pollard

Phone: 5108463601 Fax: 757 Santa Ray
 Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwof.com



TEXT OVERFLOW ADDENDUM No. 3

(C.A.R. Form TOA, Revised 6/23)

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 in which _____ is referred to as ("Buyer/Tenant")
 and Freddie R Turner Living Trust is referred to as ("Seller/Housing Provider").

- The wall below the front porch light is a different color from the rest of the house, and cracks are visible where the front steps meet the house.
- A light fixture is hanging down from the anchor plate at the front of the house.
- A Ring doorbell is installed at the hallway entry door on the main level; the paint around it does not match the surrounding exterior.
- On the southwest corner of the house, there is white discoloration on the wall surface.
- The sashes and framing around the lower-level bay windows show cracking paint and discoloration.
- A crack runs from the half wall at the front steps toward the living room window.
- The fence on the northwest corner of the property is leaning and in disrepair.
- Soil erosion is present in multiple areas near the back fence.
- There is off-street parking for one vehicle.
- The rear wooden staircase may not meet current code requirements. Some sections lack proper railings, creating a potential fall hazard.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Housing Provider Jim R. Turner trustee Signed by: _____ Date 8/1/2025 | 4:49 PM PDT
Freddie R Turner Living Trust

Seller/Housing Provider _____ Date _____

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757 Santa Ray



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AGENT VISUAL INSPECTION DISCLOSURE

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Inspection Performed By (Real Estate Broker Firm Name) Red Oak Realty

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AVID REVISED 6/24 (PAGE 1 OF 3)

Buyer's Initials _____ / _____



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

Red Oak Realty (Oakland), 6450 Moraga Ave Oakland CA 94611
Chimène Pollard

Phone: 5108463601 Fax: _____
Produced with Lone Wolf Transactions (zipForm Edition) 717 N Harwood St, Suite 2200, Dallas, TX 75201 www.lwolf.com

757 Santa Ray

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

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): *There is a door at the lower staircase that leads into the dining room of the main house. The wood steps show scratches, discoloration, and general wear. The handrail, banister, and surrounding walls also display signs of wear.*

Living Room: *See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1*

Dining Room: *See Text Overflow Addendum (C.A.R. Form TOA) paragraph 2*

Kitchen: *The kitchen includes an O'Keefe & Merritt stove. Cabinetry appears original and was not opened during inspection. There is a breakfast nook currently being used for storage. A dishwasher is present.*

Other Room: *N/A*

Hall/Stairs (excluding common areas): *Built-in cabinetry is sticky and difficult to open or close. Wood flooring throughout the hallway shows visible wear and discoloration.*

Bedroom # 1 : *See Text Overflow Addendum (C.A.R. Form TOA) paragraph 3*

Bedroom # 2 : *(Back Bedroom). This room has one closet. Hardwood floors are worn and discolored in areas. Tenant belongings cover much of the room, and I am unable to do a full surface inspection.*

Bedroom # : *N/A*

Bedroom # : *N/A*

Bath # 1 : *The mirror on the medicine cabinet is silvering in areas. The toilet is loose, per pest inspection findings. Tub enamel is worn in spots. The window blind does not open.*

Bath # : *N/A*

Bath # : *N/A*

Bath # : *N/A*



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

Other: Laundry Room - Contains a tenant-owned stackable washer and dryer. The water heater and central heating system are also in this room along with storage space and access to the back patio.

Other: Tenant estoppel and lease are provided in the disclosure packet

Other: _____

☐ See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): No parking. Tenant parks on the street.

Exterior Building and Yard - Front/Sides/Back: See AVID for the lower unit.

Other Observed or Known Conditions Not Specified Above: Unit is occupied by a mother, her teenage daughter and their 2 cats. Tenants belongings prevented a full view of all walls and floors and there may be additional damage or wear that was not visible due to belongings.

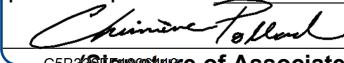
This disclosure is based on a reasonably competent and diligent visual inspection of reasonably and normally accessible areas of the Property on the date specified above.

Real Estate Broker (Name of Firm that performed the inspection): Red Oak Realty

Inspection Performed By (Name of individual agent or broker): Chimene Pollard

Inspection Date/Time: 07/28/2025 12:00PM Weather conditions: Overcast and cool

Other persons present: Adam Nousomme

By  Date 8/1/2025 | 4:31 PM PDT
(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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757 Santa Ray





TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/23)

This addendum is given in connection with the property known as 757 Santa Ray Ave, Oakland, CA 94610 ("Property"),
in which _____ is referred to as ("Buyer/Tenant")
and Freddie R Turner Living Trust is referred to as ("Seller/Housing Provider").

1) AVID, Living Room:

Pocket doors with glass panels separate this space. The doors are worn; some glass panels are cracked and in need of restoration. Per the tenant, the wood-burning fireplace was functional when she moved in but has not been used in a long time, so its current condition is unknown. The surrounding wood paneling shows signs of wear and discoloration, and some fireplace tiles are also worn and discolored.

2) AVID, Dining Room:

Includes built-in cabinetry for storage. These cabinet drawers and doors were not opened and closed so functionality is unknown. The pocket door is functional and features 15 glass panes. Wood and glass are worn and/or dusty.

3) AVID, Bedroom, first:

(Primary Bedroom) This room features two closets and a large storage area that appears to have previously been a bathroom. The medicine cabinet with mirror still exists in this room. The floors show discoloration and wear. Due to the presence of tenant belongings, not all surfaces were fully visible. There are two wall-mounted sconces in the room.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer/Tenant _____ Date _____

Buyer/Tenant _____ Date _____

Seller/Housing Provider Freddie R Turner Living Trust Signed by: Jim R. Turner trustee Date 8/1/2025 | 4:49 PM PDT

Seller/Housing Provider _____ Date _____

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