



Property Address: 255 Hickory St  
San Francisco, CA 94102-5833

Date: \_\_\_\_\_

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

Inspection Performed By (Real Estate Broker Firm Name) \_\_\_\_\_

Inspection Date/Time: \_\_\_\_\_ Weather conditions: \_\_\_\_\_

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): \_\_\_\_\_

**Living Room:** \_\_\_\_\_

**Dining Room:** \_\_\_\_\_

**Kitchen:** \_\_\_\_\_

**Other Room:** \_\_\_\_\_

**Hall/Stairs** (excluding common areas): \_\_\_\_\_

**Bedroom #** \_\_\_\_ : \_\_\_\_\_

**Bedroom #** \_\_\_\_ : \_\_\_\_\_

**Bedroom #** \_\_\_\_ : \_\_\_\_\_

**Bath#** \_\_\_\_ : \_\_\_\_\_

**Bath#** \_\_\_\_ : \_\_\_\_\_

**Bath#** \_\_\_\_ : \_\_\_\_\_

**Other Room:** \_\_\_\_\_

Buyer's Initials ( \_\_\_\_ ) ( \_\_\_\_ )

Seller's Initials ( \_\_\_\_ ) ( \_\_\_\_ )

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**AVID REVISED 11/13 (PAGE 2 OF 3)**

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

**AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)**

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**All Forms**





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Date: \_\_\_\_\_

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

Other Room: \_\_\_\_\_

Other: \_\_\_\_\_

Other: \_\_\_\_\_

Other: \_\_\_\_\_

Garage/Parking (excluding common areas): \_\_\_\_\_

Exterior Building and Yard -Front/Sides/Back: \_\_\_\_\_

Other Observed or Known Conditions Not Specified Above: \_\_\_\_\_

**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) \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_

(Signature of Associate Licensee or Broker)

**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.**

SELLER \_\_\_\_\_ Date \_\_\_\_\_

SELLER \_\_\_\_\_ Date \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_

BUYER \_\_\_\_\_ Date \_\_\_\_\_

Real Estate Broker (Firm Representing Seller) \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_

(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) \_\_\_\_\_

By \_\_\_\_\_ Date \_\_\_\_\_

(Associate Licensee or Broker Signature)

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 525 South Virgil Avenue, Los Angeles, California 90020



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**AVID REVISED 11/13 (PAGE 3 OF 3)**

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