

AGENT VISUAL INSPECTION DISCLOSURE (CALIFORNIA CIVIL CODE § 2079 ET SEQ.) For use by an agent when a transfer disclosure statement is

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 disc	closure concerns the resi	idential property situated in t	the City of	Sunnyvale,
County of	Santa Clara	, State of California,	described as <u>436 Kenmore A</u>	lvenue
				("Property").
☐ This Property is a unit(s)).	a duplex, triplex, or fourp	elex. An AVID is required for	r all units. This AVID form	is for all units (or \square only
Inspection Performe	ed By (Real Estate Broke	er Firm Name)	Reward Realty	
a reasonably compoffered for sale and property that the in residential real properto a stand-alone dedwelling such as a	etent and diligent visual then disclose to the paspection reveals. The electric containing one-to-etached dwelling (whether	ptions, that a real estate brown in inspection of reasonably a prospective purchaser mate duty applies regardless of vertical four dwelling units, and maner or not located in a subdiverties.	and normally accessible ar rial facts affecting the val whom that Agent represer sufactured homes (mobileh rision or a planned develo	reas of certain properties lue or desirability of that hts. The duty applies to nomes). The duty applies pment) or to an attached

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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EQUAL HOUSING OPPORTUNITY

If this Property is	s a duplex, t	riplex, or fourplex, this AVID is	for unit #	
Inspection Perfo	rmed By (Re	eal Estate Broker Firm Name) _	Rew	vard Realty
Inspection Date	/Time:	2023-10-11 12:00:28PM	Weather conditions:	Clear Sky, Temp: 64.4 F
Other persons	oresent:		Maxwell Dukelow	
		ED ON A REASONABLY C IALLY ACCESSIBLE AREAS		T VISUAL INSPECTION OF THE TES THE FOLLOWING:
Entry (excluding	g common a	reas): Front door has minor scuf	fs and scratches. Wood floor has	minor scuffs and scratches. Walls
Living Room:	Wood floor has scratches.		ls have minor scuffs and scratche	es. Baseboards have minor scuffs and
Dining Room:		ave minor scuffs and scratches. We seboards have minor scuffs and so		ratches. Walls have minor scuffs and
Kitchen:	scratches. We	ood cabinets have scratches and ch	nips in wood. Stovetop shows sig	es. Baseboards have minor scuffs and ns of discoloration from wear and tear.
Other Room:	Theatre: Wall	on fridge, oven, and microwave. s have minor scuffs and scratches. pet is good/fair condition.		nd scratches. Chips in wood fixtures
Hall/Stairs (exc	cluding con	nmon areas): Wood floor has m	inor scuffs and scratches. Walls I	nave minor scuffs and scratches.
Bedroom # _1_:	Wood floor has scratches.	s minor scuffs and scratches. Wall	ls have minor scuffs and scratche	es. Baseboards have minor scuffs and
Bedroom # <u>_2</u> :	Wood floor has scratches.		ls have minor scuffs and scratche	es. Baseboards have minor scuffs and
Bedroom # <u>_3</u> :	Walls have m	inor scuffs and scratches. Baseboa	erds have minor scuffs and scratc	hes.
Bath # <u>1</u> :	Tile has light		ffs and scratches. Baseboards ha	ve minor scuffs and scratches. Light
Bath #:	Hard water st	ains on fixtures in the shower. Wall	s have minor scuffs and scratche	S .
Bath #:				
Other Room:				

Buyer's Initials ___

If this Prope	erty is a duplex, triplex, or fourplex, this AVID is for	unit #				
Other:	Laundry Room: Tile has grout staining. Walls have m	inor scuffs and scratches. Baseboards have minor scuffs and				
	scratches. Wood cabinets have scratches.					
Other:	bedroom #4: Wood floor has minor scuffs and scratches. Walls have minor scuffs and scratches. Baseboards have minor scuffs and scratches.					
Other:	bedroom #5: Wood floor has minor scuffs and scratches. Walls have minor scuffs and scratches. Baseboards have minor scuffs and scratches.					
☐ See Add	endum for additional rooms/structures:					
Garage/Par	rking (excluding common areas): Garage shows	signs of normal wear and tear.				
Exterior Bu	ilding and Yard - Front/Sides/Back:					
Other Obse	erved or Known Conditions Not Specified Above	:				
accessible	areas of the Property on the date specified ab	diligent visual inspection of reasonably and normally ove. Reward Realty				
Ву		Maxwell Dukelow Date				
not include BUYER SHO PROFESSION I/we acknown	e testing of any system or component. Real Es OULD OBTAIN ADVICE ABOUT AND INSPECTI ONALS. IF BUYER FAILS TO DO SO, BUYER IS wledge that I/we have read, understand and re					
Buyer		<u>Evan Pierzina</u> Date				
Buyer		Anna Leskova Date				
	wledge that I/we have received a copy of this					
(The initials	below are not required but can be used as evidence	ce that the initialing party has received the completed form.)				
Seller						
Real Estate	Broker (Firm Representing Seller)	Compass				
Ву	(Associate Licensee or Broker Signature)	Brett Caviness Date				
	(Associate Licensee or Broker Signature)					
Real Estate	Broker (Firm Representing Buyer)	Reward Realty				
Ву		Caroline Hobbs Date				
	(Associate Licensee or Broker Signature)					

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