



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) Reward Realty

Inspection Date/Time: 2023-10-11 12:00:28PM Weather conditions: Clear Sky, Temp: 64.4 F

Other persons present: Maxwell Dukelow

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): Front door has minor scuffs and scratches. Wood floor has minor scuffs and scratches. Walls have minor scuffs and scratches. Baseboards have minor scuffs and scratches.

Living Room: Wood floor has minor scuffs and scratches. Walls have minor scuffs and scratches. Baseboards have minor scuffs and scratches.

Dining Room: Back doors have minor scuffs and scratches. Wood floor has minor scuffs and scratches. Walls have minor scuffs and scratches. Baseboards have minor scuffs and scratches.

Kitchen: Wood floor has minor scuffs and scratches. Walls have minor scuffs and scratches. Baseboards have minor scuffs and scratches. Wood cabinets have scratches and chips in wood. Stovetop shows signs of discoloration from wear and tear. Minor scuffs on fridge, oven, and microwave.

Other Room: Theatre: Walls have minor scuffs and scratches. Baseboards have minor scuffs and scratches. Chips in wood fixtures on walls. Carpet is good/fair condition.

Hall/Stairs (excluding common areas): Wood floor has minor scuffs and scratches. Walls have minor scuffs and scratches.

Bedroom # 1: Wood floor has minor scuffs and scratches. Walls have minor scuffs and scratches. Baseboards have minor scuffs and scratches.

Bedroom # 2: Wood floor has minor scuffs and scratches. Walls have minor scuffs and scratches. Baseboards have minor scuffs and scratches.

Bedroom # 3: Walls have minor scuffs and scratches. Baseboards have minor scuffs and scratches.

Bath # 1: Tile has light grout stains. Walls have minor scuffs and scratches. Baseboards have minor scuffs and scratches. Light switch face missing screw.

Bath # 2: Hard water stains on fixtures in the shower. Walls have minor scuffs and scratches.

Bath # _____:

Other Room:



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Other: Laundry Room: Tile has grout staining. Walls have minor 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 Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): Garage shows signs of normal wear and tear.

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) Reward Realty
By _____ Maxwell Dukelow Date _____
(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 _____ Evan Pierzina Date _____

Buyer _____ Anna Leskova 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) _____ Compass

By _____ Brett Caviness Date _____
(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____ Reward Realty

By _____ Caroline Hobbs Date _____
(Associate Licensee or Broker Signature)

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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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Caroline Hobbs | Reward Realty | Generated by Glide

