



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 6/19)

This inspection disclosure concerns the residential property situated in the City of Aptos, County of Santa Cruz, State of California, described as 441 Semple Ave ("Property").

This Property is a duplex, triplex, or fourplex. This AVID form is for unit # . Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) EXP 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.

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.

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.

Buyer's Initials () ()

Seller's Initials [Signature] [Signature]



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

Inspection Performed By (Real Estate Broker Firm Name) EXP Realty

Inspection Date/Time: 06/11/2021 11:07 AM Weather conditions: Clear and sunny

Other persons present: Worker outside cleaning

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 entry steps to home have new handrails for safety and support posts for roof awning. Front door has a fresh coat of paint. Dead Bolt. New welcome matt.

Living Room: Alarm system is leased thru ADT Living/Family room has Oak floors that lead into hallway. This room has two large windows and a fireplace. Bookshelves are adjacent to the fireplace.

Dining Room: Previous furniture was a sectional couch that worked well facing the fireplace. Dining area is tiled floor and has a double sliding door. Old world type Chandelier and built in Oak cabinet for linens and dinner ware. This area is adjacent to the kitchen counter and bar. Also easy passage to hallway and bathroom. The sliding patio door is situated so not to interfere with passage to back deck.

Kitchen: The kitchen is a "Galley" type configuration with all newer appliances. Tiled flooring and counter tops. The kitchen sink has a window that allows viewing to the back yard and new deck as well as the back garage doorway. Gas cooktop, oven with Stainless steel Hood/lighting. Newer dishwasher and refrigerator conveniently located w/Door to garage.

Other Room:

Hall/Stairs: (excluding common areas) Oak hardwood flooring in hallway leads to bathroom and three bedrooms. Has access door to Forced air furnace.

Bedroom #1 : First on left has new W to W carpet with Oak lined closet. One window that vents facing South with blinds. All fresh KM enamel paint. Door has door stop. Electrical outlets on walls. Second on left has new W to W carpet with Oak lined closet.

Bedroom #2 : Two windows that vent facing South and West with blinds. All fresh KM enamel paint. Door has door stop. Electrical outlets on walls.

Bedroom #3 : Third bedroom is on end of hallway on right. And has new W to W carpet with Oak lined closet. Two windows that vent facing North and West with blinds. All fresh KM enamel paint. Door has door stop. Electrical outlets on walls.

Bath # 1 : Hallway bathroom has linen closet. Cast Iron porcelain bathtub with Showerhead. One venting window facing north and views deck area.

Bath # 2 : Counter has wash sink and overhead vanity lighting.... This half bathroom is located in the Laundry/Garage area very near the door leading to the new deck. Has a vented window. And fan venting light on ceiling. Also a vanity/sink cabinet with medicine mirror. Freshly painted

Bath # _____ :

Other Room:

Buyer's Initials () ()

Seller's Initials ^{DS}  



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

Other Room:

Other:

Other:

Other:

See Addendum for additional rooms/structures:

Garage/Parking: (excluding common areas) This garage has a newer insulated segmented roll up door with automated Chamberlin remote controller as well as a wall mounted controller. Two pedestrian doors 1. Kitchen 2. Back yard. Laundry hook ups are 220volt and natural gas. With Hot water heater which is

Exterior Building and Yard: (Front/Sides/Back) Newer windows have venting. Updated Circuit panel breakers Great shelving Plaster exterior. Composition roofing 4/12 pitch. Garage is more flat with standard material. Have inspection and report. New TREX decking in back with 4 different approaches. Railing and steps meet code.

Large Cypress tree on East side has passed inspection by PG&E more recently for wire passage.

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) EXP Realty

By Bert Faucher Date 06/11/2021

(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.

SELLER [Signature] Date 6/11/2021

SELLER D9E0980B56694F9... Date _____

BUYER _____ Date _____

BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) eXp Realty

By Bert Faucher Date 06/11/2021

(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

By _____ Date 06/11/2021

(Associate Licensee or Broker Signature)

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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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