



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 11/13)

This inspection disclosure concerns the residential property situated in the City of Monterey, County of Monterey, State of California, described as 300 Glenwood Circle, Unit #151

This Property is a duplex, triplex, or fourplex. This AVID form is for unit # 151. Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) Bay Homes and Estates Ferial Ardalan

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.

Buyer's Initials () ()

Seller's Initials (XCB) (XCB)

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Reviewed by Date



AVID REVISED 11/13 (PAGE 1 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

300 Glenwood Circle, Unit #151

Property Address: Monterey, California 93940

Date: April 9 2015

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

Inspection Performed By (Real Estate Broker Firm Name) Bay Homes and Estates Ferial Ardan

Inspection Date/Time: 04/09/2015 Weather conditions: not noted

Other persons present: James Frangella, Broker

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): Small hallway with a closet. Worn and soiled carpet. Peculiar odor noticed immediately upon entry, and through out the interior.

Living Room: Dining "L", No Formal Worn and soiled carpet, noted picture hanging hooks and nails on walls.

Dining Room: Dining area next to the kitchen. Window blinds may have bent or missing blades. Worn and soiled carpet. Glass slider door not tracking properly, maybe loose.

Kitchen: Garbage disposal, Dishwasher, 220 Volt Outlet, Refrigerator, Oven Range, Washer and Dryer in the small hallway closet., Laundry Facility - Coin-Op, 220 Volt Outlet, Chip on edge of counter top by sink.

Other Room: _____

Hall/Stairs (excluding common areas): Washer and Dryer in the small hallway closet next to the bathroom.

Bedroom # 1 : One bedroom with closet Worn and soiled carpet. Mini blinds are worn and do not open smoothly.

Bedroom # _____ : n/a

Bedroom # _____ : n/a

Bath# 1 : Cluttered with personal items and area rugs at time of inspection.

Bath# _____ : n/a

Bath# _____ : n/a

Other Room: n/a

Buyer's Initials (_____) (_____)

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AVID REVISED 11/13 (PAGE 2 OF 3)

Seiler's Initials (XC B) (XJ B)

Reviewed by _____ Date _____

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)

Produced with zipForm® by zipLogix 13070 Fifteen Mile Road, Fraser, Michigan 48026 www.zipLogix.com

Curtis and Lyta



300 Glenwood Circle, Unit #151

Property Address: Monterey, California 93940

Date: April 9 2015

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # 151

Other Room: n/a

Other:

Other:

Other:

Garage/Parking (excluding common areas): One assigned Car Port, additional second parking space available in common parking area.

Exterior Building and Yard -Front/Sides/Back: HOA responsibility

Other Observed or Known Conditions Not Specified Above: All interior walls appear to be soiled and in need of patching small holes and surface imperfections and finally painting.

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) BAY Homes and Estate

By James Frangella

Date 04/09/2015

(Signature of Associate Licensee or Broker)

Ferial Ardalan

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 x Curtis Bennett Date 04/09/2015

SELLER x Lyla Jane Bennett Date 04/09/2015

BUYER _____ Date _____

BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) Bay Homes and Estate

By James Frangella

Date 04/09/2015

Ferial Ardalan 01241011

(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____

By _____ Date _____

(Associate Licensee or Broker Signature)

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Reviewed by _____ Date _____



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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Curtis and Lyla