



CALIFORNIA
ASSOCIATION
OF REALTORS®

AGENT VISUAL INSPECTION DISCLOSURE

(CALIFORNIA CIVIL CODE § 2079 ET SEQ.)

COMPASS

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 disclosure concerns the residential property situated in the City of Los Angeles,
County of Los Angeles, State of California, described as 2700 Harlesden Ct
2700 Harlesden Ct, Los Angeles, Ca. 90046 ("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) Compass

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. The duty applies regardless of whom that Agent represents. The duty applies to residential real properties containing one-to-four dwelling units, and manufactured homes (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a subdivision or a planned development) or to an attached dwelling such as a condominium. The duty also applies to a lease with an option to purchase, a ground lease or a real property sales contract of one of those properties.

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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AVID REVISED 12/21 (PAGE 1 OF 3)

Buyer's Initials _____ / _____ Seller's Initials _____ / _____

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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

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

Inspection Performed By (Real Estate Broker Firm Name) Compass

Inspection Date/Time: 05/15/2023 10:00am Weather conditions: Sunny, partly cloudy

Other persons present: Buyer's Agent, Buyer, Buyer's Contractor

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): Hardwood floor w/visible wear & tear, louvered windows w/ security bars at sides of front door

Living Room: Hardwood floor w/visible wear & tear, discoloration near sliding glass door, crack in clerestory window above entryway, freestanding metal fireplace, wood beamed ceiling, passthrough / breakfast bar to kitchen has laminate counter w/visible wear & tear, wood paneling on west wall

Dining Room: Hardwood floor w/visible wear & tear, evidence of water intrusion & discoloration, skylights / ceiling evidence of water intrusion, peeling paint, crack in ceiling, wood paneling on west wall, radiant floor heater, staircase leading to bottom floor

Kitchen: Laminate floor: w/normal wear & tear, tile counter tops w/ grout, center island w/ butcher block w/visible wear & tear, wooden cabinets w/visible wear & tear, older appliances, walls have paint, discoloration, louvered windows, sliding glass door is hard to slide, 2 refrigerators

Other Room: Laundry: Hardwood flooring w/visible wear & tear, west wall has evidence of repair above sink & washing machine Pantry: Hardwood flooring w/visible wear & tear, wood shelving

Hall/Stairs (excluding common areas): West Hall (kitchen to 3rd bedroom): Hardwood floor w/visible wear & tear, inner door jam w/chipped paint, discoloration rubbing from door, radiant floor heater, East Hall (2nd bed to primary): Hardwood floor w/visible wear & tear

Bedroom # 1: Primary (upstairs north-east) Hardwood floor w/visible wear & tear, ceiling w/evidence of past repairs, discoloration above sliding door to backyard, portable AC installed through hole in wall, stains on walls, built-in shelving & floating chest of drawers, radiant floor heater

Bedroom # 2: Second bed (upstairs south-east off hallway): Hardwood floor w/visible wear & tear, built in desk, recessed lighting, cracks in ceiling & wall, walls have stains, discoloration, radiant floor heater

Bedroom # 3: Third bedroom (south west corner): Blue paint w/visible wear & tear, Hardwood floor w/visible wear & tear, recessed lighting, built-in desk w/laminate counter, crack in wall above door & ceiling

Bath # 1: Ensuite primary bed: Hardwood floor w/visible wear & tear, discoloration, tiled shower surround & south wall w/grout, missing light bulb in overhead light, ceiling is peeling/ evidence of water intrusion, window sill has deterioration, sliding door leads to deck, recessed lighting

Bath # 2: Ensuite in bed 2: Hardwood floor w/visible wear & tear, wood cabinets w/ discoloration & wear & tear, tiled shower surround w/grout and w/visible wear & tear, crack in wall above door

Bath # 3: Hallway near laundry room: Hardwood floor w/visible wear & tear, tile surround w/grout & visible wear & tear, sink counter is laminate

Other Room: Bedroom 4 / Den (South side front of house): Hardwood floor w/visible wear & tear, discoloration near french doors, built in desk cabinets w/visible wear & tear, laminate counter, crack in wall above door, louvered window, glass separation wall into dining room

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Other: Downstairs kitchenette: carpet w/ visible wear & tear, laminate counter top, wood cabinets, sink and electric range present

Other: Downstairs bed # 5 / Bonus room: Hardwood floor w/visible wear & tear, south wall of windows, some w/security bars on exterior, french doors, ceiling has recessed lighting, uneven paint/ discoloration, closet has built in drawers, office nook: hardwood flooring w/wear & tear

Other: Bathroom #4 downstairs: Hardwood floor w/ visible wear & tear, laminate counter, tile shower surround w/ grout & visible wear & tear, glass shower door

☐ See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): 2 car garage each with automatic garage door: full of owners belongings, driveway can accommodate 4 cars, wooden gated entry to long driveway up side of house

Exterior Building and Yard - Front/Sides/Back: 2 story staircase to enter the front door, wood floor is slanted, settled, exterior of home is wood and shows evidence of termites & moisture intrusion, hols & dents. Backyard - has hillside w/lots of vegetation, brick patio is uneven

Other Observed or Known Conditions Not Specified Above: Home has a slight slant feel when inside and while on front deck entrance, chainlink fence on western side of home is encroaching on neighbors lot

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.

DocuSigned by:
Real Estate Broker (Firm who performed the Inspection) Compass
By Jennifer D. Harrison Date 5/16/2023
9E985D8A7C334C3... (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 _____ Date _____
Buyer _____ 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 BP / BP
Real Estate Broker (Firm Representing Seller) Compass
By Jennifer D. Harrison Date 5/16/2023
9E985D8A7C334C3... (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____
By _____ Date _____
(Associate Licensee or Broker Signature)

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2700 Harlesden Ct

