



Reviewed by _____ Date _____

Buyer's Initials () () ()
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AVID REVISED 11/13 (PAGE 2 OF 3)

Seller's Initials () () ()

Living Room: _____

Dining Room: _____

Kitchen: _____

Other Room: _____

Hall/Stairs (excluding common areas): Stairs worn

Bedroom #: _____

Bedroom #: _____

Bedroom #: _____

Bath # 1: counter top unit faucet leaking
stains on countertop

Bath# _____

Bath# _____

Other Room: _____

Entry (excluding common areas): _____

Property Address: 22834 Maple Ave

Date: 6/11/17

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

Inspection Performed By (Real Estate Broker Firm Name): Brown Residential Real Estate

Inspection Date/Time: 10:00am 6-12-18 Weather conditions: Sunny

Other persons present: Tenant

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:



525 South Virgil Avenue, Los Angeles, California 90020
a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS®
REAL ESTATE BUSINESS SERVICES, INC.



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(Associate Licensee or Broker Signature)

By _____ Date _____
Real Estate Broker (Firm Representing Buyer)

(Associate Licensee or Broker Signature)

By Brunico Date 6/6/12
Real Estate Broker (Firm Representing Seller)

SELLER _____ Date _____
SELLER _____ Date _____
BUYER _____ Date _____
BUYER _____ Date _____

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.

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.

(Signature of Associate Licensee or Broker)

By Gregg Interfund Real Estate Date 6/6/12
Real Estate Broker (Firm who performed the inspection)
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.

Other Observed or Known Conditions Not Specified Above:

North wall paint d. front color
Exterior Building and Yard - Front/Sides/Back

Garage/Parking (excluding common areas):

Other: _____
Other: _____

Other: _____
Other: _____

Other: crack in floor
Other: _____

Other Room:

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

Property Address: 22634 Maple Ave. Date: 6/6/12

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)



Reviewed by _____ Date _____

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Buyer's Initials () () () () () ()
Seller's Initials () () () () () ()

ADVICE OF BROKER.
PROFESSIONALS WITH THE PERSONS WHO PREPARED THEM. IF BUYER FAILS TO DO SO, BUYER IS ACTING AGAINST THE 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
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

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.
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 or any other hazardous substance or analyze soil or geologic condition.
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 encroachments.
Size of Property or Improvements: Agent will not measure square footage of lot or improvements, or identify or locate boundary lines, easements or encroachments.
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.
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.
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.
Roof and Attic: Agent will not climb onto a roof or into an attic.

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.

- Common areas of planned developments, condominiums, stock cooperatives and the like.
- Public records or permits
- Areas off site of the property
- Areas that are not reasonably and normally accessible

California law does not require the Agent to inspect the following:
option to purchase, a ground lease or a real property sales contract of one of those properties.
subdivision or a planned dwelling (mobilehomes). The duty applies to a stand-alone detached dwelling (whether or not located in a units, and manufactured homes (mobilehomes). The duty applies to residential real properties containing one-to-four dwelling disclose to the prospective purchaser material facts affecting the value or desirability of that property that the inspection reveals. The 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

Inspection Performed By (Real Estate Broker Firm Name) _____
This inspection discloses the residential property situated in the City of Los Angeles, State of California, described as 22634 Magnolia Ave, County of Los Angeles.
 This Property is a duplex, triplex, or fourplex. This AVID form is for unit # 3. Additional AVID forms required for other units: _____

C.A.R. Form AVID, Revised 11/13
For use by an agent when a transfer disclosure statement is required or when a seller is exempt from completing a TDS
CALIFORNIA CIVIL CODE § 2079 ET SEQ.
AGENT VISUAL INSPECTION DISCLOSURE
CALIFORNIA ASSOCIATION OF REALTORS®



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AVID REVISED 11/13 (PAGE 2 OF 3)

Reviewed by _____ Date _____

Seller's Initials () ()

Other Room:

Bath# _____:

Bath# _____:

Bath# 1: *Painting in shower area bubbly*

Bedroom # _____:

Bedroom # _____:

Bedroom # 1: *Cuculus in ceiling*

Hall/Stairs (excluding common areas): *down stairs*

Other Room:

Kitchen:

Dining Room:

Living Room: *graces in paint*

Entry (excluding common areas):

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Other persons present: *tenant*

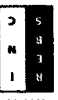
Inspection Date/Time: *10:00am 6-12-18* Weather conditions: *Sunny*

Inspection Performed By (Real Estate Broker Firm Name): *Brown Interiors LLC/BJH*

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # *3*

Property Address: *22634 wgt Ave*

Date: *6/6/18*



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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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

By _____
 Real Estate Broker (Firm Representing Seller)
 Date 6/16/18
 (Associate Licensee or Broker Signature)

SELLER _____ Date _____
 SELLER _____ Date _____
 BUYER _____ Date _____
 BUYER _____ Date _____

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.
 DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER.
 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

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)
 By _____
 (Signature of Associate Licensee or Broker)
 Date 6/16/18

Other Observed or Known Conditions Not Specified Above:

Exterior Building and Yard/Front/Sides/Back: Cracks in patio concrete. Landscape dry - lawn brown

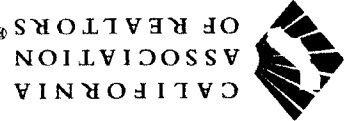
Garage/Parking (excluding common areas):

Other: _____
 Other: _____
 Other: _____

Other Room: _____

Property Address: 2264 Maple Ave
 Date: 6/16/18
 If this Property is a duplex, triplex, or fourplex, this AVID is for unit # 3

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 Los Angeles, State of California, described as 2234 Maple Ave, County of Los Angeles.

This Property is a duplex, triplex, or fourplex. This AVID form is for unit # 1. Additional AVID forms required for other units: _____

Inspection Performed By (Real Estate Broker Firm Name) Brown Defendant Real Estate

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 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 or 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.

Root 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 () ()

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 Date _____





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AVID REVISED 11/13 (PAGE 2 OF 3)

Reviewed by _____
Date _____

Seller's Initials () ()

Other Room:

Bath# _____:

Bath# _____:

Bath# _____:

Bedroom # _____:

Bedroom # _____:

Bedroom # _____:

Hall/Stairs (excluding common areas): Stairs down

Other Room:

Kitchen:

Dining Room:

Living Room:

Entry (excluding common areas):

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Other persons present: Agent

Inspection Date/Time: 6-12-18 10:00am

Inspection Performed By (Real Estate Broker Firm Name): Brown Stark/MLSTE

Weather conditions: Sunny

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # 1

Property Address: 22634 Maple Ave
Date: 6/6/18



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

AVID REVISED 11/13 (PAGE 3 OF 3)

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

By _____ (Associate Licensee or Broker Signature) Date 6/16/12 Real Estate Broker (Firm Representing Seller) Braunco

SELLER _____ Date _____ SELLER _____ Date _____ BUYER _____ Date _____ BUYER _____ Date _____

I/we acknowledge that I/we have read, understand and received a copy of this disclosure. DO SO, BUYER IS ACTING AGAINST THE ADVICE OF BROKER. 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

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) Braunco Real Estate Date 6/16/12 (Signature of Associate Licensee or Broker)

Other Observed or Known Conditions Not Specified Above: _____

Exterior Building and Yard -Front/Sides/Back: _____

Garage/Parking (excluding common areas): garage doors don't close fully

Other: _____

Other: _____

Other: _____

Property Address: 22634 Maple Ave #1 Date: 6/16/12 If this Property is a duplex, triplex, or fourplex, this AVID is for unit # 1 Other Room: _____



CALIFORNIA ASSOCIATION OF REALTORS®

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 San Diego, State of California, described as 2234 Maple Ave, County of San Diego, units: 2. This Property is a duplex, triplex, or fourplex. This AVID form is for unit # 2. Additional AVID forms required for other units: _____

Inspection Performed By (Real Estate Broker Firm Name) _____

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.

Root 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.

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Buyer's Initials () () () () () () () () () ()
Seller's Initials () () () () () () () () () ()

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Date _____



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)



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AVID REVISED 11/13 (PAGE 2 OF 3)

Reviewed by _____
Date _____

Seller's Initials () ()

Other Room:

Bath# _____:

Bath# _____:

Bath# 1: water blotch - very dirty - stains on floors
tub - shower stalls

Bedroom # _____:

Bedroom # _____:

Bedroom # 2: guest bedroom - staining on mirror
counter top stain

Hall/Stairs (excluding common areas):

wood carpet

Other Room:

Kitchen:

Dining Room:

Living Room: paint stain on ceiling, water leak in ceiling
stains on ceiling in west wall, carpet worn
carpet worn

Entry (excluding common areas):

carpet worn

THE UNDERSIGNED, BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE REASONABLY AND NORMALLY ACCESSIBLE AREAS OF THE PROPERTY, STATES THE FOLLOWING:

Other persons present:

tenant

Inspection Date/Time: 10:00am 6-12-18 Weather conditions: Sunny

Inspection Performed By (Real Estate Broker Firm Name): Green Residential Real Estate

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # 2

Property Address: 22634 Maple Ave
Date: 6-16-18



AVID REVISED 11/13 (PAGE 3 OF 3)
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SELLER Date
SELLER Date
BUYER Date
BUYER Date
Real Estate Broker (Firm Representing Seller)
By: [Signature] Date: 6/16/12
Real Estate Broker (Firm Representing Buyer)
By: [Signature] Date: []

I/we acknowledge that I/we have read, understand and received a copy of this disclosure.
REMEMBER: 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.

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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.
By: [Signature] Date: 6/16/12

Other Observed or Known Conditions Not Specified Above: difficult to see many areas of condition of floors & walls due to tenant presence of property throughout unit

Exterior Building and Yard Frontsides/Back: paint flaking & chipping at base of front of building, eaves overhanging lot roof have sections of up painted wood

Garage/Parking (excluding common areas): wood rot in joists between garage doors

Other:
Other:
Other:

Other Room:
Property Address: 22634 Maple Ave
Date: 6/16/12
If this Property is a duplex, triplex, or fourplex, this AVID is for unit # 2