



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 12/21)

This inspection disclosure concerns the residential property situated in the City of San Francisco,
County of San Francisco, State of California, described as 1130 Brussels Street
San Francisco, CA. 94124 ("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) Achievers Real Estate and BRG 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. 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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Buyer's Initials _____ / _____ Seller's Initials MA



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1130 Brussels

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

Inspection Performed By (Real Estate Broker Firm Name) _____

Achievers Real Estate and BRG Realty

Inspection Date/Time: 11/9/22

Weather conditions: _____

Other persons present: _____

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):

Steps into living room - security gate on entrance is always locked, could be a safety hazard

Living Room:

carpeting old & stretched out & stained.

Dining Room:

Bay window in living room has window cills chipping off paint - missing paint & patched area by fireplace ceiling

Kitchen:

Kitchen cabinets need replacement - Hinges broken too - counter top is scuffed & burnt - damaged floor and sides of cabinets too - broken dishwasher

Other Room:

Kitchen fan does not work - gas line in kitchen and also for dryer. Buyer to confirm it works.

Hall/Stairs (excluding common areas): _____

Bedroom #

M/B - Carpet stretched & gathered & stained.

Bedroom #

2nd - Carpet needs replacement - stretched out & gathered & stained. Big closet

Bathroom:

Access from both bedrooms available. Has some Hardi cap safety features

Bath #

N/A

Bath #

N/A

Bath #

N/A

Other Room:

Hallway leading to outside kitchen & to stairs down stairs is narrow & needs to be updated.



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

Other:

unsafe stairway leading to Down stairs - and outside.

Other:

Door Bells Are Not working! Whole House Needs Paint & carpet.

Other:

Down stairs has area Available To ADD an extra Bedroom & Bath, with city permit possibility.

☐ See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas):

one car garage with Auto opener roll up door.

Exterior Building and Yard - Front/Sides/Back:

uneven walkways Foot hazard water pipe sitting outside not secured much

Other Observed or Known Conditions Not Specified Above:

in Door - out Door carpeting over stairs outside is worn & needs replacement - could be a Foot Hazard.

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)

Achievers Real Estate and BRG Realty

By

(Signature of Associate Licensee or Broker who performed the inspection)

Fariba Lance

Date

11/19/22

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

Real Estate Broker (Firm Representing Seller)

Achievers Real Estate and BRG Realty

By

(Associate Licensee or Broker Signature)

Date

11/19/22

Real Estate Broker (Firm Representing Buyer)

By

(Associate Licensee or Broker Signature)

Date

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