



CALIFORNIA
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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 12/21)

This inspection disclosure concerns the residential property situated in the City of San Jose,
County of Santa Clara, State of California, described as 6068 Golden Vista Drive San Jose, CA.
95123 ("Property").

This Property is a duplex, triplex, or fourplex. An AVID is required for all units. This AVID form is for all units (or only unit(s) _____).

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



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

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

Inspection Date/Time: 08/12/2023 Weather conditions: Sunny and Warm

Other persons present: None

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): Tall Front door entry

Living Room: Bright living room

Dining Room: Door to Patio is missing Covering

Kitchen: Under Cabinet lights in Kitchen. Pantry in Kitchen--

Other Room: Down stairs hall way, with built in Desk and Cabinets

Hall/Stairs (excluding common areas): Stairs with Steps lighting on both stairways

Bedroom # 1 : Primary Bedroom-- Ceiling sprinkler system- Ceiling light in the bedroom. two sided mirror inside the walk in closet door. smart home equipment inside the Primary Bedroom Closet.

Bedroom # 2 : Ceiling sprinkler system- Ceiling light in the bedroom. Smoke detector in the room

Bedroom # 3 : Ceiling sprinkler system- Ceiling light in the bedroom. Smoke detector in the room

Bath # PB : Primary Bathroom- with separate Oval Tub-- separate Large Shower -- Double Sinks and Separated Toilet Room

Bath # 1 : Half Bathroom Down stairs- with window

Bath # 2 : Hall Bathroom Upstairs- With bathroom over Tub/shower area-

Other Room: Top Level-- Separate Loft Bedroom with it's own Full Bathroom and Walk in Closet- Also access to A/C and Furnace through Locked door inside walk in closet-- Seam in Carpet- Separate A/C and Heat System for this floor.

Each floor has a separate A/C and Heating System!



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Other: 4th Bedroom-- Smoke detector in the room-- Ceiling sprinkler system- Ceiling light in the bedroom.

Other: 2 Patios. One on the side of garage, other just off the Living room and Dining area. Both covered with Pavers and fully fenced.

Other: Camera System installed down stairs- Owned Alarm system and owned Solar Systems present!

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): 2 car garage with auto opener and side door to lead to 2nd patio. some stains on the garage floor.

Exterior Building and Yard - Front/Sides/Back: Common Areas are Maintained by HOA

09/01/2023

Other Observed or Known Conditions Not Specified Above: There is an Electrical Sub station off of Raleigh Road.

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) BRG Realty- Fariba Lance
By Fariba Lance Date 09/01/2023
9/1/2023 12:24:11 PM PDT
(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 AMM / MB

Real Estate Broker (Firm Representing Seller) BRG Realty- Fariba Lance
By _____ Date _____
(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____
By Fariba Lance Date _____
9/1/2023 12:24:11 PM PDT
(Associate Licensee or Broker Signature)

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