



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 12/21)

COMPASS

This inspection disclosure concerns the residential property situated in the City of Redwood City, County of San Mateo, State of California, described as 2020 Helena Way, Redwood City, CA 94061 ("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.

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. 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 DSP /

DS DSP



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: 05/13/2023 1:45 PM Weather conditions: Sunny and Clear

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): Black threshold has residual protection tape peeling. Plank floors. Entry closet sticks & houses updated furnace. Attic crawl space access. Cold air return over closet to left upon entry into primary bedroom.

Living Room: Wood burning fireplace.

Dining Room: Living room/Dining room combo.

Kitchen: Floor color lighter shade from rest of the house. Newly updated. Secondary entry door that goes out to courtyard.

Other Room: _____

Hall/Stairs (excluding common areas): Functional

Bedroom # 1 : Primary: Functional

Bedroom # 2 : Left of Entry: Functional

Bedroom # 3 : Across from hall bath: Crack on entry side of bedroom door.

Bath # 1 : Primary: Shower stall/no tub.

Bath # 2 : Hall bath: Tub/shower combo. Newly updated.

Bath # _____ :

Other Room: Bedroom/Office: Title states 3 bedrooms (buyer to verify). Missing dowels that cover screw holes in patio door. Diagonal crack inside corner of wall above right side of bedroom door.



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

Other: _____

Other: _____

Other: _____

See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1

Exterior Building and Yard - Front/Sides/Back: See Text Overflow Addendum (C.A.R. Form TOA) paragraph 2

Other Observed or Known Conditions Not Specified Above: Traffic noise from neighboring streets. Detached garage can be used as bonus living space or ADU (buyer to verify). Title states 3 bedrooms (buyer to verify). House has been newly updated and staged.

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 Brian Dakin Brian Dakin Date 5/15/2023
(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 _____ / _____

DocuSigned by:
Real Estate Broker (Firm Representing Seller) Compass
By Brian Dakin Dana Adams Brian Dakin/Dana Adams Date 5/15/2023
(Associate Licensee or Broker Signature)

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

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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)





CALIFORNIA ASSOCIATION OF REALTORS®

TEXT OVERFLOW ADDENDUM No. 1 (C.A.R. Form TOA, Revised 6/16)

This addendum is given in connection with the property known as 2020 Helena Way, Redwood City, CA 94061, Redwood City, CA 94601 ("Property"), in which is referred to as ("Buyer") and Redwood Holdings LLC is referred to as ("Seller").

1) AVID, Garage Parking:

Detached garage. Has indoor/outdoor carpet covering slab, not sure of condition of slab. Baseboard heater (not sure if operable). At the time of inspection could not find switch to operate exterior sconce lighting on each side of garage door. Aged single pane, sliding glass doors that go out to courtyard. Aged single pane window over sink/lower cabinet. Overspray on slider. Closet that houses washer/dryer & refrigerator. Exposed wiring in box above refrigerator. Appears to have efflorescence on inside of foundation. Sheetrock cutouts possibly for access to electrical. Carpet has stains. Missing cover switch plate. Cutout of particle board-tile ceiling over entry door. Wood paneling walls has wear & tear. Sub Panel near left of wash machine.

2) AVID, Exterior Building:

Sidewalk uneven in some areas. Cracks in the driveway. Horizontal crack on foundation which appears to be near mud sill, left side of garage. Left side of garage (trash bin area) has leftover sod at time of inspection. Palm tree which appears to be on neighbors property over hangs portion of the roof on left side. Overspray on garage door windows. Cracks in patio/walkways. Crack in brick steps to main entry. Dents in door to secondary main entry to kitchen. Cracks in plastic downspout transitions. Iron gate spindle is bent at entry. Lower wood siding on front of house has splash marks. Gate from courtyard to trash bin area does not close completely. Vent near main entry has holes. Uneven slab at gravel transition. Utility pole and wires on left side, adjacent property in backyard. Marks on back stucco. Newly planted grass has burn marks and seems are evident at time of inspection. Cracked slab back yard right side. Soil on right side walkway, appears to be touching fence and may be too high against house. AC unit & tankless water heater on right side of house.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer _____ Date _____
Buyer _____ Date _____
Seller Redwood Holdings LLC Date _____
Seller _____ DocuSigned by: Darin S. Puhel, Authorized Agent Date 5/15/2023

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