



CALIFORNIA  
ASSOCIATION  
OF REALTORS®

**SELLER PROPERTY QUESTIONNAIRE**  
(C.A.R. Form SPQ, Revised 12/15)

This form is not a substitute for the Real Estate Transfer Disclosure Statement (TDS). It is used by the Seller to provide additional information when a TDS is completed or when no TDS is required.

I. Seller makes the following disclosures with regard to the real property or manufactured home described as situated in 6017 Brougham Street, Assessor's Parcel No. 3204-033-007, County of Los Angeles, California ("Property").

II. The following are representations made by the Seller. Unless otherwise specified in writing, Broker and any real estate licensee or other person working with or through Broker has not verified information provided by Seller. A real estate broker is qualified to advise on real estate transactions. If Seller or Buyer desires legal advice, they should consult an attorney.

III. Note to Seller: PURPOSE: To tell the Buyer about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Answer based on actual knowledge and recollection at this time
- Something that you do not consider material or significant may be perceived differently by a Buyer
- Think about what you would want to know if you were buying the Property today.
- Read the questions carefully and take your time
- If you do not understand how to answer a question, or what to disclose or how to make a disclosure in response to a question, whether on this form or a TDS, you should consult a real estate attorney in California of your choosing. A broker cannot answer the questions for you or advise you on the legal sufficiency of any answers or disclosures you provide.

IV. Note to Buyer: PURPOSE: To give you more information about known material or significant items affecting the value or desirability of the Property and help to eliminate misunderstandings about the condition of the Property.

- Something that may be material or significant to you may not be perceived the same way by the Seller.
- If something is important to you, be sure to put your concerns and questions in writing (C.A.R. form BMI)
- Sellers can only disclose what they actually know. Seller may not know about all material or significant items.
- Seller's disclosures are not a substitute for your own investigations, personal judgments or common sense.

V. SELLER AWARENESS: For each statement below, answer the question "Are you (Seller) aware of..." by checking either "Yes" or "No." Provide explanations to answers in the space provided or attach additional comments and check section VI.

A. STATUTORILY OR CONTRACTUALLY REQUIRED OR RELATED:

ARE YOU (SELLER) AWARE OF...

1. Within the last 3 years, the death of an occupant of the Property upon the Property.  Yes  No
2. An Order from a government health official identifying the Property as being contaminated by methamphetamine (if yes, attach a copy of the Order).  Yes  No
3. The release of an illegal controlled substance on or beneath the Property.  Yes  No
4. Whether the Property is located in or adjacent to an "industrial use" zone (In general, a zone or district allowing manufacturing, commercial or airport uses.)  Yes  No
5. Whether the Property is affected by a nuisance created by an "industrial use" zone.  Yes  No
6. Whether the Property is located within 1 mile of a former federal or state ordinance location (In general, an area once used for military training purposes that may contain potentially explosive munitions.)  Yes  No
7. Whether the Property is a condominium or located in a planned unit development or other common interest subdivision.  Yes  No
8. Insurance claims affecting the Property within the past 5 years.  Yes  No
9. Matters affecting title of the Property.  Yes  No
10. Material facts or defects affecting the Property not otherwise disclosed to Buyer.  Yes  No

Explanation, or (if checked) see attached:

B. REPAIRS AND ALTERATIONS:

ARE YOU (SELLER) AWARE OF...

1. Any alterations, modifications, replacements, improvements, remodeling or material repairs on the Property (including those resulting from Home Warranty claims).  Yes  No
2. Any alterations, modifications, replacements, improvements, remodeling, or material repairs to the Property done for the purpose of energy or water efficiency improvement or renewable energy?  Yes  No

Buyer's Initials: KG

Seller's Signature

Seller's Initials: CA

Seller's Signature

© 2005-2015, C.A.R. Association of REALTORS® Inc.

SPQ REVISED 12/15 (PAGE 1 OF 4)

SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 1 OF 4)

Property Address 6017 Brougham Street, Quartz Hill, CA 93536

Date April 27, 2016

- 3. Ongoing or recurring maintenance on the Property (for example, drain or sewer clean-out, tree or pest control service)
- 4. Any part of the Property being painted within the past 12 months
- 5. If this is a pre-1978 Property, were any renovations (i.e. sanding, cutting, demolition) of lead-based paint surfaces completed in compliance with the Environmental Protection Agency Lead-Based Paint Renovation Rule

pool  Yes  No  
SVC  Yes  No

Explanation: 1) Pool, patio cover, flooring additions up and down block planters, window coverings, paint etc.  
Sean maintains pool (66) 613-6550

Yes  No

**C. STRUCTURAL, SYSTEMS AND APPLIANCES:**

- 1. Defects in any of the following: (including past defects that have been repaired): heating, air conditioning, electrical, plumbing (including the presence of polybutylene pipes), water, sewer, waste disposal or septic system, sump pumps, well, roof, gutters, chimney, fireplace, foundation, crawl space, attic, soil, grading, drainage, retaining walls, interior or exterior doors, windows, walls, ceilings, floors or appliances
- 2. The leasing of any of the following on or serving the Property: solar system, water softener system, water purifier system, alarm system, or propane tank (s)
- 3. An alternative septic system on or serving the Property

ARE YOU (SELLER) AWARE OF...

Yes  No  
 Yes  No  
 Yes  No

Explanation: 2) faucets replaced, microwave replaced, Dishwasher replaced, boxes replaced.

**D. DISASTER RELIEF, INSURANCE OR CIVIL SETTLEMENT:**

- 1. Financial relief or assistance, insurance or settlement, sought or received, from any federal, state, local or private agency, insurer or private party, by past or present owners of the Property, due to any actual or alleged damage to the Property arising from a flood, earthquake, fire, other disaster, or occurrence or defect, whether or not any money received was actually used to make repairs

ARE YOU (SELLER) AWARE OF...

Yes  No

Explanation: 20 yrs ago a pipe leaked under hall, bath area sink down stairs. Carpet was replaced with tile and wood flooring.

**E. WATER-RELATED AND MOLD ISSUES:**

- 1. Water intrusion into any part of any physical structure on the Property, leaks from or in any appliance, pipe, slab or roof, standing water, drainage, flooding, underground water, moisture, water-related soil settling or seepage, on or affecting the Property
- 2. Any problem with or infestation of mold, mildew, fungus or spores, past or present, on or affecting the Property
- 3. Rivers, streams, flood channels, underground springs, high water table, floods, or tides, on or affecting the Property or neighborhood

ARE YOU (SELLER) AWARE OF...

*see above*  
 Yes  No  
 Yes  No  
 Yes  No

Explanation:

**F. PETS, ANIMALS AND PESTS:**

- 1. Pets on or in the Property
- 2. Problems with livestock, wildlife, insects or pests on or in the Property
- 3. Past or present odors, urine, feces, discoloration, stains, spots or damage in the Property, due to any of the above
- 4. Past or present treatment or eradication of pests or odors, or repair of damage due to any of the above

ARE YOU (SELLER) AWARE OF...

Yes  No  
 Yes  No  
 Yes  No  
 Yes  No

Explanation: 1) we had a dog and so did renters.

**G. BOUNDARIES, ACCESS AND PROPERTY USE BY OTHERS:**

- 1. Surveys, easements, encroachments or boundary disputes
- 2. Use or access to the Property, or any part of it, by anyone other than you, with or without permission, for any purpose, including but not limited to, using or maintaining roads, driveways or other forms of ingress or egress or other travel or drainage

ARE YOU (SELLER) AWARE OF...

Yes  No  
 Yes  No

Buyer's initials: GA, KA

Seller's initials: GA, KA

SPQ REVISED 12/15 (PAGE 2 OF 4)

**SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 2 OF 4)**



Property Address 6017 Brougham Street, Quartz Hill, CA 93536

Date April 27, 2016

3. Use of any neighboring property by you  Yes  No  
Explanation \_\_\_\_\_

**H. LANDSCAPING, POOL AND SPA:**

- ARE YOU (SELLER) AWARE OF...**
- Diseases or infestations affecting trees, plants or vegetation on or near the Property  Yes  No
  - Operational sprinklers on the Property  Yes  No  
(a) if yes, are they  automatic or  manually operated.  
(b) if yes, are there any areas with trees, plants or vegetation not covered by the sprinkler system  Yes  No
  - A pool heater on the Property  Yes  No  
if yes, is it operational?  Yes  No
  - A spa heater on the Property  Yes  No  
if yes, is it operational?  Yes  No
  - Past or present defects, leaks, cracks, repairs or other problems with the sprinklers, pool, spa, waterfall, pond, stream, drainage or other water-related decor including any ancillary equipment, including pumps, filters, heaters and clearing systems, even if repaired  Yes  No
- Explanation S) Sewer replaced 5 tiles at spa waterfall

**I. CONDOMINIUMS, COMMON INTEREST DEVELOPMENTS AND OTHER SUBDIVISIONS:**

- ARE YOU (SELLER) AWARE OF...**
- Any pending or proposed dues increases, special assessments, rules changes, insurance availability issues, or litigation by or against or fines or violations issued by a Homeowner Association or Architectural Committee affecting the Property  Yes  No
  - Any declaration of restrictions or Architectural Committee that has authority over improvements made on or to the Property  Yes  No
  - Any improvements made on or to the Property without the required approval of an Architectural Committee or inconsistent with any declaration of restrictions or Architectural Committee requirement  Yes  No
- Explanation \_\_\_\_\_

**J. TITLE, OWNERSHIP LIENS, AND LEGAL CLAIMS:**

- ARE YOU (SELLER) AWARE OF...**
- Any other person or entity on title other than Seller(s) signing this form  Yes  No
  - Leases, options or claims affecting or relating to title or use of the Property  Yes  No
  - Past, present, pending or threatened lawsuits, settlements, mediations, arbitrations, tax liens, mechanics liens, notice of default, bankruptcy or other court filings, or government hearings affecting or relating to the Property, Homeowner Association or neighborhood  Yes  No
  - Any private transfer fees, triggered by a sale of the Property, in favor of private parties, charitable organizations, interest based groups or any other person or entity  Yes  No
  - Any PACE lien (such as HERO or SCEIP) or other lien on your Property securing a loan to pay for an alteration, modification, replacement, improvement, remodel or material repair of the Property?  Yes  No
  - The cost of any alteration, modification, replacement, improvement, remodel or material repair of the Property being paid by an assessment on the Property tax bill?  Yes  No
- Explanation \_\_\_\_\_

**K. NEIGHBORHOOD:**

- ARE YOU (SELLER) AWARE OF...**
- Neighborhood noise, nuisance or other problems from sources such as, but not limited to, the following: neighbors, traffic, parking congestion, airplanes, trains, light rail, subway, trucks, freeways, buses, schools, parks, refuse storage or landfill processing, agricultural operations, business, odor, recreational facilities, restaurants, entertainment complexes or facilities, parades, sporting events, fairs, neighborhood parties, litter, construction, air conditioning equipment, air compressors, generators, pool equipment or appliances, underground gas pipelines, cell phone towers, high voltage transmission lines, or wildlife  Yes  No

Buyer's Initials: GG, KA

Seller's Initials: [Signature]

SPQ REVISED 12/15 (PAGE 3 OF 4)

**SELLER PROPERTY QUESTIONNAIRE (SPQ PAGE 3 OF 4)**

Produced with permission by Zillow, 18770 Green Way Road, Irvine, California 92614



Property Address 6017 Brougham Street, Quartz Hill, CA 93536

Date April 27, 2016

Explanation:

*Note: seller has not lived at property for five years and has no current knowledge of the current neighborhood.*

L. GOVERNMENTAL:

ARE YOU (SELLER) AWARE OF...

- 1. Ongoing or contemplated eminent domain, condemnation, annexation or change in zoning or general plan that applies to or could affect the Property.  Yes  No
- 2. Existence or pendency of any rent control, occupancy restrictions, improvement restrictions or retrofit requirements that apply to or could affect the Property.  Yes  No
- 3. Existing or contemplated building or use moratoria that apply to or could affect the Property.  Yes  No
- 4. Current or proposed bonds, assessments or fees that do not appear on the Property tax bill that apply to or could affect the Property.  Yes  No
- 5. Proposed construction, reconfiguration, or closure of nearby Government facilities or amenities such as schools, parks, roadways and traffic signals.  Yes  No
- 6. Existing or proposed Government requirements affecting the Property (i) that tall grass, brush or other vegetation be cleared; (ii) that restrict tree (or other landscaping) planting, removal or cutting or (iii) that flammable materials be removed.  Yes  No
- 7. Any protected habitat for plants, trees, animals or insects that apply to or could affect the Property.  Yes  No
- 8. Whether the Property is historically designated or falls within an existing or proposed Historic District.  Yes  No

Explanation:

M. OTHER:

ARE YOU (SELLER) AWARE OF...

- 1. Reports, inspections, disclosure warranties, maintenance recommendations, estimates, studies, surveys or other documents, pertaining to (i) the condition or repair of the Property or any improvement on this Property in the past, now or proposed, or (ii) easements, encroachments or boundary disputes affecting the Property (If yes, provide any such documents in your possession to Buyer.)  Yes  No
- 2. Any occupant of the Property smoking on or in the Property.  Yes  No
- 3. Any past or present known material facts or other significant items affecting the value or desirability of the Property not otherwise disclosed to Buyer.  Yes  No

Explanation:

VI. (IF CHECKED) ADDITIONAL COMMENTS: The attached addendum contains an explanation or additional comments in response to specific questions answered "yes" above. Refer to line and question number in explanation.

Seller represents that Seller has provided the answers and, if any, explanations and comments on this form and any attached addenda and that such information is true and correct to the best of Seller's knowledge as of the date signed by Seller. Seller acknowledges (i) Seller's obligation to disclose information requested by this form is independent from any duty of disclosure that a real estate licensee may have in this transaction; and (ii) nothing that any such real estate licensee does or says to Seller relieves Seller from his/her own duty of disclosure.

Seller David Carlson  
Seller Carolyn Carlson

Date April 27, 2016  
Date April 27, 2016

By signing below, Buyer acknowledges that Buyer has read, understands and has received a copy of this Seller Property Questionnaire form.

Buyer Matt & Sherron

Date 5/10/2016  
Date

© 2015-2016, California Association of REALTORS®. No. 1095 FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.) NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROMISES IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

Published and Distributed by REAL ESTATE BUSINESS SERVICES, INC. a subsidiary of the CALIFORNIA ASSOCIATION OF REALTORS® 525 South Vine Street, Los Angeles, California 90028

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_





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 Quartz Hill, County of \_\_\_\_\_, State of California, described as 6017 Brougham St. ("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) RE/MAX of Valencia

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.**

Buyer's Initials (X JD) (X \_\_\_\_\_)

Seller's Initials ( DL )

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 2007-2013, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED  
AVID REVISED 11/13 (PAGE 1 OF 3)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



**AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)**

0017 Brougham St  
Property Address: Quartz Hill, CA

Date: May 3, 2016

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

Inspection Performed By (Real Estate Broker Firm Name) RE/MAX of Valencia

Inspection Date/Time: 05/02/2016 11:30PM Weather conditions: Sunny

Other persons present: Mark, Karla, Justin, Sean Wagner, James Baker

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): Peeling pain observed on siding of house.

Living Room: Dead bugs observed near fireplace

Dining Room:

Kitchen: Burners on stove wouldn't turn on or light. Carbon Monoxide Alarm was located in kitchen versus in middle of first floor.

Other Room:

Hall/Stairs (excluding common areas):

Bedroom # 1 : Master: Back portion addition of master appears to have expired permits with county. The attic access lock didn't work.

Bedroom # 2 : First Downstairs Bedroom: Small upper room was observed with no ladder to get up there.

Bedroom # 3 :

Bath# 1 : Master Bath: The shower head appeared to leak when turning on the faucet.

Bath# 2 : Upstairs Hall Bath

Bath# 3 : Guest Bathroom downstairs

Other Room: Electrical: Some electrical covers were missing. The legend on main panel was missing.

Buyer's Initials (X J B) (X )  
Copyright © 2013, CALIFORNIA ASSOCIATION OF REALTORS®, INC.  
AVID REVISED 11/13 (PAGE 2 OF 3)

Seller's Initials ( Q. B. )

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)

Produced with zplForm® by zplLogic, 18070 Fifeen Mile Road, Fraser, Michigan 48026 www.zplLogic.com



License #

5617 Brougham St.  
Property Address: Quartz Hill, CA Date: May 3, 2016

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # \_\_\_\_\_  
Other Room: Portion of back patio has expired permits from Los Angeles County

Other: Some windows did not open and close that easily.

Other: Roof: Some roof tiles appeared to be out of place

Other: Pool: No egress ladder was found for entry to and from pool. Some cracked areas noted to mastic in expansion joint around perimeter of pool.

Garage/Parking (excluding common areas): Doggy door on interior garage door noted. Door above doggy door near garage ceiling is not a fire wall. The garage door had weather stripping that was loose and hanging. The garage door sagged in middle when opening and closing.

Exterior Building and Yard -Front/Sides/Back: Cracked fascia boards noted around perimeter of house. The gate to the RV parking appeared to have faded paint and some rust.

Other Observed or Known Conditions Not Specified Above: NOTE: I don't know what the above observations means in this agent disclosure and buyers should consult any and all appropriate professionals and entities to satisfy any and all concerns they have.

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: Mark Bolender RE/MAX of Valencia Date: 05/05/2016 02:17 PM PDT  
(Signature of Associate Licensee or Broker)

**Mark Bolender**  
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.

SELLER David B. Carson Date: 5/19/16  
SELLER Carolyn M. Carson Date: 5/19/16  
BUYER x Gilberto A. George Date: 05/05/2016 14:04:15  
BUYER x \_\_\_\_\_ Date: \_\_\_\_\_

Real Estate Broker (Firm Representing Seller) James Baker Realty, Inc Date: 5/18/16  
By: Mark Bolender Date: 05/05/2016 02:17 PM PDT  
(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) RE/MAX of Valencia  
By: Mark Bolender Date: \_\_\_\_\_  
(Associate Licensee or Broker Signature)

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright ©2007, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®. REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

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

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



AVID REVISED 11/13 (PAGE 3 OF 3)



CALIFORNIA  
ASSOCIATION  
OF REALTORS

REAL ESTATE TRANSFER DISCLOSURE STATEMENT  
(CALIFORNIA CIVIL CODE §1102, ET SEQ.)  
(C.A.R. Form TDS, Revised 4/14)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Quartz Hill, COUNTY OF Los Angeles, STATE OF CALIFORNIA, DESCRIBED AS 6077 Brougham Street, Quartz Hill, CA 91334. THIS STATEMENT IS A DISCLOSURE OF THE CONDITION OF THE ABOVE DESCRIBED PROPERTY IN COMPLIANCE WITH SECTION 1102 OF THE CIVIL CODE AS OF (date) April 27, 2018. IT IS NOT A WARRANTY OF ANY KIND BY THE SELLER(S) OR ANY AGENT(S) REPRESENTING ANY PRINCIPAL(S) IN THIS TRANSACTION, AND IS NOT A SUBSTITUTE FOR ANY INSPECTIONS OR WARRANTIES THE PRINCIPAL(S) MAY WISH TO OBTAIN.

I. COORDINATION WITH OTHER DISCLOSURE FORMS

This Real Estate Transfer Disclosure Statement is made pursuant to Section 1102 of the Civil Code. Other statutes require disclosures, depending upon the details of the particular real estate transaction (for example, special study zone and purchase-money liens or residential property).

Substituted Disclosures: The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport announcements, earthquake, fire, flood, or special assessment information, have or will be made in connection with this real estate transfer, and are intended to satisfy the disclosure obligations on this form, where the subject matter is the same.

- Inspection reports completed pursuant to the contract of sale or receipt for deposit.
- Additional inspection reports or disclosures.

II SELLER'S INFORMATION

The Seller discloses the following information with the knowledge that even though this is not a warranty, prospective Buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this transaction to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property.

THE FOLLOWING ARE REPRESENTATIONS MADE BY THE SELLER(S) AND ARE NOT THE REPRESENTATIONS OF THE AGENT(S), IF ANY. THIS INFORMATION IS A DISCLOSURE AND IS NOT INTENDED TO BE PART OF ANY CONTRACT BETWEEN THE BUYER AND SELLER.

Seller is  not occupying the Home.

A. The subject property has the items checked below:

<input checked="" type="checkbox"/> Range <input checked="" type="checkbox"/> Oven <input checked="" type="checkbox"/> Microwave <input checked="" type="checkbox"/> Dishwasher <input checked="" type="checkbox"/> Trash Compactor <input checked="" type="checkbox"/> Garbage Disposal <input checked="" type="checkbox"/> Washer/Dryer Hookups <input checked="" type="checkbox"/> Rain Gutters <input checked="" type="checkbox"/> Burglar Alarms <input checked="" type="checkbox"/> Carbon Monoxide Device(s) <input checked="" type="checkbox"/> Smoke Detector(s) <input type="checkbox"/> Fire Alarm <input type="checkbox"/> TV Antennas <input type="checkbox"/> Satellite Dish <input type="checkbox"/> Intercom <input checked="" type="checkbox"/> Central Heating <input checked="" type="checkbox"/> Central Air Conditioning <input type="checkbox"/> Evaporator Cooler(s) <input type="checkbox"/> Exhaust Fan(s) in <input checked="" type="checkbox"/> Gas Stove <input type="checkbox"/> Other	<input type="checkbox"/> Mid/Window Air Conditioning <input type="checkbox"/> Sump Pumps <input type="checkbox"/> Plastic Sewer Systems <input type="checkbox"/> Septic Tank <input type="checkbox"/> Sump Pump <input type="checkbox"/> Water Softener <input checked="" type="checkbox"/> Pest/Chimney <input type="checkbox"/> Built-in Barbecue <input type="checkbox"/> Generator <input checked="" type="checkbox"/> Security System <input type="checkbox"/> Garage <input type="checkbox"/> Attached <input type="checkbox"/> Not Attached <input type="checkbox"/> Carpet <input checked="" type="checkbox"/> Automatic Garage Door Opener(s) <input checked="" type="checkbox"/> Number Remote Controls <input type="checkbox"/> Sinks <input type="checkbox"/> Hot Tub/Spa <input type="checkbox"/> Locking Safety Cover <input type="checkbox"/> 220 Volt Wiring in <input type="checkbox"/> Roof(s) Type: <u>Concrete Tile</u>	<input checked="" type="checkbox"/> Cold Resistant Barrier <input checked="" type="checkbox"/> Pool/Spa Heater <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric <input type="checkbox"/> Water Heater <input type="checkbox"/> Gas <input type="checkbox"/> Solar <input type="checkbox"/> Electric <input type="checkbox"/> Water Supply <input checked="" type="checkbox"/> City <input type="checkbox"/> Well <input type="checkbox"/> Private Utility or Other <input checked="" type="checkbox"/> Gas Supply <input type="checkbox"/> Utility <input type="checkbox"/> Bottled (Tank) <input checked="" type="checkbox"/> Window Screens <input type="checkbox"/> Window Security Bars <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows <input type="checkbox"/> Water-Conserving Plumbing Fixtures
---	--	---

Final location in Living Room  
Age 1987 (approx.)

Are there, to the best of your (Seller's) knowledge, any of the above that are not in operating condition?  Yes  No. If yes, then describe. (Attach additional sheets if necessary).

(See note on page 2)

Buyer's initials: GG KG

Seller's initials: [Signature]



Property Address: 6017 Brougham Street, Quartz Hill, CA 93536

Date: April 27, 2018

B. Are you (Seller) aware of any significant defects/malfunctions in any of the following?  Yes  No If yes, check appropriate space(s) below

- Interior Walls  Ceilings  Floors  Exterior Walls  Insulation  Roof(s)  Windows  Doors  Foundation  Stair(s)
- Driveways  Sidewalks  Walls/Fences  Electrical Systems  Plumbing/Sewers/Septics  Other Structural Components

(Describe) Broken tile on counter island, patio drains slowly

If any of the above is checked, explain (Attach additional sheets if necessary)

Can't find ladder to loft area in bedroom.

\*Installation of a listed appliance, device, or amenity is not a precondition of sale or transfer of the dwelling. The carbon monoxide device, garage door opener, or child-resistant pool barrier may not be in compliance with the safety standards relating to, respectively, carbon monoxide device standards of Chapter 8 (commencing with Section 13260) of Part 2 of Division 12 of, automatic reversing device standards of Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or the pool safety standards of Article 2.5 (commencing with Section 115920) of Chapter 5 of Part 10 of Division 104 of, the Health and Safety Code. Window security bars may not have quick-release mechanisms in compliance with the 1995 edition of the California Building Standards Code. Section 1101.4 of the Civil Code requires all single-family residences built on or before January 1, 1994, to be equipped with water-conserving plumbing fixtures after January 1, 2017. Additionally on and after January 1, 2014, a single-family residence built on or before January 1, 1994, that is altered or improved is required to be equipped with water-conserving plumbing fixtures as a condition of final approval. Fixtures in this dwelling may not comply with section 1101.4 of the Civil Code

C. Are you (Seller) aware of any the following

1. Substances, materials, or products which may be an environmental hazard such as, but not limited to, asbestos, formaldehyde, radon gas, lead-based paint, mold, fuel or chemical storage tanks, and contaminated soil or water on the subject property . . .  Yes  No
2. Features of the property shared in common with adjoining landowners, such as walls, fences, and driveways, whose use or responsibility for maintenance may have an effect on the subject property . . .  Yes  No
3. Any encroachments, easements or similar matters that may affect your interest in the subject property . . .  Yes  No
4. Room additions, structural modifications, or other alterations or repairs made without necessary permits. . .  Yes  No
5. Room additions, structural modifications, or other alterations or repairs not in compliance with building codes . . .  Yes  No
6. Fill (compacted or otherwise) on the property or any portion thereof  Yes  No
7. Any settling from any cause, or slippage, sliding, or other soil problems . . .  Yes  No
8. Flooding, drainage or grading problems  Yes  No
9. Major damage to the property or any of the structures from fire, earthquake, floods, or landslides. . .  Yes  No
10. Any zoning violations, nonconforming uses, violations of "setback" requirements  Yes  No
11. Neighborhood noise problems or other nuisances. . .  Yes  No
12. CC&R's or other deed restrictions or obligations  Yes  No
13. Homeowners' Association which has any authority over the subject property  Yes  No
14. Any "common area" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)  Yes  No
15. Any notices of abatement or citations against the property  Yes  No
16. Any lawsuits by or against the Seller threatening to or affecting this real property, claims for damages by the Seller pursuant to Section 910 or 914 threatening to or affecting this real property, claims for breach of warranty pursuant to Section 900 threatening to or affecting this real property, or claims for breach of an enhanced protection agreement pursuant to Section 903 threatening to or affecting this real property, including any lawsuits or claims for damages pursuant to Section 910 or 914 alleging a defect or deficiency in this real property or "common areas" (facilities such as pools, tennis courts, walkways, or other areas co-owned in undivided interest with others)  Yes  No

If the answer to any of these is yes, explain. (Attach additional sheets if necessary.)

- D. 1. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 13113.8 of the Health and Safety Code by having operable smoke detector(s) which are approved, listed, and installed in accordance with the State Fire Marshal's regulations and applicable local standards.
2. The Seller certifies that the property, as of the close of escrow, will be in compliance with Section 19211 of the Health and Safety Code by having the water heater tank(s) braced, anchored, or strapped in place in accordance with applicable law.

Shared block walls - East, West, and North. 24" x 8" small addition at rear of house upstairs with stairs. Buyer's initials: GG, KG. Seller's initials: [Signature]

TDS REVISED 8/14 (PAGE 2 OF 3)

REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 2 OF 3)

Printed with approval by page: 15010 (Block, 8th Street, Fresno, California 93721) 20180228 (2/28)

(cc:re) available from any title co.

Permit, but is believed to be done to code.

Property Address: 8017 Brougham Street, Quartz Hill, CA 93536

Date: April 27, 2016

Seller certifies that the information herein is true and correct to the best of the Seller's knowledge as of the date signed by the Seller.

Seller: David Carlson

Date: 04/27/2016

Seller: Carolyn Carlson

Date: 04/27/2016

III. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the Seller is represented by an agent in this transaction.)

THE UNDERSIGNED, BASED ON THE ABOVE INQUIRY OF THE SELLER(S) AS TO THE CONDITION OF THE PROPERTY AND BASED ON A REASONABLY COMPETENT AND DILIGENT VISUAL INSPECTION OF THE ACCESSIBLE AREAS OF THE PROPERTY IN CONJUNCTION WITH THAT INQUIRY, STATES THE FOLLOWING:

- See attached Agent Visual Inspection Disclosure (AVID Form)
Agent notes no items for disclosure.
Agent notes the following items:

Upon visual inspection, I see nothing which conflicts with statements made by sellers. Listing Agent always recommends that buyers have a licensed professional to conduct a home inspection.

Agent (Broker Representing Seller) James Baker Realty, Inc. (Please Print)

By: James Baker (Associate Licensee of Broker Signature) Date: 04/27/2016

IV. AGENT'S INSPECTION DISCLOSURE

(To be completed only if the agent who has obtained the offer is other than the agent above.)

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

- See attached Agent Visual Inspection Disclosure (AVID Form)
Agent notes no items for disclosure.
Agent notes the following items:

Agent (Broker Obtaining the Offer) Mark Polanco (Please Print)

By: Mark Polanco (Associate Licensee of Broker Signature) Date: 5/10/16

V. BUYER(S) AND SELLER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE AND/OR INSPECTIONS OF THE PROPERTY AND TO PROVIDE FOR APPROPRIATE PROVISIONS IN A CONTRACT BETWEEN BUYER AND SELLER(S) WITH RESPECT TO ANY ADVICE/INSPECTIONS/DEFECTS.

II/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.

Seller: David Carlson Date: 04/27/2016
Seller: Carolyn Carlson Date: 04/27/2016
Agent (Broker Representing Seller) James Baker Realty, Inc. (Please Print)

Buyer: [Signature] Date: 5/10/2016
Buyer: [Signature] Date: 5/10/2016
By: James Baker (Associate Licensee of Broker Signature) Date: 04/27/2016

Agent (Broker Obtaining the Offer) Mark Polanco (Please Print)

By: [Signature] (Associate Licensee of Broker Signature) Date: 5/10/16

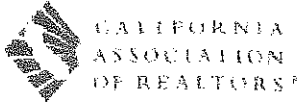
SECTION 1102.3 OF THE CIVIL CODE PROVIDES A BUYER WITH THE RIGHT TO RESCIND A PURCHASE CONTRACT FOR AT LEAST THREE DAYS AFTER THE DELIVERY OF THIS DISCLOSURE IF DELIVERY OCCURS AFTER THE SIGNING OF AN OFFER TO PURCHASE. IF YOU WISH TO RESCIND THE CONTRACT, YOU MUST ACT WITHIN THE PRESCRIBED PERIOD.

A REAL ESTATE BROKER IS QUALIFIED TO ADVISE ON REAL ESTATE. IF YOU DESIRE LEGAL ADVICE, CONSULT YOUR ATTORNEY.

DISCLAIMER: 2014, California Association of REALTORS, Inc. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS (C.A.R.) NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ACCURACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER IS THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL.

Published and Created by: REAL ESTATE BUSINESS SERVICES, INC. A subsidiary of the California Association of REALTORS 525 South Vinyl Avenue, Los Angeles, California 90020





**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 Quartz Hill County of Alameda  
Los Angeles State of California, described as 6817 Brushham Street

This Property is a duplex, triplex, or fourplex. This AVID form is for unit # \_\_\_\_\_ (Property)  
 units \_\_\_\_\_ Additional AVID forms required for other \_\_\_\_\_

Inspection Performed By (Real Estate Broker Firm Name) James Estor Realty, Inc.

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 of 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 (GG) (K9)

Seller's Initials (MD) (CS)

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright © 2007-2013, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.  
 AVID REVISED 11/13 (PAGE 1 OF 3)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



**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) \_\_\_\_\_

James Baker Realty, Inc.

Inspection Date/Time: 4/29/16 1:00 PM

Weather conditions: Clear/Sunny

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): Covered porch / single entry door with sidelight  
tile entry

Living Room: High ceiling / Brick fireplace / tile floors / paint OK / curtains

Dining Room: High ceiling / tile floor / paint OK / curtains

Kitchen: tile floor / paint OK / dark wood cabinets / island / Garden Window  
tile counter / gas oven / range / microwave / dishwasher / disposal

Other Room: Break fast area / family room / tile floor / Built-in / french doors

Hall/Stairs (excluding common areas) Staircase / storage underneath / Loft ceiling fan

Bedroom # 1: Master: Double doors / crown moulding / carpet / fan

Bedroom # 2: South: loft above / no ladder

Bedroom # 3: North: access to backyard (slider) / Built-in

Bath # 1: Half: OK single sink / tile floor / Exhaust fan

Bath # 2: Hall/Down: tile floor / single sink / window

Bath # 3: Master/Up: tile floor / double sink / walk-in closet

Other Room: Indoor Laundry: gas / electric hookups / tile floor / exhaust fan

Buyer's Initials: GG, KQ

Copyright © 2013, CALIFORNIA ASSOCIATION OF REALTORS®, INC.  
AVID REVISED 11/13 (PAGE 2 OF 3)

Seller's Initials: [Signature]

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 2 OF 3)

Produced with zipform® by zipLogix 16070 Fifteen Mile Road, Fraser, Michigan 48229



Property Address 8017 Brougham Street  
Quartz Hill, CA 94536

Date April 27 2016

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

Other Room:

Fruit trees / grapes / jasmine in backyard

Other:

Wagner in-ground pool & spa / bellwork brick & tile / fenced

Other:

Wrap-around patio cover / outdoor speakers

Other:

Sidelyard / Pool equipment / driveway

Garage/Parking (excluding common areas):

3-car garage / RV accom - gated / Block walls / willow tree / Roses / Palms / Roll up door

Exterior Building and Yard - Front/Sides/Back

Sideg plan wood trim / tile roof / exterior lights  
Brick-capped platen / Brick Accents

Other Observed or Known Conditions Not Specified Above:

\* Water heater double-stopped / PRV plumbed to Exterior / SD's & CO's in place

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)

James Baker Realty, Inc.

By

*James Baker*  
Signature of Associate Licensee or Broker

Date 04/27/2016

James Baker

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.

SELLER

*David B. Johnson*

Date 5/1/16

SELLER

*Angela Johnson*

Date 5/1/16

BUYER

*Scott S.*

Date 5/10/2016

BUYER

*Kevin S.*

Date 5/10/16

Real Estate Broker (Firm Representing Seller)

James Baker Realty, Inc.

By

*James Baker*  
Associate Licensee or Broker Signature

Date 04/27/2016

James Baker

Real Estate Broker (Firm Representing Buyer)

*Mark Bolander*

Date 5.10.16

By

*Mark Bolander*  
Associate Licensee or Broker Signature

The copyright laws of the United States (Title 17 U.S. Code) forbid the unauthorized reproduction of this form, or any portion thereof, by photocopy machine or any other means, including facsimile or computerized formats. Copyright ©2007, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED. THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA ASSOCIATION OF REALTORS® (C.A.R.). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. A REAL ESTATE BROKER OR THE PERSON QUALIFIED TO ADVISE ON REAL ESTATE TRANSACTIONS. IF YOU DESIRE LEGAL OR TAX ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. This form is available for use by the entire real estate industry. It is not intended to identify the user as a REALTOR®, REALTOR® is a registered collective membership mark which may be used only by members of the NATIONAL ASSOCIATION OF REALTORS® who subscribe to its Code of Ethics.

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

AVID REVISED 1/1/13 (PAGE 3 OF 3)

Reviewed by \_\_\_\_\_ Date \_\_\_\_\_



AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

Produced with software by realpage.com 10000 Greenway Forest Drive, Irvine, CA 92618