



**PRDS® DISCLOSURE REGARDING REAL ESTATE  
AGENCY RELATIONSHIPS (Page 1 of 2)**  
(As required by the Civil Code)



When you enter into a discussion with a real estate agent regarding a real estate transaction, you should from the outset understand what type of agency relationship or representation you wish to have with the agent(s) in the transaction.

**FORM NEEDS TO BE COMPLETED AND PROVIDED AS FOLLOWS:**

- |  |   |
|--|---|
| a) Listing Agent to the Seller before entering into a listing agreement; | b) Buyer's Agent to the Buyer as soon as practicable before signing an offer;                                       |
| c) Buyer's Agent to the Seller before presenting an offer;               | d) Listing Agent, when acting as a dual agent, to the Buyer as soon as practicable before the Buyer signs an offer. |

**SELLER'S AGENT**

A Seller's agent under a listing agreement with the Seller acts as the agent for the Seller only. A Seller's agent or a subagent of that agent has the following affirmative obligations:

To the Seller:

A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Seller.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the Property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

**BUYER'S AGENT**

A selling agent can, with a Buyer's consent, agree to act as agent for the Buyer only. In these situations, the agent is not the Seller's agent, even if by agreement the agent may receive compensation for services rendered, either in full or in part from the Seller. An agent acting only for a Buyer has the following affirmative obligations:

To the Buyer:

A fiduciary duty of utmost care, integrity, honesty, and loyalty in dealings with the Buyer.

To the Buyer and the Seller:

- (a) Diligent exercise of reasonable skill and care in performance of the agent's duties.
- (b) A duty of honest and fair dealing and good faith.
- (c) A duty to disclose all facts known to the agent materially affecting the value or desirability of the property that are not known to, or within the diligent attention and observation of, the parties.

An agent is not obligated to reveal to either party any confidential information obtained from the other party that does not involve the affirmative duties set forth above.

**AGENT REPRESENTING BOTH SELLER AND BUYER**

A real estate agent, either acting directly or through one or more associate licensees, can legally be the agent of both the Seller and the Buyer in a transaction, but only with the knowledge and consent of both the Seller and the Buyer.

In a dual agency situation, the agent has the following affirmative obligations to both the Seller and the Buyer:

- (a) A fiduciary duty of utmost care, integrity, honesty, and loyalty in the dealings with either the Seller or the Buyer.
- (b) Other duties to the Seller and the Buyer as stated above in their respective sections.

In representing both Seller and Buyer, the agent may not, without the express permission of the respective party, disclose to the other party that the Seller will accept a price less than the listing price or that the Buyer will pay a price greater than the price offered.

The above duties of the agent in a real estate transaction do not relieve a Seller or Buyer from the responsibility to protect his or her own interests. You should carefully read all agreements to assure that they adequately express your understanding of the transaction. A real estate agent is a person qualified to advise about real estate. If legal or tax advice is desired, consult a competent professional.

Throughout your real property transaction you may receive more than one disclosure form, depending upon the number of agents assisting in the transaction. The law requires each agent with whom you have more than a casual relationship to present you with this disclosure form. You should read its contents each time it is presented to you, considering the relationship between you and the real estate agent in your specific transaction.

This disclosure form includes the provisions of Section 2079.13 to 2079.24, inclusive, of the Civil Code set forth on the reverse side hereof. Read it carefully.

If the transaction involves one-to-four dwelling residential property(s), including a mobile home, a manufactured home, or a manufactured home on a lot, this form must be provided in a listing, sale, exchange, installment land contract, or lease over one year.

**READ & APPROVED**

I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS DISCLOSURE \_\_\_\_\_

BUYER/SELLER	<u>Ronald S. Banc</u>	SIGNATURE	DATE	Date	<u>7/21/10</u>	Time	___	AM/PM
BUYER/SELLER	_____	SIGNATURE	DATE	Date	_____	Time	___	AM/PM
AGENT	<u>Century 21 Realty Alliance</u>	by	<u>Shahla Piff</u>	Date	<u>4/8/2010</u>	Time	___	AM/PM
			(Associate Licensee or Broker-Signature)					

BUYER'S AGENT	_____	by	_____	Date	_____	Time	___	AM/PM
	(before presenting offer)		(Associate Licensee or Broker-Signature)					
SELLER	<u>Ronald S. Banc</u>	Date	<u>7/21/10</u>	Time	___	AM/PM		
	(before presentation of offer)							
SELLER	_____	Date	_____	Time	___	AM/PM		
	(before presentation of offer)							



**REAL ESTATE TRANSFER DISCLOSURE STATEMENT**  
(CALIFORNIA CIVIL CODE §1102, ET SEQ)  
(C.A.R. Form TDS, Revised 10/03)

THIS DISCLOSURE STATEMENT CONCERNS THE REAL PROPERTY SITUATED IN THE CITY OF Burlingame, COUNTY OF San Mateo, STATE OF CALIFORNIA, DESCRIBED AS 321 Bloomfield Rd. Burlingame CA 94010. 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) \_\_\_\_\_. 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 on residential property).

**Substituted Disclosures:** The following disclosures and other disclosures required by law, including the Natural Hazard Disclosure Report/Statement that may include airport annoyances, 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  is not occupying the property.

**READ & APPROVED**

**A. The subject property has the items checked below (read across)**

- |   |  |   |                            |
|---|--|---|----------------------------|
| <input checked="" type="checkbox"/> Range   | <input checked="" type="checkbox"/> Oven   | <input type="checkbox"/> Microwave  | _____ SIGNATURE _____ DATE |
| <input checked="" type="checkbox"/> Dishwasher  | <input type="checkbox"/> Trash Compactor   | <input type="checkbox"/> Garbage Disposal                                   | _____ SIGNATURE _____ DATE |
| <input checked="" type="checkbox"/> Washer/Dryer Hookups  | <input type="checkbox"/> Smoke Detector(s)   | <input type="checkbox"/> Rain Gutters                                       | _____ SIGNATURE _____ DATE |
| <input type="checkbox"/> Burglar Alarms   | <input type="checkbox"/> Satellite Dish  | <input type="checkbox"/> Fire Alarm   | _____ SIGNATURE _____ DATE |
| <input checked="" type="checkbox"/> T.V. Antenna  | <input type="checkbox"/> Central Air Conditioning  | <input type="checkbox"/> Intercom   |                            |
| <input checked="" type="checkbox"/> Central Heating   | <input type="checkbox"/> Sprinklers  | <input type="checkbox"/> Evaporator Cooler(s)                               |                            |
| <input checked="" type="checkbox"/> Wall/Window Air Conditioning  | <input type="checkbox"/> Sump Pump   | <input type="checkbox"/> Public Sewer System                                |                            |
| <input type="checkbox"/> Septic Tank  | <input type="checkbox"/> Built-in Barbecue   | <input type="checkbox"/> Water Softener                                     |                            |
| <input type="checkbox"/> Patio/Decking  |  | <input type="checkbox"/> Gazebo   |                            |
| <input type="checkbox"/> Sauna  | <input type="checkbox"/> Pool <input type="checkbox"/> Child Resistant Barrier*                                    | <input type="checkbox"/> Spa <input type="checkbox"/> Locking Safety Cover* |                            |
| <input type="checkbox"/> Hot Tub <input type="checkbox"/> Locking Safety Cover*   | <input type="checkbox"/> Automatic Garage Door Opener(s)*  | <input type="checkbox"/> Number Remote Controls _____                       |                            |
| <input type="checkbox"/> Security Gate(s)   | <input type="checkbox"/> Not Attached  | <input type="checkbox"/> Carport  |                            |
| Garage: <input type="checkbox"/> Attached   | <input type="checkbox"/> Solar   | <input type="checkbox"/> Electric   |                            |
| Pool/Spa Heater: <input type="checkbox"/> Gas   | <input type="checkbox"/> Water Heater Anchored, Braced, or Strapped*   | <input type="checkbox"/> Private Utility or                                 |                            |
| Water Heater: <input checked="" type="checkbox"/> Gas   | <input type="checkbox"/> Well  | Other _____   |                            |
| Water Supply: <input checked="" type="checkbox"/> City  | <input type="checkbox"/> Bottled   |   |                            |
| Gas Supply: <input checked="" type="checkbox"/> Utility   | <input type="checkbox"/> Window Security Bars <input type="checkbox"/> Quick Release Mechanism on Bedroom Windows* |   |                            |
| <input checked="" type="checkbox"/> Window Screens  |  |   |                            |
| Exhaust Fan(s) in <u>over stairs</u> _____ 220 Volt Wiring in <u>Kitchen</u> _____ Fireplace(s) in <u>Living Room</u> _____ |  |   |                            |
| <input type="checkbox"/> Gas Starter _____ <input type="checkbox"/> Roof(s): Type: _____ Age: _____ (approx.)               |  |   |                            |
| <input type="checkbox"/> Other: _____   |  |   |                            |

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 footnote on page 2)

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 © 1991-2003, CALIFORNIA ASSOCIATION OF REALTORS®, INC. ALL RIGHTS RESERVED.

TDS REVISED 10/03 (PAGE 1 OF 3)

Buyer's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )  
Seller's Initials ( R2 ) ( \_\_\_\_\_ )

Reviewed by ST Date 5/11/03



**REAL ESTATE TRANSFER DISCLOSURE STATEMENT (TDS PAGE 1 OF 3)**

Agent: **Shahla Piff** Phone: 650.558.5253 Fax: 650.571.5055 Prepared using WINForms® software  
Broker: **Century 21 Realty Alliance 1528 S. El Camino Real, Ste. 110 San Mateo, CA 94402**

Property Address: 321 Bloomfield Rd Burlingame ca 94010 Date: 4/21/10

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  Slab(s)
- Driveways  Sidewalks  Walls/Fences  Electrical Systems  Plumbing/Sewers/Septics  Other Structural Components

(Describe: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_ )

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

\*This garage door opener or child resistant pool barrier may not be in compliance with the safety standards relating to automatic reversing devices as set forth in Chapter 12.5 (commencing with Section 19890) of Part 3 of Division 13 of, or with 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. The water heater may not be anchored, braced, or strapped in accordance with Section 19211 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.

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, including any lawsuits 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): \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

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 Ronald E. Stone Date 4/21/10

Seller \_\_\_\_\_ Date \_\_\_\_\_

**READ & APPROVED**

\_\_\_\_\_  
SIGNATURE DATE

\_\_\_\_\_  
SIGNATURE DATE

Buyer's Initials ( \_\_\_\_\_ ) ( \_\_\_\_\_ )  
Reviewed by [Signature] Date [Signature]



Property Address: 321 Bloomfield Rd Burlingame ca 94010 Date: 4/21/10

**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:

- Agent notes no items for disclosure.
- Agent notes the following items: see attached/ buyer is encouraged to obtain inspection of structure & consist from licensed contractors as purchaser's choice.

Agent (Broker Representing Seller) Shahla Piff (Please Print) By Shahla Piff (Associate Licensee or Broker Signature) Date 4/21/10

**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:

- Agent notes no items for disclosure.
- Agent notes the following items: \_\_\_\_\_

Agent (Broker Obtaining the Offer) \_\_\_\_\_ (Please Print) By \_\_\_\_\_ (Associate Licensee or Broker Signature) Date \_\_\_\_\_

**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.**

**I/WE ACKNOWLEDGE RECEIPT OF A COPY OF THIS STATEMENT.**

Seller Ronald Eban Date 4/21/10 Buyer \_\_\_\_\_ Date \_\_\_\_\_

Seller \_\_\_\_\_ Date \_\_\_\_\_ Buyer \_\_\_\_\_ Date \_\_\_\_\_

Agent (Broker Representing Seller) Shahla Piff (Please Print) By Shahla Piff (Associate Licensee or Broker Signature) Date 4/21/10

Agent (Broker Obtaining the Offer) \_\_\_\_\_ (Please Print) By \_\_\_\_\_ (Associate Licensee or Broker Signature) Date \_\_\_\_\_

**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.**

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.

**READ & APPROVED**

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

SIGNATURE DATE

Reviewed by [Signature] Date [Date]



TDS REVISED 10/03 (PAGE 3 OF 3)

REAL ESTATE TRANSACTION DISCLOSURE STATEMENT (TDS PAGE 3 OF 3)

Untitled



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 11/07)**

This inspection disclosure concerns the residential property situated in the City of Burlingame, County of San Mateo, State of California, described as 321 Bloomfield Road, Burlingame, CA ("Property").

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 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.**

**READ & APPROVED**

\_\_\_\_\_  
SIGNATURE      DATE

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.

Buyer's Initials (\_\_\_\_\_) (\_\_\_\_\_) / DATE \_\_\_\_\_  
Seller's Initials (\_\_\_\_\_) (\_\_\_\_\_)

Reviewed by [Signature] Date 5/11



AVID REVISED 11/07 (PAGE 1 OF 3)

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

Agent: **Shahla Piff**      Phone: **650.558.5253**      Fax: **650.571.5055**      Prepared using WINForms® software  
Broker: **Century 21 Realty Alliance 1528 S. El Camino Real, Ste. 110 San Mateo, CA 94402**