



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 4/11)**

This inspection disclosure concerns the residential property situated in the City of Ferndale, County of Humboldt, State of California, described as Gingerbread Mansion, 400 Berding St L7&L8\* B6/B5P79 MFRANCIS DIVISIONE OF 0600601085B07 1982C 86C 00000000N ("Property").

Inspection Performed By (Real Estate Broker Firm Name) Alain Pinel Realtors

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

Seller's Initials ( X )( \_\_\_\_\_ )

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AVID REVISED 4/11 (PAGE 1 OF 3)

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



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

Agent: **Johanna Welty** Phone: **925.934-1111** Fax: **925.977-9171** Prepared using zipForm® software  
Broker: **Alain Pinel Realtors 1646 N. California Blvd. Walnut Creek, CA 94596**

Property Address: Gingerbread Mansion, 400 Berding St  
Ferndale, CA 95536

Date: May 3, 2011

Inspection Performed By (Real Estate Broker Firm Name) Alain Pinel Realtors

Inspection Date/Time: 05/03/2011 4:00 PM Weather conditions: chilly, partial overcast

Other persons present: \_\_\_\_\_

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

Entry (excluding common areas): Ceiling light burned out.

Living Room: Various lamps with burned out light bulbs. Tea Room ceiling shows signs of water damage from quest bathroom sink directly above.

Dining Room: Light bulbs burned out. Wall crack appears in hallway leading from dining room to quest kitchen. Dining ceiling shows superficial wallpaper splitting.

Kitchen: Ceiling light burned out. Kitchen is reportedly commercial but could be aesthetically updated.

Other Room: This is a FULLY FURNISHED, 32-room, three-story mansion built in 1899. It offers four quest parlors (common areas / quest lounging rooms) and many other types of rooms, including a cement-lined basement, not listed on this AVID.

Hall/Stairs (excluding common areas): From entry to second floor, one of the steps close to the second floor has a lower rise than others on the staircase. Wallpaper shows uneven surface to right of stairs.

Bedroom #     : 12 bedrooms (11 for quests), one for owners' quarters. One quest bedroom on third floor missing window coverings. Owners Quarters PARTIALLY furnished & not "finished." Owners' quarters great room shows rear window/floor water damage.

Bedroom #     : \_\_\_\_\_

Bedroom #     : \_\_\_\_\_

Bath #     : 12.5 baths (11.5 for quests); One quest bath on second floor has broken ceiling mirror inset. Many shower stalls show corrosion on metal frames.

Bath #     : \_\_\_\_\_

Bath #     : \_\_\_\_\_

Other Room: Second story Laundry with appliances/equipment. Rear back ceiling shows water stains from Owners' quarters directly above. (Windows left open along rear side of Owners' Quarters allowed seasonal rains to enter.)

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

Seller's Initials ( X \_\_\_\_\_ )( \_\_\_\_\_ )

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



Property Address: Gingerbread Mansion, 400 Berding St Date: May 3, 2011  
Ferndale, CA 95536

Other Room: Third story laundry smaller but fully equipped.

Other: Main floor office furnished but without functional computers.

Other:

Other:

Garage/Parking (excluding common areas): Street parking permitted for guests; two additional parking easements accessed via rear alley are for owner/staff parking.

Exterior Building and Yard - Front/Sides/Back: Formal English Garden dominates second side parcel with front fountain perhaps not functioning. Exterior paint buckling along side areas and on patio decking.

Other Observed or Known Conditions Not Specified Above: Some interior wallpaper may need to be repaired using saved rolls of original wallpaper stored in Owners Quarters.

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) Alain Pinel Realtors

By \_\_\_\_\_ Date 05/03/2012  
(Signature of Associate Licensee or Broker)  
Johanna Welty

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.

Date \_\_\_\_\_ Date \_\_\_\_\_  
SELLER  \_\_\_\_\_ SELLER \_\_\_\_\_  
North Valley Bank

Date \_\_\_\_\_ Date \_\_\_\_\_  
BUYER  \_\_\_\_\_ BUYER \_\_\_\_\_

Real Estate Broker (Firm Representing Seller) Alain Pinel Realtors  
By \_\_\_\_\_ Date 06/02/2011  
Johanna Welty (Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) Alain Pinel Realtors  
By \_\_\_\_\_ Date 06/02/2011  
Johanna Welty (Associate Licensee or Broker Signature)

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

