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**PRDS® REAL ESTATE AGENT'S
VISUAL INSPECTION DISCLOSURE**



Property inspected: _____ (“Property”).

Inspection performed by Listing Agent Buyer's Agent _____

of _____ (Brokerage Company)

Date of inspection: _____ Weather conditions: _____

California Civil Code Section 2079, et seq., requires that the Listing agent and the Buyer's agent conduct a competent, diligent, visual inspection of the accessible areas of the real property for sale. The real estate agent must disclose the results of that visual inspection to Buyer. This duty applies whether the real estate agent represents Seller and/or Buyer. The real estate agent's duty includes an inspection of all aspects of the Property that are reasonably visible and accessible at the time of the inspection, both inside and outside of the residential structure(s).

The duty does not, however, require an inspection of the following:

- Areas that are off-site of the Property or in the surrounding neighborhood;
- Common areas of any common interest developments such as condominiums, planned unit developments and stock cooperatives;
- Public records, including zoning and permit files and/or records, maintained by any other person or entity.

The real estate agent's inspection and disclosure is not the equivalent of, nor is it a substitute for, inspections by qualified professionals. Buyer is strongly encouraged to conduct additional/further investigations and inspections regarding any issues or concerns raised in **any** advisories, disclosures, inspections or reports received by Buyer from any source including, but not limited to, the real estate agents involved in this transaction.

AGENT'S VISUAL INSPECTION DISCLOSURE (attach additional pages if necessary)

A. EXTERIOR:

1. FRONT _____

2. LEFT SIDE FROM STREET (if accessible) _____

3. RIGHT SIDE FROM STREET (if accessible) _____

4. BACK _____

B. OTHER STRUCTURES: _____

C. INTERIOR:

1. FRONT ENTRY: _____

2. LIVING ROOM: _____

3. DINING ROOM: _____

4. KITCHEN: _____

5. FAMILY ROOM: _____

Buyer's Initials (_____) (_____)

Seller's Initials (_____) (_____)

Property: _____ Date: _____

- 6. HALL/STAIRS: _____

- 7. BEDROOM 1: _____

- 8. BEDROOM 2: _____

- 9. BEDROOM 3: _____

- 10. BEDROOM 4: _____

- 11. BATHROOM 1: _____

- 12. BATHROOM 2: _____

- 13. BATHROOM 3: _____

- 14. OTHER ROOM: _____

- 15. OTHER ROOM: _____

- 16. OTHER ROOM: _____

- 17. BASEMENT: _____

- 18. GARAGE/PARKING: _____

D. OTHER OBSERVATIONS: _____

Prepared by:
Broker Company representing Seller Buyer: _____
(Name of Real Estate Brokerage)
Date _____ **by** _____
(Print Real Estate Agent Name) (Real Estate Agent or Broker Signature)

Receipt of this form completed by the above-referenced real estate agent/broker is hereby acknowledged.
Buyer _____ Date _____ Buyer _____ Date _____
Seller _____ Date _____ Seller _____ Date _____

Broker Company representing Seller Buyer: _____
(Name of Real Estate Brokerage)
Date _____ **by** _____
(Print Real Estate Agent Name) (Real Estate Agent or Broker Signature)