

# AVID Guidelines

## General Rules

1. Take your time
2. Not just visual inspection - any sensory perception (uneven floors (feel) or strong odors (smell)).
3. Keep adjectives to a minimum
4. Default to your company's policy, but taking photos may open you up to more liability as you can never take enough.
5. If the property has more than one unit, complete an additional AVID for each.

## Disclose (1) DEFECTS or (2) RED FLAGS only

- Defect examples
  - Cracked window (not causation or size or location).
  - Pipes leaking
- Red flag examples
  - Discoloration or stain noted (no adjectives; i.e. not large water stain).
  - Smell - Avoid using musty or mildew or mold. Instead, obvious or apparent odor in this particular area.
- If nothing: Nothing noted. Scuff marks, etc are so minor that they shouldn't be mentioned, otherwise you can be held to that level of detail.
  - If all is "nothing noted" and you want to say something/prove that you are there, you can almost always "say some cracks noted at exterior siding and backyard patio" or something similar.
- Obvious items: i.e school across the street, or close to a golf course or freeway. DISCLOSE ANYWAY.
  - **Example:** Golf course (or freeway) "adjacent to property." That's enough. If you start saying errant golf balls, spraying chemicals, etc, if you miss one, you can be liable, so keep it simple.
  - **Example:** Wildlife in the area (not coyotes or snakes, etc, as you may miss one).
  - **Example:** This property is near an airport.
  - **Example:** This home is near a military base.
  - **Example:** Proximity to power lines.
- Seller has stated, "XXX renovations made" (with quotes) will protect the agent.
  - Example: Seller has stated "new plumbing in home"
- If an area, like a garage, is exceptionally cluttered, consider something like "Extensive personal belongings prevented inspection of (room name). Buyer advised to inspect prior to removing contingencies."

## AVID Checklist

### Keep an eye out for unusual things, including:

- Weird noises or smells
- Roof tiles sticking up
- Ceiling & wall cracks
- Fireplace cracks
- Significant visible damage anywhere
- Uneven floors
- Soft spots on floors
- Inspect exterior siding for damage
- Rust/corrosion around water & gas valves
- Fence disrepair
- Cracks/Fogging/Glazing on windows (be sure to raise all blinds and inspect)
- Cracks in exterior siding/stucco/concrete/patio
- Smoke & CO detectors?
- Water heater bracing
- Exposed wiring
- Neighborhood Nuisances
  - School, golf course, airport, military base, commercial area, power lines, etc. nearby
  - Loud dog(s) barking
  - (Un)availability of parking
  - Neighbors with a questionable sense of personal property maintenance.

### Some generic items you may consider adding to the form if they apply:

- I encourage you to drive around the community on different days and times to see if you are comfortable with the area.
- Buyers are advised to check with the local municipality regarding building permit information.
- Contact [city] police department regarding law enforcement issues in the area
- This is a popular area with short-term rentals.