



VINSON CHASE,  
REALTOR®

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**AGENT'S INSPECTION DISCLOSURE ADDENDUM**

This Disclosure Statement Addendum concerns the real property situated in the City of \_\_\_\_\_, county of \_\_\_\_\_, State of California, described as follows: \_\_\_\_\_

A licensed Real Estate Salesperson has sufficient training and knowledge to market real property for sale; to represent Buyers and Sellers of real property in negotiating the sale or purchase of real property; and, to assist Seller and/or Buyer in the course of a real estate transaction with document preparation, financing, and the escrow process.

\_\_\_\_\_ (BUYER) IN THIS TRANSACTION HAS BEEN ADVISED BY \_\_\_\_\_ (AGENT) THAT HE/SHE IS NOT LICENSED AS A CONTRACTOR OR REAL PROPERTY INSPECTOR; AND THAT AGENT LACKS THE EXPERTISE, SKILL, KNOWLEDGE, AND EXPERIENCE TO PROFESSIONALLY INSPECT THE PROPERTY, ITS IMPROVEMENTS, FIXTURES AND APPLIANCES.

Agent inspected the property on \_\_\_\_\_ (date) at approximately \_\_\_\_\_ AM/PM: This inspection was limited to visual observations of accessible areas of the interior and exterior of the property that would be accessible to Seller/Buyer as well. The following are the results of that inspection:

- \_\_\_\_\_ No conditions in or about the property were observed that would, in this agent's opinion, materially affect its value or desirability.
- \_\_\_\_\_ The following conditions in or about the property may, in this agent's opinion, materially affect its values and are noted below:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

BUYER ACKNOWLEDGES HAVING READ THE ABOVE REPORT BY AGENT AND UNDERSTANDS ITS COONTENTS. BUYER IS HEREBY ADVISED AND URGED BY AGENT TO CAREFULLY CONDUCT HIS/HER OWN INSPECTION OF THE PROPERTY. BUYER FURTHER ACKNOWLEDGES HAVING BEEN ADVISED BY AGENT TO HAVE THE INTERIOR AND EXTERIOR OF THE PROPERTY, ITS IMPROVEMENTS, FIXTURES, AND APPLIANCES INSPECTED BY LICENSED CONTRACTORS, PROFESSIONAL HOME INSPECTORS, OR OTHER PERSONS HAVING THE NECESSARY SKILL AND EXPERTISE REQUIRED TO PROPERLY ADVISE THE SELLER/BUYER ON THE CONDITION OF THE PROPERTY.

Agent/Broker representing: \_\_\_\_\_ (Seller) \_\_\_\_\_ (Buyer)

Coldwell Banker Vinson Chase, Realtor® By \_\_\_\_\_ Date \_\_\_\_\_

I/We acknowledge receipt of a copy of this Addendum:

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

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

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

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