



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 6/19)

This inspection disclosure concerns the residential property situated in the City of Crestline, County of San Bernardino, State of California, described as 132 Darfo Drive ("Property").

☐ This Property is a duplex, triplex, or fourplex. This AVID form is for unit # _____. Additional AVID forms required for other units.

Inspection Performed By (Real Estate Broker Firm Name) TRUSTED REALTY ADVISORS

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 () ()

Seller's Initials DDS ()

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AVID REVISED 6/19 (PAGE 1 OF 3)

AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 1 OF 3)

Trusted Realty Advisors, 7241 Palm Ave STE 200 Highland CA 92346-3262
 Jim Trammell

Phone: 909-862-0102 Fax: _____
 Produced with Lone Wolf Transactions (zipForm Edition) 231 Shearson Cr. Cambridge, Ontario, Canada N1T 1J5 www.lwolf.com



Darfo 132 -

If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Inspection Performed By (Real Estate Broker Firm Name) TRUSTED REALTY ADVISORS

Inspection Date/Time: 08/23/2021 3:30 PM Weather conditions: WARM-SUNNY-CLEAR

Other persons present: JIM TRAMMELL AND MELL HARGO

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): Nothing Noted.

Living Room: 1.) Fireplace has a type of "split fire" heat blower with several tubes.

Dining Room: 1.) Nothing Noted.

Kitchen: 1.) Some wood flooring planks are warped. (2) Some cabinet doors are worn. (3) Dated cabinets.

Other Room: _____

Hall/Stairs (excluding common areas): Nothing Noted.

Bedroom # 1 : Nothing Noted.

Bedroom # 2 : Nothing Noted.

Bedroom # 3 : Master Bedroom / Lower level : Fireplace has an insert for wood burning.

Bath # 1 : Main Floor : 1.) Dated bathroom.

Bath # 2 : Master Bedroom: 1) Dated bathroom.

Bath # _____ : N/A

Other Room: Basement: 1) Deadbolt is difficult to engage from interior. Damaged door leading to exterior. (2) Carpet is damaged and worn. (3) Main light switch has a dimmer switch. In order to turn off the light you have to remove the dimmer knob and manually turn the stick.

Buyer's Initials () ()

Seller's Initials (DDS) ()



If this Property is a duplex, triplex, or fourplex, this AVID is for unit # _____.

Other Room: Laundry: Sink Basin is dated. Drain is not hooked up. (2) Some areas of the flooring are damaged and discolored.

Other: General: 1.) Dated Carpet throughout. (2) Rain gutters were only observed above the Garage. (3) There is some peeling paint on some wood beams on the front and side of house.

Other: _____

Other: _____

☐ See Addendum for additional rooms/structures: _____

Garage/Parking (excluding common areas): See Text Overflow Addendum (C.A.R. Form TOA) paragraph 1

Exterior Building and Yard - Front/Sides/Back: 1.) Exposed Tree roots throughout yard. (2) Significant root exposure at the corner of the front yard. (3) Uneven decorative brick pavers. (4) Stair hand rail is loose. (4) Lower part of Chimney is discolored.

Other Observed or Known Conditions Not Specified Above: Adjoining Lot APN:330-012-45 (1) Lot has a down slope to the street. (2) The surface of the lot is uneven. (3) Some trees have significant tree root exposure.

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) TRUSTED REALTY ADVISORS
By Mell Hargo / Jim Trammell MELL HARGO AND JIM TRAMMELL Date 9/1/2021
(Signature of Associate Licensee or Broker who performed the inspection)

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.

09/02/2021

SELLER ☒ Darrell D. Strong Darrell D. Strong Revocable Trust Date _____

SELLER 9/2/2021 5:30:15 PM PDT N/A Date _____

BUYER _____ Date _____

BUYER _____ Date _____

Real Estate Broker (Firm Representing Seller) Trusted Realty Advisors

By Mell Hargo / Jim Trammell Date 9/1/2021
(Associate Licensee or Broker Signature)

Real Estate Broker (Firm Representing Buyer) _____ Date _____

By _____
(Associate Licensee or Broker Signature)

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AGENT VISUAL INSPECTION DISCLOSURE (AVID PAGE 3 OF 3)

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Darfo 132 -





CALIFORNIA
ASSOCIATION
OF REALTORS®

TEXT OVERFLOW ADDENDUM No. 1
(C.A.R. Form TOA, Revised 6/16)

This addendum is given in connection with the property known as 132 Darfo Drive, Crestline, CA 92325-9532 ("Property"),
in which _____ is referred to as ("Buyer")
and Darrell D. Strong Revocable Trust, N/A is referred to as ("Seller").

1) AVID, Garage Parking:

Garage Interior: 1) Significant cracks in concrete that extend into the Driveway. (2) Unfinished drywall work on rectangular box on ceiling. (3) Ceiling is Acoustic. (4) Possible mold like stains on wall under work bench. Opposite wall in laundry does not have a baseboard and drywall is chipping.

The foregoing terms and conditions are hereby incorporated in and made a part of the paragraph(s) referred to in the document to which this TOA is attached. The undersigned acknowledge receipt of a copy of this TOA.

Buyer _____	Date _____
Buyer <u>Darrell D. Strong</u>	Date <u>09/02/2021</u>
Seller <u>Darrell D. Strong Revocable Trust</u>	Date _____
Seller <u>N/A</u>	Date _____

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Darfo 132 -

