

Real Estate Inspection Report

Monday, February 25th, 2019.



LARocca
INSPECTION ASSOCIATES

Ashley Williams

**171 Glorieta St.
Pasadena, CA 91103**

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Confidential and Proprietary

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171 Glorieta St.
Pasadena, CA 91103

CLIENT PRESENT: Yes
DATE OF INSPECTION: Monday, February 25th, 2019.
INSPECTION TIME: 12:30 PM
TOTAL FEE: \$355
PAID BY: Check

Use of this report **implies** that the inspection agreement (a copy is near end of this report) has been **accepted and agreed to by the user/reader (whether or not it has been signed)** and that the limitations section has been read, understood and agreed to as well.

The goal of this inspection is to render opinions as to the general condition of various aspects of the property. No destructive testing is performed. **Stored items or furniture are not moved. This is not a code compliance inspection.**

This report is for the sole benefit of the actual client and is not transferable.

INSPECTION CONDITIONS

CLIMATIC CONDITIONS:

WEATHER:

Partly Cloudy.

TEMPERATURE:

60's.

BUILDING CHARACTERISTICS:

BUILDING TYPE:

Single Family Residence.

STORIES:

One.

UTILITY SERVICES:

UTILITIES STATUS:

The utilities were on.

OTHER INFORMATION:

BUILDING OCCUPIED:

Yes, the building is occupied.

INTRODUCTORY COMMENTS:

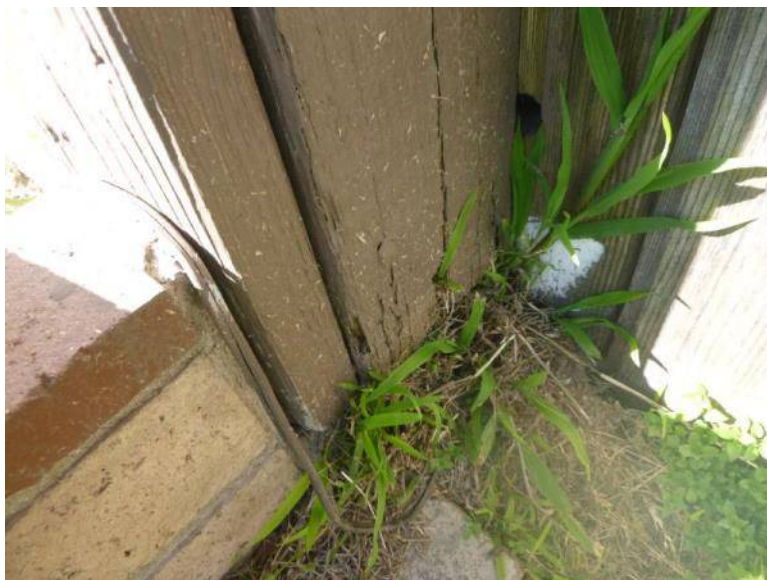
This building inspection is for the current owner/caretaker/occupant. Our goal is to evaluate the major systems of the building and the general conditions so that you will better understand it's present actual condition. This information may direct you to needed repairs and maintenance, or let you know what a prospective buyer will look at and may consider less than optimum. Some of the wording in the report may be from the perspective of what a new buyer would want to know, and may suggest additional specialist evaluation. These additional specialists may be desirable to fully evaluate some areas, and to provide price estimates. We appreciate your understanding if some of the language or phrasing is not appropriate for your specific situation. We will be happy to help clarify any confusions.

ADDITIONAL NOTES:

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the expiration of the contingency period.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work

undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.



There appear to be areas of wood damage or deterioration, see the structural pest control report for more information, This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed in a timely manner.

DEFINITIONS AND STANDARDS

TERMS OF THE INSPECTION:

SERVICEABLE:

It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

NEEDS ATTENTION:

It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

NOT ACCEPTABLE:

It is the inspectors opinion that this item is either a safety hazard or not functioning properly, The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

STANDARDS:

A. The report conforms to the Standards and Practices of the California Real Estate Inspection Association and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

POOL AND SPA SAFETY:

Please refer to the Pool and Spa Safety Inspection of this report for the definitions and terms specific to pool and spa safety, as is applicable.

B. A real estate inspection report provides written documentation of material defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service life. The report may include the Inspector's recommendations for correction or further evaluation.

C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

MAIN WATER SUPPLY LINE:

MAIN WATER LINE MATERIAL:

Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line. As the underground portion is not seen, no assumption is made as to its condition or material.

MAIN WATER SHUT OFF LOCATION:



In the front of the building.

CONDITION:

Needs Attention: No pressure relief valve was located as part of the water supply system. It is recommended to have this installed for safety and to prevent damage to the system in the event of a pressure buildup. Consult a qualified plumber for more information.

WATER SUPPLY PRESSURE REGULATOR:

CONDITION:

Needs Attention: No pressure regulator was observed at the main line where it enters the structure. Sometimes they are installed in other areas and it is advised to check with a professional to determine if there is one on the system or not.

WATER PRESSURE:



Needs Attention: The pressure is under 40 psi. This is too low, it should be between 40 and 80. There may be a pressure regulator that could be repaired or replaced. The pipes may also need to be replaced to increase the flow or a 'booster pump' may be needed.

INTERIOR WATER SUPPLY LINES:

WATER SUPPLY PIPING MATERIAL:

The interior water piping that supplies the water throughout the building is made of copper piping where visible, though some of the older galvanized piping may still be in use in areas not visible.

CONDITION:

Serviceable where visible, except where noted otherwise in this report.

WASTE LINES:

WASTE LINE MATERIAL:

The piping that takes the waste water to the sewer system is a combination of different materials where visible.

CONDITION:

A representative examination of the visible waste lines found that those examined were working properly (ie. not severely corroded or leaking etc. no representation is made as to their internal condition or function)

GAS SYSTEM:

SEISMIC GAS SHUT OFF VALVE:

There is no automatic seismic gas shut-off valve on the main gas line. This may need to be installed before the close of escrow.

GAS METER LOCATION:



The gas meter was located on the left side of the building.

CONDITION:

It is advised to have the gas provider inspect the gas system to determine its condition and check all the gas appliances and fixtures. This is usually a free service.

There is no sediment trap at the gas meter piping or applicable gas appliances - As of 2007 newer plumbing standards require a sediment trap(s) is required at the time of installation at either the gas meter piping or at each individual utilization equipment area, such as the furnace and water heater. Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills shall not be required to be so supplied.

WATER HEATER:

LOCATION:



The water heater is located in the garage.

LOCATION CONDITION:

Needs Attention, there is no drain pan below the water heater, this is advised in case the water heater leaks so that the water can be carried away from the living space.

FUEL:

Gas.

SIZE:

40 Gallons.

AGE:



14 years old. Water heaters have an expected life of 8 - 12 years.

CONDITION:

Needs Attention, the water heater is old and nearing the end of its expected life span.

COMBUSTION AIR:

Serviceable.

WATER HEATER STRAPPING AND SUPPORT:

Serviceable, the water heater is strapped to help prevent movement in case of seismic activity.

TEMPERATURE/PRESSURE RELIEF VALVE:



Serviceable.

VENTING:



Needs Attention, the water heater vent line goes into an older vent system. Most manufacturers require a new metal vent pipe be installed when the new system is installed. The old piping may allow condensation to run back into the water heater causing it to rust prematurely.

The water heater vent line is corroded and rusting out. This is usually due to condensation running back down the line. The corroded piping needs repair and the entire vent line needs to be examined and any corrections made to it to correct what is causing the condensation in the piping.

COMMENTS:

Modern standards require gas water heaters and other gas appliances in the garage to be protected with a barrier such as concrete bollards and to be raised 18" off the ground. This appliance is currently raised but not protected.

PLUMBING COMMENTS:

WASTE LINE COMMENTS:

The sewer lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs.

NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the building, the 'waste line' is under the building, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the building and extends to the city sewer.

A typical 'sewer line inspection' is only the portion outside the building to the city sewer, and not under the building. Some sewer line inspection specialists can also inspect the 'waste / drain' lines actually under the building, using a smaller video camera system. This is a separate specialty inspection.

IMPORTANT! a recent change in LA building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling with permits is required to have a video inspection of the sewer line between the building and the public sewer main to check for the presence of concrete sewer pipe, and if found, this may need to be repaired or replaced.

GENERAL COMMENTS:

The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. Their condition cannot be determined and no representation is made as to their status.

ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL SERVICE:

TYPE OF ELECTRICAL SERVICE:

The electricity is supplied by an underground line, 120/240 Volts.

MAIN PANEL LOCATION:



The main electrical panel is located on the left exterior side of the building.

MAIN PANEL AMPERAGE:

Service Amperage - 100 Amps.

TYPE OF CIRCUIT PROTECTION DEVICE:

The main electrical panel is on circuit breakers.

MAIN PANEL CONDITION:



Not Acceptable: There is more than one wire connected to a single circuit breaker, where only one wire should be connected to each breaker. This can sometimes cause overloading of the wires or breakers. It also can cause the wires to have improper contact with the breaker and arc between the wire and the breaker.

GROUNDING SYSTEM COMMENTS:

COMMENTS:

There was no driven ground rod observable at the main electrical panel. While not required in the past this is an important safety feature. It is advised to have a secondary grounding system installed as a back up to the primary ground connection to the cold water pipe. This is a recommended upgrade but it is not a mandatory requirement unless alterations or modifications are made to the system.

The connection of the grounding wires to the grounding system is not visible. It should be connected to a grounding rod and/or the cold water piping system but in many cases these connections are not observable and are covered over within the building.

INTERIOR ELECTRICAL WIRING:

TYPE OF WIRING:

The wiring was observed to be the plastic insulated type in the sampling of outlets opened for inspection. There may be other types of wiring in the system that were not visible.

WIRING CONDITION:



Not Acceptable: There are areas of exposed electrical wiring connections made outside of junction boxes, such as in the attic. This should be corrected for safety.

ELECTRICAL WIRING COMMENTS:

There are open junction boxes with wires exposed. These need to have covers installed over them for safety, such as in the attic.

OUTLETS:

CONDITION:

A representative sampling of outlets were tested and those that were checked were found to be in working order.

OUTLET COMMENTS:

It is recommended that Ground Fault Circuit Interrupter (GFCI)(safety) outlets be installed in various places such as bathrooms, laundry & kitchen outlets. There are areas that do not appear to have this safety feature. It is an upgrade to have this done and is not a requirement at the time of sale.

SWITCHES:

CONDITION:

A representative sampling of switches were checked and those that were tested were found to be in working order.

FIXTURES:

CONDITION:

Serviceable.

EXTERIOR ELECTRICAL:

CONDITION:

The exterior lighting outside the building such as in the yard, planters and on the grounds is not part of the inspection.

SMOKE ALARMS:

CONDITION:

Not Acceptable: There are missing smoke detectors in areas, such as in the bedrooms.

No carbon monoxide detector was observed in the building.

SMOKE ALARM COMMENTS:

Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the door of the sleeping areas. It is advised to check with the local municipality to determine their requirements.

ELECTRICAL COMMENTS:

ELECTRICAL WIRING COMMENTS:

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems and speaker systems. Regular voltage exterior lighting is also excluded.

ELECTRICAL COMMENTS:

The wiring is enclosed within the walls and ceilings and other parts of the structure. It is not visible and its condition cannot be fully determined. No representation is made as to its status.

HEATING AND COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

HEATING SYSTEM:

LOCATION:



The heating unit is located in the garage.

LOCATION CONDITION:

Serviceable.

SYSTEM TYPE:

The furnace is a gas-fired forced air system.

CONDITION:

Needs Attention, the furnace is very old and aged. While still working at this time, it is well past its expected life span.

THERMOSTAT:

Serviceable.

COMBUSTION AIR:

Serviceable.

VENTING:



Not Acceptable, the furnace vent pipe is too close to combustible materials. This is a hazard and the vent line needs to be repaired to have the proper clearances.

Needs Attention. There are areas of moisture staining or rust staining on the vent line as from past leakage or condensation running down the line.

DUCTING AND AIR FLOW:



Needs Attention, there is ducting that is damaged or separated, such as in the garage.

There are damaged areas of duct insulation.

COMMENTS:

It is advised to have a licensed heating contractor examine the heating system and make all needed repairs to ensure a safe and properly operating system. It is expected that the heating specialist may find additional items that need repair as the general inspection is designed to turn it over to them when problems show up in a system so it can be further investigated.

COOLING SYSTEM:

LOCATION:



The condenser for the air conditioning is located in the rear yard.

CONDENSER CONDITION:



The condenser is about 5 years old.

Needs Attention, there is insufficient clearance around the condenser for it to operate properly. A minimum of 12 inches on the sides of the condenser is needed for an ideal air flow around its fins.

CONDENSATE LINE:



Needs Attention, there is no secondary condensate line installed. All air conditioning pulls moisture from the air and this moisture has to be taken somewhere. There is supposed to be a

main condensate line to do this and a back up in case the primary line fails. The secondary backup line is missing.

There is no visible air vent or trap for the condensate drain line.

ELECTRICAL DISCONNECT:

Present.

HEATING AND COOLING COMMENTS:

COMMENTS:

Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired"

A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.



ATTIC:

ACCESS TO ATTIC:

The attic access is located in the master bedroom closet.

ACCESS CONDITION:

Needs Attention: The location of the attic access is poorly placed and access is difficult.

AREA OF ATTIC:

There appears to be an attic space over the entire floor plan of the building.

TYPE OF ATTIC FRAMING:

The attic has truss type framing in it.

ATTIC FRAMING CONDITION:

Serviceable where visible.

ATTIC CONDITION:

Serviceable where visible.

ATTIC VENTILATION:

Serviceable where visible.

ATTIC INSULATION:

INSULATION CONDITION:



Needs Attention: The insulation has been disturbed and good coverage is no longer present in some portions of the attic. 8 - 12 inches of insulation is standardly recommended in the attic for energy savings.

ROOF:

ROOF STYLE:



The roof is a sloped type with a pitch to it.



TYPE OF ROOFING MATERIAL:

The roofing material on the sloped roof is made of composition shingles.

ROOF ACCESS:

The roof was walked on to inspect it.

ROOF COVERING STATUS:



Needs Attention: On the composition roof the ridge caps installed at the peak of the roof are worn out and falling apart. These typically do not last as long as the rest of the roof and have to be replaced while the rest of the roof is still in serviceable condition. This roof is currently at that stage and the ridge caps need replacement.

The roofing feels soft and buckled in some areas. This can be caused by a variety of factors; further evaluation by a qualified professional is recommended.

Some of the composition shingles appear blistered and brittle in areas, and some have lost much of their granules. Further evaluation by a qualified professional is advised. The roof will likely need maintenance in areas at minimum.

EXPOSED FLASHINGS:

CONDITION:



Needs Attention: The flashings have been covered over with mastic which is a temporary solution and will require regular maintenance to help ensure a leak free condition.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:

GUTTER CONDITION:



Needs Attention: There are damaged areas of gutters.

DOWNSPOUT CONDITION:



Needs Attention: there are disconnected downspouts in areas, such as at the rear left.



Needs Attention: The downspouts do not all route the water away from the building but instead deposit it next to the structure which can cause problems to the foundation over time.

GUTTER COMMENTS:

There are portions of the building that have no guttering system to take the roof water properly off the structure.

ROOF COMMENTS:

COMMENTS:

A licensed roofing contractor should examine the roof and make all needed repairs (or replacements) to ensure a long lasting leak free condition. The roofing contractor may find more problems with the roof and this is why it is being referred to a specialist so they can determine all the problems and give an accurate estimate of the costs involved.

The roof has been inspected at a time when it was not raining. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

It is important for all roofs to have regular maintenance, including cleaning out the gutters and drainlines and ensuring all the penetrations are properly sealed.

FOUNDATION SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION:

SLAB ON GRADE:

This building is on a concrete slab over earth, with no crawl space underneath. There were no observable signs of significant settlement or deflection in the slab from observing the finish flooring. It appears to be performing its function of supporting the structure however the the actual slab itself was not seen and it may appear different once the finish flooring is removed. Note, Concrete typically develops cracks, so it is expected some cracking would be found if the concrete were exposed to view. By the nature of slab construction the structure would be bolted to this concrete slab per the standards at the time of construction.

SLAB ON GRADE COMMENTS:

The concrete slab is not visible due to floor coverings (and/or other personal items), thus any cracks cannot be seen, however all concrete has some cracking so it is expected cracks would be found should the floor covering be removed. If you would like the extent or severity of concrete cracking viewed and included in this report the floor covering would need to be removed and the concrete surface exposed.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

DRIVEWAY:

CONDITION:

Serviceable.

WALKWAYS:

CONDITION:

There are cracked areas of the walkways that are typical for the age and style of construction.

DRAINAGE:

SITE:

Gentle slope.

DRAINAGE CONDITION:

Needs Attention: Parts of the site are relatively flat; it is expected that there will be some areas where water will pool during rainy periods.

COMMENTS:

Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general.

This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

GROUNDS COMMENTS:

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of any property inspection.

Area drains are not tested as part of this inspection and their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

GARAGE - CARPORT

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.



STYLE:

LOCATION:

The property has an attached garage.

GARAGE ATTIC:

ATTIC FRAMING CONDITION:



Not Acceptable: There are areas of sagging or damaged roof framing. Further evaluation and correction by a qualified expert is advised.



GARAGE ROOF:

The garage roof is part of the house roof. See the house roof section for full details.

GARAGE FLOOR:

CONDITION:

Needs Attention: There are stored items in the garage that are limiting a full visual inspection.

There are cracks in the garage floor slab that are typical for the age and style of construction. These cracks can be aggravated by settlement and earthquake activity.

GARAGE DOORS:

TYPE:

The garage doors are the sectional type, metal.

CONDITION:

Serviceable.

HARDWARE:

Serviceable.

OPENERS:

Serviceable.

GARAGE INTERIOR:

CONDITION:



Not Acceptable: The wall and ceiling between the house and the garage is a fire separation safety barrier between the parking area and the living space. It is supposed to give someone 20 minutes to get out of the building in case of fire. There are not supposed to be any gaps or openings in this surface to maintain this rating. It has been compromised and needs repair.

SIDE/REAR DOORS:

CONDITION:

Not Acceptable: The door between the garage and the living space is not self closing for fire safety. It needs a spring hinge or a closer on it to fully close and latch the door.

The left garage side door is generally older, worn, and weather-beaten.

EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

EXTERIOR COVERING OF THE BUILDING:

MATERIAL:

The exterior surface of the building is stucco.

CONDITION:



Needs Attention: There are areas where the weep screed (flashing metal) at the bottom of the stucco does not have the appropriate clearance to the ground. The earth should be 4 - 6 inches and concrete 2 inches below the bottom of the weep screed to allow for proper drainage.

ADDITIONAL NOTES:



The water from the sprinklers appears to hit the exteriors of the building, this can cause deterioration and/or damage and moisture intrusion, water should be directed away from the structure.

EXTERIOR WINDOW SURFACES:

MATERIAL:

The exterior window surfaces are metal.

EXTERIOR DOOR SURFACES:

MATERIAL:

The exterior door surfaces are wood.

CONDITION:



Needs Attention: There are areas of weather beaten wood and peeling paint.

EXTERIOR TRIM:

MATERIAL:

The exterior trim surfaces are wood.

CONDITION:



Needs Attention: The trim has a few areas of damage, deterioration, and weather- beaten wood / paint. Consult a termite expert for more information and further evaluation.



EXTERIOR COMMENTS:

COMMENTS:

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dryrot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them

INTERIOR

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

INTERIOR ROOMS:

ENTRY:

Serviceable.

LIVING ROOM:



Serviceable.

DINING AREA:



Serviceable.

HALLS:
Serviceable.

MASTER BEDROOM:



Serviceable.

SECOND BEDROOM:



Serviceable.

THIRD BEDROOM:



Serviceable.

DOORS:

MAIN ENTRY DOOR CONDITION:

Serviceable.

EXTERIOR DOORS CONDITION:

Needs Attention: The sliding exterior doors do not slide well and will need repairs to operate properly, such as at the living room and dining area.

INTERIOR DOORS CONDITION:

Needs Attention: There are interior doors that are out of adjustment and could use repair, such as at the third bedroom and entry closet.

WINDOWS:

WINDOW CONDITION:



Needs Attention: there are areas of moisture damage by the windows likely indicative of past leakage, such as at the master bedroom, second bedroom.



FLOORS:

GENERAL CONDITION:

The general condition of the flooring appears serviceable.

INTERIOR COMMENTS:

COMMENTS:

Because we do not inspect for mold or fungus etc, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

This is a general visual inspection, there was no destructive or intrusive testing performed. The intention of this report is to inform the client of the overall condition of the property by pointing out those items which are found during the course of a general inspection as prescribed in the Standards of Practice of the California Real Estate Inspection Association. This report is not a complete itemized list of each and every individual flaw and should not be relied upon as such.

GENERAL COMMENTS:

The interior of the building has personal items and furniture blocking the view and therefore access to parts of the property.

ADDITIONAL NOTES:

Items noted in this report as Needs Attention or Not Acceptable require that the client take steps to remedy the situation prior to the expiration of the contingency period and prior to the close of escrow. Any action or inaction taken by the client after he or she has been made aware of a situation noted in this report is at the sole discretion and responsibility of the client.

This is not a mold or fungus inspection, it is advised to have a mold specialist examine the property and structure and do a complete inspection to determine the presence or absence of any mold that may affect the health or safety of the occupants.

KITCHEN - APPLIANCES - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected. Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.



KITCHEN AREA:

WALLS AND CEILINGS:

Serviceable.

FLOORING:

Serviceable.

COUNTERS:

Serviceable.

CABINETS:

Needs Attention: the cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.

KITCHEN SINK:

CONDITION:



Needs Attention: There are areas of corrosion or rusting at the sink water supply piping, possibly caused by past leakage.

FAUCET:

Needs Attention: the kitchen faucet leaks at the base or handle.

DRAIN:

Serviceable.

KITCHEN APPLIANCES:

GARBAGE DISPOSAL:

Serviceable.

DISHWASHER:

Serviceable.

COOKTOP TYPE:

The kitchen has a gas cooktop.

COOKTOP:

Serviceable.

OVEN TYPE:

The kitchen has a gas oven.

OVEN:

Needs Attention: the spring on the oven door is broken and the door comes down hard.

VENTILATION FAN:

Serviceable.

LAUNDRY:

LOCATION:



The laundry facilities are in the garage.

CONDITION OF CLOTHES WASHER HOOKUPS:

There are washer facilities present but they were not tested. Also the washer was not tested.

CONDITION OF CLOTHES DRYER HOOKUPS:

There are dryer hookups present but they are not tested and the dryer was not tested.

TYPE OF CLOTHES DRYER HOOKUPS:

A gas dryer hook-up was observed in the laundry area.

LAUNDRY AREA:

Needs Attention: There is no pan or apparent drain line installed under the washing machine to catch any spills or leaks. This is recommended to prevent water damage to the floor or structure.

Modern standards require gas dryers in the garage to be raised 18 inches off the floor and to be protected with a barrier such as concrete bollards. The dryer in the garage does not currently meet this standard.

KITCHEN COMMENTS:

Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not part of a general inspection. This is due to there being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function and freezing ability. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

BATHROOMS

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

BATHROOM AREA:

BATH LOCATION:



This bathroom is located in the master bedroom.

WALLS AND CEILING:

Serviceable.

FLOORING:

Serviceable.

COUNTERS:

Serviceable.

CABINETS:

Serviceable.

SINKS:

Needs Attention: The bathroom sink stopper(s) is missing.

FAUCETS:

Serviceable.

TOILETS:
Serviceable.

SHOWER FIXTURES:



Needs Attention: the shower handle trim is loose and not sealed properly.

SHOWER WALLS:
Serviceable.

SHOWER ENCLOSURE:
Serviceable.

MIRRORS:
Serviceable.

BATH VENTILATION:
Serviceable.

BATHROOM AREA:

BATH LOCATION:



This bathroom is located in the hallway.

WALLS AND CEILING:

Serviceable.

FLOORING:

Serviceable.

COUNTERS:

Serviceable.

CABINETS:

Serviceable.

SINKS:



Needs Attention: The bathroom sink stopper(s) is missing.

One of the flex connectors for the sink is older and has areas of corrosion.

FAUCETS:

Serviceable.

TOILETS:

Serviceable.

TUB FIXTURES:

Needs Attention: The tub stopper was missing.

SHOWER FIXTURES:

Serviceable.

SHOWER DIVERTER:

Serviceable.

SHOWER WALLS:

Serviceable.

SHOWER ENCLOSURE:

Serviceable.

MIRRORS:

Serviceable.

BATH VENTILATION:

Serviceable.

INSPECTION LIMITATIONS

SPECIFIC EXCLUSIONS AND LIMITATIONS:

OUR GOAL:

Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. **Thus the goal is not to identify every defect concerning the property but focus upon the material defects and thereby put you in a much better position to make an informed decision.**

GENERALIST VS. SPECIALIST

A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

REPRESENTATIVE SAMPLING:

The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted or there may be items which are impossible to anticipate. We suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

USE OF THE REPORT:

The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party.

PRE-INSPECTION AGREEMENT:

Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

MOLD, MILDEW AND FUNGI:

Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. In some cases mold has been found to be a serious problem and should not be overlooked. Because we do not inspect for mold, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

WOOD DESTROYING ORGANISMS:

Termites, dry-rot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

BUILDING CODES:

This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

HAZARDOUS SUBSTANCES:

Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and not within the scope of the inspection.

INSPECTION LIMITATIONS:

This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment.

Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacturer or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.

LaRocca Inspection Associates, Inc.

Inspection Contract

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY

Client: Ashley Williams
2019.

Inspection Date: Monday, February 25th,

Inspection Address: 171 Glorieta St.
Pasadena, CA 91103_ Fee: \$355

Scope of the Inspection: The real estate inspection to be performed for the Client is a limited scope, visual, non-invasive physical examination and operation of the systems and components of the building which can be entered or viewed without difficulty, moving obstructions or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to identify material defects in the systems, structures, and components of the building and its associated primary parking structure as it exists at the time of the inspection. The written report shall document any material defects in the building's systems or components which, in the opinion of the inspector, are safety hazards, are not functioning properly or appear at the end of their service life. The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association. The Client agrees with the inspection being performed to these standards. The inspector will do a representative sampling of identical components, such as electrical outlets, windows, etc. Components shall be operated with normal controls only. This is not intended to be technically exhaustive. Testing, measuring, using meters or devices of any kind, dismantling equipment or doing calculations for any system or component to determine adequacy, capacity or compliance with any standard is outside the scope of a standard home inspection.

The Client acknowledges that this is not an environmental property inspection. The inspection is not intended to detect/identify environmental or health concerns regarding this building, including but not limited to asbestos, radon, lead, creosote, urea-formaldehyde, fungus or other toxic substances in the water, air, soil or building materials. **This is not a moisture and/or mold inspection. It is recommended that this property be fully tested and inspected by a moisture/mold specialist before the close of the inspection contingency period.**

Additionally, this is not a wood destroying organism inspection (termite, dry rot, etc.) nor is it an inspection for other animals or insects or the damage they may cause including damage as a result of their excreta. This is not a building code, ordinance, energy audit, product recall or permit compliance inspection. It is not an inspection of modifications to the property and will not determine if in fact modifications exist and if they were performed with or without permits.

Client Initials _____

Client's Duty: The Client agrees to read this entire inspection contract **and** the Statewide Buyer and Seller Advisory (C.A.R. Form SBSA, Revised 4/07). The signature on the contract is the client's consent to the terms of the contract and the recommendations of the Advisory. Once received, the Client further agrees to read the entire inspection report. If any questions arise during the escrow it is the duty of the client to call the inspector and inquire. Client shall not rely on any oral statements by an inspector. The client is the owner of the inspection report which can not be transferred, relied on nor shall constitute any 3rd party beneficiary rights in another person without the written permission of LaRocca Inspection Associates, Inc. The client agrees that any claim for failure to accurately report a material defect in accordance with this contract and report shall be made in writing within 10 days of discovery, by return receipt request. The inspector and/or representative must be allowed to re-inspect/document & photograph the alleged defect in its unchanged condition prior to any repair/alteration or replacement, except in case of water emergency. Failure to comply with this provision is a material breach of this contract and constitutes a full waiver of any claim presented.

General Provisions: The inspection, the accompanying report and this contract are not intended as a warranty, guarantee or insurance policy of any kind. The inspection & report are not a substitute disclosure for this property or disclosure by the seller. A buyer of a property is statutorily required to do his/her own due diligence of the property during the transaction. Further, this contract shall be binding upon the undersigned parties (including their agents, heirs, successors and assigns). No 3rd party beneficiary rights exist in this home inspection contract and/or report and therefore can not be assigned. If this contract is executed on behalf of the Client by a third party, the person executing this contract expressly represents that he/she has the full and complete authority to execute this contract on

the Client's behalf and to fully and completely bind the Client to all the terms, conditions, limitations, exceptions and
exclusions of this contract.

This agreement constitutes the entire agreement between the parties and can only be modified by a written document signed by all the parties to this contract and inspection. **No legal action of any kind shall be commenced against the Inspector/Inspection Company, et al. for any dispute more than one year after the date of the inspection whether in arbitration or Court. A dispute shall be defined as any form of disagreement, mediation, arbitration, or any type of civil lawsuit. THIS TIME IS SHORTER THAN OTHERWISE PROVIDED BY LAW AND CLIENT AGREES AS A MATERIAL TERM AND CONDITION TO THIS AGREEMENT TO BE BOUND BY THAT CONDITION.** Client is aware that the price of this inspection is based on the 1 year statute of limitation.

Client Initials _____

Please choose one of the types of inspections listed below:

Generalist Inspection: The Client requests a **general**, limited scope, visual inspection performed in a manner consistent with the Standards of Practice of the California Real Estate Inspection Association. The client acknowledges that the inspector is acting as a **generalist** and that further investigation by the appropriate specialist of a reported condition may be necessary. Any further investigation by an appropriate professional shall be the duty of the client and not the inspector. The client is advised to consider this issue carefully and obtain further evaluation of reported conditions before removing any inspection contingency.

Client Initials _____

--Or--

Specialist Inspection: The Client requests a **Specialist Inspection** of the property. A **Specialist Inspection** requires a comprehensive inspection of the building and environmental issues where the building is located performed by a licensed contractor. The **Specialist Inspection** will include a comprehensive report as to Code compliant issues re: Foundation, Plumbing, Electrical, Heating/Cooling, Roofing, Fireplace, Sewer line, Pool, Geologist, thermography testing, permit review, environmental, product recall, gas detection, review of City records for gas-methane districts, water intrusion, rodent infestation, modifications to the property without permits, energy audits and Engineering issues. The fee for this multiple day(s) inspection is to be determined by the size, age and condition of the property, starts at \$5,000 for the inspection company with additional costs for related experts as an additional fee authorized and approved in writing by the client.

Client Initials _____

Liquidated Damages Clause: The parties in understanding litigation costs do hereby agree to a liquidated damages clause of four times the cost of the inspection.

Mandatory Mediation Clause: The contracting parties agree to mandatory mediation before any litigation can be filed. That demand for mediation must be sent return receipt request allowing the responding party 30 days to reply in the same manner. If suit is filed before a demand for mediation is sent or should the responding party fail to accept mediation within the time set, the non-complying party shall forfeit all rights to prevailing party attorney fees, expert fees and costs. Each side shall share the mediation fees equally. The mediator must be a retired judge or attorney with at least five (5) years of experience with specific knowledge of the home inspection industry and Standards of Practice of the California Real Estate Inspection Association. Alternative Dispute Resolution Service, Inc. is recommended since it's mediators specialize in real estate and they have multiple offices throughout California.

Binding Arbitration Clause: The parties to this Binding Arbitration agree voluntarily to waive all rights to a trial by jury, judge or small claims. All rights to punitive damages on a complaint or cross complaint are waived. All demands for binding arbitration must be served in the exact manner as the mandatory mediation clause above. Failure to comply with these clauses ends that party's right to prevailing party legal fees or costs (of any type). The binding arbitrator must be a retired judge or attorney with at least five (5) years of experience with specific knowledge of the home inspection industry and Standards of Practice of the California Real Estate Inspection Association. Alternative Dispute Resolution Service, Inc. is recommended since it's mediators specialize in real estate and they have multiple offices throughout California.

Attorney Fee Provision: In any action in law or equity the prevailing party is entitled to reasonable attorney fees, expert fees and costs of the arbitrator hearing this matter in binding arbitration.

The signatory acknowledges that they have read, understood and agreed voluntarily to all the terms, conditions and limitations of this contract and agrees to pay the fee listed above.

Authorized Signature _____

Date _____

Client Printed Name _____

Inspector _____



LaRocca Inspections Associates, Inc.

2315 W. Burbank Blvd.

Burbank, CA 91506

(818) 951-1795

INVOICE

<i>Received from</i>	<i>Date</i>
Ashley Williams	Monday, February 25th, 2019.

<i>Description</i>	<i>Amount</i>
Property Inspection <i>Client name:</i> Ashley Williams <i>Property address:</i> 171 Glorieta St. Pasadena, CA 91103 <i>Inspection date:</i> Monday, February 25th, 2019. <i>Inspector:</i> Marshall Voeks <p style="text-align: center;"><i>Payment Amount:</i></p> Terms: Cash/Check/VISA/MC/AMEX Due upon Receipt	\$355
PAID IN FULL	\$355

Thank you for your business!