

January 4, 2022

Re: Purchase of 411 West Seaside Way #703, Long Beach, CA 90802 - Dryer Venting Disclosure

Dear Buyer,

This letter serves as disclosure of a regular maintenance requirement for all units at West Ocean Towers. There is a two-pronged issue with the venting related to the clothes dryer. The design of the system requires that residents regularly clean the ceiling fan/lint trap above the stacked washer & dryer. The ceiling booster fan helps to propel any extra lint through the duct in the slab above to its exit point at the ceiling of the living room balcony.


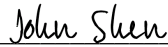
There is lint that sometimes gets past the regular dryer lint trap and ends up in the fan unit above. There is a metal plate that covers the clean out. The management recommends regular cleaning of this so as to prevent the lint from building up and clogging the vent. The frequency of this obviously depends on how much the dryer is used. The Board/Mgmt Co. has left it up to the owner or resident to keep it clean and to know how often it needs cleaning. Owners who do not want to do this can have the building engineers/ maintenance staff do it for a \$35 fee (currently) at any time by turning in a Request for Maintenance form to the Concierge desk.

The other issue apart from the maintenance of this design is the risk of having owners or residents ignore the maintenance and let the lint build up to produce a clog, which could potentially become a fire hazard. This is certainly possible, but to my knowledge has not been an issue any unit in the 14 year history of the building. The Manager reminds owners & residents in writing to keep up with the maintenance.

One choice we have as owners, is to add a secondary lint trap. The Board surmised in the January 26, 2016 HOA meeting that that this may be a permanent solution but was not building-wide requirement. The unit would have to be custom made. The Home Inspectors usually do not inspect this, as they can't access the plate in the ceiling as part of their normal inspection as it may be blocked by the washer/dryer unit, depending which model is in place.

I hope this makes the issue clear for you. To make doubly sure you are clear on the subject, please don't hesitate to seek out additional info from the West Ocean Association (Manager, Hamlet Vasquez, 562.900.8401) should you have any further questions or concerns.

Thanks.

<p><small>DocuSigned by:</small>    <small>Stella Zhang</small>  <small>DocuSigned by:</small></p>	<p>1/4/2022   11:42 AM PST</p> <hr/> <p>Date</p>
<p><small>DocuSigned by:</small>    <small>John Shen</small>  <small>DocuSigned by:</small></p>	<p>1/4/2022   11:47 AM PST</p> <hr/> <p>Date</p>

p.s. - Please sign and date this acknowledgement of receipt. Thanks!

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Buyer - sign	print name	Date
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