

Real Estate Inspection Report

Wednesday June 19, 2013



Amelinda Parkinson

**6621 Glade Ave
Woodland Hills, CA 91303**

Inspector - Jerry Corum
Confidential and Proprietary

2315 West Burbank Blvd, Burbank, CA 91506
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CLIENT INFORMATION



CLIENT NAME: Amelinda Parkinson
CLIENT ADDRESS: 6621 Glade Ave
Woodland Hills, CA 91303
INSPECTION DATE: Wednesday June 19, 2013
INSPECTION TIME: 5:00 PM
TOTAL FEE: \$375
PAID BY: Check
INSPECTOR: Jerry Corum

INSPECTION CONDITIONS

CLIMATIC CONDITIONS:

WEATHER:

Clear.

TEMPERATURE:

80's.

BUILDING CHARACTERISTICS:

BUILDING TYPE:

Single Family Residence.

STORIES:

One.

UTILITY SERVICES:

UTILITIES STATUS:

The utilities were on.

OTHER INFORMATION:

BUILDING OCCUPIED:

Yes.

CLIENT PRESENT:

Yes.

INTRODUCTORY COMMENTS:

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.

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.

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 drains 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 representation is made or implied as to its condition or material.

MAIN WATER SHUT OFF LOCATION:

In front of the building.

CONDITION:

Serviceable.

WATER SUPPLY PRESSURE REGULATOR:

CONDITION:

There was a pressure regulator observed on the water supply system. As this is a closed system, its internal components are not visible. No representation is made or implied as to the pressure regulators operation or condition.

WATER PRESSURE:



Needs Attention. The pressure is over 80 psi. This is too high, it should be between 40 and 80. The pressure regulator should be adjusted or replaced to bring this down into proper range.

PRESSURE RELIEF VALVE:

Needs Attention. No Pressure Relief valve was located on the water supply piping system. This is an important safety device that can reduce the risk of pipe failure and flooding (this may be in place but not located, a qualified plumbing contractor should determine if this is present or install one as required).

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 viewed.

CONDITION:

Serviceable.

WATER SUPPLY PIPING COMMENTS:

There are abandoned pipes under the building. During a general inspection it is not fully possible to tell which ones are still in use, and which ones are disconnected from the system. This makes it difficult to tell with precision what percentage of the piping has been upgraded to the newer copper piping.

WASTE LINES:

WASTE LINE MATERIAL:



The piping that takes the waste water out to the sewer system has been upgraded with some newer plastic piping in areas but there is still some of the older original lines in use in the system. The older piping that takes the waste water to the sewer system is made of cast iron where visible.

CONDITION:

A representative examination of the exterior surface of the visible waste lines found that those examined were working properly, not severely corroded or leaking. No representation is made as to their internal condition or function.

HOSE FAUCETS:

CONDITION:

A sampling of the exterior hose faucets show them to be operating properly.

GAS SYSTEM:

SEISMIC GAS SHUT OFF VALVE:



There is an automatic seismic gas shut-off valve installed on the main gas line. It is beyond the scope of this general inspection to determine its operating status or if it has been sized correctly for this gas system. If further information is desired or required it is advised to consult a qualified plumbing contractor.

GAS METER LOCATION:

The gas meter was located on the back 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.

WATER HEATER:

LOCATION:



The water heater is located in the garage.

LOCATION CONDITION:

There is no barrier or post in front of the water heater as recommended to protect from vehicle impact.

FUEL:

Gas.

SIZE:

About 40 Gallons.

AGE:

The water heater is 6 years old. Water heaters have an expected life of 8 - 12 years.

CONDITION:

Serviceable.

COMBUSTION AIR:

Serviceable.

WATER HEATER STRAPPING AND SUPPORT:

Needs Attention. The water heater is not sitting level and is leaning, it works best if it is fully upright and should be properly installed.

The water heater only has one strap, it needs at least two straps to meet the state standards for water heater strapping.

TEMPERATURE/PRESSURE RELIEF VALVE:

Needs Attention. The temperature/pressure relief valve has a partial drain line installed but it does not go far enough to take the water away to the exterior of the building. We recommend this drain line be properly installed in case this valve ever releases.

VENTING:



Not Acceptable. The water heater exhaust vent is disconnected, poorly connected or not properly connected. This can allow exhaust gases to escape and is considered a health and safety hazard and should be repaired by a qualified plumber.

The water heater vent is too close to combustible material. It needs to have adequate clearance to minimize any possibility of a fire hazard. The metal flue pipe is touching wood framing or roofing. This is a fire risk and requires prompt repair.

RECIRCULATING PUMP:



Needs Attention. The re-circulating system was unplugged and off line when it was first located. It was plugged in to see if it would operate but it did not work and was left unplugged.

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 their actual condition is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs.

It should be noted that 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 focuses on 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 overhead line from the power pole, 120/240 Volts.

ELECTRICAL SERVICE TO THE BUILDING:

Serviceable:

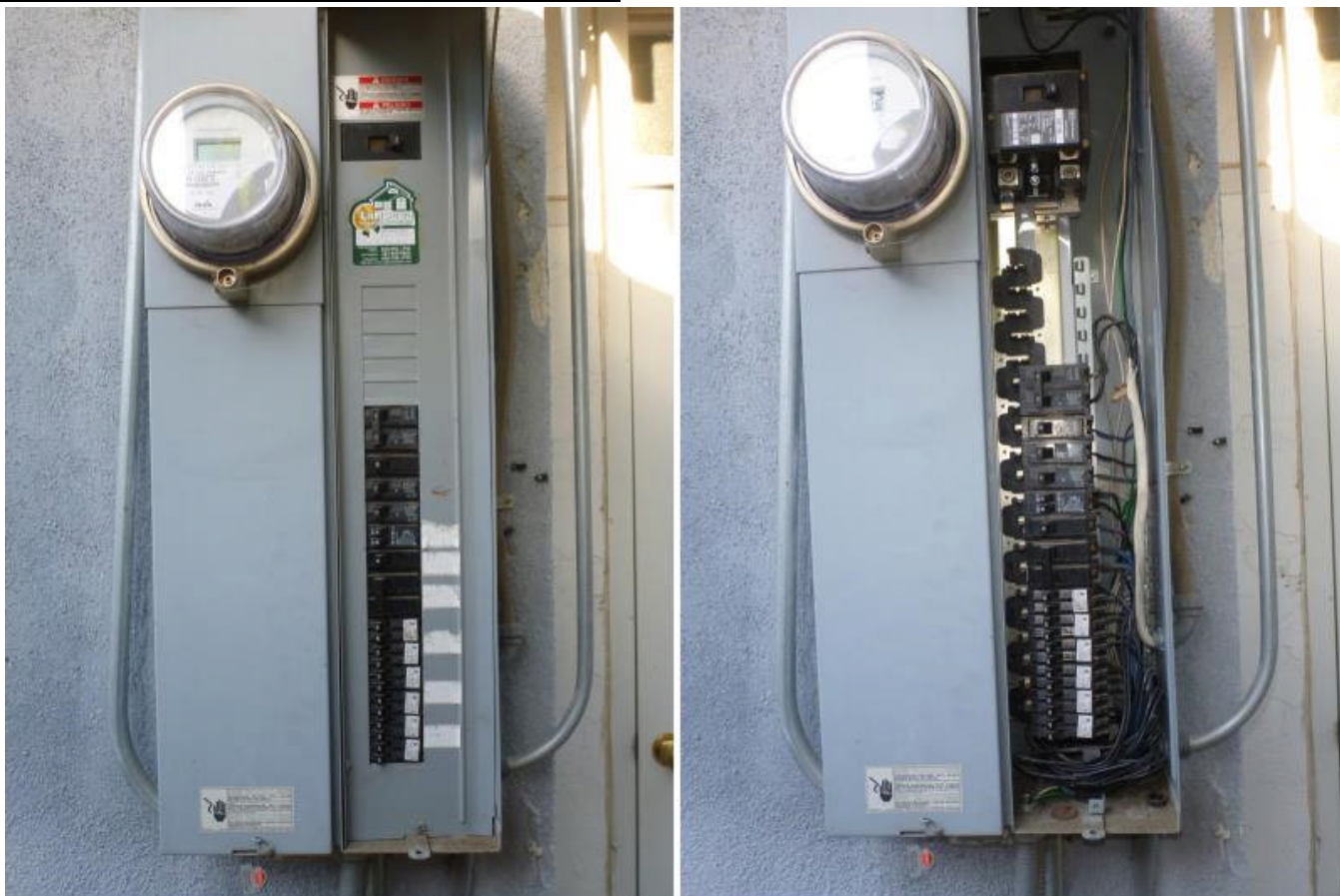
MAIN PANEL LOCATION:

The main electrical panel is located on the rear exterior wall of the building.

MAIN PANEL AMPERAGE:

Service Amperage - 200 Amps.

TYPE OF CIRCUIT PROTECTION DEVICE:



The main electrical panel is on circuit breakers.

MAIN PANEL CONDITION:

Serviceable.

MAIN PANEL CIRCUIT BREAKERS:

Serviceable.

GROUNDING SYSTEM:

Serviceable.

INTERIOR ELECTRICAL WIRING:

TYPE OF WIRING:

The wiring consists of plastic insulated wires.

TYPE OF WIRING CONDUIT:

The conduit that carries the wiring is a combination of different types.

WIRING CONDITION:



Needs Attention: There are open junction boxes with wires exposed. These need to be completed and have covers installed for safety, in the crawl space under the building.

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

SWITCHES:

CONDITION:

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

FIXTURES:

CONDITION:

Needs Attention: There are light fixtures that did not work, such as in the kitchen and living room ceilings. This can be a burnt out bulb but it is not known exactly why they are not working.

There is loose wiring inside one of the garage lighting fixtures.

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:

Needs Attention: There are missing smoke detectors in areas outside the bedrooms.

No carbon monoxide detector was found.

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. Carbon monoxide detectors are also required inside residences. It is advised to check with a qualified retrofitter specialist and the local municipality to determine the requirements for this property.

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 inside the building in the attic.

LOCATION CONDITION:

Serviceable.

SYSTEM TYPE:

The furnace is a gas-fired forced air system.

FAN AND MOTOR:

Serviceable.

CONDITION:

Needs Attention. The furnace an older model. While still working at this time, it is nearing the end of its expected service life span.

THERMOSTAT:

Serviceable.

COMBUSTION AIR:

Serviceable.

VENTING:

Serviceable.

RETURN AIR AND FILTERS:

The filter is Serviceable.

Needs Attention. The furnace has an electronic air cleaner or humidifier installed into the ducting in the attic but it does not appear to be working. It would need to be further examined to determine why it is not functioning.

DUCTING AND AIR FLOW:



Needs Attention. The insulation of portions the ducts is the type of material that is often found to contain asbestos. It would have to be tested in a laboratory to confirm what its composition is.

GENERAL COMMENTS:

It is advised to have the unit serviced and cleaned to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner workings of the furnace including the firebox. This can and should be done by a licensed heating contractor at this time.

COOLING SYSTEM:

LOCATION:



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

TYPE:

The air conditioning is a split system type, this is where the furnace(forced air unit) is inside the building and the air conditioner condenser is outside the structure.

CONDENSER CONDITION:

Needs Attention. The air conditioning system is older and well into its life. It is currently working but it is not known how much longer it will last. It should have proper maintenance on a regular basis to ensure it is operating as efficiently as possible.

SYSTEM CONDITION:

Serviceable.

CONDENSATE LINE:



Needs Attention. The secondary drain opening is capped and is not functional.

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/secondary in case the primary line fails.

ELECTRICAL DISCONNECT:

Serviceable.

COMMENTS:



A heating contractor may be able to determine the type, age and specifications for this unit from this nameplate label if desired.

HEATING AND COOLING SYSTEM:

This unit is for the enclosed porch.

HEATING SYSTEM:

LOCATION:



The fan unit is located inside the building on the wall.

LOCATION CONDITION:

Serviceable.

SYSTEM TYPE:

The system is a heat pump. This is an all electric system that has a condenser that pumps the refrigerant in one direction to cool the building and it goes in reverse to heat it.

CONDITION:

Needs Attention: There was no remote control available to operate this system and it was not tested.

COOLING SYSTEM:

LOCATION:



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

TYPE:

The air conditioning is a heat pump system, this is where the heating and cooling are both electric and the refrigerant goes in one direction for heating and reverses when cooling is needed.

CONDENSER CONDITION:

Appeared Serviceable.

SYSTEM CONDITION:

not tested.

COMMENTS:

The air conditioning system will need further evaluation to determine its true condition, carried out by a qualified air conditioning contractor. The air conditioning specialist may find items that need service or repair to the system and this is expected and why it is being turned over to them for further investigation.

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 kitchen.

ACCESS CONDITION:

Serviceable.

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 conventional framing in it.

ATTIC FRAMING CONDITION:



Needs Attention: There are areas of stains on the framing lumber - it is unknown if this is from a current or past roof leak.

ATTIC CONDITION:



Needs Attention: Rodent droppings were observed in the attic. It is advised to have a specialist in this area examine the structure and property to determine the presence or not of any infestation and recommend any corrective measures.

There are abandoned gas appliance vent pipes in the roof/attic. The older cast sections of this pipe are a type often known to contain asbestos.

ATTIC VENTILATION:



Serviceable.

An attic fan was observed operating in the attic. It may or may not be on a thermostatic sensor or some other type of control system. It is advised to check with the owner as to its operation.

ATTIC INSULATION:

INSULATION CONDITION:

Serviceable.

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 wood shingles.

ROOF ACCESS:

The roof was walked on to inspect it.

ROOF COVERING STATUS:



Needs Attention: On the wood roof, the wood shingles are older, warping and deteriorating. They are nearing the end of their life and the time to replace them.

There are areas of displaced, damaged and deteriorated wood shingles which need repairs at this time. Previous repairs were also noted.

EXPOSED FLASHINGS:

CONDITION:



Needs Attention: The flashing is not standard and may not be a reliable installation, such as at the electrical service mast. It will require high maintenance to ensure that it remains leak free.

The metal flashing is rusting and corroded in areas. The mastic is cracked in areas and is not reliable to ensure a watertight seal.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:

GUTTER COMMENTS:

It is advised to have a complete gutter system with downspouts to help take the water away from the building and improve site drainage.

ROOF COMMENTS:

COMMENTS:

There is vegetation on the roof that should be removed to help prevent damage, deterioration, drainage problems, potential leakage and fire hazard.

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 drain lines and ensuring all the penetrations are properly sealed.

It is advised to have a qualified licensed roofing contractor more thoroughly examine the entire roof system and make all needed repairs (or replacements) to ensure a long lasting leak free condition. This more in depth investigation of the roof system should be done prior to the expiration of the contingency period so any repair or replacement costs are known and unwanted expenses are avoided. It is expected that when the roofing specialist more thoroughly examines the system they will find more conditions that require attention as this is a general inspection and not designed to list every fault but to isolate areas in need of further detailed inspections.

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:

Part of the building is on a concrete slab on earth and part of it is on a raised foundation. There were no observable signs of significant settlement or deflection in the slab portion by observing the finish flooring. It appears to be performing its function of supporting the structure however the actual slab was not seen and it may appear different once the finish flooring was removed. By the nature of the 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.

CRAWL SPACE:



Needs Attention: There are areas of damp soil under the building on the right side.

The crawl space has debris in it, it is advisable to have it removed and the area cleaned up (photo is at left rear). Wood / cellulose especially should be removed to help prevent future infestations.

There appears to be a drying agent (cat litter) spread on the surface of the soils in the area below

the kitchen - the purpose of this is unknown. It is advised to inquire with the Seller regarding this item.

RAISED FOUNDATION:



The concrete foundation has some typical cracking, but was in functional condition for a building of this age. Cracking does not appear to be significant at this time. If a more detailed evaluation is required, it could be obtained from a structural engineer or foundation specialist.

FOUNDATION BOLTING:

It is unknown if the structure is bolted to the foundation because the bolts are not visible. Due to the type and style of the framing, the areas where the bolts would be located is closed off and not visible. Demolition would have to be undertaken and walls opened up to get to these areas. This is beyond the scope of this general inspection.

FOUNDATION CRIPPLE WALLS:

There are no perimeter cripple walls in this type of structure.

FLOOR FRAMING:

Needs Attention: There are stained and deteriorated areas of floor framing below some plumbing fixtures - it is advisable to consult the structural pest control operator report for more information on this situation.

It is noted that the floor framing has shifted and settled over time and is no longer level and plumb.

There are areas with insulation on the framing so the condition of the wood framing and sub flooring could not be fully evaluated. This could be viewed and evaluated if desired after the insulation was removed.

POSTS AND PIERS:



Needs Attention: There are posts that are not sitting squarely on the pier but are hanging out over the edge. Some posts have shifted and are out of plumb.

FOUNDATION VENTS:

Needs Attention: There are not many vents along the exteriors of the foundation for air circulation - It is noted that this appears to be performing serviceably at this time since the crawl space appears to be relatively dry but it is not known how it will perform under wet conditions or over time.

FOUNDATION COMMENTS:

GENERAL SUGGESTIONS:

The building has had additions or alterations made to it in the past. The full extent of the work or its reason is not evaluated. It is advised to obtain any plans or permits relating to this or other work on the structure and property.

A standard property inspection cannot 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 information is desired regarding the geological conditions it is advised to retain a Geo-Technical specialist who can provide more information in this area.

GENERAL COMMENTS:

There are chalky areas on the concrete. These are an indication that water has entered the concrete and crawl space during wet weather and brought salts out of the concrete when it came to the surface.

The planted areas and landscaping next to the foundation may be trapping water in them and causing the concrete of the foundation in this area to be wet and to deteriorate over time. It is advised to ensure there is proper drainage to take the water away from the structure. See Grounds section for additional information.

There are signs of settlement in areas of the building. The floors are not level and the windows and door frames may not be plumb.

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:

Needs Attention: There are tree root systems causing shifting and cracking of the front (public) walkway.

FRONT PORCH AND STEPS:

CONDITION:

Serviceable.

LANDSCAPING:

CONDITION:

The grounds on the property have generally been maintained.

DRAINAGE:

SITE:

Flat site.

DRAINAGE CONDITION:



Needs Attention: There are planters that may not be properly drained and may not have proper moisture barriers to prevent seepage into the structure.

There are areas where the water may pond instead of flowing off the site. The landscaping slopes toward the structural foundation in areas. This can cause over-saturation of the soil at the structural footings which is the chief cause of foundation settlement. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend at least 10 feet away from the foundation.

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.

PATIO:

CONDITION:

Serviceable.

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 garage is under the main building roof.

GARAGE FLOOR:

CONDITION:

Serviceable, with typical wear and tear in areas.

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.

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

GARAGE DOORS:

TYPE:

The garage door is a one piece metal door.

CONDITION:

Serviceable.

HARDWARE:

Not Acceptable: The garage door hardware is out of adjustment and operates roughly.

OPENERS:

Needs Attention: The garage door opener is not properly adjusted. When the opener was in operation it was having trouble closing the door and there was a lot of strain on the system.

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, such as where there are small holes or gaps in the adjoining wall surfaces.

SIDE/REAR DOORS:

CONDITION:



Needs Attention: The exterior side door has areas wear and deterioration to the surfaces.

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: The stucco has peeling and some deterioration in areas near the level of the soil. There are areas of rough patching, around the windows.

ADDITIONAL NOTES:

There is no weep screed installed as part of the stucco system. This is a piece of metal trim installed at the bottom of the stucco. Weep screeds were not required at the time this stucco was installed and so are not part of this system. As a result there may be times where the moisture behind the stucco does not drain properly or moisture wicks up into the stucco from the earth.

EXTERIOR WINDOW SURFACES:

MATERIAL:

The exterior window surfaces are vinyl, metal, etc.

CONDITION:

Serviceable.

EXTERIOR DOOR SURFACES:

MATERIAL:

The exterior door surfaces are wood, vinyl, etc.

CONDITION:

Serviceable.

EXTERIOR DOOR THRESHOLDS:

CONDITION:

Needs Attention: The exterior door thresholds are not sufficiently raised above the exterior walking surface to prevent moisture intrusion in all circumstances. They may allow moisture to enter at times which can damage the structure, at the garage.

EXTERIOR TRIM:

MATERIAL:

The exterior trim surfaces are wood.

CONDITION:

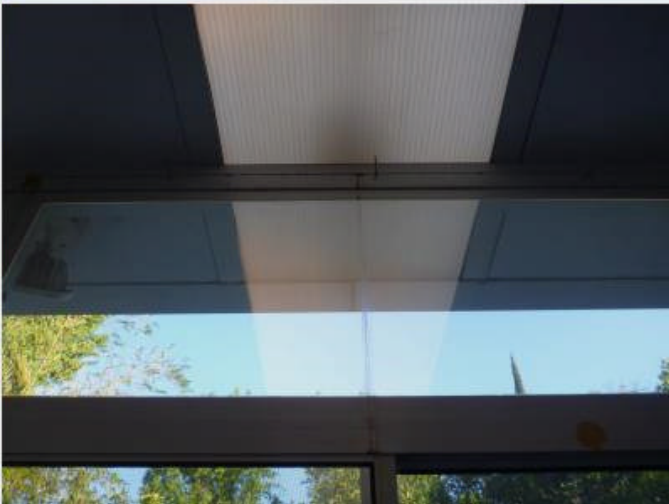
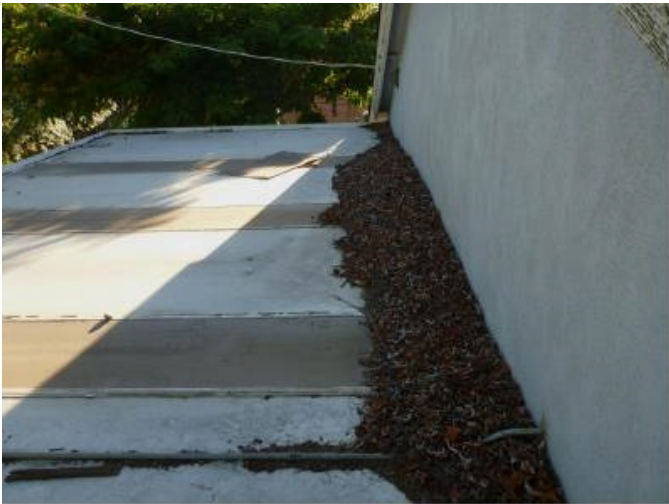
Needs Attention: The trim has areas of weather beaten wood and peeling paint.

PATIO COVER/TRELLIS:

TYPE:

The patio cover has been enclosed to make a room.

CONDITION:



Needs Attention: There is debris on the top of the enclosure, and at the edge drain. There are areas of staining and rusting inside the enclosure below the covering.

CHIMNEY:

MATERIAL:

The chimney is a metal flue with a stucco covering.

CONDITION:



Needs Attention: The flue pipe does not appear to be adequate clearances to combustible materials in the wood framing. It is advisable to have a chimney specialist examine the structure and make all needed repairs to ensure a safe and properly operating fireplace and chimney.

Most of the components of the chimney system are not visible or evaluated in this limited inspection. This is not an evaluation of its compliance with codes, the structural soundness of the system, or of it's ability to separate the hot combustion gasses from the house structure and avoid a building fire. It is beyond the scope of the inspection to determine the condition of the chimney as this requires observing the inside of the flue for cracks. This is usually done by a chimney expert using a video scope. it is advised to have this done at this time.

SPARK ARRESTERS:

Serviceable.

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 dry rot 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

The exterior of the building has general deferred maintenance and shows signs of wear and tear.

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.

FAMILY ROOM:

Needs Attention: There is an area of cracking and peeling paint near a patch in the wood ceilings.

DEN:

Serviceable.

HALLS:

Serviceable.

MASTER BEDROOM:

Serviceable.

SECOND BEDROOM:

rear right - Serviceable.

THIRD BEDROOM:

front right - Serviceable.

DOORS:

MAIN ENTRY DOOR CONDITION:

Serviceable.

EXTERIOR DOORS CONDITION:

Needs Attention: The exterior doors are out of adjustment and will need adjustments/repairs to operate properly, such as at the rear of the den.

INTERIOR DOORS CONDITION:

Needs Attention: Some of the door hardware does not latch properly. They will need some adjustment or repairs to operate correctly, such as at the master bathroom.

WINDOWS:

WINDOW CONDITION:

A representative sampling was taken of the windows. Windows as a grouping are generally operational.

Needs Attention: There are cracked window panes in the hall bathroom.

FLOORS:

GENERAL CONDITION:

The general condition of the flooring appears serviceable.

FLOORING COMMENTS:

There are areas where the flooring is sloping and not level - see the Foundation section of this report for more information.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION:

Living room.

PREFABRICATED FIREBOX TYPE:

This is a prefabricated metal fireplace with no gas log lighter installed.

PREFABRICATED FIREBOX CONDITION:

Serviceable.

FLUE:

Only a small area of the flue is visible and can be observed, the majority of the flue system cannot be viewed or evaluated in this limited general inspection. There is a real risk of concealed damage that may pose a fire hazard. It is advised that a chimney specialist with a video camera inspect the chimney and flue system fully to ensure safe operation and structural stability.

DAMPER:

Serviceable.

GAS LOG LIGHTER SYSTEM:

Needs Attention: The gas line into the fireplace does not have a proper fireproof seal where it enters the firebox, this is typically a matter of filling the gap with a fireproof sealant.

GAS LOG LIGHTER COMMENTS:

There is a gas line in the firebox that is capped off so the gas could not be tested. It is not known if gas is connected to this pipe. If there is gas service to it, then it could be uncapped and a log lighter installed. If there is no gas service to this piping, then it would take additional work to activate it.

MANTLE/HEARTH:

Serviceable.

SCREENS/GLASS DOORS:

Serviceable.

INTERIOR COMMENTS:

COMMENTS:

There are signs of settlement in areas of the building. The floors are not level and the windows and door frames may not be plumb.

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:

Serviceable.

KITCHEN SINK:

CONDITION:

Serviceable.

FAUCET:

Serviceable.

DRAIN:

Serviceable.

KITCHEN APPLIANCES:

GARBAGE DISPOSAL:

Serviceable.

DISHWASHER:

Needs Attention: The door is binding at the top right edge and is very difficult to shut, and will need adjustments/repair.

COOKTOP TYPE:

The kitchen has a gas cooktop.

COOKTOP:

Serviceable.

OVEN TYPE:

The kitchen has a double gas oven.

OVEN:

Serviceable.

VENTILATION FAN:



Not Acceptable: The exhaust piping is missing in the attic and this does not vent to the exterior.

LAUNDRY:

LOCATION:

The laundry facilities are in the kitchen area.

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.

Needs Attention: There is damage to the dryer vent line and the moisture and lint are not venting properly to the exterior.

TYPE OF CLOTHES DRYER HOOKUPS:

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

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:

Serviceable.

FAUCETS:

Serviceable.

TOILETS:

Serviceable.

MIRRORS:

Serviceable.

BATH VENTILATION:



Needs Attention: The ventilation fan in the bathroom does not vent the exterior of the building. The exhaust is going into the attic instead.

TUB FIXTURES:

Serviceable.

SHOWER FIXTURES:

Serviceable.

SHOWER WALLS:

Serviceable.

SHOWER ENCLOSURE:

Serviceable.

BATHROOM AREA:

BATH LOCATION:

This bathroom is located in the hallway.

WALLS AND CEILING:

Serviceable.

FLOORING:

Serviceable.

COUNTERS:

Serviceable.

CABINETS:

Serviceable.

SINKS:

Serviceable, where visible.

The area under the bathroom sink area is restricted by personal items and could be fully inspected.

FAUCETS:

Serviceable.

TOILETS:

Serviceable.

MIRRORS:

Serviceable.

BATH VENTILATION:

Serviceable.

SHOWER FIXTURES:

Serviceable.

SHOWER WALLS:

Needs Attention: The shower has areas of deteriorated grout.

SHOWER ENCLOSURE:

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.

RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. **Italicized** words in these Standards are defined in Part IV, Glossary of Terms.

A. A *real estate inspection* is 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.

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 lives. 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*.

Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 - Foundation, Basement, and Under-floor Areas

A. Items to be *inspected*:

1. Foundation *system*
2. Floor framing *system*
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The *Inspector* is not required to:

1. *Determine* size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems.
2. *Determine* the composition or energy rating of insulation materials

SECTION 2 - Exterior

A. Items to be *inspected*:

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

B. The *Inspector* is not required to:

1. *Inspect* door or window screens, shutters, awnings, or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their *safety devices*
3. Use a ladder to *inspect systems* or *components*

SECTION 3 - Roof Covering

A. Items to be *inspected*:

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The *Inspector* is not required to:

1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
2. *Warrant* or certify that roof *systems*, coverings or *components* are free from leakage

SECTION 4 - Attic Areas and Roof Framing

A. Items to be *inspected*:

1. Framing
2. Ventilation
3. Insulation

B. The *Inspector* is not required to:

1. *Inspect* mechanical attic ventilation *systems* or *components*
2. *Determine* the composition or energy rating of insulation materials

SECTION 5 - Plumbing

A. Items to be *inspected*:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow and functional drainage*

B. The *Inspector* is not required to:

1. Fill any *fixture* with water or *inspect* overflow drains or drain stops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line clean outs
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
5. *Inspect* wells or water treatment *systems*

SECTION 6 - Electrical

A. Items to be *inspected*:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

B. The *Inspector* is not required to:

1. *Operate* circuit breakers or circuit interrupters
2. Remove coverplates
3. *Inspect* de-icing *systems* or *components*
4. *Inspect* private or emergency electrical supply *systems* or *components*

SECTION 7 - Heating and Cooling

A. Items to be *inspected*:

1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent *systems*
5. Condensate drainage
6. Conditioned air distribution *systems*

B. The *Inspector* is not required to:

1. *Inspect* the heat exchangers or electric heating elements
2. *Inspect* non-central air conditioning units or evaporative coolers
3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
4. *Determine* volume, uniformity, temperature, airflow, balance or leakage of any air distribution *system*
5. *Inspect* electronic air filtering or humidity control *systems* or *components*.

SECTION 8 - Fireplaces and Chimneys

A. Items to be *inspected*:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

B. The *Inspector* is not required to:

1. *Inspect* chimney interiors
2. *Inspect* fireplace inserts, seals or gaskets
3. *Operate* any fireplace or *determine* if a fireplace can be safely used

SECTION 9 - Building Interior

A. Items to be *inspected*:

1. Walls, ceilings and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke alarms
7. Vehicle doors and openers

B. The *Inspector* is not required to:

1. *Inspect* window, door or floor coverings
2. *Determine* whether a *building* is secure from unauthorized entry
3. *Operate* or test smoke alarms or vehicle door safety *devices*
4. Use a ladder to *inspect systems* or *components*

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a *real estate inspection*:

1. *Systems or components of a building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*.
2. Site improvements or amenities, including, but not limited to: accessory *buildings*, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems or components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building, system, or component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system or component of a building*, complex, adjoining property, or neighborhood
10. *Conditions* related to animals, insects or other organisms, including fungus and mold, and any hazardous, illegal or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or *conditions* of nature including, but not limited to: geological, seismic, wildfire, and flood
12. Water testing any *building, system or component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to: product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems or components*
18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system, component, or appliance* that is *shut down, unsafe to operate*, or does not respond to *normal user controls*
21. *Operating* shutoff valves or *shutting down* any *system or component*
22. Dismantling any *system, structure, or component* or removing access panels other than those provided for homeowner maintenance

B. The *Inspector* may, at his or her discretion:

1. *Inspect* any *building, system, component, appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

Parkinson Report 6621 Glade Ave Woodland Hills 91303
Part IV. Glossary of Terms

NOTE: All definitions apply to derivatives of these terms when *italicized* in the text.

Appliance: An item such as an oven, dishwasher, heater, etc, which performs a specific *function*

Building: The subject of the *inspection* and its *primary parking structure*

Component: A part of a *system, appliance, fixture, or device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system, component, or device*

Functional Drainage: the ability to empty a plumbing *fixture* in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

Inspect: Refer to Part I "Definition and Scope", Paragraph A

Inspector: One who performs a *real estate inspection*

Normal User Control: Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*.

Operate: Cause a *system, appliance, fixture, or device* to *function* using *normal user controls*

Permanently installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIASM). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIASM. TO LOCATE A QUALIFIED CREIASM INSPECTOR CALL 800/388-8443 OR VISIT WWW.CREIA.ORG

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LaRocca Inspection Associates, Inc.

Inspection Contract

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

Client: Amelinda Parkinson Inspection Date: Wednesday June 19, 2013

Inspection Address: 6621 Glade Ave, Woodland Hills, CA 91303 Fee: \$375

Scope of the Inspection: The real estate inspection to be performed for the Client is a limited 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. This contract also covers any requested re-inspections of the property for the same client. 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, and incorporated by reference and limited to those items specified herein.

The inspector will do a representative sampling of identical components, such as electrical outlets, 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 property inspection. **This is not a wood destroying organism inspection (termite, rodent, dryrot, etc.). 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 the entire inspection contract. The signature on the contract is the client's consent to the terms of the contract. Client further agrees to read the entire inspection report before the close of the conditions period to this sale. 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. (LIA).

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.

Environmental: The Client acknowledges that this contract is for a "general property inspection" and 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, mold, fungus or other toxic substances in the water, air, soil or building materials. **This is not a MOLD or ENVIRONMENTAL Inspection. It is recommended that this property be fully tested and inspected by a mold specialist before the close of the inspection contingency period.** Client Initials _____

General Provisions: This inspection report & 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, disclosure by the seller or the client(s) own independent statutory duty to inspect the property as required by law or contract. 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. An agent for the client is deemed to have the authority to sign for the client unless expressly denied in writing and acknowledged by LaRocca Inspection Associates, Inc. In the event that any further re-inspection or appearance in any legal proceeding is necessary this client will pay \$150 per hour portal to portal.

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-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 profession 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 codes where the building is located performed by a licensed contractor. The **Specialist Inspection** will include a comprehensive report as to all Code compliant issues re: Foundation, Plumbing, Electrical, Heating/Cooling, Roofing, Fireplace, Sewerline, 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 two times the cost of the inspection. **Client Initials** _____

Mediation Agreement: The contracting parties agree to mediate all disputes through ADR in Century City, CA. before a law suit is filed. Notice of mediation must be sent return receipt requested with 30 days to respond. If suit is in violation with the above the non-complying party forfeits all rights to prevailing party attorney fees, expert fees and costs. Each side shall share the mediation fees equally but same will be a cost to the prevailing party. The mediator must have experience in mediating property inspection cases and is familiar with the Standards of Practice of the California Real Estate Inspection Association (CREIA).

Binding Arbitration Agreement: The contracting parties agree to binding arbitration through ADR in Century City, CA and voluntarily waive any rights to trial by jury and the right to appeal. Punitive damages are expressly waived for both the complaint & cross complaint. All notices of binding arbitration must be served in the same manner as for the mediation as set forth above. Failure to comply with the above terminates all rights of that party to prevailing party legal and expert fees and costs of all types. The arbitrator must have experience in arbitrating property inspection cases and is familiar with the Standards of Practice of the California Real Estate Inspection Association. Each party has the right to the same discovery as if this action were filed in the Superior Court. Neither party has a right to Small Claims unless it is for non-payment of fees.

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 Client 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.

Client Signature _____

Date _____

Client Printed Name _____ Inspector _____

LaRocca Inspections Associates, Inc.

2315 West Burbank Blvd.
 Burbank, California 91506
 (818) 951-1795

INVOICE

<i>Received from</i>	<i>Date</i>
Amelinda Parkinson	Wednesday June 19, 2013

<i>Description</i>	<i>Amount</i>
<p>Property Inspection</p> <p><i>Client name:</i> Amelinda Parkinson</p> <p><i>Property address:</i> 6621 Glade Ave Woodland Hills, CA 91303</p> <p><i>Inspection date:</i> Wednesday June 19, 2013</p> <p><i>Inspector:</i> Jerry Corum</p> <p style="text-align: center;"><i>Payment Amount:</i></p> <p>Terms: Cash/Check/VISA/MC/AMEX Due upon Receipt</p>	\$375
PAID IN FULL	\$375

Thank you for your business!