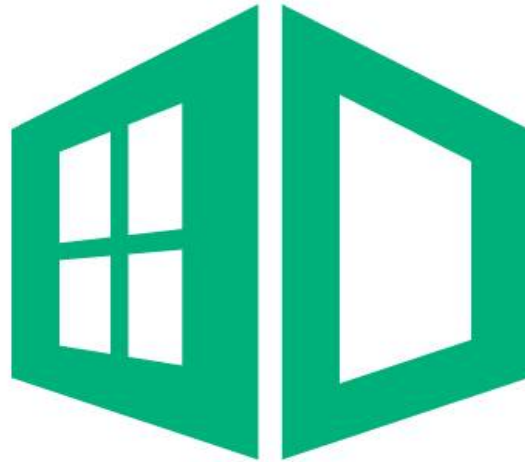


# REAL ESTATE INSPECTION REPORT



**LARocca**  
INSPECTIONS

**Kay Witticker**

5182 Vista Miguel Dr La Cañada Flintridge CA 91011

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5182 Vista Miguel Dr La Cañada Flintridge CA 91011

DATE OF INSPECTION: 1/24/2023  
INSPECTION TIME: 9:00 AM

Use of this report asserts that the Inspection Contract has been accepted and agreed to by the client (whether or not it has been signed) and that the limitations section has been read, understood and accepted.

The goal of this inspection is to render opinions as to the general condition of various aspects of the property, based on available access. This is a general visual inspection, no destructive or intrusive testing is performed. Stored items or furniture are not moved. **This is not a code compliance inspection.**

The information contained within this report is for the sole benefit of the client indicated in this report, its use is not transferable.

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# DEFINITIONS of TERMS

**NOT ACCEPTABLE.** It is the inspectors opinion that this item is either not functioning properly or is a clear safety hazard. The inspector has made the client aware of this situation 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.

**SAFETY ALERT.** It is the inspectors opinion that this is a potential safety issue. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional (and if applicable) during the inspection contingency period and prior to the close of escrow.

**SECURITY ALERT.** It is the inspectors opinion that this is a potential security issue. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional (and if applicable) during the inspection contingency period and prior to the close of escrow.

**NEEDS ATTENTION.** It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at or near the end of its service life. The inspector has made the client aware of this situation 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.

**SERVICEABLE.** It is the inspectors opinion, under testing parameters or visual observation only, that at the time of inspection this component or item appears to be doing the job for which it was intended and exhibits normal wear and tear. The report is not intended to replicate actual "usage and living" conditions. The component may function differently, under "actual usage conditions".

**PRESENT.** In most cases determining the items condition during a visual inspection is not possible. The item is not tested for correct operation or adequacy, (such as venting, circuit breakers, drain lines, water valves, etc). No Representation as to its ability to perform is given.

**NOTE.** This is information that the inspector feels is of value to the client and may or may not be within the realm or scope of the generalist. This can also be used to make the client aware of the inspectors limitations so that the client may seek further evaluation of the item or consult with the appropriate specialist as required.

**MATERIAL DEFECT.** A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people.

\*\*If a specific term is not given for a particular item, then the statement would indicate the items condition.

# CLIENT RESPONSIBILITY

**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.**

**FURTHER EVALUATION or INSPECTION:** Where further evaluation or inspection, attention or repairs is advised, this is meant to be performed during the inspection period, prior to the expiration of the contingency period and prior to the close of escrow.

The whole intent of this procedure being to fully discover the extent of the repairs/correction needed and the associated costs.

**CLIENT'S DIRECT OBSERVATION:** This inspection is intended to guide the client and direct his/her attention to areas of concern, with the intention that they will, where possible, personally view and evaluate these areas, and follow up with additional specialists as needed.

**WALK THROUGH & DISCLOSURE:** This report does not and is not intended to replace the client's own 'walk through' and personal inspection of the property. This report is also not a replacement for full disclosure of all parties involved and the clients own responsibility for due diligence.

**SPECIFIC CONCERNS:** The client may have specific concerns or expectations for the property that this report may not specifically address. Any questions or concerns should be shared with the inspector before or during the inspection and before the end of inspection contingencies.

**MORE EXPENSES POSSIBLE:** During this inspection there may be items discovered that require further inspection, additional attention and/or subsequent repairs. These items should be addressed before the end of inspection contingencies and the close of escrow.

This inspection is intended to guide the client and direct his/her attention to areas of concern, with the intention that they will, where possible, personally view and evaluate these areas, and follow up with additional specialists as needed.

**All parties involved have a legal responsibility for full disclosure.**

**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 SUMMARY

**IMPORTANT:** The "INSPECTION SUMMARY" is provided to allow the reader a brief and limited overview of the potential areas of concern. This Inspection Summary is therefore **NOT** a substitute for reading and understanding the report in its entirety.

The full Inspection Report, including the pictures, the Standards of Practice, limitations, definitions and scope of Inspection, and Client Contract must be fully read and understood for this inspection report to achieve its intended goal.

It is strongly advised that you follow the recommendations listed under each section of the report. This would include obtaining the consultation of a specialist, where so deemed.

For more information regarding each item in the summary, please refer to it's appropriate section of the report.

## INSPECTION CONDITIONS

### LIMITATIONS

**This inspection does not perform testing that would be similar to actual living conditions or long term use, therefore there may be conditions that exist that could not be determined during a general visual inspection.**

### IMPORTANT NOTES

**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 all documentation available. This should be done prior to the expiration of the contingency period. It is beyond the scope of this inspection to determine permit status for these updates or repairs.**

**It is typical when a building is remodeled or repairs are undertaken that additional deficiencies surface that were not noted on the General 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 General visual inspection. Any remodeling work undertaken on a property should be expected to reveal some of these deficiencies and it is recommended that additional sums be set aside for this purpose. It is beyond the scope of this inspection to determine permit status for these updates or repairs.**

**There appear to be addition/s to the property. These modifications require permits. It is beyond this inspection to determine the permit status of this work or to determine the code compliance of this work. Determining the "legal square footage" of a property is beyond the scope of this inspection.**

## PLUMBING

### PRESSURE REGULATOR CONDITION

**NEEDS ATTENTION.** No pressure regulator was observed where the main water line enters the building. There may or may not be one present in another location.

While a pressure regulator is not always required it is usually a good idea to have one, especially where the potential for the city water pressure to exceed 80 psi exists. This inspection does not determine whether or not that potential exists.

**It is advised to consult with a qualified plumber to determine if one is required for this system.**

### WATER SUPPLY CONDITION

**NEEDS ATTENTION.** The water lines are a combination of copper and galvanized steel piping. The original galvanized steel piping that is left in the system has rust and is showing deterioration. Some of the original pipes have been replaced with copper piping as they wore out, which is why there is copper in the system. The remaining galvanized steel pipes will need to be replaced in the future as they continue to wear out.

### HOSE FAUCETS

**NEEDS ATTENTION.** There is no Back Flow Preventer as part of the Hose faucet installation/s. This is a potential health and safety issue since contaminated water can enter from the hose back into the potable water system.

### WASTE LINE CONDITION

**NEEDS ATTENTION.** There are older areas of the waste lines. Most of the waste lines are under the slab and in the walls of the building, they are not visible and were not inspected. It is not possible to tell when but they will need replacing in the future as they continue to wear out.

### GAS PIPING CONDITION

**SAFETY ALERT. CSST Gas Piping.** CSST gas tubing was noted during my inspection. This is a corrugated stainless steel gas line tubing with a coating around it. There is a specific bonding requirement for this tubing for safety reasons.

It is recommended that a licensed electrical contractor be consulted to determine whether or not this CSST gas tubing is properly bonded per current National Fuel Gas Code and as required by the manufacturer's instructions.

### LOCATION CONDITION

**NEEDS ATTENTION.** There's moisture staining in the closet from past leaks

The door to the water heater is in poor condition.

### COMBUSTION AIR



**NEEDS ATTENTION.** The water heater does not have sufficient air to properly combust the natural gas it is burning and is missing a vent. It is supposed to have two vents. Generally, one vent needs to be high and one low. Each vent is supposed to have a minimum of 50 square inches of air flow (and sometimes this is required to be more). Consult with a qualified specialist for more information.

#### WATER HEATER STRAPPING

**NEEDS ATTENTION.** The water heater is not secured properly to prevent rocking and movement and potential water or gas leaks. It is a state requirement that this water heater be properly strapped and secured. One not secured in place block at the top does not appear to be sufficient to hold the water heater secure during seismic activity or other movement.

#### TEMPERATURE/PRESSURE RELIEF VALVE

**SAFETY ALERT.** The TPR line is threaded at the end. This may fragment if the valve were ever to release and is a potential safety hazard

The temperature/pressure relief valve has a partial drain line installed that does not go far enough to take the water to the outside the building. It is recommend this drain line be completed in case this valve ever releases, as per local codes and the manufacturer's instructions.

#### VENTING:

**SAFETY ALERT.** The water heater exhaust vent is poorly connected. There are no fasteners at the pipe joints in areas. The vent piping can become disconnect and can allow exhaust gases to escape and is considered a health and safety hazard and should be repaired by a qualified plumber.

#### RECOMMENDATIONS

**It is recommended that the water heater be fully evaluated by a qualified plumber so that any needed repairs/corrections or replacement can be performed.**

#### LOCATION CONDITION

**NEEDS ATTENTION.** There is no 'drip pan' under the water heater to help catch leaks and direct water to a safe location.

#### WATER HEATER CONDITION

**NEEDS ATTENTION.** The water heater is older and nearing the end of its expected life span. It is beyond this inspection to determine how long it will last.

There is rust and corrosion on the pipes that enter the top of the water heater and they may need to be replaced. Further evaluation is recommended.

#### WATER HEATER STRAPPING

**NEEDS ATTENTION.** The water heater is not secured properly to prevent rocking and movement and potential water or gas leaks. It is a state requirement that this water heater be properly strapped and secured. The



required blocking (helping to prevent movement between the water heater and the wall) has not been installed.

#### TEMPERATURE/PRESSURE RELIEF VALVE

**SAFETY ALERT.** The temperature/pressure relief valve has no drain line installed to take the water away to the exterior of the building if the valve releases. It is recommend that this drainline be installed in case this valve ever releases to help prevent water damage and for safety.

#### RECOMMENDATIONS

It is recommended that the water heater be fully evaluated by a qualified plumber so that any needed repairs/corrections or replacement can be performed.

If the plumber determines that the water heater is in need of replacement then this should be performed now.

### ELECTRICAL

#### MAIN ELECTRICAL CONDITION

**NEEDS ATTENTION.** The mask is leaning a little towards the telephone pole and may need additional support.

#### GROUNDING SYSTEM

**NEEDS ATTENTION.** I observed no secondary grounding system installed as a driven ground rod. While this may not have been required at the time of construction, this is currently considered an important safety backup and could be installed at this time.

#### SOLAR POWER

There is also a solar electric panel system. This is a specialty system and is not evaluated as part of a standard house inspection.

This solar panel system should be fully evaluated by a qualified specialist and any needed repairs/corrections performed as is applicable.

It is recommended that you consult with the installation company and product manufacturer for service requirements for this system, as all systems generally need maintenance and/or periodic cleanings.

#### CONDITION

**NOT ACCEPTABLE.** This is a Bulldog Pushmatic brand system. This brand of breakers appears to have significant flaws that increases the risk of failure. The breakers tend to malfunction at the panels either not tripping off or tripping off and not resetting, and the 'on - off' indicator tends to display incorrectly.

This system should be fully evaluated by an electrical specialist who may recommend the panel and breakers be replaced.

**NOT ACCEPTABLE.** The panel cover is missing inside the electrical box and

**the live wiring and circuits are exposed when the outside cover is opened. This is a potential safety hazard.**

**SAFETY ALERT.** The front access to the panel is restricted, and there is not the clear 36" X 36" working space that is required for safe and speedy access to the breakers.

#### RECOMMENDATIONS

**FURTHER EVALUATION.** It is advised that the sub panel and related items be further evaluated by a qualified specialist before the end of inspection contingencies. Upgrades are recommended.

#### OUTLETS

**SAFETY ALERT.** There are areas that do not appear to have the required GFCI safety devices (Ground Fault Circuit Interrupter). These are required in specific areas near water. Bathrooms should be GFCI protected. Kitchens should be GFCI protected.

**There are missing cover plates for some outlets.**

#### EXTERIOR

**NEEDS ATTENTION.** Some of the conduit has become disconnected and there is exposed wiring, such as at the left side of the building.

**FURTHER EVALUATION.** It is recommended that the electrical system be fully evaluated by a qualified electrician so that any needed repairs/corrections can be performed to ensure a properly installed and correctly operating electrical system. This investigation of the system should be performed now and most certainly prior to the end of your inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

**It is expected that when the specialist evaluates the system they will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.**

#### HVAC SYSTEM/S CONDITION

**NEEDS ATTENTION.** The furnace is older (18 years old) and has been in the building for a long time. While still working at this time, it is nearing or at the end of its expected life span and will need to be replaced in the future. Consult with a specialist for further evaluation.

#### GAS CONNECTION

**NOTE.** The required gas line "drip leg" fittings are missing at the furnace gas line connections.

It is recommended these be installed at this time, in accordance with the

manufacturer's installation recommendations and current construction standards.

These fittings are typically required for new equipment installations by the manufacturer's and/or current building standards.

#### AIR FILTERS and RETURN AIR DUCTING

**NOT ACCEPTABLE.** The air filter is dirty and needs to be replaced (or cleaned if it is the reusable type). This is an indication that the system may be in need of service. This is an indication that the system is neglected.

#### RECOMMENDATIONS

**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.**

#### CONDENSER CONDITION

**NEEDS ATTENTION.** The refrigerant lines have damaged insulation on them. This will cause them to be less efficient.

The condenser is very old (24 years old) and has been in the building for a long time. While it is still working at this time, it is well past its expected working life and no longer reliable and does not meet current safety standards and efficiency. It is expected it will need to be replaced now or in the near future. Consult with a qualified specialist for more information.

#### SYSTEM CONDITION

**NEEDS ATTENTION.** In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65° (the temperature was 46 degrees). It is advised to test the system when the temperature is higher.

#### RECOMMENDATIONS

**It is advised to keep the unit serviced and cleaned on a periodic basis to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner workings of the unit. This can and should be done by a licensed HVAC contractor at this time.**

### ROOF/ATTIC

#### ACCESS CONDITION

**NEEDS ATTENTION.** Due to the limited space, limited or no catwalk for safe access etc, some components in the attic have not have been viewed or evaluated such as areas of attic framing, electrical lines and boxes, plumbing and vent pipes, attic vents and screens, signs of animal activity etc. A general contractor may be able to further evaluate this area if desired.

#### ATTIC FRAMING CONDITION

**NEEDS ATTENTION.** There are areas of stains on the framing lumber that may be due to former roof leaks. As the wood framing is not visibly wet at this time, it is not determined if the staining is from a past or current

**condition.**

#### ATTIC VENTILATION

**NEEDS ATTENTION.** The vent screens that supply a fresh air flow to the attic are damaged in areas. This may allow animals or insects to enter. Such as at the right side of the building.

#### INSULATION CONDITION

**NEEDS ATTENTION.** Generally, it is recommended that insulation be added to bring it to a depth of 12 - 18 inches or to an R-38 rating, for energy conservation.

#### ROOF COVERING STATUS

**NEEDS ATTENTION.** NLS

On the composition roof the shingles are older, deteriorating and losing their surface granules.

**NEEDS ATTENTION.** There is a tree very close to the house and roof. The branches may rub the shingles and cause premature failure and leaking. Leaves can also block gutters etc. It is recommended to trim the tree/branches away from the house and roof, as needed.

#### CONDITION

**NEEDS ATTENTION.** Mastic has been used to seal roof penetrations in areas. This material cracks over time and loses its ability to maintain a seal. It requires regular maintenance/repairs to ensure a leak free condition.

**NOT ACCEPTABLE.** Some of the penetrations with pipes extending through the roof are sealed with mastic and do not have the recommended metal roof jack flashing so will require more frequent maintenance and re sealing. Such as above the garage.

#### FURTHER INFORMATION

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

**FURTHER EVALUATION:** It is recommended that the roof be fully evaluated by a qualified roofer so that the proper maintenance/repairs to the roof system can be determined and implemented.

### FOUNDATION

#### GENERAL SUGGESTIONS

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

### GROUNDS

#### DRIVEWAY

**NEEDS ATTENTION.** There are cracked areas in the driveway that are typical for the age and style of construction.

#### PARKING AREA

**NEEDS ATTENTION.** There are cracked areas in the parking area that are typical for the age and material.

#### WALKWAYS

**SAFETY ALERT.** There are raised and shifted areas of the walkways that appear to be a trip hazard.

#### PATIO

**SAFETY ALERT.** There are cracks and shifted areas of surface that are typical for the age and type of construction.

#### LANDSCAPING

**NEEDS ATTENTION.** The grounds on the property need maintenance and have areas of neglect.

#### DRAINAGE

**NEEDS ATTENTION.** The landscaping slopes toward the structural foundation. 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 10 feet away from the foundation, Such as: At the left side.

There are planters that are not properly drained and do not have proper moisture barriers to prevent seepage into the structure. Such as: At the front.

#### PROPERTY WALLS, FENCES & GATES

**NEEDS ATTENTION.** There are planter boxes that are leaning and cracked, such as at the left side of the building upper wall area.

#### RETAINING WALLS

**NEEDS ATTENTION.** The retaining walls have no weep holes in them to relieve the hydro-static pressure that builds up behind them. A proper drainage system should be designed and installed.

#### POOL AND SPA CONDITION

**NEEDS ATTENTION.** The water in the pool is not at an even height against the pool edge, indicating that the pool has shifted and is no longer level.

The pool surface is dirty I cannot be fully evaluated without being cleaned.

**NEEDS ATTENTION.** There is an apparent crack(s) in the pool surface that should be fully evaluated by a pool contractor.

CONDITION

**NEEDS ATTENTION.** The skimmer basket area is full of debris and cannot be seen and evaluated.

INTAKE DRAIN

**While the pool intake drain has been modified with the raised grill current standards call for a 2nd return drain to be added. Consult with a qualified pool contractor for more information and recommendations.**

CONDITION

**NEEDS ATTENTION.** The caulking between the coping and the decking around the pool is deteriorated. This area should be re-caulked and sealed.

There are cracked and shifted areas of concrete decking. This poses a trip hazard and should be repaired.

CONDITION

**NEEDS ATTENTION.** The pool light switch was not located during the inspection. It is advised to have the seller or pool person demonstrate the operation of the pool light.

PUMP MOTOR CONDITION

**NEEDS ATTENTION.** The motor is not secured in place.

**SAFETY ALERT.** The pool motor does not have a GFCI breaker for it at the main panel.

CONDITION

**NEEDS ATTENTION.** There is a leak in the piping of the pool pump equipment.

CONDITION

**NEEDS ATTENTION.** There is a gas line at the pool equipment area that maybe be able to be used in the future.

CONDITION

**SAFETY ALERT.** The equipment is not bonded with a bonding wire between all the pool equipment. This is a safety wire connected to the back of the equipment that is a required safety feature on pool equipment to prevent shock hazard.

SPECIALIST

**FURTHER EVALUATION.** It is recommended that the this system be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed to ensure a properly installed and correctly operating system. This investigation of the system should be performed now and

most certainly prior to the end of inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

#### POOL AND SPA SAFETY INSPECTION

**HEALTH AND SAFETY RISK:** The gates are not soft closing properly for pool safety

The fencing/gate has not been designed in a manner which prevents children from climbing.

**NOT PRESENT:** Removable Mesh.

**NOT PRESENT:** Safety Pool Cover.

**NOT PRESENT:** Door/Window Alarms.

**NOT PRESENT:** Exit Door/Window/s Protection.

**NOT PRESENT:** Pool Alarms.

**NOT PRESENT:** Other Means of Protection.

#### SPECIALIST

**FURTHER EVALUATION IS RECOMMENDED.** It is recommended that all aspects of swimming safety requirements be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed to ensure a properly installed and correctly operating "pool and spa safety system". This investigation of the system should be performed now and most certainly prior to the end of inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

#### GARAGE - CARPORT CONDITION

**NEEDS ATTENTION.** There are chalky areas on the concrete (efflorescence). 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.

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.

CONDITION:

**NEEDS ATTENTION.** There are weather beaten areas of the garage door.

OPENERS

**NEEDS ATTENTION.** The opener is disconnected and cannot be tested

The opener is an older model unit.

CONDITION

**SAFETY ALERT.** In the garage there is exposed plastic romex cable. This wiring is not approved for use unless protected from contact and damage.

**NEEDS ATTENTION.** The garage interior has areas of moisture stains.

## EXTERIOR

CONDITION

**NEEDS ATTENTION.** There are areas of weather beaten and peeling paint on the exterior of the building.

**NEEDS ATTENTION.** The stucco has minor peeling and some deteriorated in areas near the level of the soil.

**NEEDS ATTENTION.** The earth against the side of the house is higher than it should be, and can transfer moisture to the wall, which can cause damage, deterioration, and can lead to mold or other problems. The earth should be 4 - 6 inches below the level of the house siding or stucco and 1 - 2 inches above hardscape. Such as at the back patio.

CONDITION

**NEEDS ATTENTION.** There are areas where the surface is weathered and worn and with peeling paint.

SCREENS

**NEEDS ATTENTION.** There are missing screens.

CONDITION

**NEEDS ATTENTION.** There are areas of deterioration and wear to the exterior of the doors.

SCREENS

**NEEDS ATTENTION.** There are doors with missing screens.

CONDITION

**NEEDS ATTENTION.** The trim has areas of damage. Such as at the front roof overhang - See structural pest control report for more information.

## LIVING ROOM.

### CONDITION:

It is beyond the scope of the inspection to determine the condition of the chimney as this requires a detailed observation of the system, often times utilizing specialty tools (otherwise known as a Level 2 Inspection). This is performed by a fireplace/chimney specialist. There is a risk of concealed damage that may pose a health and safety risk.

Per the NFPA 211: "A Level 2 inspection shall be conducted under the following circumstances:", "(3) Upon sale or transfer of the property", "(4) After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".

It is advised that an independent fireplace/chimney inspector fully evaluate the fireplace and its chimney, to help ensure safe operation and structural stability.

### SPARK ARRESTERS:

**NEEDS ATTENTION.** The chimney is not equipped with a spark arrester. It is recommended to install a spark arrester with a weather cap for safety and to help protect the structure against moisture intrusion.

### FLASHINGS:

**NEEDS ATTENTION.** The chimney flashing is deteriorated.

### FIREPLACE CHIMNEY RECOMMENDATION

It is recommended that the fireplace and chimney be fully evaluated by a qualified specialist. This inspection should be performed by an unbiased fireplace and chimney specialist that only performs inspections.

## INTERIORS

### DINING AREA

**NEEDS ATTENTION.** There is paint bubbling in areas, such as at the lower wall/corner area near entering the breakfast nook. This is usually moisture related.

### SECOND BEDROOM

**NEEDS ATTENTION.** There are areas of moisture stains/discoloration, such as on the ceiling.

### MAIN ENTRY DOOR CONDITION

**SAFETY ALERT.** The glass in the door window(s) does not appear to be tempered or safety glass, as is recommended for safety.

### OTHER EXTERIOR DOOR(S) CONDITION

**SAFETY ALERT.** The glass in the door does not appear to have tempered glass or a safety film installed on it. Having one or the other reduces the danger of bodily harm should the glass be broken and in some cities is required at the time of sale. Such as at the back right door.

#### INTERIOR DOORS CONDITION

**NEEDS ATTENTION.** The interior doors do not always work well and are out of adjustment. They would need repairs to operate properly. Such as at the master bathroom where it drags the floor a little and third bedroom.

#### CONDITION

**NEEDS ATTENTION.** The sash wires are broken and the windows will not stay open on their own in areas, such as the left side of the building at the a/c condenser.

**NOT ACCEPTABLE.** Windows are painted shut and the paint is sticking or holding the windows from operating properly, in areas such as at the powder room.

#### LOCATION

**LIVING ROOM:** All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

**It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.**

#### FIREBOX CONDITION

**NEEDS ATTENTION.** There are stains in the firebox. This is usually due to water entering down through the chimney. Further evaluation is recommended by a specialist.

#### FLUE

**The majority of the fireplace flue system, and many of the system components cannot be viewed or evaluated in this limited general inspection. There is a risk of concealed damage that may pose a fire hazard.**

**Per the NFPA 211: A Level 2 inspection shall be conducted under the following circumstances: "Upon sale or transfer of the property", "After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".**

#### SCREENS:

**NEEDS ATTENTION.** A removable screen has been provided.

#### COMMENTS/RECOMMENDATIONS:

**A full evaluation of the fireplace system is recommended by a qualified specialist.**

#### LOCATION

**BREAKFAST NOOK:** All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.

#### FIREBOX CONDITION

**NEEDS ATTENTION.** There are stains in the firebox. This is usually due to water entering down through the chimney. Further evaluation is recommended by a specialist.

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The majority of the fireplace flue system, and many of the system components cannot be viewed or evaluated in this limited general inspection. There is a risk of concealed damage that may pose a fire hazard.

Per the NFPA 211: A Level 2 inspection shall be conducted under the following circumstances: "Upon sale or transfer of the property", "After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".

#### SCREENS:

**NOT ACCEPTABLE.** There is no screen at the fireplace opening. This is generally needed for fire safety.

#### COMMENTS/RECOMMENDATIONS:

**A full evaluation of the fireplace system is recommended by a qualified specialist.**

### KITCHEN - LAUNDRY

#### FLOORING

**NEEDS ATTENTION.** This is a wood floor, as wood is susceptible to moisture damage and staining, it will need careful handling and regular maintenance and sealing.

#### COUNTERS

**NEEDS ATTENTION.** There are areas of deteriorated grout.

#### CABINETS

**NEEDS ATTENTION.** The cabinets are older, show wear, and do not work perfectly.

#### CONDITION

**NEEDS ATTENTION.** The seal between the sink and counter top is deteriorated and should be repaired to prevent water entering the cabinets.

#### DISHWASHER:

**NEEDS ATTENTION.** The dishwasher is an older model appliance. It may be near the end of its expected useful life.

## COOKTOP

**NEEDS ATTENTION.** The cooktop is an older model appliance.

## OVEN

**NEEDS ATTENTION.** The oven is an older model appliance.

## VENTILATION FAN

**NEEDS ATTENTION.** The hood is an older model appliance.

## BATHROOMS

### MASTER BEDROOM:

#### COUNTERS

**NEEDS ATTENTION.** There is a crack in the seam where the counter meets the wall splash. This should be sealed.

#### CABINETS

**NEEDS ATTENTION.** The bathroom cabinets have wear.

#### SINKS

**NEEDS ATTENTION.** The bathroom sink stopper does not work properly.

#### SINK DRAIN

**NEEDS ATTENTION.** The right sink drains slowly.

#### TUB FIXTURES

**NEEDS ATTENTION.** there is some cracking at the seam between the tub and tile wall, this should be sealed or repaired.

#### SHOWER WALLS

**NEEDS ATTENTION.** The base of the shower has a deteriorated seal and this should be caulked or repaired (cracks can indicate shower pan leaks). Further evaluation by a qualified specialist is recommended.

#### SHOWER ENCLOSURE

**SAFETY ALERT.** The shower door currently will swing inward. Although not necessarily a code violation, it is considered a potential safety risk if the door swings inward towards the shower area. It is recommended that this door be modified so as to not swing inward.

### HALLWAY:

#### SHOWER WALLS

**NEEDS ATTENTION.** The base of the shower has a deteriorated seal and this should be caulked or repaired (cracks can indicate shower pan leaks). Further evaluation by a qualified specialist is recommended.

#### SHOWER ENCLOSURE

**SAFETY ALERT.** The shower door currently will swing inward. Although not necessarily a code violation, it is considered a potential safety risk if the door swings inward towards the shower area. It is recommended that this door be modified so as to not swing inward.

**POWDER ROOM:**

**SINKS**

**NEEDS ATTENTION.** The bathroom sink stopper does not work properly.

**FAUCETS**

**NEEDS ATTENTION.** Low water volume is present at this fixture. Further evaluation and correction will be needed to obtain the desired flow of water.

**BATHROOM HEATER**

**SAFETY ALERT.** There is a working electric wall heater in the bathroom.

**These get very hot and are considered to be a potential burn hazard.**

# INSPECTION CONDITIONS

Use of this report asserts that the inspection agreement (at or near the end of this report) has been accepted and agreed to by the client (**whether or not it has been signed**) and that the limitations section has been read, understood and accepted.

The information contained within this report is for the sole benefit of the client indicated in this report and its use is not transferable.

## BUILDING/SITE

### CLIENT NAME

Kay Witticker.

### PRESENT:

The client is the current owner.

### ADDRESS

5182 Vista Miguel Dr La Cañada Flintridge CA 91011.

### INSPECTOR

Lou Fossessa.

### INSPECTION DATE

1/24/2023.

### INSPECTION TIME

9:00 AM.

### WEATHER

Clear.

### TEMPERATURE

40's.

### BUILDING TYPE

Single Family Residence.

### STORIES

1 Story.

### UTILITIES STATUS

The utilities were on.

### OCCUPIED

The property is occupied.

## IMPORTANT INFORMATION

### LIMITATIONS

**This inspection does not perform testing that would be similar to actual living conditions or long term use, therefore there may be conditions that exist that could not be determined during**



**a general visual inspection.**

#### **IMPORTANT NOTES**

**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 all documentation available. This should be done prior to the expiration of the contingency period. It is beyond the scope of this inspection to determine permit status for these updates or repairs.**

**It is typical when a building is remodeled or repairs are undertaken that additional deficiencies surface that were not noted on the General 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 General visual inspection. Any remodeling work undertaken on a property should be expected to reveal some of these deficiencies and it is recommended that additional sums be set aside for this purpose. It is beyond the scope of this inspection to determine permit status for these updates or repairs.**

**There appear to be addition/s to the property. These modifications require permits. It is beyond this inspection to determine the permit status of this work or to determine the code compliance of this work. Determining the "legal square footage" of a property is beyond the scope of this inspection.**

# PLUMBING

While some plumbing observations may be code related, this inspection does not determine if the system complies with code and does not determine whether any upgrades have been properly permitted and inspected by the city. 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 properties and repairs may be needed soon after the building is occupied.

The following are not included (but not limited to); Inaccessible water supply or waste lines, leaks in inaccessible areas such as walls or crawl spaces, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment, water temperature, projected life.

No water quality testing of any type is performed. Determining gas leaks is fully outside the scope of a generalist inspection.

## WATER LINES

### MAIN WATER LINE MATERIAL:

The main water line is at the front of the building.

Copper piping was viewed coming out of the ground. Since the underground portion is not observable, no representation is made as to its condition or type of material.

### MAIN WATER LINE CONDITION

**SERVICEABLE.** The viewable portion of the water supply displayed no outward appearance of failure. The main water supply is almost fully underground and hidden from view (no representation is made or implied as to its condition or type of material), its condition cannot be determined during a general visual inspection. If more information is desired it is recommended to consult with a qualified plumber.

### SHUT OFF VALVE CONDITION



**PRESENT.** During a general visual inspection valves are not operated or tested for correct operation, due to the potential of failure. Their operating condition is not determined. If more information is desired it is recommended to consult with a qualified plumber.

### PRESSURE REGULATOR CONDITION

**NEEDS ATTENTION.** No pressure regulator was observed where the main water line enters the building. There may or may not be one present in another location.

While a pressure regulator is not always required it is usually a good idea to have one, especially where the potential for the city water pressure to exceed 80 psi exists. This inspection does not determine whether or not that potential exists.

**It is advised to consult with a qualified plumber to determine if one is required for this system.**

#### WATER PRESSURE

**SERVICEABLE.** The water pressure tested at about 60 psi which is within the expected range of between 40 and 80 PSI for inside water pressure.

#### PRESSURE RELIEF VALVE CONDITION

**PRESENT.** A safety pressure relief valve required to reduce the risk of pipes bursting and potential flooding of the building. This valve is not tested or operated as part of a general visual inspection. Ideally, this valve would be tested by a qualified plumber.

#### WATER SUPPLY PIPING MATERIAL

The interior piping that supplies the water throughout the building is a combination of copper and galvanized steel piping. The remaining galvanized piping will continue to wear out and will need replacement in the future.

#### WATER SUPPLY CONDITION

**NEEDS ATTENTION.** The water lines are a combination of copper and galvanized steel piping. The original galvanized steel piping that is left in the system has rust and is showing deterioration. Some of the original pipes have been replaced with copper piping as they wore out, which is why there is copper in the system. The remaining galvanized steel pipes will need to be replaced in the future as they continue to wear out.

#### HOSE FAUCETS

**NEEDS ATTENTION.** There is no Back Flow Preventer as part of the Hose faucet installation/s. This is a potential health and safety issue since contaminated water can enter from the hose back into the potable water system.

## WASTE LINES

#### WASTE LINE MATERIAL

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

#### WASTE LINE CONDITION

**NEEDS ATTENTION.** There are older areas of the waste lines. Most of the waste lines are under the slab and in the walls of the building, they are not visible and were not inspected. It is not possible to tell when but they will need replacing in the future as they continue to wear out.

## GAS SYSTEM

## METER:



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

During a general visual inspection the main gas valve is not operated or tested for correct operation, due to the potential of failure. Additionally, the adequacy of the meter for this property is not evaluated as part of a general visual inspection. If there is a concern consult with your gas provider for more information.

## GAS METER CONDITION

Determining the condition of the gas meter is not part of this inspection.

## SEISMIC GAS SHUT OFF VALVE

**There is no automatic seismic gas shut-off valve on the main gas line. This is a desirable safety feature and in some areas is required to be installed before the close of escrow. It is advised to consult with a qualified plumber or the gas company for more information.**

**This may not need to be installed in this municipality at the time of sale. Consult with the city for more information.**

## CARBON MONOXIDE ALARM

There is a Carbon Monoxide Alarm installed. This system is not tested or verified as working correctly.

## GAS PIPING CONDITION



**SAFETY ALERT. CSST Gas Piping.** CSST gas tubing was noted during my inspection. This is a corrugated stainless steel gas line tubing with a coating around it. There is a specific bonding requirement for this tubing for safety reasons.

It is recommended that a licensed electrical contractor be consulted to determine whether or not this CSST gas tubing is properly bonded per current National Fuel Gas Code and as required by the manufacturer's instructions.

## ADDITIONAL INFORMATION

The majority of the gas lines are underground, in walls or installed in concealed parts of the structure

and thus are not visible. The condition of underground and concealed gas lines is specifically excluded from this report. No representation is made as to their status. Determining whether or not there are gas leaks in the system is beyond a general inspection.

If there are concerns with the gas line system (such as suspicion of leaks, etc) then a qualified plumber or the gas company should evaluate the system (this is sometimes a free service by the gas provider).

## WATER HEATER

### LOCATION



The water heater is located in an exterior closet on the right.

### LOCATION CONDITION



**NEEDS ATTENTION.** There is moisture staining in the closet from past leaks.

The door to the water heater is in poor condition.

### FUEL

Natural Gas water heater.

**NOTE.** There is no 'Drip Leg' or 'sediment trap' noted on the gas line immediately in front of the water heater. This component is recommended and may be a manufacturer requirement for safe operation. Consult with a qualified plumber for more information.

### SIZE

This is a 30 Gallon water heater.



## AGE

The water heater is about 3 years old. Water heaters have an average life of 8 - 12 years.

## WATER HEATER CONDITION

**SERVICEABLE.** Currently, the water heater produces hot water. No warranty is given as to how efficient this water heater is, how hot it will get or how long it will last. This would have to be determined during actual living conditions which is not part of a general visual inspection.

## COMBUSTION AIR

**NEEDS ATTENTION.** The water heater does not have sufficient air to properly combust the natural gas it is burning and is missing a vent. It is supposed to have two vents. Generally, one vent needs to be high and one low. Each vent is supposed to have a minimum of 50 square inches of air flow (and sometimes this is required to be more). Consult with a qualified specialist for more information.

## WATER HEATER STRAPPING

**NEEDS ATTENTION.** The water heater is not secured properly to prevent rocking and movement and potential water or gas leaks. It is a state requirement that this water heater be properly strapped and secured. One not secured in place block at the top does not appear to be sufficient to hold the water heater secure during seismic activity or other movement.

## WATER HEATER SUPPORT

**PRESENT.** There is a raised platform for the water heater to "rest" on. It is beyond my inspection to determine the adequacy of this support platform.

## TEMPERATURE/PRESSURE RELIEF VALVE

**SAFETY ALERT.** The TPR line is threaded at the end. This may fragment if the valve were ever to release and is a potential safety hazard

The temperature/pressure relief valve has a partial drain line installed that does not go far enough to take the water to the outside the building. It is recommended this drain line be completed in case this valve ever releases, as per local codes and the manufacturer's instructions.

## VENTING:

**SAFETY ALERT.** The water heater exhaust vent is poorly connected. There are no fasteners at the pipe joints in areas. The vent piping can become disconnect and can allow exhaust gases to escape and is considered a health and safety hazard and should be repaired by a qualified plumber.

## RECOMMENDATIONS

**It is recommended that the water heater be fully evaluated by a qualified plumber so that any needed repairs/corrections or replacement can be performed.**

# WATER HEATER

## LOCATION



The water heater is located in the closet in the hall

## LOCATION CONDITION

**NEEDS ATTENTION.** There is no 'drip pan' under the water heater to help catch leaks and direct water to a safe location.

## FUEL

Natural Gas water heater.

**NOTE.** There is no 'Drip Leg' or 'sediment trap' noted on the gas line immediately in front of the water heater. This component is recommended and may be a manufacturer requirement for safe operation. Consult with a qualified plumber for more information.

## SIZE

This is a 30 Gallon water heater.

## AGE

The water heater is about 10 years old. Water heaters have an average life of 8 - 12 years.

## WATER HEATER CONDITION



**NEEDS ATTENTION.** The water heater is older and nearing the end of its expected life span. It is beyond this inspection to determine how long it will last.

There is rust and corrosion on the pipes that enter the top of the water heater and they may need to be replaced. Further evaluation is recommended.

## COMBUSTION AIR

**PRESENT.** During a general visual inspection it is not determined whether or not adequate combustion air is present. It is merely observed that a combustion air source is present. For further information it is



recommended to consult with a qualified specialist.

### WATER HEATER STRAPPING

**NEEDS ATTENTION.** The water heater is not secured properly to prevent rocking and movement and potential water or gas leaks. It is a state requirement that this water heater be properly strapped and secured. The required blocking (helping to prevent movement between the water heater and the wall) has not been installed.

### WATER HEATER SUPPORT

**NOTE.** The water heater is resting on and touching the concrete floor. This can become damp and may lead to rusting and may cause moisture concerns. Ideally this would be on a platform off the floor.

### TEMPERATURE/PRESSURE RELIEF VALVE

**SAFETY ALERT.** The temperature/pressure relief valve has no drain line installed to take the water away to the exterior of the building if the valve releases. It is recommend that this drainline be installed in case this valve ever releases to help prevent water damage and for safety.

### VENTING:

**PRESENT.** The visible part of this vent system appears serviceable, however portions of the system may be concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting.

### RECOMMENDATIONS

It is recommended that the water heater be fully evaluated by a qualified plumber so that any needed repairs/corrections or replacement can be performed.

If the plumber determines that the water heater is in need of replacement then this should be performed now.

## ADDITIONAL PLUMBING INFORMATION

### LIMITATIONS

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. The condition of concealed items cannot be determined and no representation is made as to their status.

The plumbing pipes and components do have a 'useful life' and will wear out and need replacement in time, galvanized pipe may last 20-60 years, and copper pipe may last 10-80 years depending on the chemical properties of the water and the quality of the material used (determining the type of copper, whether it is M, L, or K is not part of this inspection and is not determined).

The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested and are beyond a generalist inspection.

Determining the operation of sewer ejection systems and/or septic systems is excluded from this inspection and should be examined by a specialist, as is applicable.

### GAS LINES

No representation is made as to the internal condition of the gas lines.

The majority of the gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. The condition of underground and concealed gas lines is specifically excluded from this report. No representation is made as to their status. Determining whether or not there are gas

leaks in the system or whether or not the gas line system is properly sized for the needs of the appliance or dwelling is beyond a general inspection.

If there are concerns with the gas line system (such as suspicion of leaks, etc) then a qualified plumber or the gas company should evaluate the system (this is sometimes a free service by the gas provider).

## MAIN SEWER LINE

**NOTE:** The sewer line/s that go out to the sewer system are installed underground and are not visible. Their condition is unknown to a generalist. The only way to determine their actual condition is to have them evaluated with a camera by a specialist to determine their true condition and any needed repairs.

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 and generally within the footprint of the building, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the building and run 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 inspectors can also inspect the 'waste / drain' lines actually under the building, using a smaller video camera system. This is a separate specialty inspection.

# ELECTRICAL

Electrical features are operated with normal basic controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Removal or disassembly of wiring or fixtures is not performed.

Breakers are not operated as part of this inspection. Fuses are not removed or evaluated.

While some observations may be code related, this inspection does not determine if the system complies with code. While the breakers within panels should be the same brand as the panel, this is not verified. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

## BUILDING MAIN & WIRING

### MAIN ELECTRICAL

The electricity is supplied by an underground line to the building, 110/220 Volt.

### MAIN ELECTRICAL CONDITION



**NEEDS ATTENTION.** The mask is leaning a little towards the telephone pole and may need additional support.

## MAIN PANEL LOCATION



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

## MAIN PANEL AMPERAGE

Service Amperage - 200 Amps.

## TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers. Breakers are not tripped as part of this inspection.

## MAIN PANEL CONDITION

**PRESENT.** The main panel appears to be adequate for the size of the house.

**NOTE.** This panel does not have a complete 'directory' to identify what the breakers control. This is often required for new work, and is a recommended convenience.

## MAIN PANEL CIRCUIT BREAKERS

Breakers are not tripped or tested as part of this inspection.

## GROUNDING SYSTEM

**NEEDS ATTENTION.** I observed no secondary grounding system installed as a driven ground rod. While this may not have been required at the time of construction, this is currently considered an important safety backup and could be installed at this time.

## SOLAR POWER



There is also a solar electric panel system. This is a specialty system and is not evaluated as part of a standard house inspection.

This solar panel system should be fully evaluated by a qualified specialist and any needed repairs/corrections performed as is applicable.

It is recommended that you consult with the installation company and product manufacturer for service requirements for this system, as all systems generally need maintenance and/or periodic cleanings.

## SUB PANEL

### LOCATION



There is an electrical subpanel in the garage.

### CONDITION

**NOT ACCEPTABLE.** This is a Bulldog Pushmatic brand system. This brand of breakers appears to have significant flaws that increases the risk of failure. The breakers tend to malfunction at the panels either not tripping off or tripping off and not resetting, and the 'on - off' indicator tends to display incorrectly.

This system should be fully evaluated by an electrical specialist who may recommend the panel and breakers be replaced.

**NOT ACCEPTABLE.** The panel cover is missing inside the electrical box and the live wiring and circuits are exposed when the outside cover is opened. This is a potential safety hazard.

**SAFETY ALERT.** The front access to the panel is restricted, and there is not the clear 36" X 36" working space that is required for safe and speedy access to the breakers.



## RECOMMENDATIONS

**FURTHER EVALUATION.** It is advised that the sub panel and related items be further evaluated by a qualified specialist before the end of inspection contingencies. Upgrades are recommended.

## INTERIOR ELECTRICAL WIRING:

### INTERIOR WIRING TYPE

The wiring in the building consists of plastic insulated wires where visible.

### INTERIOR WIRING CONDITION

The viewable portions of the electrical system displayed no outward appearance of failure. Most of the wiring is concealed within the walls and hidden areas of the building and hidden from view (no representation is made or implied as to its condition or type of materials that are beyond view). If more information is desired it is recommended to consult with a qualified electrician.

## FIXTURES & MISC

### OUTLETS

**SERVICEABLE.** A representative sampling of outlets were tested and they were found to be in working order.

**SAFETY ALERT.** There are areas that do not appear to have the required GFCI safety devices (Ground Fault Circuit Interrupter). These are required in specific areas near water. Bathrooms should be GFCI protected. Kitchens should be GFCI protected.

**There are missing cover plates for some outlets.**

### SWITCHES

**SERVICEABLE.** A sampling of switches are tested and were found to be functional.

### LIGHT FIXTURES

**SERVICEABLE.** A sampling of light fixtures were found to be operable when tested.

### EXTERIOR



**NEEDS ATTENTION.** Some of the conduit has become disconnected and there is exposed wiring, such as at the left side of the building.

## SMOKE ALARMS

**PRESENT.** Smoke alarms are noted as being present in the locations generally required. They are, however not operated or tested. This is the generally part of the retrofit inspectors responsibility and scope.

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 local municipality to determine their requirements and to add or replace smoke alarms as needed.

## ADDITIONAL ELECTRICAL INFORMATION

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

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems, interior or exterior low voltage wiring or fixtures, intercom, stereo, cable or satellite TV, remote controls and timers. All 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.

Determining the electrical capacity of panels is fully outside the scope of this inspection. Determining over-current capacity for any item including appliances and comparing circuit breaker capacity to installed appliance listings is also beyond this inspection.

## ELECTRICAL RECOMMENDATIONS

**FURTHER EVALUATION.** It is recommended that the electrical system be fully evaluated by a qualified electrician so that any needed repairs/corrections can be performed to ensure a properly installed and correctly operating electrical system. This investigation of the system should be performed now and most certainly prior to the end of your inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system they will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

# HVAC SYSTEM/S

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 evaluated for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommended.

Air ducts and registers are randomly evaluated 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 a general visual 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/Cs are not built in units and therefore not inspected.

## HEATING AND COOLING

**HEATING AND COOLING:** This system is for the entire living space.

### HEATING LOCATION



The unit is located in the attic.

### LOCATION CONDITION

Within my ability to observe, the location of the unit was found to be acceptable.

### SYSTEM TYPE

The furnace is a gas-fired forced air system.

### CONDITION

**NEEDS ATTENTION.** The furnace is older (18 years old) and has been in the building for a long time. While still working at this time, it is nearing or at the end of its expected life span and will need to be



replaced in the future. Consult with a specialist for further evaluation.

## GAS CONNECTION

**NOTE.** The required gas line "drip leg" fittings are missing at the furnace gas line connections.

It is recommended these be installed at this time, in accordance with the manufacturer's installation recommendations and current construction standards.

These fittings are typically required for new equipment installations by the manufacturer's and/or current building standards.

## THERMOSTAT

The thermostat operated the unit at the time of inspection. It is beyond my inspection to operate every aspect of the thermostat. I operated the thermostat to a point that I was able to satisfactorily operate the system.

## COMBUSTION AIR

**PRESENT.** Testing for adequate combustion air vents or openings in the furnace location is beyond a general visual inspection. This would have to be further evaluated if there is a concern.

## VENTING:

**PRESENT.** The visible part of this vent system appears serviceable, however portions of the venting system are concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting.

## AIR FILTERS and RETURN AIR DUCTING

**NOT ACCEPTABLE.** The air filter is dirty and needs to be replaced (or cleaned if it is the reusable type). This is an indication that the system may be in need of service. This is an indication that the system is neglected.

## DUCTING

**PRESENT.** The ducting system is generally concealed within the walls/flooring etc and is not observable.

Air flowed out of the registers during the inspection. It is beyond this inspection to determine the adequacy of the air flow or the adequacy of the air distribution throughout the building.

## RECOMMENDATIONS

**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



The condenser for the air conditioning is located in the left sideyard.

## TYPE

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

## CONDENSER CONDITION



**NEEDS ATTENTION.** The refrigerant lines have damaged insulation on them. This will cause them to be less efficient.

The condenser is very old (24 years old) and has been in the building for a long time. While it is still working at this time, it is well past its expected working life and no longer reliable and does not meet current safety standards and efficiency. It is expected it will need to be replaced now or in the near future. Consult with a qualified specialist for more information.

## SYSTEM CONDITION

**NEEDS ATTENTION.** In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65° (the temperature was 46 degrees). It is advised to test the system when the temperature is higher.

## CONDENSATE LINE

**PRESENT.** A condensate line was observed. It is beyond this inspection to determine its adequacy to perform its function of carrying moisture buildup out of the structure.

## ELECTRICAL DISCONNECT

**PRESENT.** A service disconnected is present. This disconnect is not operated or tested as part of this inspection.

## RECOMMENDATIONS

**It is advised to keep the unit serviced and cleaned on a periodic basis to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner**

workings of the unit. This can and should be done by a licensed HVAC contractor at this time.

## HEATING

### HEATING LOCATION



CONDITION  
DISC ABANDONED.

## ADDITIONAL HVAC INFORMATION

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.

Heating systems have an expected life of 15 - 30 years. A/Cs can operate 15 - 25 years depending on use and maintenance. Heat Pumps may be run more frequently and have an expected life of 10 - 15 years. Regular service and keeping the filter cleaned may extend the life of this equipment.

# ROOF/ATTIC

The report is not intended to be conclusive regarding the life span of the roofing system, its status, if it is leak free or how long it will remain in its current condition of usability. The inspection and report are based on the 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.

It is usually not possible to determine whether or not active leakage is occurring. 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, guarantee, or constitute a policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. At a minimum, expect to perform minor repairs to any roof.

It is not the intention of the inspection to identify and report all prior repairs, leaks and conditions. It is recommended to refer to the seller and sellers disclosure regarding the presence of any roof leaks or prior repairs.

It is noted that most gutters have a limited life span before they need to be replaced/repared and need to be regularly cleaned and maintained.

## ATTIC

### ACCESS TO ATTIC

There is an attic access in the main entry closet and bedroom hallway.

### ACCESS CONDITION

**NEEDS ATTENTION.** Due to the limited space, limited or no catwalk for safe access etc, some components in the attic have not have been viewed or evaluated such as areas of attic framing, electrical lines and boxes, plumbing and vent pipes, attic vents and screens, signs of animal activity etc. A general contractor may be able to further evaluate this area if desired.

### 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 type framing in it.

### ATTIC FRAMING CONDITION

**NEEDS ATTENTION.** There are areas of stains on the framing lumber that may be due to former roof leaks. As the wood framing is not visibly wet at this time, it is not determined if the staining is from a past or current condition.

### ATTIC CONDITION

I had limited access to the attic space. Based on my ability to access the attic I discovered no deficiencies.

**NOTE.** Rodents are not in the scope of the inspection and were not inspected for.

## ATTIC VENTILATION



**NEEDS ATTENTION.** The vent screens that supply a fresh air flow to the attic are damaged in areas. This may allow animals or insects to enter. Such as at the right side of the building.

## ATTIC INSULATION

### INSULATION

About 2-4 inches.

### INSULATION CONDITION

**NEEDS ATTENTION.** Generally, it is recommended that insulation be added to bring it to a depth of 12 - 18 inches or to an R-38 rating, for energy conservation.

## ROOF

### ROOF STYLE

The roof is a combination of styles, part pitched, part flat.

### TYPE OF ROOFING MATERIAL

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

The roofing material on the sloped roof is sheet rolled composition roofing material.

### ROOF ACCESS

Parts of the roof were walked on to inspect it.



## ROOF COVERING STATUS



**NEEDS ATTENTION.** NLS

On the composition roof the shingles are older, deteriorating and losing their surface granules.



**NEEDS ATTENTION.** There is a tree very close to the house and roof. The branches may rub the shingles and cause premature failure and leaking. Leaves can also block gutters etc. It is recommended to trim the tree/branches away from the house and roof, as needed.

## EXPOSED FLASHINGS

## CONDITION

**NEEDS ATTENTION.** Mastic has been used to seal roof penetrations in areas. This material cracks over time and loses its ability to maintain a seal. It requires regular maintenance/repairs to ensure a leak free condition.



**NOT ACCEPTABLE.** Some of the penetrations with pipes extending through the roof are sealed with mastic and do not have the recommended metal roof jack flashing so will require more frequent maintenance and re sealing. Such as above the garage.

## GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

### FURTHER INFORMATION

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

## ADDITIONAL ROOF INFORMATION

**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. Leaves and debris especially need to be removed from roofs and flat roof scupper drains before the rainy season to allow unimpeded drainage.

## ROOF RECOMMENDATIONS

**FURTHER EVALUATION:** It is recommended that the roof be fully evaluated by a qualified roofer so that the proper maintenance/repairs to the roof system can be determined and implemented.



# FOUNDATION

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 or finish materials. It is typical for concrete floor slabs to have some hairline 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, dry-rot and termites are not part of this inspection but part of the structural pest control operators report.

## FOUNDATION:

### SLAB ON GRADE

**PRESENT.** Part of the building is on a concrete slab and part of it is on a raised foundation. There were no observable signs of significant settlement or deflection in the slab portion. It appears to be performing its function of supporting the structure. Due to the type of construction it is expected is bolted to the foundation.

## ADDITIONAL FOUNDATION INFORMATION

### GENERAL SUGGESTIONS

**The building has had additions or alterations made to it in the past. The full extent of the work that was carried out is not known. It is advised to obtain any plans or permits relating to this or other work on the structure and property.**

**GEO:** 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/required regarding the geological condition it is advised to retain a Geo-Technical specialist who can provide more information regarding this area.

**STRUCTURAL PEST CONTROL:** his 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.

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

# 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 and barbecues are also 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.

## HARDSCAPE/PATHWAYS

### DRIVEWAY

**NEEDS ATTENTION.** There are cracked areas in the driveway that are typical for the age and style of construction.

### PARKING AREA

**NEEDS ATTENTION.** There are cracked areas in the parking area that are typical for the age and material.

### WALKWAYS

**SAFETY ALERT.** There are raised and shifted areas of the walkways that appear to be a trip hazard.

### PATIO



**SAFETY ALERT.** There are cracks and shifted areas of surface that are typical for the age and type of construction.

## LANDSCAPE/PERIMETER

## LANDSCAPING

**NEEDS ATTENTION.** The grounds on the property need maintenance and have areas of neglect.

## SITE TYPE

The site is a combination of flat and sloping areas.

## DRAINAGE

**NEEDS ATTENTION.** The landscaping slopes toward the structural foundation. 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 10 feet away from the foundation, Such as: At the left side.

There are planters that are not properly drained and do not have proper moisture barriers to prevent seepage into the structure. Such as: At the front.

## WALLS/FENCING

### PROPERTY WALLS, FENCES & GATES

Evaluation of property walls, fencing and gates are excluded from the CREIA inspection and standards. As a courtesy I have noted the following:



**NEEDS ATTENTION.** There are planter boxes that are leaning and cracked, such as at the left side of the building upper wall area.

### RETAINING WALLS

**NEEDS ATTENTION.** The retaining walls have no weep holes in them to relieve the hydro-static pressure that builds up behind them. A proper drainage system should be designed and installed.

## ADDITIONAL GROUNDS INFORMATION

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of a general visual property inspection. It is advised to have the current property owner demonstrate how these function.

Grounds are not the focus of a General Inspection report. This should not be considered an evaluation of the grounds property itself.

**There are trees planted close to the structure. Tree roots may interfere with the foundation and plumbing systems over time as they continue to grow.**

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.

# POOL AND SPA

The inspection was limited to those areas which are above ground or water level. The distortion of the water in the pool makes observing the pool surface difficult. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time.

Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on gas pool heaters are not lit during the inspection.

## POOL / SPA SURFACE

### TYPE OF POOL SURFACE



The pool surface is made of plastered concrete.

### CONDITION

**NEEDS ATTENTION.** The water in the pool is not at an even height against the pool edge, indicating that the pool has shifted and is no longer level.

The pool surface is dirty I cannot be fully evaluated without being cleaned.



**NEEDS ATTENTION.** There is an apparent crack(s) in the pool surface that should be fully evaluated by a pool contractor.

## SKIMMER & BASKET

### CONDITION

**NEEDS ATTENTION.** The skimmer basket area is full of debris and cannot be seen and evaluated.

### INTAKE DRAIN

**While the pool intake drain has been modified with the raised grill current standards call for a 2nd return drain to be added. Consult with a qualified pool contractor for more information and recommendations.**

## COPING AND DECKING

### CONDITION

**NEEDS ATTENTION.** The caulking between the coping and the decking around the pool is deteriorated. This area should be re-caulked and sealed.

There are cracked and shifted areas of concrete decking. This poses a trip hazard and should be repaired.

## RAILINGS AND ACCESSORIES

### CONDITION

**PRESENT.** Railings are present and appear to be functional.

## POOL/SPA LIGHT

### CONDITION

**NEEDS ATTENTION.** The pool light switch was not located during the inspection. It is advised to have the seller or pool person demonstrate the operation of the pool light.

## POOL EQUIPMENT



## PUMP MOTOR CONDITION

**NEEDS ATTENTION.** The motor is not secured in place.

**SAFETY ALERT.** The pool motor does not have a GFCI breaker for it at the main panel.

## LEAF BASKET

**PRESENT.** The leaf basket showed no outward appearance of failure or immediate need for repairs.

## PRESSURE IN PSI

15 pounds per square inch.

## POOL FILTER

**PRESENT.** The pool filter showed no outward appearance of failure or immediate (ie. not severely corroded or leaking etc) need for repairs. No representation is made as to their internal condition or function).

## VISIBLE PLUMBING LINES

### CONDITION



**NEEDS ATTENTION.** There is a leak in the piping of the pool pump equipment.

## POOL / SPA HEATERS

### TYPE

There is no heating system provided for the pool.

### CONDITION

**NEEDS ATTENTION.** There is a gas line at the pool equipment area that maybe be able to be used in the future.

## POOL AND SPA ELECTRICAL ITEMS

### CONDITION

**SAFETY ALERT.** The equipment is not bonded with a bonding wire between all the pool equipment. This is a safety wire connected to the back of the equipment that is a required safety feature on pool equipment to prevent shock hazard.



## EQUIPMENT AREA

### CONDITION

**PRESENT.** An adequate area for the equipment has been provided.

## ADDITIONAL POOL INFORMATION

**Pool leaks cannot be detected during a general visual inspection. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. There are specialist that may have other methods for locating leaks but all of these are beyond the scope of this inspection.**

## POOL RECOMMENDATIONS

### SPECIALIST

**FURTHER EVALUATION.** It is recommended that the this system be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed to ensure a properly installed and correctly operating system. This investigation of the system should be performed now and most certainly prior to the end of inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

**It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.**

# POOL AND SPA SAFETY INSPECTION

California Senate Bill 442 was signed into law on October 11, 2017. This bill amended California Health and Safety Code sections 115922 and 115925 of the Swimming Pool Safety Act, as well as section 7195 (the definition of a home inspection) of the Business and Professions Code. The law now requires that in a dwelling with a pool and/or spa the home inspection and its report shall identify which, if any, of the seven (7) drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool and or spa is equipped with and shall specifically state if the pool and/or spa has fewer than two of the listed drowning prevention safety features.

This safety inspection of the pool and spa is mandatory, irrespective of whether the "functionality" of the pool is being inspected or not.

The New Section 7195 (a) (2) states: In connection with the transfer, as defined in subdivision (e), of a real property with a swimming pool or spa, an appropriate inspection shall include a noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped with and shall specifically state if the pool or spa has fewer than two of the listed drowning prevention safety features.

**If, in the opinion of the inspector, any of the seven listed drowning safety features are not in place, not functioning, not viewable, not testable, or otherwise unable to determine the overall or particular status of such item(s) further investigation by a licensed pool contractor is warranted pursuant to the intent of Senate Bill 442. It will be the buyers responsibility to have this additional inspection completed and reported before the close of this escrow.**

This Pool and Spa Safety Inspection is not a Swimming Pool/Spa **Systems** Inspection and will not determine any operational, functional or safety issues with the pool or spas **mechanical equipment**. That information can be obtained by having a pool and spa **systems** inspection.

115920. This act shall be known and may be cited as the Swimming Pool Safety Act.

**IMPORTANT DISCLAIMERS:** The Standards and Requirements for pool safety are extensive and are in many cases very technical, including a large list of ASTM standards and California Health and Safety Codes. Testing to verify whether these standards have all been met would require specialized tools, extensive knowledge regarding each requirement and potentially destructive testing.

For example; determining whether or not the "static load" of a specific pool cover meets the performance requirements of ASTM F1346 - 91 7.1 (...the cover shall be able to hold a weight of 485 lb.....), 2 adults and 1 child (or the load of 485 lbs) would have to be placed along various points of the pool cover (this would likely cause damage to many pool covers and is not part generalist inspection). Other examples of items beyond the scope of a generalist would be testing the decibel levels of alarms and testing the UV rating of removable mesh fencing.

The inspectors limited evaluation is not to be construed as a guarantee of pool safety or a guarantee of pool safety performance. Pool safety is an ongoing endeavor and although a standard may be met on a particular day, conditions do change which can lead to dangerous conditions that otherwise would not be present. Pool Safety should be monitored on a regular basis.

The client should familiarize his or herself with the extensive Pool safety requirements and take a pro-active approach. If any standards are found to be lacking or are questionable they should be dealt with by the appropriate professional in a timely manner.

**READ:** The entirety of this section should be read and understood by the client. It is the property owners responsibility to ensure that adequate pool safety is implemented. The purpose being to prevent loss of life and/or permanent damage to individuals.

## POOL AND SPA SAFETY DEFINITIONS

Refer to the following "definitions" when reading the Pool and Spa Safety section of this report. All of the below definitions, other than **PRESENT** are considered just cause for concern and correction by a qualified specialist.

**NOT PRESENT:** The pool safety feature is not present.

**INADEQUATE:** The pool safety feature is not capable of performing the function as intended.

**DAMAGED:** The pool safety feature is damaged and either not capable or potentially not capable of performing its intended function.

**INCOMPLETE:** The pool safety feature is incomplete and/or has not been fully installed.

**HEALTH AND SAFETY RISK:** The current conditions allow for a clear and present risk regarding pool safety.

**Present:** The inspector has observed that the indicated safety feature was present during the inspection. This is not a statement of the ability of the particular feature to properly function or its long term capabilities. Additionally, simply because a safety feature is indicated as present does not mean it is fully functioning and does not mean that this item has been installed correctly or meets ASTM standards or meets the California Health and Safety Codes. "Present" merely means that the item/s was observed as being present but no warranty or guarantees are given.

## ENCLOSURE: SECTION 115923

**HEALTH AND SAFETY RISK:** The gates are not soft closing properly for pool safety

The fencing/gate has not been designed in a manner which prevents children from climbing.

**1. BASIC REQUIREMENTS:** Per the California Health and Safety Code Section 115923. An enclosure shall have all of the following characteristics: Enclosure means a fence, wall, or other barrier that isolates a swimming pool from access to the home.

(a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.

(b) A minimum height of 60 inches.

(c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.

(d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.

(e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as

handholds or footholds that could enable a child below the age of five years to climb over.

**Per the ASTM standard F228 -16 4.6:** The Fence shall have at least 40% open space to allow visibility from the outside to inside of the pool area

NOTE: Standards and Requirements for Pool enclosures is extensive, including many ASTM standards and those sited above. The client should familiarize him or herself with these standards and any standards that are not met or are questionable should be dealt with by the appropriate professional.

## REMOVABLE MESH

**NOT PRESENT:** Removable Mesh.

**2. BASIC REQUIREMENTS:** Per the ASTM standard F228 -16 4.6: The Fence shall have at least 40% open space to allow visibility from the outside to inside of the pool area. Removable mesh fencing that meets American Society for Testing and Materials ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

NOTE: Standards and Requirements for Removable Mesh Fencing is extensive, including many ASTM standards (such as ASTM - 16) and those sited above. The client should familiarize him or herself with these standards and any standards that are not met or are questionable should be dealt with by the appropriate professional.

## SAFETY POOL COVER

**NOT PRESENT:** Safety Pool Cover.

**3. BASIC REQUIREMENTS:** Approved safety Pool cover means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.

NOTE: Standards and Requirements for Safety Pool Covers is extensive, including many ASTM standards (such as ASTM F1346 - 91 (Reapproved 2010)). The client should familiarize him or herself with these standards and any standards that are not met or are questionable should be dealt with by the appropriate professional.

## DOOR/WINDOW ALARMS

**NOT PRESENT:** Door/Window Alarms.

**4. BASIC REQUIREMENTS:** Exit alarms means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building.

NOTE: Standards and Requirements for door and window alarms is extensive, including ASTM standards and those sited above. The client should familiarize him or herself with these standards and any standards that are not met or are questionable should be dealt with by the appropriate professional.

## EXIT DOOR/WINDOWS/S

**NOT PRESENT:** Exit Door/Window/s Protection.

**5. BASIC REQUIREMENTS:** All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.

NOTE: Standards and Requirements for exit door/windows is extensive, including ASTM standards and those cited above. The client should familiarize him or herself with these standards and any standards that are not met or are questionable should be dealt with by the appropriate professional.

## POOL ALARM/S

**NOT PRESENT:** Pool Alarms.

**6. BASIC REQUIREMENTS:** Swimming pool alarms that, when placed in pools or spas, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet an independently certified to the ASTM Standard F 2208 Standards Specifications for Pool Alarms which includes surface motion, pressure, sonar, laser, and infrared type alarms. For purposes of this article, swimming pool alarms shall not include swimming protection alarm devices designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.

NOTE: Standards and Requirements for Pool alarms is extensive, including ASTM standards and those cited above. The client should familiarize him or herself with these standards and any standards that are not met or are questionable should be dealt with by the appropriate professional.

## OTHER MEANS OF PROTECTION

**NOT PRESENT:** Other Means of Protection.

**7. OTHER MEANS:** Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above, and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Mechanical Engineers (SAME).

It is the home owners responsibility to ensure that if "Other Means" of protection is present that this means is fully capable of performing the function intended.

### ADDITIONAL INFORMATION

**BASIC REQUIREMENTS FOR ISSUANCE OF PERMIT: Per the California Health and Safety Section 115928** Whenever a building permit is issued for the construction of a new swimming pool or spa, the pool or spa shall meet all of the following requirements:

(A) (1) The suction outlets of the pool or spa for which the permit is issued shall be equipped to provide circulation throughout the pool or spa as prescribed in paragraphs (2) and (3).

(2) The swimming pool or spa shall either have at least two circulation suction outlets per pump that shall

be hydraulically balanced and symmetrically plumbed through one or more T fittings, and that are separated by a distance of at least three feet in any dimension between the suction outlets, or be designed to use alternatives to suction outlets, including, but not limited to, skimmers or perimeter overflow systems to conduct water to the recirculation pump.

(3) The circulation system shall have the capacity to provide a complete turnover of pool water, as specified in section 3124B of Chapter 31B of the California Building Standards Code (Title 24 of the California Code of Regulations).

(B) Suction outlets shall be covered with anti-entrapment grates, as specified in the ANSI/APSP-16 performance standard or successor standard designated by the federal Consumer Product Safety Commission, that cannot be removed except with the use of tools. Slots or openings in the grates or similar protective devices shall be of a shape, area, and arrangement that would prevent physical entrapment and would not pose any suction hazard to bathers.

(C) Any backup safety system that an owner of a new swimming pool or spa may choose to install in addition to the requirements set forth in subdivisions (a) and (b) shall meet the standards as published in the document, Guidelines for Entrapment Hazards: Making Pools and Spas Safer, Publication Number 363, March 2005, United States Consumer Products Safety Commission.

**BASIC INFORMATION: Per the California Health and Safety Section 115922** (a) Commencing January 1, 2007, except in Section 115925, whenever a building permit is issued for construction of a new swimming pool or spa, or any building permit is issued for remodeling of an existing pool or spa, at a private, single-family home, it shall be equipped with at least one of the following seven drowning prevention safety feature:

1. The pool shall be isolated from access to a home by an enclosure that meets the requirements of Section 115923 (quoted in "Enclosure" section earlier in report).
2. The pool shall incorporate removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F 2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.
3. The pool equipped with an approved safety pool cover that meets all the requirements of the ASTM Specifications F 1346
4. The residence shall be equipped with exit alarms on those doors providing direct access to the pool
5. All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
6. Swimming pool alarms that, when placed in pools or spas, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F 2208 Standards Specifications for Pool Alarms which includes surface motion, pressure, sonar, laser, and infrared type alarms. For purposes of this article, swimming pool alarms shall not include swimming protection alarm devices designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.
7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above, and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Mechanical Engineers (ASME).

(b) Prior to the issuance of any final approval for the completion of permitted construction or remodeling

work, the local building code official shall inspect the drowning safety prevention devices required by this act and if no violations are found, shall give final approval.

**Per the California Health and Safety Section 115929**

(a) The Legislature encourages private entity, in consultation with the Epidemiology and Prevention for Injury Control Branch department, to produce an informative brochure or booklet, for consumer use, explaining the child drowning hazards of, possible safety measures for, and appropriate drowning hazard prevention measures for, home swimming pools and spas, and to donate the documents to the department.

(b) The Legislature encourages the private entity to use existing documents from the United States Consumer Product Safety Commission on pool safety.

**Per the California Health and Safety Section 115925** The requirements of this article shall not apply to any of the following.

(a) Public swimming pools.

(b) Hot tubs or spas with locking covers that comply with the American Society for Testing Materials-Emergency Performance Specifications (ASTM-ES 13-89)

(c) Any pool within the jurisdiction of any political subdivision that adopts an ordinance for swimming pool safety that includes the requirements that are at least as stringent as this article.

(d) An apartment complex, or any residential setting other than a single-family home.

**BASIC DEFINITIONS: Per the California Health and Safety Code Section 115921.** As used in this article the following terms have the following meanings:

(a) **Swimming pool or pool** means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. Swimming pool includes in-ground and aboveground structures and includes, but is not limited to, hot tubs, spas, portable spas, and nonportable wading pools.

(b) **Public swimming pool** means a swimming pool operated for the use of the general public with or without charge, or for the use of the members and guests of a private club. Public swimming pool does not include a swimming pool located on the grounds of a private single-family home.

(c) **Enclosure** means a fence, wall, or other barrier that isolates a swimming pool from access to the home.

(d) **Approved safety pool cover** means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.

(e) **Exit alarms** means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building.

(f) **ANSI/APSP performance standard** means a standard that is accredited by the American National Standards Institute (ANSI) and published by the Association of Pool and Spa Professionals (APSP).



pool that conducts water to a recirculating pump.

**Home Inspection Report:** "A Home Inspection Report" is a written report prepared for a fee and issued after a home inspection. The report clearly describes and identifies the inspected systems, structures, or components of the dwelling, any material defects identified, and any recommendations regarding the conditions observed or recommendations for evaluation by appropriate persons. In a dwelling with a pool or spa, the report shall identify which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped with and shall specifically state if the pool or spa has fewer than two of the listed drowning prevention safety features.

**Home Inspector:** A "Home Inspector" is any individual who performs a home inspection.

**Pool Alarm:** Per ASTM F2208 3.2 *pool alarm*, *n*--device designed to provide a rapid detection and automatic alarm in the incidents of accidental, unintentional or unsupervised entry of a child one year of age or older into the water of a swimming pool or spa.

**POOL SAFETY DEFINITIONS:** Refer to the following "definitions" when reading the Pool and Spa Safety section of this report.

**Present:** The inspector has observed that the indicated safety feature was present during the inspection. This is not a statement of the ability of the particular feature to properly function or its long term capabilities. Additionally, simply because a safety feature is indicated as present does not mean it is fully functioning and does not mean that this item has been installed correctly or meets ASTM standards or meets the California Health and Safety Codes. "Present" merely means that the item/s was observed as being present but no warranty or guarantees are given.

**Not Present:** The pool safety feature is not present.

**Damaged:** The pool safety feature is damaged and either not capable or potentially not capable of performing its intended function.

**Inadequate:** The pool safety feature is not capable of performing the function as intended.

**Health and Safety Risk:** The current conditions allow for a clear and present risk regarding pool safety.

**Incomplete:** The pool safety feature is in complete and/or has not been fully installed.

## POOL SAFETY RECOMMENDATIONS

### SPECIALIST

**FURTHER EVALUATION IS RECOMMENDED.** It is recommended that all aspects of swimming safety requirements be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed to ensure a properly installed and correctly operating "pool and spa safety system". This investigation of the system should be performed now and most certainly prior to the end of inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

# GARAGE - CARPORT

## LOCATION

The property has an attached garage/parking structure.

## ROOF

### ROOF STYLE

The garage roof is part of the house roof, check the house roof notes for additional notes.

## GARAGE FLOOR

### CONDITION



**NEEDS ATTENTION.** There are chalky areas on the concrete (efflorescence). 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.

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.

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

## GARAGE DOORS

### TYPE

The garage door is a one piece wood door.

### CONDITION:

**NEEDS ATTENTION.** There are weather beaten areas of the garage door.

### HARDWARE

**SERVICEABLE.** The garage door hardware functioned at the time of inspection. It is beyond this inspection to determine whether or not this hardware is appropriately installed and sized for this door.

## OPENERS



**NEEDS ATTENTION.** The opener is disconnected and cannot be tested

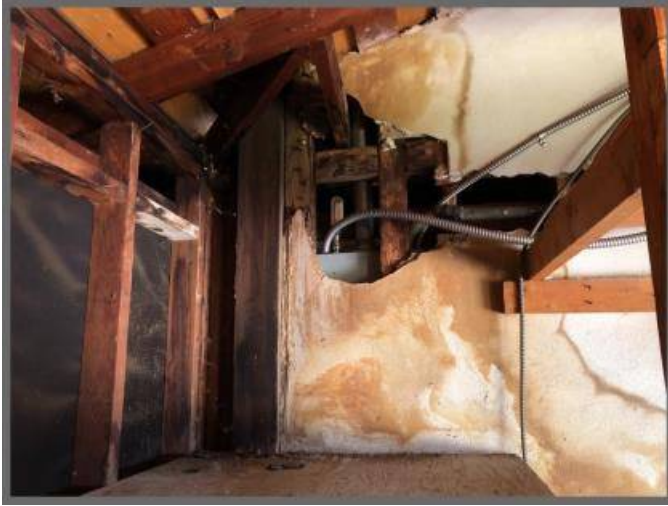
The opener is an older model unit.

## GARAGE INTERIOR

### CONDITION



**SAFETY ALERT.** In the garage there is exposed plastic romex cable. This wiring is not approved for use unless protected from contact and damage.



**NEEDS ATTENTION.** The garage interior has areas of moisture stains.

**NOTE.** There are stored items in the garage that limit the ability to do a full visual inspection.

# EXTERIOR

The exteriors are viewed in a cursory fashion. Areas of the exterior that are hidden from view, such as 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 and are not noted in this report.

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 building covering is stucco, wood siding, brick.

### CONDITION



**NEEDS ATTENTION.** There are areas of weather beaten and peeling paint on the exterior of the building.





**NEEDS ATTENTION.** The stucco has minor peeling and some deteriorated in areas near the level of the soil.



**NEEDS ATTENTION.** The earth against the side of the house is higher than it should be, and can transfer moisture to the wall, which can cause damage, deterioration, and can lead to mold or other problems. The earth should be 4 - 6 inches below the level of the house siding or stucco and 1 - 2 inches above hardscape. Such as at the back patio.

## EXTERIOR WINDOW SURFACES

### MATERIAL

The exterior window frame surfaces are made of Wood, Vinyl.



## CONDITION



**NEEDS ATTENTION.** There are areas where the surface is weathered and worn and with peeling paint.

## SCREENS

**NEEDS ATTENTION.** There are missing screens.

## EXTERIOR DOOR SURFACES

### MATERIAL

There are wood exterior doors.

### CONDITION

**NEEDS ATTENTION.** There are areas of deterioration and wear to the exterior of the doors.

### SCREENS

**NEEDS ATTENTION.** There are doors with missing screens.

### THRESHOLDS

The exterior surfaces of the threshold are visibly acceptable.

## EXTERIOR TRIM

### MATERIAL

The exterior trim surface is a combination of different types.

## CONDITION



**NEEDS ATTENTION.** The trim has areas of damage. Such as at the front roof overhang - See structural pest control report for more information.

## CHIMNEY:

LIVING ROOM.

### MATERIAL:

The chimney is made of masonry.

### CONDITION:

**It is beyond the scope of the inspection to determine the condition of the chimney as this requires a detailed observation of the system, often times utilizing specialty tools (otherwise known as a Level 2 Inspection). This is performed by a fireplace/chimney specialist. There is a risk of concealed damage that may pose a health and safety risk.**

**Per the NFPA 211: "A Level 2 inspection shall be conducted under the following circumstances:", "(3) Upon sale or transfer of the property", "(4) After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".**

**It is advised that an independent fireplace/chimney inspector fully evaluate the fireplace and its chimney, to help ensure safe operation and structural stability.**

### SPARK ARRESTERS:

**NEEDS ATTENTION.** The chimney is not equipped with a spark arrester. It is recommended to install a spark arrester with a weather cap for safety and to help protect the structure against moisture intrusion.

### FLASHINGS:

**NEEDS ATTENTION.** The chimney flashing is deteriorated.

### FIREPLACE CHIMNEY RECOMMENDATION

**It is recommended that the fireplace and chimney be fully evaluated by a qualified specialist. This inspection should be performed by an unbiased fireplace and chimney specialist that only performs inspections.**

# INTERIORS

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 generally not possible due to weather, temperature and lighting conditions.

## COMMENTS



There are areas with wallpaper coverings, this conceals the condition of the plaster surfaces underneath.

There are areas of stress cracks and typical wear in the wall/s. These stress cracks appear to be cosmetic in nature and would normally be patched and painted.

## ROOMS

### ENTRY



**SERVICEABLE.** The overall condition of the viewable areas appears to be serviceable.

## LIVING ROOM



**SERVICEABLE.** The overall condition of the viewable areas appears to be serviceable.

## DINING AREA





**NEEDS ATTENTION.** There is paint bubbling in areas, such as at the lower wall/corner area near entering the breakfast nook. This is usually moisture related.

## BREAKFAST AREA



**SERVICEABLE.** The overall condition of the viewable areas appears to be serviceable.

## BEDROOMS

### MASTER BEDROOM







**SERVICEABLE.** The overall condition of the viewable areas appears to be serviceable.

## SECOND BEDROOM







**NEEDS ATTENTION.** There are areas of moisture stains/discoloration, such as on the ceiling.

### THIRD BEDROOM



**SERVICEABLE.** The overall condition of the viewable areas appears to be serviceable.

### DOORS

### MAIN ENTRY DOOR CONDITION

**SAFETY ALERT.** The glass in the door window(s) does not appear to be tempered or safety glass, as is recommended for safety.

### OTHER EXTERIOR DOOR(S) CONDITION



**SAFETY ALERT.** The glass in the door does not appear to have tempered glass or a safety film installed on it. Having one or the other reduces the danger of bodily harm should the glass be broken and in some cities is required at the time of sale. Such as at the back right door.

### INTERIOR DOORS CONDITION

**NEEDS ATTENTION.** The interior doors do not always work well and are out of adjustment. They would need repairs to operate properly. Such as at the master bathroom where it drags the floor a little and third bedroom.

## WINDOWS

### CONDITION



**NEEDS ATTENTION.** The sash wires are broken and the windows will not stay open on their own in areas, such as the left side of the building at the a/c condenser.



**NOT ACCEPTABLE.** Windows are painted shut and the paint is sticking or holding the windows from operating properly, in areas such as at the powder room.



## FLOORS

### GENERAL CONDITION

**SERVICEABLE.** The overall condition of the viewable areas appears serviceable.

### FLOORING CONDITION

**SERVICEABLE.** The overall condition of the viewable areas appears serviceable. The home has areas with hardwood flooring. Though there are cosmetic blemishes and some wear to the finish, the visual condition of the flooring is acceptable relative to its age.

## FIREPLACE/WOOD BURNING DEVICES:

## LOCATION



LIVING ROOM: All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

**It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.**

## MASONRY FIREBOX TYPE

This is a masonry wood burning fireplace ( with no gas log lighter system provided ).

## FIREBOX CONDITION

**NEEDS ATTENTION.** There are stains in the firebox. This is usually due to water entering down through the chimney. Further evaluation is recommended by a specialist.

## FLUE

The majority of the fireplace flue system, and many of the system components cannot be viewed or evaluated in this limited general inspection. There is a risk of concealed damage that may pose a fire hazard.

**Per the NFPA 211: A Level 2 inspection shall be conducted under the following circumstances: "Upon sale or transfer of the property", "After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".**

## DAMPER:

**PRESENT.** A damper is present and was found to open and close. It is beyond this inspection to determine the efficiency of the damper.

## MANTLE:

**PRESENT.** It is beyond this inspection to determine what these materials are made of or to determine whether or not the required clearances around the fireplace opening have been obtained.

## HEARTH EXTENSION:

**PRESENT.** A hearth Extension was observed as being present. It is beyond this inspection to determine what these materials are made of or to determine whether or not the required heat barriers have been implemented per standards.

In some cases a Hearth Extension is not required for gas appliances. It is beyond this inspection to determine those requirements.

## SCREENS:

**NEEDS ATTENTION.** A removable screen has been provided.



## COMMENTS/RECOMMENDATIONS:

**A full evaluation of the fireplace system is recommended by a qualified specialist.**

## FIREPLACE/WOOD BURNING DEVICES:

### LOCATION



**BREAKFAST NOOK:** All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

**It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.**

### MASONRY FIREBOX TYPE

This is a masonry wood burning fireplace ( with no gas log lighter system provided ).

### FIREBOX CONDITION

**NEEDS ATTENTION.** There are stains in the firebox. This is usually due to water entering down through the chimney. Further evaluation is recommended by a specialist.

### FLUE

**The majority of the fireplace flue system, and many of the system components cannot be viewed or evaluated in this limited general inspection. There is a risk of concealed damage that may pose a fire hazard.**

**Per the NFPA 211: A Level 2 inspection shall be conducted under the following circumstances: "Upon sale or transfer of the property", "After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".**

### DAMPER:

**PRESENT.** A damper is present and was found to open and close. It is beyond this inspection to determine the efficiency of the damper.

### GAS LOG/LIGHTER:

The gas pipe is capped so the gas is not tested. A gas log set or log lighter could be installed.

### MANTLE:

**PRESENT.** It is beyond this inspection to determine what these materials are made of or to determine whether or not the required clearances around the fireplace opening have been obtained.

### HEARTH EXTENSION:

**PRESENT.** A hearth Extension was observed as being present. It is beyond this inspection to determine what these materials are made of or to determine whether or not the required heat barriers have been implemented per standards.

In some cases a Hearth Extension is not required for gas appliances. It is beyond this inspection to determine those requirements.

**SCREENS:**

**NOT ACCEPTABLE.** There is no screen at the fireplace opening. This is generally needed for fire safety.

**COMMENTS/RECOMMENDATIONS:**

**A full evaluation of the fireplace system is recommended by a qualified specialist.**



# KITCHEN - LAUNDRY

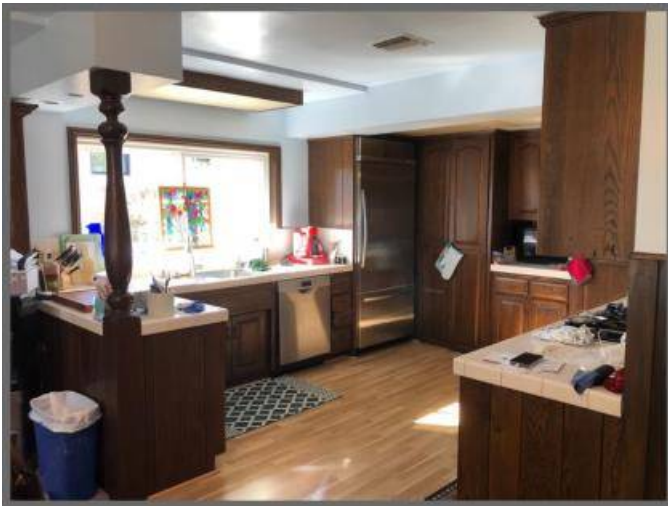
Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliances are functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed.

Inspection of non-built-in appliances is outside the scope of the inspection, such as portable dishwashers, refrigerators, wine coolers, etc. The water line to the refrigerator and water purifiers (and other similar installations) are not part of a general inspection. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.

The oven temperature is not verified or tested for accuracy. No opinion is offered as to the actual adequacy, accuracy or effectiveness of any appliance operation. This is due to their being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function, heating and freezing ability.

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection. Refrigerators (built in or otherwise) and they connections/accessories are specifically excluded from the inspectors responsibility.

## KITCHEN AREA



### WALLS AND CEILINGS

**SERVICEABLE.** The general condition of the walls and ceiling appears serviceable.

### FLOORING

**NEEDS ATTENTION.** This is a wood floor, as wood is susceptible to moisture damage and staining, it will need careful handling and regular maintenance and sealing.

### COUNTERS

**NEEDS ATTENTION.** There are areas of deteriorated grout.

## CABINETS

**NEEDS ATTENTION.** The cabinets are older, show wear, and do not work perfectly.

## KITCHEN SINK

### CONDITION

**NEEDS ATTENTION.** The seal between the sink and counter top is deteriorated and should be repaired to prevent water entering the cabinets.

### FAUCET

**SERVICEABLE.** The faucet functioned at the time of inspection.

### SOAP DISPENSER

**SERVICEABLE.** Soap came out of the dispenser when tested. This is the extent of our evaluation of the soap dispenser.

### DRAIN

**SERVICEABLE.** Water drained adequately during this limited time inspection. It is not determined whether or not water will drain adequately during normal use. If this is a concern, the water would need to be left on at this fixture for a greater length of time. During my limited visual inspection I observed no leaks at this time.

## KITCHEN APPLIANCES

### GARBAGE DISPOSAL

**SERVICEABLE.** The unit functioned at the time of inspection.

### DISHWASHER:

**NEEDS ATTENTION.** The dishwasher is an older model appliance. It may be near the end of its expected useful life.

### COOKTOP TYPE

The kitchen has a gas cooktop.

### COOKTOP

**NEEDS ATTENTION.** The cooktop is an older model appliance.

### OVEN TYPE

The kitchen has a double electric oven.

### OVEN

**NEEDS ATTENTION.** The oven is an older model appliance.

### VENTILATION FAN

**NEEDS ATTENTION.** The hood is an older model appliance.

### MICROWAVE

There is a freestanding microwave, this may be a personal item or may come with the house.

## LAUNDRY

**Laundry equipment hook ups were not found to be viewed and commented on.**

# 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 operation. 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. While Jetted bathtubs are tested for operation when possible, where there are in line electric booster water heaters these are not and cannot be tested in this limited time inspection. Proper ongoing maintenance is always required whenever there is contact of water with various materials.



**MASTER BEDROOM:**

## WALLS AND CEILING

**SERVICEABLE.** The general condition of the walls and ceiling appears serviceable.

## FLOORING

**SERVICEABLE.** The general condition of the flooring appears serviceable.

## COUNTERS

**NEEDS ATTENTION.** There is a crack in the seam where the counter meets the wall splash. This should be sealed.

## CABINETS

**NEEDS ATTENTION.** The bathroom cabinets have wear.

## SINKS

**NEEDS ATTENTION.** The bathroom sink stopper does not work properly.

## SINK DRAIN

**NEEDS ATTENTION.** The right sink drains slowly.

## FAUCETS

**SERVICEABLE.** The faucet functioned at the time of inspection.

## TOILETS

**SERVICEABLE.** The toilet functioned at the time of inspection. The toilet was not operated during

normal use. It was merely flushed to determine its operation.

#### MIRRORS

**PRESENT.** A mirror is present.

#### BATH VENTILATION

In addition to the working window, there is an exhaust fan.

#### TUB FIXTURES

**NEEDS ATTENTION.** there is some cracking at the seam between the tub and tile wall, this should be sealed or repaired.

#### JETTED TUB

**PRESENT.** The jetted tub was found to be functional at the time of inspection.

Since much of the unit is covered or hidden from view it is beyond this inspection to determine whether or not proper moisture barriers or flashings have been implemented or whether current leaks exist (since the plumbing is generally out of view).

#### SHOWER FIXTURES

**SERVICEABLE.** The fixture functioned at the time of inspection.

#### SHOWER WALLS

**NEEDS ATTENTION.** The base of the shower has a deteriorated seal and this should be caulked or repaired (cracks can indicate shower pan leaks). Further evaluation by a qualified specialist is recommended.

#### SHOWER ENCLOSURE

**SAFETY ALERT.** The shower door currently will swing inward. Although not necessarily a code violation, it is considered a potential safety risk if the door swings inward towards the shower area. It is recommended that this door be modified so as to not swing inward.

#### BATHROOM HEATER

There is a ceiling fixture that has a heat lamp incorporated within it. The unit functioned at the time of inspection.

#### ADDITIONAL INFORMATION

The toilet is marked as the low flow type.



## HALLWAY:

### WALLS AND CEILING

**SERVICEABLE.** The general condition of the walls and ceiling appears serviceable.

### FLOORING

**SERVICEABLE.** The general condition of the flooring appears serviceable.

### COUNTERS

**SERVICEABLE.** The general condition of the counter tops appears serviceable.

### CABINETS

**SERVICEABLE.** The general condition of the cabinets appears serviceable. A sampling of the doors and drawers are accessed during this general visual inspection.

Generally, cabinets and drawers are filled with personal items limiting view and access.

### SINKS

**SERVICEABLE.** The sink surfaces appear serviceable.

### FAUCETS

**SERVICEABLE.** The faucet functioned at the time of inspection.

### TOILETS

**SERVICEABLE.** The toilet functioned at the time of inspection. The toilet was not operated during normal use. It was merely flushed to determine its operation.

### MIRRORS

**PRESENT.** A mirror is present.

### BATH VENTILATION

In addition to the working window, there is an exhaust fan.

### SHOWER FIXTURES

**SERVICEABLE.** The fixture functioned at the time of inspection.

### SHOWER WALLS

**NEEDS ATTENTION.** The base of the shower has a deteriorated seal and this should be caulked or repaired (cracks can indicate shower pan leaks). Further evaluation by a qualified specialist is recommended.



## SHOWER ENCLOSURE

**SAFETY ALERT.** The shower door currently will swing inward. Although not necessarily a code violation, it is considered a potential safety risk if the door swings inward towards the shower area. It is recommended that this door be modified so as to not swing inward.

## ADDITIONAL INFORMATION

The toilet is marked as the low flow type.



**POWDER ROOM:**

## WALLS AND CEILING

**SERVICEABLE.** The general condition of the walls and ceiling appears serviceable.

## FLOORING

**SERVICEABLE.** The general condition of the flooring appears serviceable.

## SINKS

**NEEDS ATTENTION.** The bathroom sink stopper does not work properly.

## FAUCETS

**NEEDS ATTENTION.** Low water volume is present at this fixture. Further evaluation and correction will be needed to obtain the desired flow of water.

## TOILETS

**SERVICEABLE.** The toilet functioned at the time of inspection. The toilet was not operated during normal use. It was merely flushed to determine its operation.

## MIRRORS

**PRESENT.** A mirror is present.

## BATH VENTILATION

**PRESENT.** There is a window for ventilation, which is working.

## BATHROOM HEATER

**SAFETY ALERT.** There is a working electric wall heater in the bathroom.

**These get very hot and are considered to be a potential burn hazard.**

## ADDITIONAL INFORMATION

The toilet is marked as the low flow type.

# INSPECTION STANDARDS

## LIMITATIONS - EXCLUSIONS

This inspection is not intended to discover every "flaw" and not intended to fully investigate every aspect of a system. Specific workings of systems are not evaluated or tested, other than the typical operation of turning them on and off. For example: An oven is turned on and then off, it is not tested for correct temperature and timers are not operated, etc.

**GENERAL VISUAL:** 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 and observable material defects therein. This report is not intended to itemize or list all the individual flaws or faults. This is not a Code Compliance report. If a code compliance report is desired please contact the appropriate specialist for more information.

**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.

**CODE COMPLIANCE DISCLAIMER:** 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.

**MOISTURE, MOLD OR FUNGUS:** This is not a moisture, mold or fungus inspection, it is advised to have a moisture and mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any moisture or mold issues that may affect the health or safety of the occupants. Per the CAR Documents, it is recommended to have this specialty inspection performed at this time.

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.

**STRUCTURAL PEST CONTROL REPORT:** This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection generally covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items should be examined and any repairs completed before the close of escrow. Please refer to the structural pest control report for any information concerning this aspect of the property and if one was not performed then it is recommended that this be performed at this time.

Termites, dry-rot, wood rot and wood destroying organisms are not part of a generalist 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.

# STANDARDS OF PRACTICE

**CREIA Standards.** The report is intended to conform 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 (if cosmetics or aesthetics are reported on, this is done so as a courtesy only).

**MATERIAL DEFECTS.** 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 end of their expected service life. The report may include the Inspector's recommendations for correction or further evaluation.

**NOT EXHAUSTIVE.** 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.

**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. The intention 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.

**Thus the goal is not to identify every defect concerning the property but instead to 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.

# CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

## 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 Area

### 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, handrails and guardrails
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings

6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present

**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
4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature

### **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 material

### **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, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
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 cover plates**
- 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 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:**

- Chimney exterior
- Spark arrestor
- Firebox
- Damper
- 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 disposals
6. Absence of smoke and carbon monoxide 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, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices
4. Use a ladder to inspect systems or components

# LaRocca Inspection Associates, Inc.

## Inspection Contract

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

Client: Kay Witticker

Inspection Date: 1/24/2023

Inspection Address: 5182 Vista Miguel Dr La Cañada Flintridge CA 91011

**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 3<sup>rd</sup> 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 3<sup>rd</sup> 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 Inspection Associates, Inc.

## Binding Inspection Contract Addendum

**Client:** Kay Witticker    **Inspection Date:** 1/24/2023

**Inspection Address:** 5182 Vista Miguel Dr La Cañada Flintridge CA 91011

### POOL AND SPA SAFETY INSPECTION

California Senate Bill 442 has been signed into law effective as of January 1, 2018 requiring a home inspector to inspect a home with a pool and/or spa for the presence of at least two of the seven drowning prevention safety features as set forth in CA Health and Safety Code Sections 115922. This safety inspection is mandatory, irrespective of whether the functionality of the pool and/or spa is being inspected or not. If any of the listed seven (7) provisions are found not to be in place, not functioning, not viewable, not testable or otherwise unable to determine the overall or particular status of such item(s), further investigation by a qualified licensed pool contractor (who is knowledgeable in the requirements of California Senate Bill 442) is warranted pursuant to the intent of Senate Bill 442. It will be the buyer's responsibility to have this additional inspection completed and reported before the close of this escrow.

**ADDITIONALLY:** The Standards and Requirements for pool safety are extensive and are in many cases very technical, including a large list of ASTM standards and California Health and Safety Codes. Testing to verify whether these standards have all been met would require specialized tools, extensive knowledge regarding each requirement and potentially destructive testing.

For example; determining whether or not the "static load" of a specific pool cover meets the performance requirements of ASTM F1346 - 91 7.1 (...the cover shall be able to hold a weight of 485 lb.....), 2 adults and 1 child (or the load of 485 lbs) would have to be placed along various points of the pool cover (this would likely cause damage to many pool covers and is not part generalist inspection). Other examples of items beyond the scope of a generalist would be testing the decibel levels of alarms and testing the UV rating of removable mesh fencing.

The inspectors limited evaluation is not to be construed as a guarantee of pool safety or a guarantee of pool safety performance. Pool safety is an ongoing endeavor and although a standard may be met on a particular day, conditions do change which can lead to dangerous conditions that otherwise would not be present. Pool Safety should be monitored on a regular basis.

The client should familiarize his or herself with the extensive Pool safety requirements and take a pro-active approach. If any standards are found to be lacking or are questionable they should be dealt with by the appropriate professional in a timely manner.

*By signing below the client acknowledges that he/she has read the above and acknowledges his or her responsibility with regards to pool safety.*

**Client Printed Name:** Kay Witticker

**Authorized Signature:** \_\_\_\_\_

**Date:** 1/24/2023

**Inspector:** \_\_\_\_\_