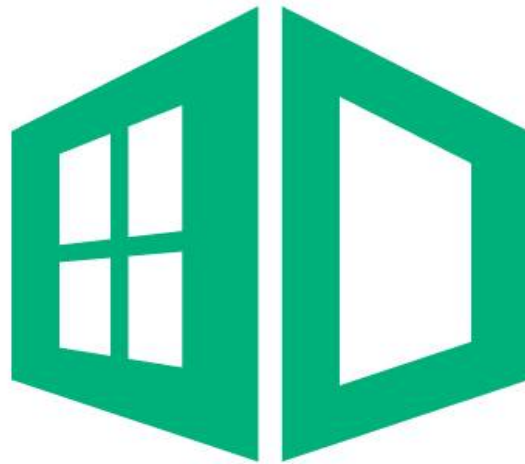


# REAL ESTATE INSPECTION REPORT



**LARocca**  
INSPECTIONS

**Henry Wisch**

16256 Horace St. Granada Hills CA 91344

Inspector - Jay Owens

209 E. Alameda Ave. #205 Burbank CA 91502

[www.LaRoccaInspect.com](http://www.LaRoccaInspect.com) (818) 951-1795



16256 Horace St. Granada Hills CA 91344

DATE OF INSPECTION: 04/12/2023.

INSPECTION TIME: 1:00 PM

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.

# TABLE OF CONTENTS

DEFINITIONS OF TERMS	4
CLIENT RESPONSIBILITY	5
SUMMARY	6
INSPECTION CONDITIONS	21
PLUMBING	23
ELECTRICAL	33
HVAC SYSTEM/S	36
ROOF/ATTIC	42
FOUNDATION	46
GROUNDS	51
GARAGE - CARPORT	55
EXTERIOR	60
INTERIORS	66
KITCHEN - LAUNDRY	74
BATHROOMS	78
INSPECTION STANDARDS	84

# 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

### 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.**

**The Property has personal items and furniture blocking the view and access to parts of the property (Furniture, personal items, boxes etc are not moved during the inspection). This limits the inspectors ability to observe. It can be expected that once all personal items are removed that unknown conditions will be exposed.**

#### IMPORTANT NOTES

**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.**

**It is my opinion, due to discoveries during my inspection, that there is a good possibility that there is work that was undertaken on the property that may be un-permitted. It is advised to fully determine the permit status of this work with the Department of Building and Safety. Such As: The office/den and master bathroom.**

## RECOMMENDATIONS

**NOTE:** Below are some of the overall recommendations. They are not representative of all the recommendations throughout this report.

**MOISTURE & MOLD: Further evaluation by a mold specialist is recommended.**

There are several signs of moisture intrusion in the property. This is viewed as a concern and should be pursued so that all active sources of moisture entry are corrected and any resulting damage is fully remediated. It is advised that a Moisture and Mold specialist fully examine the property to determine the presence or absence of any mold or moisture that may affect the health and safety of the occupants.

The indication of moisture intrusion was noted in the bathrooms.

**PLUMBING:** It is my opinion that the plumbing system should be further evaluated by a qualified specialist so that any and all deficiencies can be discovered and the full cost for corrections can be determined.

**ELECTRICAL:** It is my opinion that the Electrical system should be further evaluated by a qualified specialist so that any and all deficiencies can be discovered and the full cost for corrections can be determined.

**HVAC:** The system is older and in poor condition, it appears ready for replacement.

**FOUNDATION:** It is my opinion that the foundation (and related items) should be further evaluated by a qualified specialist.

**DRAINAGE:** A drainage specialist should evaluate the property and perform any needed corrections.

**STRUCTURAL PEST CONTROL:** It is recommended that a structural pest control inspection be performed at this time.

**PLUMBING**

**WATER LINES**

**WATER PRESSURE**

**NEEDS ATTENTION.** The pressure is over 80 psi. This is too high, it should be between 40 and 80 psi. The regulator should be adjusted and/or repaired, to bring the water pressure into proper range. The pressure tested at 90 PSI.

**WATER SUPPLY CONDITION**

**NEEDS ATTENTION.** There are abandoned pipes still in place under the building. During a general inspection it is not possible to tell which are still connected and in use (if any), and which are removed from the system. It is difficult to tell how much of the piping system is re-piped, and how much is older and worn. A plumbing contractor should evaluate this further if desired

and ideally the abandoned pipes would be removed.

## WASTE LINES

### WASTE LINE CONDITION

**NOT ACCEPTABLE.** There are areas of rust blistering that are now beginning to leak in the waste pipes. These lines should be further evaluated and or replaced by a licensed plumber at this time. This is seen under the kitchen and under the hallway bathroom.

**NEEDS ATTENTION.** The waste line system is older and appears to be original. These systems have an expected life span and it appears as though these older lines have reached their expected life. Further evaluation by a qualified plumber would be needed to determine whether or not it is time for waste line replacements at this time.

There are corrugated flex drain lines in use under some sink drains, such as in the master bathroom. This material is not approved for use as part of the drain system, only smooth wall drain lines can be used.

### ADDITIONAL INFORMATION

**NOTE.** During the inspection it was disclosed by the tenant that the washing machine backs up into the kitchen sink when draining. This could not be duplicated during the inspection. This should be further investigated by a licensed plumber.

## GAS SYSTEM

### SEISMIC GAS SHUT OFF VALVE

**SAFETY ALERT.** 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.

### GAS PIPING CONDITION

**NEEDS ATTENTION.** There are areas of rusty and deteriorated gas piping on the property. Such as in the crawl space.

## WATER HEATER

### LOCATION CONDITION

**NEEDS ATTENTION.** There is moisture staining noted in the closet. Consult with a moisture mold specialist regarding this.

### FUEL CONDITION

**SAFETY ALERT.** There is no 'Drip Leg' or 'sediment trap' noted on the gas connection for the water heater. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a



qualified plumber for more information.

VENTING:

**SAFETY ALERT.** The water heater vent line goes into an older vent system. Manufacturers generally require a new metal vent (or appropriate) pipe be installed when the new system is installed. The old piping may allow condensation to run back into the water heater causing it to rust prematurely, or allow the exhaust gasses to back up in the building.

If a proper vent is not installed, the gas company may not light the water heater due to the possibility of the older vent to prevent proper drafting. Consult with the qualified specialist for more information.

This material may contain Asbestos, it would require additional testing to verify this.

#### PLUMBING RECOMMENDATIONS

**FURTHER EVALUATION.** It is recommended that the plumbing 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 plumbing 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 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.

#### ELECTRICAL

##### MAIN ELECTRICAL

##### MAIN PANEL CONDITION

**SAFETY ALERT.** This is a Zinsco brand system. This brand of breakers has been known to have to have significant flaws that increases the risk of failure. They can tend to trip prematurely and the breakers can tend to malfunction at the panels creating arcing which can overheat or burn the buss bar and breakers.

This system should be fully evaluated by a qualified specialist, who will likely recommending upgrading the system.

##### MAIN PANEL CIRCUIT BREAKERS

**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.

## GROUNDING SYSTEM

The connection of the grounding wires to the grounding system is not visible. The ground wire should be connected to a grounding rod and the cold water piping system. In many cases these connections are not observable and are covered over within the building. Further evaluation would be needed to determine whether or not the grounding system is installed properly.

## FIXTURES & MISC

### OUTLETS

**SAFETY ALERT.** New codes recommend/require that all outlets in the kitchen, bathrooms, balconies, near water sources, exterior, etc be GFCI protected. These were not present in all recommended locations, such as some of the outlets in the kitchen. Upgrades are recommended.

## ELECTRICAL RECOMMENDATIONS

**FURTHER EVALUATION:** It is recommended that the electrical 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 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

### HEATING AND COOLING

#### LOCATION CONDITION

**SAFETY ALERT.** The closet area is dirty with a large amount lint and dust. This could be a potential fire hazard and should be cleaned out.

#### CONDITION

**SAFETY ALERT.** There is rust and corrosion in the burner area, this may indicate failure of the heat exchanger or other components and may lead to system failure and a potential safety concern.

**NEEDS ATTENTION.** The system is very old (likely original) and has been in the building for a long time. While is still working at this time, the system 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.

#### GAS CONNECTION

**SAFETY ALERT.** The flexible gas line passes through the outside wall of the furnace as it feeds the gas to the unit. Flexible gas lines are not supposed to pass through any walls for safety reasons and it should be a rigid metal line until it passes out of the furnace so there is no danger of it being damaged.

#### VENTING:

**SAFETY ALERT.** The furnace vent line goes into piping made of older materials. Most manufacturers specify that a new metal vent pipe be installed when the new furnace is installed. This older piping can allow condensation to run back into the furnace causing it to rust prematurely or not vent properly.

This condition should be further evaluated by a qualified contractor and corrected as needed/required.

#### AIR FILTER-RETURN AIR DUCTING

**NOT ACCEPTABLE.** There is no filter. This is necessary component to keep the air in the house and the unit clean.

#### DUCTING

**SAFETY ALERT.** The insulation on the outside of many of the ducts in the attic is a material that is usually found to contain asbestos. It would have to be tested in a laboratory to confirm if it is asbestos or not. Ideally this ducting would be replaced. Further evaluation of this ducting is recommended to determine its true condition.

Other ducting is damaged and smashed in areas of the attic with worn out insulation.

#### SYSTEM CONDITION

**NEEDS ATTENTION.** There is less than the expected amount of cooling inside, the system should be professionally evaluated and repaired

The A/C system is old and at the end of it's efficient / effective life, it is expected it will need to be replaced.

#### CONDENSATE LINE

**NEEDS ATTENTION.** There is no secondary condensate line installed. All air conditioning type systems remove a degree of moisture from the air which is then collected in some manner and must be drained safely to prevent damage.

There is supposed to be a main condensate line to do this and a back up line as sometimes the primary line becomes blocked or fails. The secondary

backup line is missing.

#### HVAC RECOMMENDATIONS

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

It is expected that when the specialist evaluates the system/s 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.

The system is likely in need of replacement.

#### ROOF/ATTIC

##### ATTIC

##### ATTIC CONDITION

**NEEDS ATTENTION.** The attic has parts of wood shingles in it. This apparently occurred when the old wood roof was removed and pieces of it fell in the attic and were not removed.

##### ATTIC INSULATION

##### INSULATION CONDITION

**NEEDS ATTENTION.** The insulation is older and likely no longer meeting its original standard.

##### ROOF

##### ROOF COVERING STATUS

**NEEDS ATTENTION.** On the main house roof, the ridge caps installed at the peak of the roof are worn out and falling apart. These typically do not last as long as the rest of the roof and have to be replaced while the rest of the roof may still be in working condition. This roof is currently at that stage and the ridge caps need replacement and the rest of the roof serviced and maintained as needed.

**NOT ACCEPTABLE.** On the garage, the right side roof is worn out and falling apart in areas.

#### GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

##### GUTTER CONDITION

**NEEDS ATTENTION.** This house does not have a gutter and downspout system to take the roof water off and away. While this is not required, it is desirable to control and direct the water away from the foundations and improve site drainage.

## ROOF RECOMMENDATIONS

**FURTHER EVALUATION.** It is recommended that the roof/s be fully evaluated by a qualified roofer so that any needed repairs/corrections or replacements can be performed to ensure a properly installed roof system. This investigation of the roof 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 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.

## FOUNDATION

### FOUNDATION:

#### CRAWL SPACE

**NOT ACCEPTABLE.** There are areas of excessive damp soil under the house. This is near the crawl space opening and along the front side of the crawl space.

#### RAISED FOUNDATION

**NEEDS ATTENTION.** The concrete foundation has cracking with some settlement in areas, such as at the stem wall between the kitchen and hallway. This also includes some cracks that have been repaired in the past. A further evaluation should be done to determine what course of repairs may be necessary and if the past repairs were done correctly. This could be obtained from a structural engineer or foundation specialist.

It is advised to check that permits for the past repairs were signed off for the work.

**NEEDS ATTENTION.** There is white staining and powder that may be efflorescence, indicating moisture in / through the foundation. This can damage any steel 'rebar' in the foundation and is not ideal. Consult with a grounds drainage specialist regarding this.

#### FLOOR FRAMING

**NEEDS ATTENTION.** There is water staining and some wood deterioration under the bathroom. Consult with the structural pest control report for more information.

#### POSTS AND PIERS

**NEEDS ATTENTION.** A number of pieces of wood such as shims or bracing being used in place of a single support post in areas. These tend to fall out during seismic activity and are not attached to each other or the framing of the structure.

## FOUNDATION VENTS

**NEEDS ATTENTION.** There are not many vents on the exterior foundation for air circulation in the crawl space. Venting is important to allow the space to dry. It may be desirable to add additional openings or powered vent fans.

## ADDITIONAL FOUNDATION INFORMATION

### CRAWL SPACE COMMENTS

**NEEDS ATTENTION.** The crawl space has indications in the ground under the building that water has entered and flowed through the crawl space in the past.

It is advised to consult with a qualified drainage specialist for more information and further evaluation of this condition.

## FOUNDATION RECOMMENDATIONS

**MOISTURE:** Any sources of moisture intrusion should be determined and corrected.

## GROUNDS

### HARDSCAPE/PATHWAYS

#### FRONT PORCH AND STEPS

**NEEDS ATTENTION.** There are areas of the front steps that are missing bricks and should be repaired.

### LANDSCAPE/PERIMETER

#### LANDSCAPING

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

### DRAINAGE

**NEEDS ATTENTION.** The site is a relatively flat site, it is expected that there will be some areas where water will pool during rainy periods, such as at the back corner of the property.

There is dampness in the crawl space that may be drainage related.

## WALLS/FENCING

### PROPERTY WALLS, FENCES & GATES

Evaluation of property walls, fencing and gates are excluded from the CREIA inspection and standards. Although this area is beyond the scope of this inspection, as a courtesy I have noted the following:

**NEEDS ATTENTION.** The wood fencing is sitting in dirt. This is dirt to wood contact which will promote deterioration to the wood and wood destroying organisms.

There is also a dilapidated wood fence which should be removed. This can

also attract wood destroying organisms.

Consult with a pest control specialist regarding this.

**NEEDS ATTENTION.** There is a concrete wall along the side of the property. Consult with the property owner to determine who is responsible for this wall.

The concrete block walls are cracked and displaced in areas, they will not have their intended strength and may need repairs by a mason.

#### GROUNDS RECOMMENDATIONS

**DRAINAGE:** It is my recommendation that a drainage specialist examine the site and perform all needed corrections.

#### GARAGE - CARPORT

##### ROOF

##### ROOF ACCESS

The roof was walked on for inspection.

##### ROOF COVERING STATUS

**NOT ACCEPTABLE.** There is apparent fire damage to the right side of the roof. This should be further evaluated by a roofing specialist.

##### GARAGE FLOOR

##### CONDITION

**NOT ACCEPTABLE.** There are an excessive amount of stored items in the garage that are limiting a full visual inspection.

##### GARAGE DOORS

##### CONDITION:

**NEEDS ATTENTION.** There are areas of the garage door jamb that are deteriorated. Consult with a pest control specialist regarding this.

##### GARAGE INTERIOR

##### CONDITION

**NOT ACCEPTABLE.** There are stored items in the garage that limit the ability to do a full visual inspection.

**NEEDS ATTENTION.** There is some moisture staining noted in the tarpaper, such as under the sink.

There is a sink in the garage

**NEEDS ATTENTION.** There is a nonstandard hose line used as a drain.

This is likely a "grey" water drain system that is not approved.

##### GARAGE EXTERIOR

## CONDITION

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

The water from the roof appears to be spattering the exterior of the building. This can cause deterioration and / or damage and moisture intrusion. There should be gutters on the roof.

## EXTERIOR

### EXTERIOR COVERING OF THE BUILDING

#### CONDITION

**NEEDS ATTENTION.** The stucco has minor peeling and some deteriorated in areas near the level of the soil, such as at the front and left side of the building.

There is typical cracking in the exterior stucco, such as where the office addition attaches to the building.

**NEEDS ATTENTION.** The siding is warped and detaching from the side of the building in areas, such as at the front.

The section of siding at the right front corner is cracked and detaching from the stucco.

### EXTERIOR WINDOW SURFACES

#### CONDITION

**NEEDS ATTENTION.** There are areas of damage to the exterior of the windows. Consult with a pest control specialist regarding this.

### EXTERIOR DOOR SURFACES

#### CONDITION

**NEEDS ATTENTION.** There are areas of weather beaten wood, such as with the front door.

### EXTERIOR TRIM

#### CONDITION

**NEEDS ATTENTION.** The trim has areas of damage, It is recommended that a structural pest control operator fully evaluate the properly and perform all needed repairs.

### PATIO COVER/TRELLIS

#### CONDITION

**NEEDS ATTENTION.** There are areas of damage to the wood framing.

It is advised to consult with the qualified specialist for more information and further evaluation of this system.

### CHIMNEY:



## 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.

### ADDITIONAL EXTERIORS INFORMATION:

**DEFERRED MAINTENANCE:** The exterior of the building has general deferred maintenance and shows signs of wear and tear.

## INTERIORS

### COMMENTS

There are areas of textured ceilings (acoustic) in the building, these may contain asbestos but samples would have to be tested in a certified laboratory to determine if this was in fact the case.

There are several signs of moisture intrusion in the building, such as in the bathrooms. This is viewed as a concern and should be pursued so that all active sources of moisture entry are corrected.

## ROOMS

### HALLS

**NEEDS ATTENTION.** There are areas of stress cracks in the walls and ceilings.

## BEDROOMS

### MASTER BEDROOM

**NEEDS ATTENTION.** There are areas of patching and apparent repairs on the wall surfaces, such as at the window frame. Consult with the seller regarding this.

### SECOND BEDROOM

**NEEDS ATTENTION.** There are areas of stress cracks in the ceiling.

## DOORS

## INTERIOR DOORS CONDITION

**NEEDS ATTENTION.** The door to the office/ den is broken and will need repair.

The interior doors do not always work well and are out of adjustment, such as with the door to the hallway from the laundry. They would need adjustments to operate properly.

## WINDOWS

### CONDITION

**NEEDS ATTENTION.** There is moisture damage noted in the window frame of the hallway bathroom.

The windows do not work well and are generally difficult to operate. They will need adjustments/repairs to operate properly.

**NOT ACCEPTABLE.** The security fire egress bars/ window in the master bedroom is blocked by a window A/C unit. This window is no longer open-able for emergency exit, this is a requirement and a safety hazard if they cannot be used for egress in a fire emergency.

**NOT ACCEPTABLE.** The master bedroom window dose not meet the current emergency fire exit standards which require a second escape route out of an open-able window with the window sill no higher than 44 inches, and large enough for a fireman to safely climb through (over 5 square feet of space).

## FLOORS

### GENERAL CONDITION

**NEEDS ATTENTION.** The linoleum is worn or damaged in areas, such as in the breakfast area.

## 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.**

### FLUE

The majority of the fireplace chimney 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".

## KITCHEN - LAUNDRY

### KITCHEN AREA

#### FLOORING

**NEEDS ATTENTION.** The kitchen linoleum flooring is worn and lifting in areas.

#### CABINETS

**NEEDS ATTENTION.** There is moisture / rust staining to the shelf area under the kitchen sink. Consult with a moisture mold specialist regarding this.

### KITCHEN SINK

#### FAUCET

**NOT ACCEPTABLE.** The kitchen faucet leaks at the base of the spout.

### LAUNDRY

#### LAUNDRY AREA

**NEEDS ATTENTION.** There is no 'drip pan' under the washing machine as is currently recommended to prevent leaks from damaging the floor.

## BATHROOMS

### BATHROOM

#### MASTER BEDROOM:

This appears to be an addition to the original structure. It is advised to check that permits were signed off for the work.

#### WALLS AND CEILING

**NEEDS ATTENTION.** There is some rough patching and apparent repairs in the walls such as near the door and over the mirror. They're also appears to be peeling paint showing through the current paint consult with the seller regarding the history of this.

**NEEDS ATTENTION.** There is what appears to be damaged to the wood paneling at the wall near the tub. Consult with the seller regarding the history of this. It would also be advised to have a moisture mold specialist further investigate this area.

#### COUNTERS

**NEEDS ATTENTION.** The seal between the sink and counter is deteriorated and may leak, this should be repaired and sealed.

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

#### SINK DRAIN

**NEEDS ATTENTION.** A flex drain connector has been installed below the sink. Only a smooth inner wall drain line is supposed to be used in this case.

#### MIRRORS

**NEEDS ATTENTION.** The mirrors are deteriorated in areas.

#### SHOWER WALLS

**NEEDS ATTENTION.** The seal at the tub/tile connection is deteriorated and should be resealed.

#### SHOWER ENCLOSURE

**SAFETY ALERT.** The doors are not fixed in the track and swing back and forth this can potentially be a hazard if they fall out of the track.

### BATHROOM

#### HALLWAY:

#### WALLS AND CEILING

**NEEDS ATTENTION.** There are areas of moisture damage & rough patching to the walls, such as around the toilet.

#### MIRRORS

**NEEDS ATTENTION.** The mirrors are deteriorated in areas.

#### SHOWER FIXTURES

**NEEDS ATTENTION.** The shower head leaks at the connections.

#### BATHROOM HEATER

There is a working electric wall heater in the bathroom.

**SAFETY ALERT.** There is a towel bar near and over the electric heater, if used this poses a risk of fire.

# 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

Henry Wisch.

### PRESENT:

The clients agent was present.

### ADDRESS

16256 Horace St. Granada Hills CA 91344.

### INSPECTOR

Jay Owens.

### INSPECTION DATE

04/12/2023.

### INSPECTION TIME

1:00 PM.

### WEATHER

Overcast.

### TEMPERATURE

60'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.**

**The Property has personal items and furniture blocking the view and access to parts of the property (Furniture, personal items, boxes etc are not moved during the inspection). This limits the inspectors ability to observe. It can be expected that once all personal items are removed that unknown conditions will be exposed.**

## IMPORTANT NOTES

**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.**

**It is my opinion, due to discoveries during my inspection, that there is a good possibility that there is work that was undertaken on the property that may be un-permitted. It is advised to fully determine the permit status of this work with the Department of Building and Safety. Such As: The office/den and master bathroom.**

## ADDITIONAL INSPECTORS PRESENT

**STRUCTURAL PEST CONTROL:** A structural pest control inspector was present at the time of 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. This is located at the main water line.



Shut off valve

### PRESSURE REGULATOR

The pressure regulator is at the front of the building.



Regulator

### PRESSURE REGULATOR CONDITION

**PRESENT.** This device is sealed and its function and condition are not evaluated. Further evaluation by a qualified plumber would be needed to determine its operating condition.



## WATER PRESSURE

**NEEDS ATTENTION.** The pressure is over 80 psi. This is too high, it should be between 40 and 80 psi. The regulator should be adjusted and/or repaired, to bring the water pressure into proper range. The pressure tested at 90 PSI.



## PRESSURE RELIEF VALVE

The safety Pressure Relief valve was located near the main water line.



## 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 water piping appears to be a combination of copper and PEX plastic piping where visible.

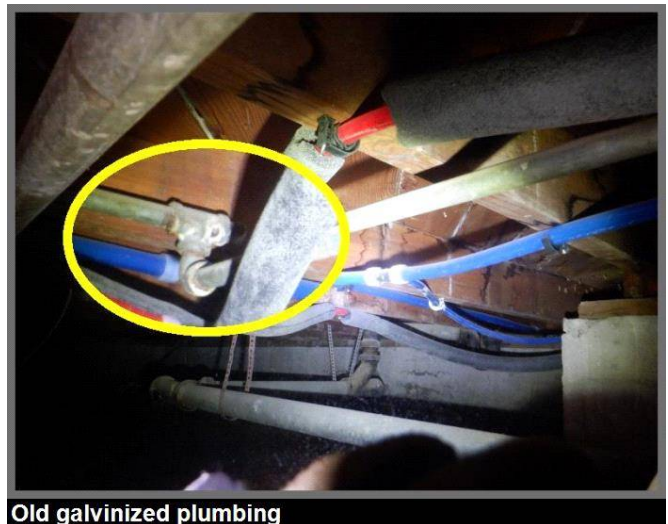


## WATER SUPPLY CONDITION

**NEEDS ATTENTION.** There are abandoned pipes still in place under the building. During a general inspection it is not possible to tell which are still connected and in use (if any), and which are removed from the system. It is difficult to tell how much of the piping system is re-piped, and how much is older and worn. A plumbing contractor should evaluate this further if desired and ideally the abandoned pipes would be removed.

**NOTE.** The plumbing lines of the building appear to have been upgraded with newer copper piping where visible. It is beyond my inspection to determine the permit status of this work or to determine the adequacy of this system.

Much of the lines are concealed and the condition of the materials in the walls, concealed spaces and within/under the floors, etc is unknown. For a detailed inspection of the water supply system a qualified plumber would be recommended.



## HOSE FAUCETS

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

## WASTE LINES

## WASTE LINE MATERIAL



**Galvanized steel & Cast iron piping**

The piping that takes the waste water out to the sewer system is made of Cast Iron and galvanized steel pipe where visible.

## WASTE LINE CONDITION



**Rust blistering now leaking**

**NOT ACCEPTABLE.** There are areas of rust blistering that are now beginning to leak in the waste pipes. These lines should be further evaluated and or replaced by a licensed plumber at this time. This is seen under the kitchen and under the hallway bathroom.

**NEEDS ATTENTION.** The waste line system is older and appears to be original. These systems have an expected life span and it appears as though these older lines have reached their expected life. Further evaluation by a qualified plumber would be needed to determine whether or not it is time for waste line replacements at this time.

There are corrugated flex drain lines in use under some sink drains, such as in the master bathroom. This material is not approved for use as part of the drain system, only smooth wall drain lines can be used.



Flex drain

#### ADDITIONAL INFORMATION

**NOTE.** During the inspection it was disclosed by the tenant that the washing machine backs up into the kitchen sink when draining. This could not be duplicated during the inspection. This should be further investigated by a licensed plumber.

## 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

#### GAS METER CONDITION

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

#### SEISMIC GAS SHUT OFF VALVE

**SAFETY ALERT.** 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

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

## GAS PIPING CONDITION

**NEEDS ATTENTION.** There are areas of rusty and deteriorated gas piping on the property. Such as in the crawl space.



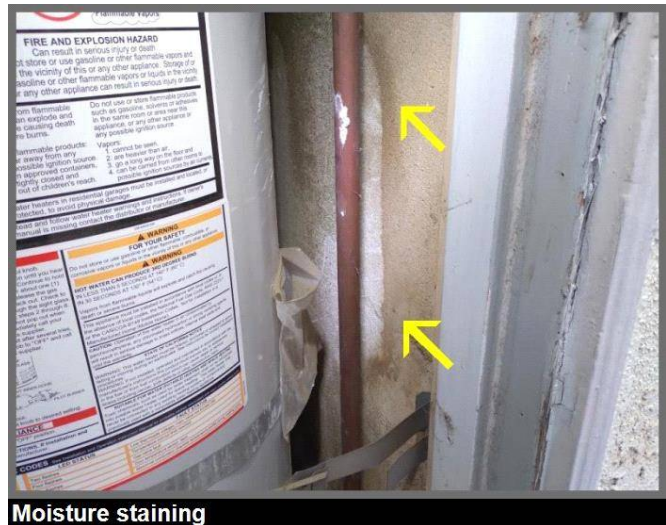
## WATER HEATER

The water heater is located in an exterior closet.



## LOCATION CONDITION

**NEEDS ATTENTION.** There is moisture staining noted in the closet. Consult with a moisture mold specialist regarding this.



## FUEL

Natural Gas water heater.

## FUEL CONDITION

**SAFETY ALERT.** There is no 'Drip Leg' or 'sediment trap' noted on the gas connection for the water heater. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a qualified plumber for more information.

## SIZE

This is a 50 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

A combustion air source was observed. Testing for proper combustion air vents or openings in the appliance location are beyond a general visual inspection, they are merely noted as being present. This would have to be further evaluated by a qualified contractor to determine adequacy.

## TEMPERATURE/PRESSURE RELIEF VALVE

**PRESENT.** This valve was not tested or operated as part of this inspection. If further information or testing is desired, this should be performed by a qualified plumber.

## VENTING:

**SAFETY ALERT.** The water heater vent line goes into an older vent system. Manufacturers generally require a new metal vent (or appropriate) pipe be installed when the new system is installed. The old piping may allow condensation to run back into the water heater causing it to rust prematurely, or allow the exhaust gasses to back up in the building.

If a proper vent is not installed, the gas company may not light the water heater due to the possibility of the older vent to prevent proper drafting. Consult with the qualified specialist for more information.

This material may contain Asbestos, it would require additional testing to verify this.



Old vent pipe

## 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

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.

## PLUMBING RECOMMENDATIONS

**FURTHER EVALUATION.** It is recommended that the plumbing 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 plumbing 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 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.



# 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.

## MAIN ELECTRICAL

### MAIN ELECTRICAL LINE

The electricity is supplied by an overhead line from the power pole to the building, 110 / 220 Volt.

### MAIN ELECTRICAL CONDITION

**SERVICEABLE.** No observable issues were discovered with the main electrical service to the building.

### MAIN PANEL LOCATION

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



### MAIN PANEL AMPERAGE

Service Amperage - 100 Amps.

### MAIN PANEL CONDITION

**SAFETY ALERT.** This is a Zinsco brand system. This brand of breakers has been known to have to have significant flaws that increases the risk of failure. They can tend to trip prematurely and the breakers can tend to malfunction at the panels creating arcing which can overheat or burn the buss bar and breakers.

**This system should be fully evaluated by a qualified specialist, who will likely recommending upgrading the system.**

## TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers.



## MAIN PANEL CIRCUIT BREAKERS

**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.

## GROUNDING SYSTEM

The connection of the grounding wires to the grounding system is not visible. The ground wire should be connected to a grounding rod and the cold water piping system. In many cases these connections are not observable and are covered over within the building. Further evaluation would be needed to determine whether or not the grounding system is installed properly.

# INTERIOR ELECTRICAL WIRING

## INTERIOR WIRING TYPE

The wiring consists of plastic insulated wires where visible.

## INTERIOR WIRING CONDITION

The viewable portions of the wiring 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

**SAFETY ALERT.** New codes recommend/require that all outlets in the kitchen, bathrooms, balconies, near water sources, exterior, etc be GFCI protected. These were not present in all recommended locations, such as some of the outlets in the kitchen. Upgrades are recommended.

## 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.

## 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 sleeping area doors. It is advised to check with the 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. Any information given is done so as a courtesy and does not imply an inspection of that system in part or full.

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 specialist 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 LOCATION

FURNACE LOCATION: In the hall closet.



### LOCATION CONDITION

**SAFETY ALERT.** The closet area is dirty with a large amount lint and dust. This could be a potential fire hazard and should be cleaned out.



showing signs of defered maintenance

### SYSTEM TYPE

The furnace is a gas-fired forced air system.

### CONDITION

**SAFETY ALERT.** There is rust and corrosion in the burner area, this may indicate failure of the heat exchanger or other components and may lead to system failure and a potential safety concern.



**NEEDS ATTENTION.** The system is very old (likely original) and has been in the building for a long time. While is still working at this time, the system 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.

## GAS CONNECTION

**SAFETY ALERT.** The flexible gas line passes through the outside wall of the furnace as it feeds the gas to the unit. Flexible gas lines are not supposed to pass through any walls for safety reasons and it should be a rigid metal line until it passes out of the furnace so there is no danger of it being damaged.



flexable gas line

## THERMOSTAT

**PRESENT:** I operated the thermostat during my operation of the system, to verify that heating and/or cooling functioned. It is beyond my inspection to operate every aspect of the thermostat.

## COMBUSTION AIR

A combustion air source was observed. Testing for proper combustion air vents or openings in the appliance location are beyond a general visual inspection, they are merely noted as being present. This would have to be further evaluated by a qualified contractor to determine adequacy.

## VENTING:

**SAFETY ALERT.** The furnace vent line goes into piping made of older materials. Most manufacturers specify that a new metal vent pipe be installed when the new furnace is installed. This older piping can allow condensation to run back into the furnace causing it to rust prematurely or not vent properly.

This condition should be further evaluated by a qualified contractor and corrected as needed/required.



Old transite ducting

## AIR FILTER-RETURN AIR DUCTING

**NOT ACCEPTABLE.** There is no filter. This is necessary component to keep the air in the house and the unit clean.

## DUCTING



Ducting insulation

**SAFETY ALERT.** The insulation on the outside of many of the ducts in the attic is a material that is usually found to contain asbestos. It would have to be tested in a laboratory to confirm if it is asbestos or not. Ideally this ducting would be replaced. Further evaluation of this ducting is recommended to determine its true condition.

Other ducting is damaged and smashed in areas of the attic with worn out insulation.

## COOLING

LOCATION: The air conditioning condenser is located in the rear yard.



## TYPE

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

## SYSTEM CONDITION

**NEEDS ATTENTION.** There is less than the expected amount of cooling inside, the system should be professionally evaluated and repaired

The A/C system is old and at the end of it's efficient / effective life, it is expected it will need to be replaced.

## CONDENSATE LINE

**NEEDS ATTENTION.** There is no secondary condensate line installed. All air conditioning type systems remove a degree of moisture from the air which is then collected in some manner and must be drained safely to prevent damage.

There is supposed to be a main condensate line to do this and a back up line as sometimes the primary line becomes blocked or fails. The secondary backup line is missing.

## ELECTRICAL DISCONNECT

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

# COOLING

## TYPE



There are several air conditioning is a window / wall style units. ( One in each bedroom and in the office)

These are not tested as part of this inspection

According to the current tenant they are functioning.

## 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.



# HVAC RECOMMENDATIONS

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

It is expected that when the specialist evaluates the system/s 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.

The system is likely in need of replacement.

# 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/repaired and need to be regularly cleaned and maintained.

## ATTIC

### ACCESS TO ATTIC

There is an attic access in the hallway.

### AREA OF ATTIC



There is 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

Based on my access I discovered no areas of significant concern.

### ATTIC CONDITION

**NEEDS ATTENTION.** The attic has parts of wood shingles in it. This apparently occurred when the old wood roof was removed and pieces of it fell in the attic and were not removed.



### ATTIC VENTILATION

**PRESENT.** Ventilation was observed. It is beyond this inspection to determine the adequacy of this ventilation.

## ATTIC INSULATION

### INSULATION

**PRESENT.** There is insulation within the attic. It is beyond this inspection to determine the adequacy of building insulation or to determine whether or not it meets current standards. Please consult a specialist for more information.

### INSULATION CONDITION

**NEEDS ATTENTION.** The insulation is older and likely no longer meeting its original standard.

## ROOF



## ROOF STYLE

The roof is a sloped type with a pitch.

## TYPE OF ROOFING MATERIAL

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

## ROOF ACCESS

The roof was walked on for inspection.

## ROOF COVERING STATUS

**NEEDS ATTENTION.** On the main house roof, the ridge caps installed at the peak of the roof are worn out and falling apart. These typically do not last as long as the rest of the roof and have to be replaced while the rest of the roof may still be in working condition. This roof is currently at that stage and the ridge caps need replacement and the rest of the roof serviced and maintained as needed.

**NOT ACCEPTABLE.** On the garage, the right side roof is worn out and falling apart in areas.



Ridge caps

## EXPOSED FLASHINGS

### CONDITION

**PRESENT.** Flashings are somewhat hidden by surface materials. Based on my limited observation I discovered no apparent issues with the flashings. It is however not possible during a general visual inspection to determine how well the flashings will perform during all conditions.

## GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

### GUTTER CONDITION

**NEEDS ATTENTION.** This house does not have a gutter and downspout system to take the roof water off and away. While this is not required, it is desirable to control and direct the water away from the foundations and improve site drainage.

## ADDITIONAL ROOF INFORMATION

**It was not raining at the time of my inspection.** 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 observed under wet conditions and how it performs in these conditions 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/s be fully evaluated by a qualified roofer so that any needed repairs/corrections or replacements can be performed to ensure a properly installed roof system. This investigation of the roof 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 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.

# 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:



## CRAWL SPACE

**NOT ACCEPTABLE.** There are areas of excessive damp soil under the house. This is near the crawl space opening and along the front side of the crawl space.



Damp area near the crawl space opening

## RAISED FOUNDATION



Cracks & patching

**NEEDS ATTENTION.** The concrete foundation has cracking with some settlement in areas, such as at the stem wall between the kitchen and hallway. This also includes some cracks that have been repaired in the past. A further evaluation should be done to determine what course of repairs may be necessary and if the past repairs were done correctly. This could be obtained from a structural engineer or foundation specialist.

It is advised to check that permits for the past repairs were signed off for the work.



**NEEDS ATTENTION.** There is white staining and powder that may be efflorescence, indicating moisture in / through the foundation. This can damage any steel 'rebar' in the foundation and is not ideal. Consult with a grounds drainage specialist regarding this.

#### FOUNDATION BOLTING

**PRESENT.** The structure has anchor bolts attaching the framing of the building to the concrete foundation to prevent movement in case of seismic activity.

#### FLOOR FRAMING

**NEEDS ATTENTION.** There is water staining and some wood deterioration under the bathroom. Consult with the structural pest control report for more information.





## POSTS AND PIERS



Non- standard bracing.

**NEEDS ATTENTION.** A number of pieces of wood such as shims or bracing being used in place of a single support post in areas. These tend to fall out during seismic activity and are not attached to each other or the framing of the structure.

## FOUNDATION VENTS

**NEEDS ATTENTION.** There are not many vents on the exterior foundation for air circulation in the crawl space. Venting is important to allow the space to dry. It may be desirable to add additional openings or powered vent fans.

## ADDITIONAL FOUNDATION INFORMATION

### CRAWL SPACE COMMENTS



past flooding.

**NEEDS ATTENTION.** The crawl space has indications in the ground under the building that water has entered and flowed through the crawl space in the past.

It is advised to consult with a qualified drainage specialist for more information and further evaluation of this condition.

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.

## FOUNDATION RECOMMENDATIONS

**MOISTURE:** Any sources of moisture intrusion should be determined and corrected.

# 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

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

### WALKWAYS

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

### FRONT PORCH AND STEPS

**NEEDS ATTENTION.** There are areas of the front steps that are missing bricks and should be repaired.



## PATIO



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

## GROUNDS-STEPS/STAIRS

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

## LANDSCAPE/PERIMETER

### LANDSCAPING



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

## SITE TYPE

Flat site.

## DRAINAGE

**NEEDS ATTENTION.** The site is a relatively flat site, it is expected that there will be some areas where water will pool during rainy periods, such as at the back corner of the property.

There is dampness in the crawl space that may be drainage related.



## WALLS/FENCING

### PROPERTY WALLS, FENCES & GATES



**Dirt to wood contact & fencing issues**

Evaluation of property walls, fencing and gates are excluded from the CREIA inspection and standards. Although this area is beyond the scope of this inspection, as a courtesy I have noted the following:

**NEEDS ATTENTION.** The wood fencing is sitting in dirt. This is dirt to wood contact which will promote deterioration to the wood and wood destroying organisms.

There is also a dilapidated wood fence which should be removed. This can also attract wood destroying organisms.

Consult with a pest control specialist regarding this.

**NEEDS ATTENTION.** There is a concrete wall along the side of the property. Consult with the property owner to determine who is responsible for this wall.

The concrete block walls are cracked and displaced in areas, they will not have their intended strength and may need repairs by a mason.



## 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.

The BBQ equipment, etc is not evaluated as part of the home inspection. According to the tenant the barbecue & sink assembly belongs to them and not the property.



Barbecue & sink assembly

## GROUNDS RECOMMENDATIONS

**DRAINAGE:** It is my recommendation that a drainage specialist examine the site and perform all needed corrections.

# GARAGE - CARPORT



The property has a detached garage/parking structure.

## ROOF



### ROOF STYLE

The roof is a sloped type with a pitch.

### TYPE OF ROOFING MATERIAL

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

### ROOF ACCESS

The roof was walked on for inspection.

## ROOF COVERING STATUS

**NOT ACCEPTABLE.** There is apparent fire damage to the right side of the roof. This should be further evaluated by a roofing specialist.



## GARAGE FLOOR

### CONDITION

**NOT ACCEPTABLE.** There are an excessive amount of stored items in the garage that are limiting a full visual inspection.

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

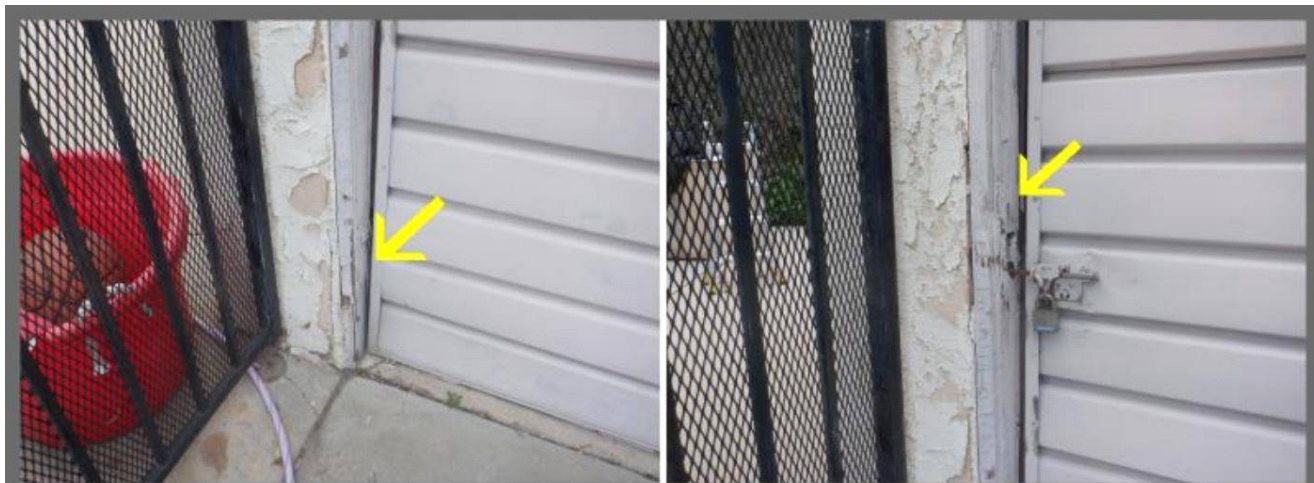
## GARAGE DOORS

### TYPE

The garage door is a one piece metal door.

### CONDITION:

**SERVICEABLE.** The garage door appeared to be in functional condition at the time of inspection.



Door jamb & frame

**NEEDS ATTENTION.** There are areas of the garage door jamb that are deteriorated. Consult with a pest control specialist regarding this.



**HARDWARE**

**NOT ACCEPTABLE.** The left spring for the garage door is broken and the door is unsafe to use. This will need to be replaced.



**Door spring**

**GARAGE INTERIOR**

**CONDITION**

**NOT ACCEPTABLE.** There are stored items in the garage that limit the ability to do a full visual inspection.



**Cluttered interior**

**NEEDS ATTENTION.** There is some moisture staining noted in the tarpaper, such as under the sink.



**Sink with non-standard drain.**

There is a sink in the garage

**NEEDS ATTENTION.** There is a nonstandard hose line used as a drain.

This is likely a "grey" water drain system that is not approved.

## GARAGE EXTERIOR

### MATERIAL

The exterior garage covering is stucco.

## CONDITION



**Deterioration & splatter marks**

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

The water from the roof appears to be splattering the exterior of the building. This can cause deterioration and / or damage and moisture intrusion. There should be gutters on the roof.

# 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, with some Vinyl siding.

## CONDITION



**NEEDS ATTENTION.** The stucco has minor peeling and some deteriorated in areas near the level of the soil, such as at the front and left side of the building.

There is typical cracking in the exterior stucco, such as where the office addition attaches to the building.



**NEEDS ATTENTION.** The siding is warped and detaching from the side of the building in areas, such as at the front.

The section of siding at the right front corner is cracked and detaching from the stucco.

## EXTERIOR WINDOW SURFACES

**MATERIAL**

The exterior window surface is wood.



**CONDITION**



wood damage to window frames

**NEEDS ATTENTION.** There are areas of damage to the exterior of the windows. Consult with a pest control specialist regarding this.

**EXTERIOR DOOR SURFACES**

**MATERIAL**

There are wood exterior doors.

**CONDITION**

**NEEDS ATTENTION.** There are areas of weather beaten wood, such as with the front door.

**EXTERIOR TRIM**

**MATERIAL**

The exterior trim surface is wood.

## CONDITION



**NEEDS ATTENTION.** The trim has areas of damage, It is recommended that a structural pest control operator fully evaluate the properly and perform all needed repairs.

## PATIO COVER/TRELLIS

### TYPE

The patio has a roofed cover.



## CONDITION



**NEEDS ATTENTION.** There are areas of damage to the wood framing.

It is advised to consult with the qualified specialist for more information and further evaluation of this system.

## CHIMNEY:

LIVING ROOM.



### MATERIAL:

This is a metal chimney within a chase.

### 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:**

**PRESENT.** A spark arrester/rain cap system is installed. It is beyond this inspection to determine the adequacy of this design to perform its function. For more information, consult with a qualified fireplace/chimney inspector.

## **ADDITIONAL EXTERIORS INFORMATION:**

**DEFERRED MAINTENANCE:** The exterior of the building has general deferred maintenance and shows signs of wear and tear.

# 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

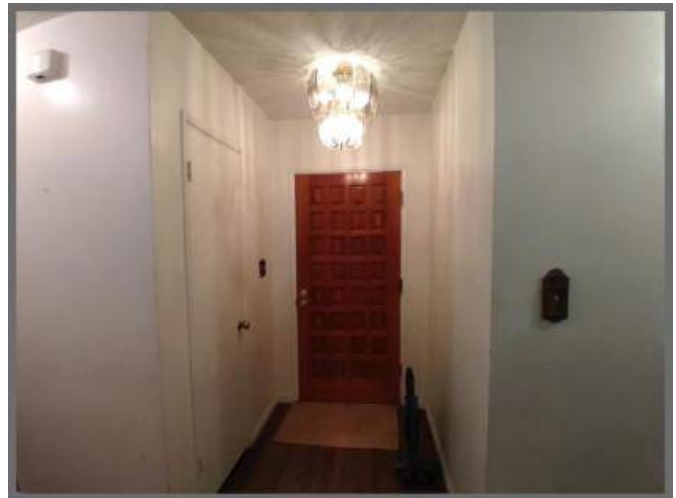
**There are areas of textured ceilings (acoustic) in the building, these may contain asbestos but samples would have to be tested in a certified laboratory to determine if this was in fact the case.**

**There are several signs of moisture intrusion in the building, such as in the bathrooms. This is viewed as a concern and should be pursued so that all active sources of moisture entry are corrected.**

## 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.



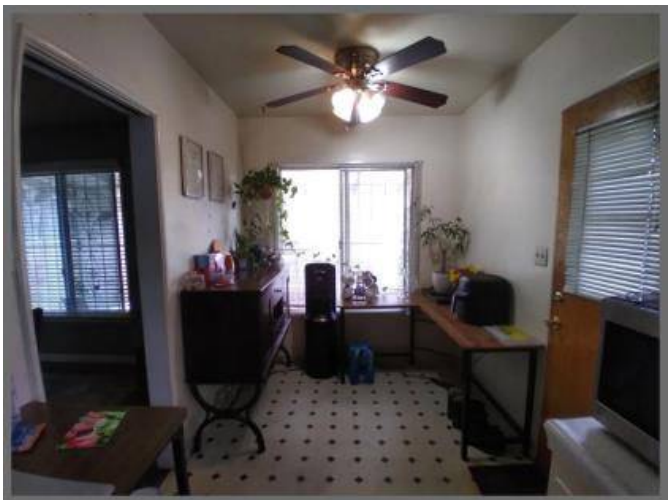
## DINING AREA

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



## BREAKFAST AREA

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



OFFICE/DEN

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

**This appears to be an addition to the original structure. It is advised to check that permits were signed off for the work.**



HALLS



Cracks & rough patching

**NEEDS ATTENTION.** There are areas of stress cracks in the walls and ceilings.

## BEDROOMS

### MASTER BEDROOM



**NEEDS ATTENTION.** There are areas of patching and apparent repairs on the wall surfaces, such as at the window frame. Consult with the seller regarding this.



### SECOND BEDROOM



**NEEDS ATTENTION.** There are areas of stress cracks in the ceiling.



### THIRD BEDROOM

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



## DOORS

### MAIN ENTRY DOOR CONDITION

**SERVICEABLE.** The main entry door was found to function at the time of inspection. Typical wear is noted.

### OTHER EXTERIOR DOOR(S) CONDITION

**SERVICEABLE.** The exterior doors were found to function at the time of inspection. Typical wear is noted.

### INTERIOR DOORS CONDITION

**NEEDS ATTENTION.** The door to the office/ den is broken and will need repair.

The interior doors do not always work well and are out of adjustment, such as with the door to the hallway from the laundry. They would need adjustments to operate properly.

## WINDOWS

CONDITION

**NEEDS ATTENTION.** There is moisture damage noted in the window frame of the hallway bathroom.

The windows do not work well and are generally difficult to operate. They will need adjustments/repairs to operate properly.



**NOT ACCEPTABLE.** The security fire egress bars/ window in the master bedroom is blocked by a window A/C unit. This window is no longer open-able for emergency exit, this is a requirement and a safety hazard if they cannot be used for egress in a fire emergency.

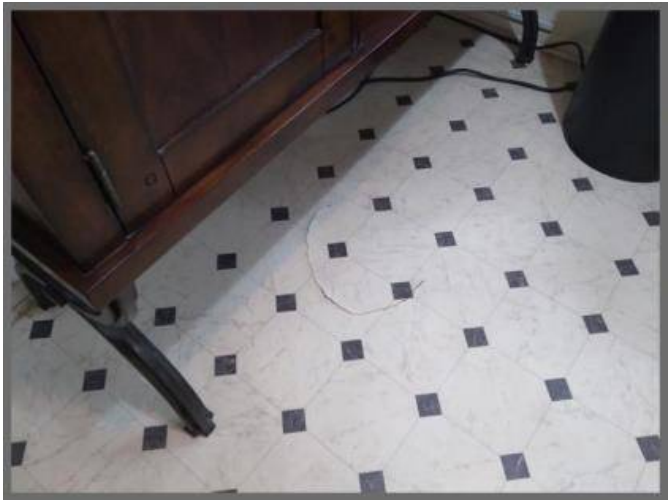


**NOT ACCEPTABLE.** The master bedroom window dose not meet the current emergency fire exit standards which require a second escape route out of an open-able window with the window sill no higher than 44 inches, and large enough for a fireman to safely climb through (over 5 square feet of space).

## FLOORS

## GENERAL CONDITION

**NEEDS ATTENTION.** The linoleum is worn or damaged in areas, such as in the breakfast area.



## FLOORING CONDITION

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.

There are areas where the flooring is sloping and not level, such as in the hallway, kitchen and living room.

## 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 a gas log lighter installed in it.

### FIREBOX CONDITION

**PRESENT.** Determining the condition of the fireplace and respective flue/chimney is beyond a generalist inspection. This is a specialty item and should be properly evaluated by a fireplace and chimney specialist.

Generally, the fireplace is covered at the back and sides within a chase or the wall framing of the house. These areas are not accessed during a general visual inspection and hence are beyond the



scope.

It is recommended that a full evaluation of this system be performed at this time.

#### FLUE

**The majority of the fireplace chimney 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:

**PRESENT.** Gas exited the "log lighter" at the time of inspection. The gas line system is not part of my inspection. The detection of leaks is not performed.

#### 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:

**PRESENT.** A screen is present. A screen is usually required for a fireplace opening, since it is intended to help prevent items from entering and exiting the fireplace during operation.

# 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.** The kitchen linoleum flooring is worn and lifting in areas.

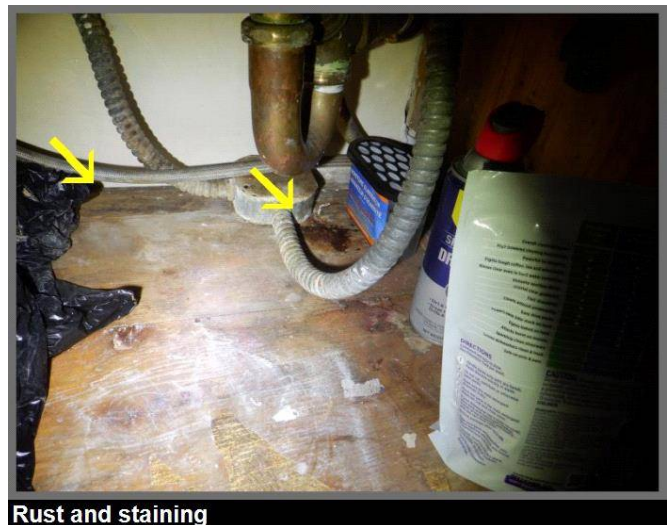


## COUNTERS

**SERVICEABLE.** The general condition of the counter tops appears serviceable. Typical wear is noted.

## CABINETS

**NEEDS ATTENTION.** There is moisture / rust staining to the shelf area under the kitchen sink. Consult with a moisture mold specialist regarding this.



Rust and staining

## KITCHEN SINK

### CONDITION

**SERVICEABLE.** The sink surfaces appear serviceable with no apparent damage.

## FAUCET

**NOT ACCEPTABLE.** The kitchen faucet leaks at the base of the spout.



## 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:

**PRESENT.** The unit turned on at the time of inspection. It was not run through a cycle, therefore I did not determine how well it functioned nor did I determine how well the dishwasher actually cleans the dishes. No warranty or representation is given as to the workability of this unit.

## COOKTOP TYPE

The kitchen has a gas cooktop.

## COOKTOP

**SERVICEABLE.** The cooktop functioned at the time of inspection. The stove is operated simply by turning the burners on and observing whether or not they turned on. Determining the accuracy of the settings is not part of this inspection.

Determining the condition of all the "functions and settings" is also not part of this limited inspection.

## OVEN TYPE

The kitchen has a double gas oven.

## OVEN

**SERVICEABLE.** The oven functioned at the time of inspection. The oven is operated simply by turning the unit on and observing whether or not it functioned. Determining the accuracy of the settings is not part of this inspection.

Determining the condition of all the "functions and settings" is also not part of this limited inspection.

## VENTILATION FAN

**PRESENT.** The fan operated at the time of inspection. It is beyond this inspection to determine the condition of the venting or to determine whether or not the venting has been installed correctly. No light does not work well.

## LAUNDRY



### CLOTHES WASHER HOOKUPS

**PRESENT.** There are washer connections present, they are not tested. The washer is also not operated or tested.

### TYPE OF CLOTHES DRYER HOOKUPS

The laundry area is provided with a gas connection for the dryer.

### CLOTHES DRYER HOOKUPS:

**PRESENT.** There are dryer connections present. They are not tested and the washer operated or tested.

### DRYER VENT DUCT

**PRESENT.** A dryer vent connection was noted. It is beyond this inspection to determine the adequacy or condition of this vent since this vent is concealed within the framing of the building.

### LAUNDRY AREA

**NEEDS ATTENTION.** There is no 'drip pan' under the washing machine as is currently recommended to prevent leaks from damaging the floor.

# 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.

## BATHROOM

### MASTER BEDROOM:

**This appears to be an addition to the original structure. It is advised to check that permits were signed off for the work.**



### WALLS AND CEILING

**NEEDS ATTENTION.** There is some rough patching and apparent repairs in the walls such as near the door and over the mirror. They're also appears to be peeling paint showing through the current paint consult with the seller regarding the history of this.





**NEEDS ATTENTION.** There is what appears to be damaged to the wood paneling at the wall near the tub. Consult with the seller regarding the history of this. It would also be advised to have a moisture mold specialist further investigate this area.

#### FLOORING

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

#### COUNTERS

**NEEDS ATTENTION.** The seal between the sink and counter is deteriorated and may leak, this should be repaired and sealed.

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

#### CABINETS

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

There are personal items limiting view and access.

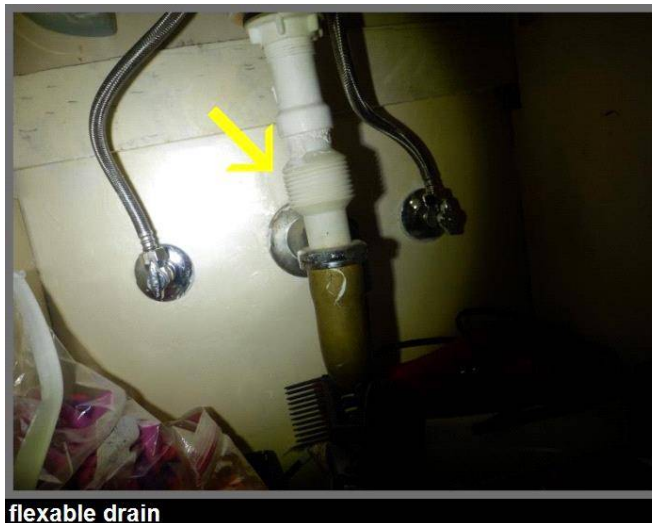


#### SINKS

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

## SINK DRAIN

**NEEDS ATTENTION.** A flex drain connector has been installed below the sink. Only a smooth inner wall drain line is supposed to be used in this case.



## 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

**NEEDS ATTENTION.** The mirrors are deteriorated in areas.

## BATH VENTILATION

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

## TUB / SHOWER COMBO

**PRESENT.** This bathroom has a tub/shower installation. Since much of the unit is covered or hidden from view when installed it is beyond this inspection to determine whether or not proper moisture barriers or flashings have been implemented.

## TUB FIXTURES

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

## SHOWER FIXTURES

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

## SHOWER / TUB DIVERTER

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

## SHOWER WALLS

**NEEDS ATTENTION.** The seal at the tub/tile connection is deteriorated and should be resealed.

## SHOWER ENCLOSURE

**SAFETY ALERT.** The doors are not fixed in the track and swing back and forth this can potentially be a hazard if they fall out of the track.

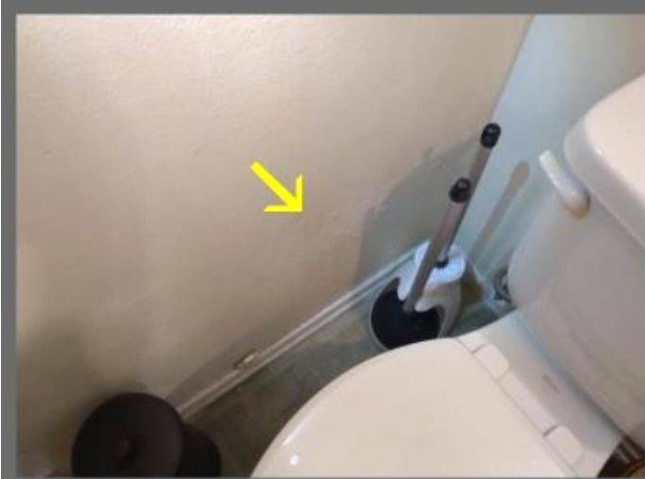


# BATHROOM

## HALLWAY:



## WALLS AND CEILING



Damage & rough patching.

**NEEDS ATTENTION.** There are areas of moisture damage & rough patching to the walls, such as around the toilet.

## FLOORING

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

## CABINETS

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

**There are personal items limiting view and access.**

## SINKS

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

## SINK 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.

#### 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

**NEEDS ATTENTION.** The mirrors are deteriorated in areas.

#### SHOWER FIXTURES

**NEEDS ATTENTION.** The shower head leaks at the connections.



#### SHOWER WALLS

**PRESENT:** The surfaces of the shower walls appeared in serviceable condition. However, it is beyond this inspection to determine if the shower walls leak or if the shower walls have been constructed appropriately.

#### SHOWER ENCLOSURE

There is a shower curtain for an enclosure.

## BATHROOM HEATER

There is a working electric wall heater in the bathroom.

**SAFETY ALERT.** There is a towel bar near and over the electric heater, if used this poses a risk of fire.



# 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: \_\_\_\_\_

Inspection Date: \_\_\_\_\_

Inspection Address: \_\_\_\_\_

**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 \_\_\_\_\_