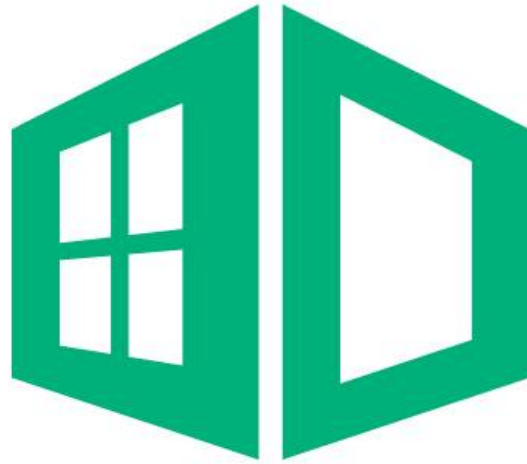


REAL ESTATE INSPECTION REPORT



LARocca
INSPECTIONS

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3540 N Knoll Dr, Los Angeles, CA 90068

DATE OF INSPECTION: Friday, September 12, 2025

INSPECTION TIME: 3:00 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.

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DEFINITIONS of TERMS

NOT ACCEPTABLE. It is the inspectors opinion that this item is either not functioning properly, is very old, damaged, in significant need of repairs, etc or is a clear safety hazard. Further evaluation and/or repairs/correction are needed and potential replacement. 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.

It should be noted that items such as soap dispensers or sink stoppers, etc are not necessarily called out as "not acceptable" when not operating or damaged since this is not the focus of our inspection.

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 or may not be functioning properly, is in need repairs or appears to be at or near the end of its service life. Further evaluation and/or repairs/correction are needed and potential replacement. 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, wiring, water supply & 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.

PLEASE BE ADVISED: The term used in front of the descriptive text in the report is subjective. One inspector may call out an item as **NEEDS ATTENTION** , while another may use **NOT ACCEPTABLE**. Both suggest an item that is in need of action, correction or further evaluation. The main intent of this report is to indicate the item so that you are aware of it, the focus is not on the exact term preceding the statement of condition.

If a specific term is not given for a particular item, then the statement given would indicate the items condition or would be informational.

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 condensed 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 advised that you follow the recommendations listed below and under each section of the report. This would include obtaining the consultation of a specialist, where needed.

PLUMBING

WATER LINES

WATER SUPPLY CONDITION

NEEDS ATTENTION. There is staining/corrosion on the pipes that appears to be soldering acid that was not removed. This can cause premature wear and failure. crawl space areas.

HOSE FAUCETS

SAFETY ALERT. There is no back flow preventer for the hose faucets. This can allow contaminated water to back flow into the potable water supply. This is a potential health and safety issue.

WASTE LINES

WASTE LINE CONDITION

NOT ACCEPTABLE. There are areas with significant rust and deterioration, with rust blisters on the exterior of the lines. These may seep and leak or could break in the future and allow for flooding under the building.

These sections of lines have essentially failed. A plumbing specialist should evaluate the waste line system fully to determine the extent of needed repairs and/or replacement. Such as in the crawl space.

NEEDS ATTENTION. SAFETY ALERT. There is a section in the waste line system that is not sealed. This allows for the escape of sewer gases into spaces not intended for that purpose. Such as for the laundry injection pump in the garage.

ADDITIONAL WASTE LINE INFORMATION

The property may be on a septic system. This type of system is beyond the scope of this inspection. It is advised to have a specialist in this field examine and certify the system.

RECOMMENDATIONS

EVALUATION/REPAIR. Repairs and/or further evaluation are needed to the

waste line system at this time.

GAS SYSTEM

GAS PIPING CONDITION

NEEDS ATTENTION. There are areas of rusty and deteriorated gas piping on the property. Such as at the gas meter and furnace lines.

WATER HEATER

LOCATION CONDITION

NEEDS ATTENTION. There is a drip pan under the water heater but there is no drain line attached to direct the water to an appropriate location.

COMBUSTION AIR

NEEDS ATTENTION. The water heater does not have sufficient air to properly combust the natural gas it is burning and has no observable vents, with the garage door closed. Generally, one vent needs to be high and one low. Each vent is supposed to have a minimum of 50 square inches of air flow (and sometimes this is required to be more). Consult with a qualified specialist for more information.

EXPANSION TANK

NEEDS ATTENTION. The hot water Expansion tank is not strapped/secured.

WATER HEATER STRAPPING

SAFETY ALERT. The water heater is not secured properly to prevent rocking and movement and potential water or gas leaks. It is a state requirement that this water heater be properly strapped and secured. One Block is not sufficient to hold the water heater secure. And the water heater is not secured to the block.

WATER HEATER SUPPORT

SAFETY ALERT. The water heater burner is not raised 18 inches above the floor. This is considered unacceptable (when installed in a garage environment) and a safety requirement to reduce the risk of fire, such as from spilled gasoline or other flammable gases.

TEMPERATURE/PRESSURE RELIEF VALVE

NEEDS ATTENTION. The temperature/pressure relief valve line has non-heat resistant plastic piping in the line, it must be metal or approved material so it does not melt and/or malfunction.

VENTING:

NEEDS ATTENTION. The vent pipe is wrapped with tape in areas. The tape should be removed. The joint connections are not visible and cannot be inspected for proper connection. Tape should not be necessary for joint connections. Screws for single wall and locking rings for dual pipe should suffice.

Most of the venting system is concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting or its ability to function.

RECOMMENDATIONS

EVALUATION/REPAIR. Repairs and/or further evaluation are needed to the water heater at this time.

ELECTRICAL

MAIN ELECTRICAL

MAIN ELECTRICAL CONDITION

NEEDS ATTENTION. SAFETY ALERT. The electrical meter is not well supported and is leaning toward the power pole.

AMPERAGE ADEQUACY

It is beyond this inspection to determine whether or not the available amperage of this panel is adequate for your needs. Consult with a qualified plumber for more information.

MAIN PANEL CONDITION

NOT ACCEPTABLE. This is an FPE Federal Pacific brand panel and breakers. This brand of breakers appears to have significant flaws that increases the risk of failure. They tend to fail to trip off, increasing the risk of wire overheating and shock / fire hazard. The breakers tend to malfunction at the panels creating arcing, disconnecting, falling out etc. This system should be fully evaluated by an electrical specialist who will likely recommend the panel and breakers be replaced.

The panel cover is missing inside the electrical box and the live wiring and circuits are exposed when the outside cover is opened. (Missing 'deadfront' cover)

GROUNDING SYSTEM

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

RECOMMENDATIONS

EVALUATION//REPAIR: Further evaluation and repairs to the system by a qualified specialist is recommended.

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. Upgrades are recommended. Such as the garage.

LIGHT FIXTURES

NEEDS ATTENTION. There are light fixtures that did not work. This can sometimes be a burnt out bulb. This is not determined. Bulbs are not replaced during a general visual inspection. Such as the downstairs bathroom.

BUILDING ALARM

If an alarm system is present. These are not part of this inspection. Consult with a specialist for more information.

HVAC SYSTEM/S

HEATING AND COOLING

HEATING CONDITION

NEEDS ATTENTION. The system is considered to be older (12 years old). While still working at this time, it is nearing or at the end of the expected life span.

With proper maintenance some units can exceed their expected life spans. Consult with a specialist for further information/evaluation.

GAS CONNECTION

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

THERMOSTAT

NEEDS ATTENTION. The thermostat is an older model device.

COMBUSTION AIR

NEEDS ATTENTION. The furnace does not have sufficient air when the garage door is closed to properly combust the natural gas it is burning as it has no vents into the furnace closet. It is supposed to have two vents. One vent needs to be high and one low, each vent is required to provide 50 square inches for air flow.

DUCTING

NEEDS ATTENTION. The insulation on the outside of the ducts 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. The thermostat is an older model device.

RECOMMENDATIONS

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

CONDENSER CONDITION

The Unit is older (about 10 years old). While still working at this time, it is nearing or at the end of its expected life span.

With proper maintenance some units can exceed their expected life spans. Consult with a specialist for further information/evaluation.

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

CONDENSATE LINE

NEEDS ATTENTION. The condensate line appears to be sagging and not gradually going downward towards the end of the drain point.

NOTE. NOTE. The installation of an electric sensor on the secondary drain line may be a desirable option in this case. This would turn off the A/C (or sound an alarm) in case water backs up into the secondary. This may help prevent water damage in case the main condensate drain fails. Consult with an HVAC contractor for more information.

ELECTRICAL DISCONNECT

NEEDS ATTENTION. The disconnect is old and may need to be replaced in the near future.

RECOMMENDATIONS

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

ROOF/ATTIC

ATTIC

ACCESS

Due to the size of the attic space it was observed from the access opening only.

ATTIC FRAMING

NEEDS ATTENTION. There are areas of staining noted to the framing lumber that may be due to roof leaks. It is not determined if the staining is from a past or current condition.

ATTIC

I had limited access to the attic space (the attic was only viewed from the entrance). Based on my ability to access the attic I discovered no deficiencies.

ATTIC VENTILATION

NEEDS ATTENTION. There did not appear to be any ventilation for the small attic.

ATTIC INSULATION

INSULATION CONDITION

NEEDS ATTENTION. No insulation is provided in the attic. In the past, insulation was not commonly installed and may not have been required at the time of construction. It is recommended to consult a specialist to determine the options for the installation of insulation for this property. Generally, it is recommended that insulation be installed for energy conservation.

ROOF

ROOF CONDITION

NEEDS ATTENTION. On the composition roof: There are areas of displaced,

damaged and deteriorated shingles. This roof appears to be near it's expected reliable service life. Consult with a qualified roofing contractor for more information regarding any needed repairs/replacement.

NEEDS ATTENTION. The shingles are cupped in areas and moisture cannot drain off easily or properly in those areas.

ADDITIONAL ROOF INFORMATION

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

EXPOSED FLASHINGS CONDITION

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

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE GUTTER CONDITION

NOT ACCEPTABLE. There are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.

DOWNSPOUT CONDITION

NEEDS ATTENTION. The downspouts do not route the water away from the building but instead deposit it next to the structure which commonly causes problems to the foundation over time. These should be extended away from the building.

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

NEEDS ATTENTION. The crawl space has debris in it, it is advisable to have this removed and the area cleaned up. Wood especially should be removed

to help prevent future infestations.

The crawl space was not tall enough to enter in areas, the current requirements are for 18 inches of space for safe access and some areas had less than this, and so were not fully seen and evaluated.

RAISED FOUNDATION

SERVICEABLE. The concrete foundation appeared in functional condition for a building of this age, based on my ability to observe and the access available. Typical wear is noted.

NOTE. 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

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

GENERAL SUGGESTIONS

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

CRAWL SPACE COMMENTS

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

The planters next to the foundation may be trapping water in them and causing the concrete of the foundation in this area to be wet during heavy rains or from sprinklers and to deteriorate over time. It is advised to ensure the planters have proper drainage to take the water away from the structure

There were rodent droppings observed under the structure. It is advised to have this condition fully evaluated by a specialist to determine the extent of their presence.

GROUNDS

HARDSCAPE/PATHWAYS

DRIVEWAY

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

NOTE. There is an automatic or electric gate. This gate was not tested as part of my inspection.

WALKWAYS

SAFETY ALERT. The walkway surfaces are uneven in areas, which can pose a trip and fall hazard.

FRONT PORCH AND STEPS

SAFETY ALERT. The front porch handrail / guardrail does not meet the current recommended standard of guardrail at 42 inches, and handrail at 36 inches.

The railings do not meet current safety standards - it is recommended that there is no space greater than four inches in any portion of the railing for child safety.

The front porch appears to have moved away from the structure slightly

PATIO

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

LANDSCAPE/PERIMETER

LANDSCAPING

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

DRAINAGE

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

WALLS/FENCING

RETAINING WALLS

NOTE: Retaining walls should be an engineered structure with permits and inspections. While I observed no defects during my inspection, it is advised to have all retaining walls evaluated by a qualified structural engineer to determine the true condition of this system.

Any information given regarding retaining walls is given as a courtesy only and does not infer an inspection of any retaining walls, either in part or full. **NOT ACCEPTABLE.** There are cracks and movement / shifting in areas of the retaining wall(s), These appear significant and further evaluation as by a geologist or structural engineer is recommended.

ADDITIONAL GROUNDS INFORMATION

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

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

This report does not include identification of property boundaries. A licensed surveyor would be the person to determine where they are,

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

GARAGE - CARPORT

GARAGE INTERIOR

CONDITION

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

NEEDS ATTENTION. There are darkened areas that may contain mold-like substances. Such as at the back wall.

The walls are stained and deteriorated in areas. It appears to be moisture related.

ADDITIONAL GARAGE INFORMATION

SOFT STORY

The building appears to have a 'soft story' condition which apparently was not modified as generally required by city standards.. This is where a living space is over a garage or carport area and the structure may not have sufficient support and bracing against lateral movement, as during an earthquake. It is recommended that this be examined by a Structural Engineer to determine if additional strengthening is necessary.

The appropriate specialist should evaluate this structure to determine whether or not structural retrofitting is required.

EXTERIOR

EXTERIOR COVERING OF THE BUILDING

CONDITION

NEEDS ATTENTION. The recommended stucco 'weep screed' flashing is not installed near the grade line to help prevent water from wicking up into the walls. Consult with a qualified specialist to determine if the installation of a weep screed would assist in moisture prevention.

The stucco has minor peeling and some deteriorated in areas near the level of the soil / hardscape, such as at the back of the bldg

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

EXTERIOR WINDOWS
SCREENS

NEEDS ATTENTION. There are missing / damaged screens.

EXTERIOR DOOR SURFACES
CONDITION

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

SCREENS

NEEDS ATTENTION. There are doors with missing / damaged screens.

EXTERIOR TRIM/FEATURES
CONDITION

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

DECK/BALCONY
DECK SURFACE CONDITION

NEEDS ATTENTION. SAFETY ALERT. The deck wood is damaged in areas.

RAILINGS

SAFETY ALERT. The railings do not meet current safety standards. It is recommended that there is no opening greater than four inches in any portion of the railing for child safety.

The guard railing is not tall enough to meet the current safety standard of 42 inch minimum height.

EXTERIOR STAIRS
CONDITION

SAFETY ALERT. The risers of the stairs have uneven heights and may be a trip hazard.

RAILINGS
CONDITION

SAFETY ALERT. There is no handrail provided for the left side stairs.

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.

FIREPLACE CHIMNEY RECOMMENDATION

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

INTERIORS

ROOMS

LIVING ROOM

NEEDS ATTENTION. There are areas of patching and apparent repairs on the wall / ceiling surfaces. The seller / owner should be asked the history of these repairs.

There are areas of stress cracks in the walls

There is some deterioration at the lower rear wall at the left of the double door that may be due to moisture.

BEDROOMS

MASTER BEDROOM

NEEDS ATTENTION. There are areas of moisture stains / paint peeling on the ceiling / upper wall.

DOORS

MAIN ENTRY DOOR CONDITION

NEEDS ATTENTION. The front door is out of adjustment and needs repair to operate properly, it is sagging and rubbing the threshold.

OTHER EXTERIOR DOOR(S) CONDITION

The exterior doors are out of adjustment and will need repairs to operate properly, such as at the master and dining room.

INTERIOR DOORS CONDITION

SAFETY ALERT. There are panes of glass (sliding closet doors) that are within 18 inches of the floor. In newer construction it is sometimes required that the glass be a tempered type of safety glass. Such as from the second bedroom

NEEDS ATTENTION. The master bedroom door is damaged.

Some of the door hardware does not work well and latch properly. They will need

some adjustment to operate properly. Such as at the third bedroom bathroom.

FLOORS

FLOORING CONDITION

NEEDS ATTENTION. The flooring is cupped / warped and separated in areas, this is usually due to moisture. It usually will not go back to its original position and be completely flat with refinishing. Such as in the living room by the rear door.

STAIRS & HANDRAILS

STAIR CONDITION:

NOT ACCEPTABLE. The step riser mirroring is cracked in areas.

HANDRAIL CONDITION:

SAFETY ALERT. The space between the rails is greater than is currently recommended for child safety. The railing currently should not have any space greater than four inches in any portion of them. this is not a mandatory upgrade at the time of sale, though we do note it for your information

These rails form a 'ladder' and can tempt children to climb them.

FIREPLACE/WOOD BURNING DEVICES:

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

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

FIREBOX CONDITION

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

FLUE

The majority of the fireplace 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".

GAS LOG/LIGHTER:

NOT ACCEPTABLE. Where the gas line enters the firebox there is a gap that is not sealed, this can allow heat and fire into the wood framing behind the firebox. This gap needs to be sealed. It is typically an inexpensive repair to fill and seal this opening with approved heat rated caulk.

COMMENTS/RECOMMENDATIONS:

SERVICE/EVALUATION: A full evaluation of the fireplace system and service is recommended by a qualified specialist.

KITCHEN - LAUNDRY

KITCHEN AREA
COUNTERS

NEEDS ATTENTION. There are cracked areas of counter top.

CABINETS

NEEDS ATTENTION. The cabinet doors need adjustment to work properly.

KITCHEN SINK
CONDITION

NEEDS ATTENTION. There are areas of chipped porcelain on the sink.

KITCHEN APPLIANCES
GARBAGE DISPOSAL

SAFETY ALERT. There are exposed electrical wires connecting the garbage disposal. These should be repaired for safety.

DISHWASHER:

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

COOKTOP

NEEDS ATTENTION. The cooktop is an older model appliance.

OVEN

NEEDS ATTENTION. The oven is an older model appliance.

VENTILATION FAN

NOT ACCEPTABLE. The range hood exhaust duct is made of aluminum corrugated material, this is not recommended as it can trap grease. It should be smooth wall steel ducting.

NEEDS ATTENTION. The unit is older.

LAUNDRY

CLOTHES WASHER HOOKUPS

NEEDS ATTENTION. SAFETY ALERT. The washer drains into a small ejection pump that is not vented to the exterior of the bldg.

CLOTHES DRYER HOOKUPS:

NEEDS ATTENTION. A gas clothes dryer in a garage is required to be raised so that the clothes dryer burner is 18 inches above the garage floor.

BATHROOMS

BATHROOM

MASTER BEDROOM:

SINKS

NEEDS ATTENTION. The bathroom sink stopper is missing.

SINK DRAIN

NOT ACCEPTABLE. The sink drain is badly rusted and ready to be replaced in areas.

MIRRORS

NOT ACCEPTABLE. The mirrors are cracked.

BATH VENTILATION

NEEDS ATTENTION. The grill is dusty and needs cleaning.

SHOWER / TUB DIVERTER

NEEDS ATTENTION. The shower diverter control does not work correctly, some of the water is still going to the tub, and most to the shower.

BATHROOM

SECOND BEDROOM:

SINKS

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

TOILETS

SAFETY ALERT. The toilet seat is loose and should be repaired.

MIRRORS

NEEDS ATTENTION. The mirror is damaged.

SHOWER / TUB DIVERTER

NEEDS ATTENTION. The shower diverter control does not work correctly, some of the water is still going to the tub, and most to the shower.

BATHROOM

THIRD BEDROOM:

SINK DRAIN

NOT ACCEPTABLE. 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.

TOILETS

NEEDS ATTENTION. SAFETY ALERT. The tank top on the toilet is cracked.

BATH VENTILATION

NEEDS ATTENTION. The grill is dusty and needs cleaning.

SHOWER WALLS

NEEDS ATTENTION. There are cracked tile in the shower.

SHOWER ENCLOSURE

SAFETY ALERT. The shower enclosure is made of glass with embedded wire, which was considered 'safer' but is not safety glass and it can break creating sharp glass shards. It is strongly recommended this be replaced with tempered or other safety material before you use this shower.

INSPECTION

SIGNIFICANT INFORMATION

PROPERTY "INFORMATION"

LIMITATIONS

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

PERSONAL/STORED ITEMS: 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 INFORMATION

LACKING MAINTENANCE: The property is worn and lacking maintenance in areas. This deferred maintenance is noted specifically to the, exteriors, **DURING REMODELING/REPAIRS:** It is typical when a building is remodeled or repairs are undertaken that additional deficiencies surface that were not noted on the General inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the General visual inspection. It is recommended that additional sums be set aside for unexpected deficiencies that may be discovered during this work.

PAST WORK/REMODELING

UPGRADES: There have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections.

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

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

square footage" of a property is beyond the scope of this inspection.

ADDITIONAL INSPECTORS PRESENT

MOISTURE & MOLD: A Moisture/Mold inspector was present at the time of inspection.

SEWER LINE: A main sewer line inspector was present at the time of inspection.

INSPECTION

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

Mike Cardone.

PRESENT:

The client is the current occupant.

ADDRESS

3540 N Knoll Dr, Los Angeles, CA 90068.

INSPECTOR

Lou Fossessa.

INSPECTION DATE

Friday, September 12, 2025.

INSPECTION TIME

3:00 PM.

WEATHER

Partly Cloudy.

TEMPERATURE

70's.

BUILDING TYPE

Single Family Residence.

STORIES

Split levels.

UTILITIES STATUS

The utilities were on.

OCCUPIED

The property is occupied.

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. Water supply, gas 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 drains during normal 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, gas 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, and 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

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

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

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



PRESSURE REGULATOR CONDITION

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

SERVICEABLE. The water pressure tested at about 70 psi which is within the expected range of between 40 and 80 PSI for inside water pressure.

PRESSURE RELIEF VALVE CONDITION

PRESENT. A safety pressure relief valve is 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 visible water supply piping appears to be an upgrade and appears to be all copper but there may still be galvanized piping left that I was not able to observe. It is beyond this inspection to determine the permit status of this upgrade, nor to determine the adequacy of this installation. Copper piping is expected to last from 20 to 50 years. There are many variables so the exact lifespan cannot be predicted and in cases can be less than 20 years.

WATER SUPPLY CONDITION



NEEDS ATTENTION. There is staining/corrosion on the pipes that appears to be soldering acid that was not removed. This can cause premature wear and failure. crawl space areas.

HOSE FAUCETS

SAFETY ALERT. There is no back flow preventer for the hose faucets. This can allow contaminated water to back flow into the potable water supply. This is a potential health and safety issue.

WASTE LINES

WASTE LINE MATERIAL

The piping that takes the waste water to the sewer line system is a combination of different materials where visible (a larger portion of this system appears to be original). The piping that takes the waste water out to the sewer line system appears to have been upgraded with some newer Plastic piping in areas but there is still some of the older original lines in use in the system.

WASTE LINE CONDITION



NOT ACCEPTABLE. There are areas with significant rust and deterioration, with rust blisters on the exterior of the lines. These may seep and leak or could break in the future and allow for flooding under the building.

These sections of lines have essentially failed. A plumbing specialist should evaluate the

waste line system fully to determine the extent of needed repairs and/or replacement. Such as in the crawl space.

NEEDS ATTENTION. SAFETY ALERT. There is a section in the waste line system that is not sealed. This allows for the escape of sewer gases into spaces not intended for that purpose. Such as for the laundry injection pump in the garage.

ADDITIONAL WASTE LINE INFORMATION

The property may be on a septic system. This type of system is beyond the scope of this inspection. It is advised to have a specialist in this field examine and certify the system.



RECOMMENDATIONS

EVALUATION/REPAIR. Repairs and/or further evaluation are needed to the waste line system at this time.

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.



SEISMIC GAS SHUT OFF VALVE

PRESENT: There is a seismic safety shut off valve present. This valve is not tested or operated and is not verified for correct installation. It is only noted as being in place. For information, as desired or required, it is advised to consult a qualified plumbing contractor or the gas company 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 at the gas meter and furnace lines.

GAS PIPING NOTE

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).

WATER HEATER

The water heater is located in the garage.



LOCATION CONDITION

NEEDS ATTENTION. There is a drip pan under the water heater but there is no drain line attached to direct the water to an appropriate location.

FUEL

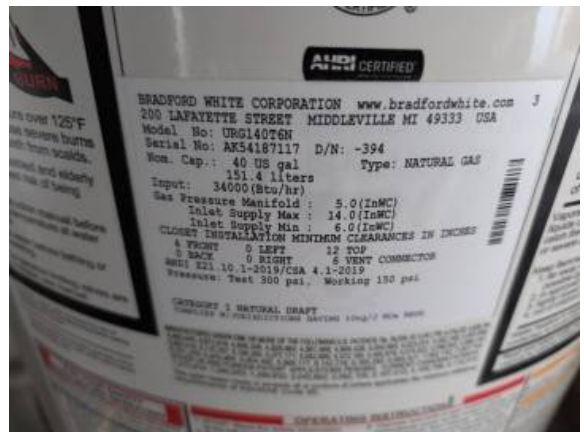
Natural Gas water heater.

SIZE

This is a 40 Gallon water heater.

AGE

It is indicated that the water heater has been installed within the last year. Water heaters have an average life span of 8 - 12 years.



WATER HEATER CONDITION

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

COMBUSTION AIR

NEEDS ATTENTION. The water heater does not have sufficient air to properly combust the natural gas it is burning and has no observable vents, with the garage door closed. Generally, one vent needs to be high and one low. Each vent is supposed to have a minimum of 50 square inches of air flow (and sometimes this is required to be more). Consult with a qualified specialist for more information.

EXPANSION TANK

NEEDS ATTENTION. The hot water Expansion tank is not strapped/secured.



WATER HEATER STRAPPING

SAFETY ALERT. The water heater is not secured properly to prevent rocking and movement and potential water or gas leaks. It is a state requirement that this water heater be properly strapped and secured. One Block is not sufficient to hold the water heater secure. And the water heater is not secured to the block.

WATER HEATER SUPPORT

SAFETY ALERT. The water heater burner is not raised 18 inches above the floor. This is considered unacceptable (when installed in a garage environment) and a safety requirement to reduce the risk of fire, such as from spilled gasoline or other flammable gases.

TEMPERATURE/PRESSURE RELIEF VALVE

NEEDS ATTENTION. The temperature/pressure relief valve line has non-heat resistant plastic piping in the line, it must be metal or approved material so it does not melt and/or malfunction.

VENTING:

NEEDS ATTENTION. The vent pipe is wrapped with tape in areas. The tape should be removed. The joint connections are not visible and cannot be inspected for proper connection. Tape should not be necessary for joint connections. Screws for single wall and locking rings for dual pipe should suffice.

Most of the venting system is concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting or its ability to function.

RECIRCULATING PUMP

PRESENT. The recirculation pump is plugged in and appears to be operating, however its effectiveness is unknown and not determined. For further information consult with a qualified plumber.

This system appears to be under the control of a timer to help prolong the life of the water piping system. Consult with a qualified plumber for more information.

RECOMMENDATIONS

EVALUATION/REPAIR. Repairs and/or further evaluation are needed to the water heater at this time.

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.

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

NEEDS ATTENTION. SAFETY ALERT. The electrical mask is not well supported and is leaning toward the power pole.





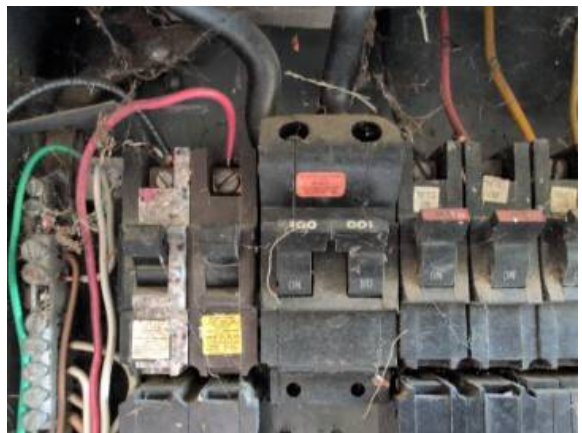
MAIN PANEL LOCATION

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



MAIN PANEL AMPERAGE

Service Amperage - 100 Amps.



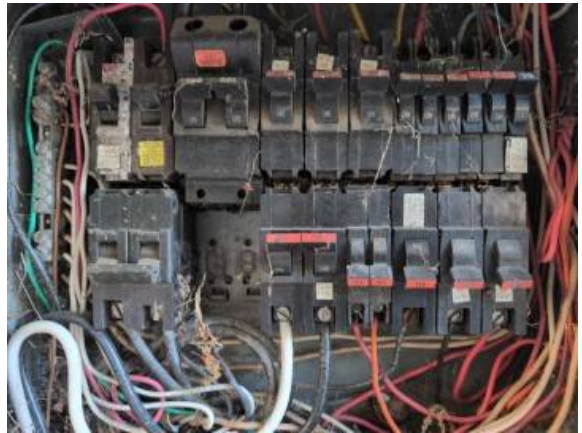
AMPERAGE ADEQUACY

It is beyond this inspection to determine whether or not the available amperage of this panel is adequate for your needs. Consult with a qualified plumber for more information.

MAIN PANEL CONDITION

NOT ACCEPTABLE. This is an FPE Federal Pacific brand panel and breakers. This brand of breakers appears to have significant flaws that increases the risk of failure. They tend to fail to trip off, increasing the risk of wire overheating and shock / fire hazard. The breakers tend to malfunction at the panels creating arcing, disconnecting, falling out etc. This system should be fully evaluated by an electrical specialist who will likely recommend the panel and breakers be replaced.

The panel cover is missing inside the electrical box and the live wiring and circuits are exposed when the outside cover is opened. (Missing 'deadfront' cover)



TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers.

MAIN PANEL CIRCUIT BREAKERS

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

GROUNDING SYSTEM

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

RECOMMENDATIONS

EVALUATION//REPAIR: Further evaluation and repairs to the system by a qualified specialist is recommended.

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

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

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. Upgrades are recommended. Such as the garage.

SWITCHES

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

LIGHT FIXTURES

NEEDS ATTENTION. There are light fixtures that did not work. This can sometimes be a burnt out bulb. This is not determined. Bulbs are not replaced during a general visual inspection. Such as the downstairs bathroom.

SMOKE ALARMS

PRESENT. Smoke alarms are noted as being present in the locations generally required. They are, however not operated or tested. This 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 consult with the local municipality to determine their requirements and to add or replace smoke alarms as needed.

BUILDING ALARM

If an alarm system is present. These are not part of this inspection. Consult with a specialist for more information.

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.

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 property, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system.

Window A/C units are usually not built in units and therefore not inspected.

HEATING AND COOLING

This system is for the entire living space.

HEATING

FURNACE LOCATION: The unit is located in the garage.



LOCATION CONDITION

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

SYSTEM TYPE

The furnace is a gas-fired forced air system.

HEATING CONDITION

NEEDS ATTENTION. The system is considered to be older (12 years old). While still working at this time, it is nearing or at the end of the expected life span.

With proper maintenance some units can exceed their expected life spans. Consult with a specialist for further information/evaluation.

GAS CONNECTION

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

THERMOSTAT

NEEDS ATTENTION. The thermostat is an older model device.

COMBUSTION AIR

NEEDS ATTENTION. The furnace does not have sufficient air when the garage door is closed to properly combust the natural gas it is burning as it has no vents into the furnace closet. It is supposed to have two vents. One vent needs to be high and one low, each vent is required to provide 50 square inches for air flow.

VENTING:

PRESENT. The visible part of this vent system appears appropriate, however most of the venting system is concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting or its ability to function.

AIR FILTER-RETURN AIR DUCTING

PRESENT. A filter was observed as present. It is beyond this inspection to determine the adequacy of this filter.

DUCTING

NEEDS ATTENTION. The insulation on the outside of the ducts 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. The thermostat is an older model device.



RECOMMENDATIONS

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

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.

CONDENSER CONDITION

The Unit is older (about 10 years old). While still working at this time, it is nearing or at the end of its expected life span.

With proper maintenance some units can exceed their expected life spans. Consult with a specialist for further information/evaluation.



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

SYSTEM CONDITION

SERVICEABLE. The system functioned at the time of inspection. No warranty is given or implied.

CONDENSATE LINE

NEEDS ATTENTION. The condensate line appears to be sagging and not gradually going downward towards the end of the drain point.





NOTE. NOTE. The installation of an electric sensor on the secondary drain line may be a desirable option in this case. This would turn off the A/C (or sound an alarm) in case water backs up into the secondary. This may help prevent water damage in case the main condensate drain fails. Consult with an HVAC contractor for more information.



ELECTRICAL DISCONNECT

NEEDS ATTENTION. The disconnect is old and may need to be replaced in the near future.

RECOMMENDATIONS

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

ADDITIONAL HVAC INFORMATION

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

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

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

ROOF/ATTIC

The report is not intended to be conclusive regarding the life span of the roofing system, its status, if it is leak free or how long it will remain in its current condition of usability. The inspection and report are based on the visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present.

It is usually not possible to determine whether or not active leakage is occurring. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guarantee, or constitute a policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. At a minimum, expect to perform minor repairs to any roof.

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

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

ATTIC

ACCESS TO ATTIC

There is an attic access in the second bedroom closet.

ACCESS

Due to the size of the attic space it was observed from the access opening only.

AREA OF ATTIC

Part of the ceilings are vaulted with no attic space.

TYPE OF ATTIC FRAMING

The attic has conventional type framing in it.

ATTIC FRAMING

NEEDS ATTENTION. There are areas of staining noted to the framing lumber that may be due to roof leaks. It is not determined if the staining is from a past or current condition.

ATTIC

I had limited access to the attic space (the attic was only viewed from the entrance). Based on my ability to access the attic I discovered no deficiencies.

ATTIC VENTILATION

NEEDS ATTENTION. There did bit appear to be any ventilation for the small attic.

ATTIC INSULATION

INSULATION CONDITION

NEEDS ATTENTION. No insulation is provided in the attic. In the past, insulation was not commonly installed and may not have been required at the time of construction. It is recommended to consult a specialist to determine the options for the installation of insulation

for this property. Generally, it is recommended that insulation be installed for energy conservation.

ROOF

ROOF STYLE

The roof is a sloped type roof with a low pitch.

TYPE OF ROOFING MATERIAL

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

ROOF ACCESS

Parts of the roof were walked on to inspect it.

ROOF CONDITION



NEEDS ATTENTION. On the composition roof: There are areas of displaced, damaged and deteriorated shingles. This roof appears to be near it's expected reliable service life. Consult with a qualified roofing contractor for more information regarding any needed repairs/replacement.

NEEDS ATTENTION. The shingles are cupped in areas and moisture cannot drain off easily or properly in those areas.



ADDITIONAL ROOF INFORMATION

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

EXPOSED FLASHINGS

CONDITION

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

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION

NOT ACCEPTABLE. There are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.

DOWNSPOUT CONDITION

NEEDS ATTENTION. The downspouts do not route the water away from the building but instead deposit it next to the structure which commonly causes problems to the foundation over time. These should be extended away from the building.



ADDITIONAL INFORMATION

NOT RAINING: 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

NEEDS ATTENTION. The crawl space has debris in it, it is advisable to have this removed and the area cleaned up. Wood especially should be removed to help prevent future infestations.

The crawl space was not tall enough to enter in areas, the current requirements are for 18 inches of space for safe access and some areas had less than this, and so were not fully seen and evaluated.

RAISED FOUNDATION



SERVICEABLE. The concrete foundation appeared in functional condition for a building of this age, based on my ability to observe and the access available. Typical wear is noted.

NOTE. 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

FOUNDATION BOLTING

PRESENT. The structure has original anchor bolts. These bolts are farther apart and smaller than current established bolting standards would dictate.

For more information, further evaluation would be needed by a foundation specialist to determine what additional upgrades could be undertaken to help increase this foundations' ability to withstand seismic activity.

FOUNDATION CRIPPLE WALLS

The cripple walls are short wood frame walls on the concrete foundation that support the floor and structural framing.

This type of building construction does not have perimeter cripple walls.

FLOOR FRAMING

PRESENT. The floor framing under the house can be hidden from view by building insulation, plumbing and electrical lines and etc. These areas are often times inaccessible as well. Our view is limited. No apparent deficiencies were discovered during my inspection. Typical wear is noted.

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

GENERAL SUGGESTIONS

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

CRAWL SPACE COMMENTS

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

The planters next to the foundation may be trapping water in them and causing the concrete of the foundation in this area to be wet during heavy rains or from sprinklers and to deteriorate over time. It is advised to ensure the planters have proper drainage to take the water away from the structure

There were rodent droppings observed under the structure. It is advised to have this condition fully evaluated by a specialist to determine the extent of their presence.

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: This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry-rot and wood

damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them.

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

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason.

Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits and barbecues are also not inspected nor is the gas to them tested or lit.

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

HARDSCAPE/PATHWAYS

DRIVEWAY

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

NOTE. There is an automatic or electric gate. This gate was not tested as part of my inspection.

WALKWAYS

SAFETY ALERT. The walkway surfaces are uneven in areas, which can pose a trip and fall hazard.

FRONT PORCH AND STEPS

SAFETY ALERT. The front porch handrail / guardrail does not meet the current recommended standard of guardrail at 42 inches, and handrail at 36 inches.

The railings do not meet current safety standards - it is recommended that there is no space greater than four inches in any portion of the railing for child safety.

The front porch appears to have moved away from the structure slightly



PATIO

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

LANDSCAPE/PERIMETER

LANDSCAPING

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

SITE TYPE

The site is a combination of flat and sloping areas.

DRAINAGE

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

WALLS/FENCING

PROPERTY WALLS, FENCES & GATES

Evaluation of property walls, fencing and gates are excluded from the CREIA inspection and standards.

RETAINING WALLS

NOTE: Retaining walls should be an engineered structure with permits and inspections. While I observed no defects during my inspection, it is advised to have all retaining walls evaluated by a qualified structural engineer to determine the true condition of this system.

Any information given regarding retaining walls is given as a courtesy only and does not infer an inspection of any retaining walls, either in part or full. **NOT ACCEPTABLE. There are cracks and movement / shifting in areas of the retaining wall(s), These appear significant and further evaluation as by a geologist or structural engineer is recommended.**

ADDITIONAL GROUNDS INFORMATION

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

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

This report does not include identification of property boundaries. A licensed surveyor would be the person to determine where they are,

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

GARAGE - CARPORT

The garage/parking is under main the building roof.

GARAGE FLOOR

CONDITION

SERVICEABLE. The garage floor slab was found in serviceable condition. There is typical wear to the surfaces and the slab.

GARAGE DOORS

TYPE

The garage door is the sectional door type.

CONDITION:

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

HARDWARE

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

OPENERS

SERVICEABLE. The garage door opener was found to be operable at this time.

GARAGE INTERIOR

CONDITION



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

NEEDS ATTENTION. There are darkened areas that may contain mold-like substances. Such as at the back wall.

The walls are stained and deteriorated in areas. It appears to be moisture related.

ADDITIONAL GARAGE INFORMATION

SOFT STORY

The building appears to have a 'soft story' condition which apparently was not modified as generally required by city standards.. This is where a living space is over a garage or carport area and the structure may not have sufficient support and bracing against lateral movement, as during an earthquake. It is recommended that this be examined by a Structural Engineer to determine if additional strengthening is necessary.

The appropriate specialist should evaluate this structure to determine whether or not structural retrofitting is required.

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.

CONDITION

NEEDS ATTENTION. The recommended stucco 'weep screed' flashing is not installed near the grade line to help prevent water from wicking up into the walls. Consult with a qualified specialist to determine if the installation of a weep screed would assist in moisture prevention.

The stucco has minor peeling and some deteriorated in areas near the level of the soil / hardscape, such as at the back of the bldg

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

EXTERIOR WINDOWS

MATERIAL

There are both wood frame and metal frame windows.

CONDITION

SERVICEABLE. The exterior surfaces of the windows were visibly acceptable. There is typical wear to the surfaces.

SCREENS

NEEDS ATTENTION. There are missing / damaged screens.

EXTERIOR DOOR SURFACES

MATERIAL

There are wood exterior doors.

CONDITION

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

SCREENS

NEEDS ATTENTION. There are doors with missing / damaged screens.

EXTERIOR TRIM/FEATURES

MATERIAL

The exterior trim surface is wood.

CONDITION

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



DECK/BALCONY

TYPE

The right deck is made of wood.

The balcony decks have tile on the surface of it.

DECK SURFACE CONDITION



NEEDS ATTENTION. SAFETY ALERT. The deck wood is damaged in areas.

RAILINGS

SAFETY ALERT. The railings do not meet current safety standards. It is recommended that there is no opening greater than four inches in any portion of the railing for child safety.

The guard railing is not tall enough to meet the current safety standard of 42 inch minimum height.

EXTERIOR STAIRS

CONDITION

SAFETY ALERT. The risers of the stairs have uneven heights and may be a trip hazard.



RAILINGS

CONDITION

SAFETY ALERT. There is no handrail provided for the left side stairs.

CHIMNEY:

LIVING ROOM.



MATERIAL:

The chimney is a metal flue pipe.

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.

FIREPLACE CHIMNEY RECOMMENDATION

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

INTERIORS

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not part of this inspection.

All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine damage/cracking to the chimney or its flue. This can only be determined by a chimney expert.

ROOMS

ENTRY

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

LIVING ROOM

NEEDS ATTENTION. There are areas of patching and apparent repairs on the wall / ceiling surfaces. The seller / owner should be asked the history of these repairs.

There are areas of stress cracks in the walls

There is some deterioration at the lower rear wall at the left of the double door that may be due to moisture.

DINING AREA

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

HALLS

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

BEDROOMS

MASTER BEDROOM



NEEDS ATTENTION. There are areas of moisture stains / paint peeling on the ceiling / upper wall.

SECOND BEDROOM

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

THIRD BEDROOM

This room is Located, Downstairs

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

DOORS

MAIN ENTRY DOOR CONDITION

NEEDS ATTENTION. The front door is out of adjustment and needs repair to operate properly, it is sagging and rubbing the threshold.

OTHER EXTERIOR DOOR(S) CONDITION

The exterior doors are out of adjustment and will need repairs to operate properly, such as at the master and dining room.

INTERIOR DOORS CONDITION

SAFETY ALERT. There are panes of glass (sliding closet doors) that are within 18 inches of the floor. In newer construction it is sometimes required that the glass be a tempered type of safety glass. Such as from the second bedroom

NEEDS ATTENTION. The master bedroom door is damaged.

Some of the door hardware does not work well and latch properly. They will need some adjustment to operate properly. Such as at the third bedroom bathroom.

WINDOWS

CONDITION

SERVICEABLE. A representative sampling was taken of the windows. Windows as a grouping are generally operational. Some adjustments may be needed.

FLOORS

FLOORING CONDITION

NEEDS ATTENTION. The flooring is cupped / warped and separated in areas, this is usually due to moisture. It usually will not go back to its original position and be completely flat with refinishing. Such as in the living room by the rear door.



NOTE. There are areas where the flooring is sloping and not level. This can be due to typical building settlement.

STAIRS & HANDRAILS

STAIR CONDITION:

NOT ACCEPTABLE. The step riser mirroring is cracked in areas.

HANDRAIL CONDITION:

SAFETY ALERT. The space between the rails is greater than is currently recommended for child safety. The railing currently should not have any space greater than four inches in any portion of them. this is not a mandatory upgrade at the time of sale, though we do note it for your information

These rails form a 'ladder' and can tempt children to climb them.

FIREPLACE/WOOD BURNING DEVICES:

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.

PREFABRICATED FIREBOX TYPE

This is a prefabricated wood burning metal fireplace with a gas log lighter installed in it.

FIREBOX CONDITION

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

FLUE

The majority of the fireplace 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:

NOT ACCEPTABLE. Where the gas line enters the firebox there is a gap that is not sealed, this can allow heat and fire into the wood framing behind the firebox. This gap needs to be sealed. It is typically an inexpensive repair to fill and seal this opening with approved heat rated caulk.

GAS VALVE:

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.

COMMENTS/RECOMMENDATIONS:

SERVICE/EVALUATION: A full evaluation of the fireplace system and service is recommended by a qualified specialist.

KITCHEN - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliances turn on. 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 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

SERVICEABLE. The general condition of the flooring appears serviceable.

COUNTERS

NEEDS ATTENTION. There are cracked areas of counter top.

CABINETS

NEEDS ATTENTION. The cabinet doors need adjustment to work properly.

KITCHEN SINK

CONDITION

NEEDS ATTENTION. There are areas of chipped porcelain on the sink.

FAUCET

SERVICEABLE. The faucet functioned at the time of inspection.

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

REFRIGERATOR

Refrigerators and freezers are not part of a general visual inspection unless they are "built-in". If information is given for "free-standing" units, it is done so as a courtesy.

GARBAGE DISPOSAL

SAFETY ALERT. There are exposed electrical wires connecting the garbage disposal. These should be repaired for safety.

DISHWASHER:

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

COOKTOP TYPE

The kitchen has a gas cooktop.

COOKTOP

NEEDS ATTENTION. The cooktop is an older model appliance.

OVEN TYPE

The kitchen has a double gas oven.

OVEN

NEEDS ATTENTION. The oven is an older model appliance.

VENTILATION FAN

NOT ACCEPTABLE. The range hood exhaust duct is made of aluminum corrugated material, this is not recommended as it can trap grease. It should be smooth wall steel ducting.

NEEDS ATTENTION. The unit is older.



MICROWAVE

There is no microwave present.

LAUNDRY

The laundry facilities are in the garage.

CLOTHES WASHER HOOKUPS



NEEDS ATTENTION. SAFETY ALERT. The washer drains into a small ejection pump that is not vented to the exterior of the bldg.

TYPE OF CLOTHES DRYER HOOKUPS

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

CLOTHES DRYER HOOKUPS:

NEEDS ATTENTION. A gas clothes dryer in a garage is required to be raised so that the clothes dryer burner is 18 inches above the garage floor.

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.

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:

WALLS AND CEILING

NEEDS ATTENTION. The wall mirroring is cracked in areas.

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable.

SINKS

NEEDS ATTENTION. The bathroom sink stopper is missing.

SINK DRAIN

NOT ACCEPTABLE. The sink drain is badly rusted and ready to be replaced in areas.



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

NOT ACCEPTABLE. The mirrors are cracked.



BATH VENTILATION

NEEDS ATTENTION. The grill is dusty and needs cleaning.

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

NEEDS ATTENTION. The shower diverter control does not work correctly, some of the water is still going to the tub, and most to the shower.

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. There is typical tile/grout wear.

SHOWER ENCLOSURE

MISS DR.

ADDITIONAL INFORMATION

The toilet is marked as the low flow type.

BATHROOM

SECOND BEDROOM:

WALLS AND CEILING

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

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable.

SINKS

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

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

SAFETY ALERT. The toilet seat is loose and should be repaired.

MIRRORS

NEEDS ATTENTION. The mirror is damaged.



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

NEEDS ATTENTION. The shower diverter control does not work correctly, some of the water is still going to the tub, and most to the shower.

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. There is typical tile/grout wear.

SHOWER ENCLOSURE

A shower enclosure is present. It is not part of this inspection to determine how well it will function during normal usage as this is a limited time inspection.

ADDITIONAL INFORMATION

The toilet is marked as the low flow type.

BATHROOM

THIRD BEDROOM:

WALLS AND CEILING

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

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable.

SINKS

SERVICEABLE. The sink surfaces appear serviceable.

SINK DRAIN

NOT ACCEPTABLE. 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

NEEDS ATTENTION. SAFETY ALERT. The tank top on the toilet is cracked.

MIRRORS

PRESENT. A mirror is present.

BATH VENTILATION

NEEDS ATTENTION. The grill is dusty and needs cleaning.

SHOWER FIXTURES

SERVICEABLE. The fixture functioned at the time of inspection.

SHOWER WALLS

NEEDS ATTENTION. There are cracked tile in the shower.

SHOWER ENCLOSURE

SAFETY ALERT. The shower enclosure is made of glass with embedded wire, which was considered 'safer' but is not safety glass and it can break creating sharp glass shards. It is strongly recommended this be replaced with tempered or other safety material before you use this shower.

ADDITIONAL INFORMATION

The toilet is marked as the low flow type.

INSPECTION STANDARDS

LIMITATIONS - EXCLUSIONS

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

GENERAL VISUAL: This is a general visual inspection, there was no destructive or intrusive testing performed. The intention of this report is to inform the client of the overall condition of the property and observable material defects therein. This report is not intended to itemize or list all the individual flaws or faults. This is not a Code Compliance report. If a code compliance report is desired please contact the appropriate specialist for more information.

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

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

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

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

Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold.

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

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

STANDARDS OF PRACTICE

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

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

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

OUR GOAL: Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. The intention is to render opinions as to the general condition of various aspects of the property. No destructive testing is performed. Stored items or furniture are not moved.

Thus the goal is not to identify every defect concerning the property but instead to focus upon the material defects and thereby put you in a much better position to make an informed decision.

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

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

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

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS

Part I. DEFINITIONS AND SCOPE

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

- A.** A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.
- B.** A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C.** *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

Part II. STANDARDS OF PRACTICE

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

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

A. Items to be inspected:

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

B. The Inspector is not required to:

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

SECTION 2 - Exterior

A. Items to be inspected:

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

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

B. The Inspector is not required to:

1. Inspect door or window screens, shutters, awnings, or security bars
2. Inspect fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to inspect systems or components
4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature

SECTION 3 - Roof Covering

A. Items to be inspected:

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

B. The Inspector is not required to:

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

SECTION 4 - Attic Areas and Roof Framing

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

B. The Inspector is not required to:

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

SECTION 5 - Plumbing

A. Items to be inspected:

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

B. The Inspector is not required to:

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

SECTION 6 - Electrical

A. Items to be inspected:

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

B. The Inspector is not required to:

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

SECTION 7 - Heating and Cooling

A. Items to be inspected:

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

B. The Inspector is not required to:

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

SECTION 8 - Fireplaces and Chimneys

A. Items to be inspected:

- Chimney exterior
- Spark arrestor
- Firebox
- Damper
- Hearth extension

B. The Inspector is not required to:

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

SECTION 9 - Building Interior

A. Items to be inspected:

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

B. The Inspector is not required to:

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

LaRocca Inspection Associates, Inc.

Inspection Contract

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

Client: Mike Cardone

Inspection Date: 9/11/2025

Inspection Address: 3540 N Knoll Dr, Los Angeles, CA 90068

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

The Client acknowledges that this is not an environmental property inspection. The inspection is not intended to detect/identify environmental or health concerns regarding this building, including but not limited to asbestos, radon, lead, creosote, urea-formaldehyde, fungus or other toxic substances in the water, air, soil or building materials. **This is not a moisture and/or mold inspection. It is recommended that this property be fully tested and inspected by a moisture/mold specialist before the close of the inspection contingency period. Additionally, this is not a wood destroying organism inspection (termite, dry rot, etc.) nor is it an inspection for other animals or insects or the damage they may cause including damage as a result of their excreta. This is not a building code, ordinance, energy audit, product recall or permit compliance inspection. It is not an inspection of modifications to the property and will not determine if in fact modifications exist and if they were performed with or without permits.**

Client Initials _____

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

General Provisions: The inspection, the accompanying report and this contract are not intended as a warranty, guarantee or insurance policy of any kind. The inspection & report are not a substitute disclosure for this property or disclosure by the seller. A buyer of a property is statutorily required to do his/her own due diligence of the property during the transaction. Further, this contract shall be binding upon the undersigned parties (including their agents, heirs, successors and assigns). No 3rd party beneficiary rights exist in this home inspection contract and/or report and therefore can not be assigned. If this contract is executed on behalf of the Client by a third party, the person executing this contract expressly represents that he/she has the full and complete authority to execute this contract on the Client's behalf and to fully and completely bind the Client to all the terms, conditions, limitations, exceptions and exclusions of this contract. This agreement constitutes the entire agreement between the parties and can only be modified by a written document signed by all the parties to this contract and inspection. **No legal action of any kind shall be commenced against the Inspector/Inspection Company, et al. for any dispute more than one**

year after the date of the inspection whether in arbitration or Court. A dispute shall be defined as any form of disagreement, mediation, arbitration, or any type of civil lawsuit. THIS TIME IS SHORTER THAN OTHERWISE PROVIDED BY LAW AND CLIENT AGREES AS A MATERIAL TERM AND CONDITION TO THIS AGREEMENT TO BE BOUND BY THAT CONDITION. Client is aware that the price of this inspection is based on the 1 year statute of limitation.

Client Initials _____

Please choose one of the types of inspections listed below:

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

Client Initials _____

--Or--

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

Client Initials _____

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

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

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

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

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

Authorized Signature _____

Date _____

Client Printed Name _____

Inspector _____