

Item	Trade	Contractor	Scope 1	Cost to repair / replace	Note	Pages
1	General	NHI	General Inspection	\$0.00		2 - 26
2	Electrical	1st Touch Electric	Complete rewire	\$16,000.00		27 - 36
3	Plumbing	Al Garcia	repipe / repair	\$8,650.00		37 - 39
4	HVAC	Al Garcia	furnace vent	\$850.00		37 - 39
5	Plumbing	Al Garcia	cap off plumbing in shed	\$2,800.00		40
6	Termite	Escocia Termite Inc	tent / repairs	\$5,453.00		41 - 51
7	Roof / HVAC	A1 All American Roofing	Hood vent reloc and maintnance	\$3,200.00		52 - 60
8	HVAC	Estimated with Claude Ai	Demo ceramic pipe	TBD	abestos may be present	61 - 64
9	Structure	-	Shed	-	Permit not complete - withdrawn	65
10	Structure	-	Patio	-	Permit not complete - withdrawn	66
11	Sewer	Al Garcia - No Bid	Cracked Tee "Y" by side walk	\$0.00	https://youtu.be/haijGu0EQI	67 - 71
12	Sewer	n/a	Cracked Tee "Y" by side walk	TBD	unable to obtain quotes	67 - 71

Our exterior evaluation is visual in nature and is based on our experience and understanding of common building methods and materials. Our review does not take into consideration the normal wear associated with virtually all properties.

101 Driveway:	Serviceable; concrete.
102 Walks:	Serviceable; brick/concrete.
103 Fences/Walls:	Serviceable; block/wood.
103a Gates:	Serviceable; vinyl.
104 Siding:	Serviceable; brick/stucco/wood.
105 Trim:	Serviceable; wood.
106 Window Frames:	Serviceable; vinyl. House is equipped with thermo-pane windows for added insulation. Verifying the seal between the two panes of glass is beyond the scope of this inspection.
106a Screens:	Torn screen noted at front.
107 Electrical Fixtures:	Ground fault interrupter noted at rear provided for safety is inoperable.



108 Gutters/Downspouts:	Serviceable; metal.
109 Sprinklers:	A timing device controls this sprinkler system. Timing devices are beyond the scope of this inspection. We advise that you obtain verification of this system's performance prior to closing.
110 Exterior Doors:	Serviceable.

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111 Bell/Chime:	Serviceable.
112 Chimney:	Non-Applicable.
112a Steps/Railing:	Serviceable.
112b Hose Bib:	Serviceable.
113 Lot grade/Drainage:	Home is built on a flat lot. Grade at foundation appears to be adequate.
114 Gas Meter:	Serviceable. Located at left side.
115 Foundation:	Serviceable; raised foundation/pier and post construction.
115a Ventilation:	Ventilation appears to be adequate.
115b Bolted to Foundation:	Yes, under house.
115c Cripple Walls:	No.
116 Sub-Floor:	Accessible in front right bedroom closet. Plumbing leaking: Leak noted under shower; suggest consulting with specialist for further review prior to close of escrow.



116a Sub-Floor Comments:	Non-Applicable.
117 Exterior Comments:	Non-Applicable.
118 Beyond Scope of Insp.:	Electronic shades, fountain, low voltage lighting, security system, surface drains, tool sheds and video system noted are beyond the scope of this inspection.

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HOUSE ROOF

Our evaluation of the roof is to determine if portions are missing and/or deteriorating and, therefore, subject to possible leaking. Portions of underlayment and decking are hidden from view and cannot be evaluated by our visual inspection; therefore, our review is not a guarantee against roof leaks or a certification.

126 Type/Material: Composition shingle/pitched construction.

127 Roof Comments: Roof shows normal wear for its age and type; appears to be in serviceable condition.
We advise resealing all through roof vents and projections noted at rear as part of routine maintenance.



130

ROOF FOR REAR RIGHT DETACHED PATIO

131 Type/Material: Composition shingle/pitched construction.

132 Roof Comments: Roof shows normal wear for its age and type; appears to be in serviceable condition.

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ATTIC

136	Hatch Location:	Hall.
137	Accessible:	Yes.
138	Sheathing:	Serviceable; 1x6.
139	Evidence of Leaking:	No.
140	Insulation:	No.
141	Ventilation:	Appears to be adequate.
142	Attic Comments:	Attic fan noted appears to be controlled by a thermostat. No operational test was performed; suggest verification of performance prior to close of escrow. Inoperable lights noted in attic; we advise making necessary corrections.

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- 201 Cover: Serviceable; wood.
- 202 Enclosure: Non-Applicable.
- 203 Electrical: **Exposed wiring noted at ; suggest covering.**



- 204 Windows: Non-Applicable.
- 205 Deck/Slab: Serviceable; brick.
- 206 Stairs: Non-Applicable.
- 207 Railing: Non-Applicable.
- 208 Comments: **Left side detached patio noted appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.**

211	Cover:	Serviceable; wood.
212	Enclosure:	Serviceable.
213	Electrical:	There is no ground fault interrupter noted in this area which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade. Unable to test overhead fan noted; unable to locate remote; suggest checking prior to close of escrow.
214	Windows:	Non-Applicable.
215	Deck/Slab:	Serviceable; brick.
216	Stairs:	Non-Applicable.
217	Railing:	Non-Applicable.
218	Comments:	Right side detached patio noted appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

301 Exterior:	Serviceable; stucco.
302 Roof:	Please see roof comments.
303 Slab:	Serviceable; concrete.
304 Overhead Door:	Serviceable; metal.
305 Garage Door Hardware:	Serviceable.
306 Door Opener:	Serviceable. This garage door opener is equipped with a safety reverse device that operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly.
307 Windows:	Serviceable.
308 Access Door:	Non-Applicable.
309 Fire Door:	Non-Applicable.
310 Fire Wall:	Plaster. Holes noted above, behind and under sink; suggest sealing all holes with an approved material.

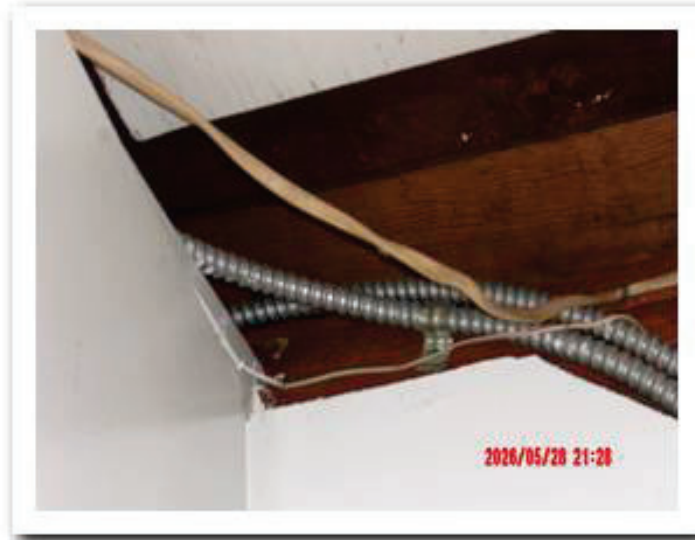


311 Vent Screens:	Non-Applicable.
312 Walls:	Serviceable.
313 Ceiling:	Serviceable.

314 Electrical:

There is no ground fault interrupter noted in this area which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade.

Exposed Romex wiring noted at right side. This may be a safety concern if used where it could be subject to physical damage. Client may wish to encase as a safety upgrade.



315 Sink:	Serviceable.
316 Washer H/Up:	Non-Applicable.
317 Dryer H/Up:	Non-Applicable.
318 Garage Comments:	

Our evaluation of major systems is both visual and functional provided power and/or fuel is supplied to the component. **IDENTIFYING OR TESTING FOR THE PRESENCE OF ASBESTOS, RADON, LEAD BASED PRODUCTS, OR OTHER POTENTIALLY HAZARDOUS MATERIALS IS NOT WITHIN THE SCOPE OF THIS REPORT. THESE MATERIALS WERE USED PRIOR TO 1982, AND SHOULD YOU BE CONCERNED, WE SUGGEST HAVING AN INDEPENDENT INSPECTION PERFORMED PRIOR TO THE CLOSE OF ESCROW.** Judging the sufficiency of water flow in plumbing or the cooling efficiency of air conditioning is a subjective evaluation, therefore, we only note a poor condition if, in the inspector's opinion, the adequacy seems to be less than normal. We urge you to evaluate these systems prior to closing.

DISMANTLING AND/OR EXTENSIVE INSPECTION OF INTERNAL COMPONENTS OF ANY APPLIANCE, INCLUDING HEATERS AND HEAT EXCHANGERS, IS BEYOND THE SCOPE OF THIS REPORT. THE LOCAL UTILITY COMPANY WILL CONDUCT SUCH AN INSPECTION UPON REQUEST.

California Senate Bill No. 407, requires on or before January 1, 2017, that a Seller or Transferor of a single-family residential real property, multifamily residential, or commercial real property disclose to a Purchaser or Transferee, in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes noncompliant plumbing. The bill would require, on or after January 1, 2017, a Seller of certain residential real property to make a specified disclosure in this regard.

The bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

Please be advised that verification of these requirements are beyond the scope of our inspection. We advise obtaining the proper written verification from Seller confirming the plumbing fixtures in this home comply with the requirements set forth in Senate Bill No. 407. More information may be obtained by referencing Senate Bill No. 407 of the California Civil Code relating to water conservation.

Definitions: Noncompliant plumbing fixture means - Any toilet manufactured to use more than 1.6 gallons of water per flush; Any urinal manufactured to use more than 1 gallon of water per flush; Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute; Any interior faucet that emits more than 2.2 gallons of water per minute.”

401 Heating: Gas forced air heating unit located in attic. Gas shut off noted. Electrical disconnect provided near this unit.

One or more filters noted are dirty; we advise cleaning/replacing.

401a Venting:

Vent pipe noted is at an improper slope. This will allow products of combustion to escape, which is a safety hazard requiring immediate attention by a licensed contractor for repairs/replacement as required to ensure safety.



A newer furnace has been installed to the existing ceramic pipe, which may cause moisture to drop onto the furnace. When a furnace is installed today, a double wall pipe is required for the flue. If concerned we suggest consulting with the local building department for further review.



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- 402 Air Conditioning: Serviceable; electric. Compressor is located at rear.
-
- 403 Thermostat: Operable. Located in dining area.
-
- 404 Ducting: Serviceable.
-
- 405 Plumbing: Piping where visible is copper. Copper is preferred for durability and low maintenance. Main shut-off is located at front. PSI 80.
- Since main shut-off valves are operated infrequently, it is not unusual for them to become frozen over time. **They often leak or break when operated after a period of inactivity. For this reason main shut-off valves are not tested during a home inspection.** We suggest caution when operating shut-offs that have not been turned for a long period of time. All shut-off valves and angle stops should be turned regularly to ensure free movement in case of emergency.*
-
- 406 Drain/Waste Vent: Serviceable.
-
- 407 Water Heater: Approximately 40 gallons, gas water heater located in rear closet. Cold water shut-off: Intact. Temperature and pressure relief valve installed as a safety feature. Two earthquake straps are installed as a safety measure.
- Rust noted in burner compartment which indicates the water heater is getting older; no leak noted at time of inspection.**
- Unable to locate gas valve noted appears to be blocked by water heater; suggest checking prior to close of escrow.**



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- 407a Venting: Serviceable.
-

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408 Electrical:	<p>The main electrical service is approximately 100 amps. Service entrance is overhead with main panel located at rear. Overload protection is provided by breakers. Main disconnect noted. Futures provided for possible expansion. Wiring where visible is copper. Copper is preferred for durability and low maintenance. Sub panels located at air conditioning unit and in shed.</p> <p>Open ground noted at receptacles, which may have been standard at the time of construction. Receptacles near water sources and at exterior locations ideally should be grounded. Due to the age or configuration of this system, we are unable to determine if grounding is in place or can occur. Suggest consulting a licensed electrician for further review.</p> <p><i>As a safety upgrade, we always recommend installing GFCI outlets, in all areas that they are currently required; such as garages, laundry areas, exterior outlets, pool and spa lights and all outlets within five feet of running water.</i></p>
409 Smoke Detector:	Serviceable. Located in hall and all bedrooms.
Smoke Detector:	Inoperable. Located in attic.
410 CO Detector:	Serviceable. Located in living room.
411 Fireplace:	Non-Applicable.
412 Comments:	

The kitchen inspection is both visual and functional. Appliances are operated, if power is supplied. Clocks, timers and other pre-setting devices on stoves and ovens are not within the scope of this inspection. Calibrations to cooking systems are not evaluated nor life expectancies given to dishwashers. **Note: Dishwashers can fail at any time due to their complexity.** Our review is to determine if the system is free of leaks and excessive corrosion.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

California Senate Bill No. 407, requires on or before January 1, 2017, that a Seller or Transferor of a single-family residential real property, multifamily residential, or commercial real property disclose to a Purchaser or Transferee, in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes noncompliant plumbing. The bill would require, on or after January 1, 2017, a Seller of certain residential real property to make a specified disclosure in this regard.

The bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

Please be advised that verification of these requirements are beyond the scope of our inspection. We advise obtaining the proper written verification from Seller confirming the plumbing fixtures in this home comply with the requirements set forth in Senate Bill No. 407. More information may be obtained by referencing Senate Bill No. 407 of the California Civil Code relating to water conservation.

Definitions: Noncompliant plumbing fixture means - Any toilet manufactured to use more than 1.6 gallons of water per flush; Any urinal manufactured to use more than 1 gallon of water per flush; Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute; Any interior faucet that emits more than 2.2 gallons of water per minute."

501 Floor:	Serviceable.
502 Walls:	Serviceable.
503 Ceiling:	Serviceable.
504 Doors:	Non-Applicable.
505 Window:	Window noted is difficult to open and close.
506 Cabinets:	One cabinet door noted will not stay closed; we advise making necessary corrections.
507 Counter Tops:	Tile. Hairline crack noted by sink.
508 Electrical:	Open ground noted; please see number 408. There is no ground fault interrupter noted in this area which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade. Unable to determine function of one switch.

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509 Sinks:	Serviceable.
510 Faucets:	Serviceable.
511 Traps/Drains/Supplies:	Serviceable.
512 Disposal:	Serviceable; ISE.
513 Dishwasher:	Kitchen Aid. Soap dish noted will not stay closed. <i>Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the "normal wash" cycle only.</i>
514 Stove/Cook Top:	Serviceable; gas.
515 Oven:	Serviceable; gas.
516 Hood/Fan:	Rattle sound noted at hood fan.
517 Microwave:	Non-Applicable.
518 Trash Compactor:	Non-Applicable.
519 Kitchen Comments:	

601 Floor:	Serviceable.
602 Walls:	Serviceable.
603 Ceiling:	Serviceable.
604 Doors:	Sliding screen door noted is torn.
605 Windows:	Serviceable.
606 Cabinets:	Non-Applicable.
607 Electrical:	Serviceable.
608 Exhaust Fan:	Non-Applicable.
609 Sink:	Non-Applicable.
610 Washer Hook-up:	Serviceable.
611 Dryer Hook-up:	Serviceable; gas. Vent: Intact.
612 Comments:	Laundry room noted appears to be an addition to the original structure. We are unable to determine if permits were issued at the time of construction. We advise checking city records to verify the existence of permits before the close of escrow.

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently.

The presence and/or odor of mold and/or mildew are possible anywhere there is moisture, such as: under sinks and plumbing at kitchens and bathrooms, plumbing leaks, crawl spaces, etc. Often the moisture is hidden from view by personal property or if it is present within walls, under flooring, inside cabinets or in an inaccessible area. Determination of the presence of mold and/or mildew, or possible health hazards resulting from exposure to these organisms is not within the scope of this inspection. If client has any concerns regarding the presence of mold and/or mildew, we advise consulting with an Indoor Air Quality specialist or other qualified person, for any testing, evaluations and/or removal which may be desired prior to close of escrow.

California Senate Bill No. 407, [requires on or before January 1, 2017](#), that a Seller or Transferor of a [single-family residential real property, multifamily residential, or commercial real property](#) disclose to a Purchaser or Transferee, [in writing, specified requirements for replacing plumbing fixtures, and whether the real property includes noncompliant plumbing](#). The bill would require, on or after January 1, 2017, a Seller of certain residential real property to make a specified disclosure in this regard.

The bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the property owner with water-conserving plumbing fixtures.

[Please be advised that verification of these requirements are beyond the scope of our inspection](#). We advise obtaining the proper written verification from Seller confirming the plumbing fixtures in this home comply with the requirements set forth in Senate Bill No. 407. More information may be obtained by referencing Senate Bill No. 407 of the California Civil Code relating to water conservation.

Definitions: Noncompliant plumbing fixture means - Any toilet manufactured to use more than 1.6 gallons of water per flush; Any urinal manufactured to use more than 1 gallon of water per flush; Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute; Any interior faucet that emits more than 2.2 gallons of water per minute."

701 Floor:	Serviceable.
702 Walls:	Serviceable.
703 Ceiling:	Serviceable.
704 Doors:	Serviceable.
705 Window:	Rubber seal noted in window has moved.
706 Electrical:	Open ground noted; please see number 408. There is no ground fault interrupter noted in this area which may not have been standard at the time of construction. However, today's standards require ground fault interrupters at all areas within five feet of running water and external outlets. We suggest installing a ground fault interrupter in this area as a safety upgrade. Unable to determine function of one switch.
707 Exhaust Fan:	Non-Applicable.
708 Heating:	Serviceable.

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709 Tub & Surround:	Serviceable.
710 Tub Faucet:	Serviceable.
711 Shower & Surround:	Serviceable.
712 Shower Enclosure:	Serviceable.
713 Shower Faucet:	Serviceable.
714 Sink:	Serviceable.
715 Sink Faucet:	Serviceable.
716 Traps/Drains/Supply:	Shower and tub drains noted are clogged; we advise making necessary corrections.



Corrosion noted at sink drain; no evidence of leakage at time of inspection.



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- 717 Toilet: **The toilet bowl is loose at floor anchor bolts. The wax ring inside the unit must have a snug, secure fit to keep from leaking. Properly re-sealing and re-securing this unit is suggested to prevent water leakage and damage.**
-
- 718 Counter/Cabinets: **Hairline crack noted in counter top.**
-
- 719 Comments:
-

Our interior review is visual and evaluated with similarly aged homes in mind. Seals in double-pane, insulated glass can fail at any time and although the glass is examined, lighting conditions, window coverings, and atmospheric conditions at the time of the inspection can cause the defect to be undetectable. Cosmetic considerations and minor flaws such as a torn screen or an occasional cracked window can be overlooked, thus we suggest you double check these items, if concerned. **Note: As pointed out in the Inspection Agreement, materials regularly used in residential construction may contain potentially hazardous substances such as asbestos and formaldehyde. Our report will not identify these substances since laboratory testing is necessary to detect their presence.**

800	ENTRY
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801 Floor:	Serviceable.
802 Walls:	Serviceable.
803 Ceiling:	Serviceable.
804 Doors:	Serviceable.
805 Windows:	Serviceable.
806 Electrical:	Serviceable.
807 Comments:	

900	LIVING ROOM
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901 Floor:	Serviceable.
902 Walls:	Serviceable.
903 Ceiling:	Serviceable.
904 Doors:	Non-Applicable.
905 Windows:	<p>Unable to test rear windows noted; shutters blocking access; suggest checking prior to close of escrow.</p> <p>Though it may have been standard at the time of construction, the rear windows may not have safety/tempered glass installed. Today, any window or sliding glass door that comes to within 18" off the floor should have tempered safety glass installed. We suggest replacement as a safety upgrade.</p>
906 Electrical:	Serviceable.
907 Wet Bar:	Non-Applicable.
908 Comments:	

1000**DINING AREA**

1001 Floor:	Serviceable.
1002 Walls:	Serviceable.
1003 Ceiling:	Serviceable.
1004 Doors:	Latch noted at sliding screen door is inoperable or not catching properly. Adjustments or repairs are needed for smooth operation.
1005 Windows:	Serviceable.
1006 Electrical:	Serviceable.
1007 Wet Bar:	Non-Applicable.
1008 Comments:	Unable to determine function of pipe noted at right wall.

1200**HALL**

1201 Floor:	Serviceable.
1202 Walls:	Serviceable.
1203 Ceiling:	Serviceable.
1204 Doors:	Unable to test pocket door; it appears to be stuck. We advise making necessary corrections.
1205 Windows:	Non-Applicable.
1206 Electrical:	Serviceable.
1207 Stairs:	Non-Applicable.
1208 Comments:	

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1300

FRONT RIGHT BEDROOM

1301 Floor: Serviceable.

1302 Walls: Serviceable.

1303 Ceiling: Serviceable.

1304 Doors: **Right entry door noted has been removed.**

1305 Windows: Serviceable.

1306 Electrical: Serviceable.

1307 Closet: Serviceable.

1308 Comments:

1310

FRONT LEFT BEDROOM

1311 Floor: Serviceable.

1312 Walls: Serviceable.

1313 Ceiling: Serviceable.

1314 Doors: Serviceable.

1315 Windows: Serviceable.

1316 Electrical: **Three (3) inoperable overhead lights noted; suggest correcting.**

1317 Closet: Serviceable.

1318 Comments:

1320

REAR BEDROOM

1321 Floor: Serviceable.

1322 Walls: Serviceable.

1323 Ceiling: Serviceable.

1324 Doors: Serviceable.

1325 Windows: **Left window noted "Free falls"; we advise making necessary corrections.**

1326 Electrical: Serviceable.

1327 Closet: Serviceable.

1328 Comments:

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AS INDICATED IN OUR INSPECTION AGREEMENT AND COVER LETTER, LIMITATIONS EXIST WITH THIS INSPECTION. UNFAMILIARITY WITH THE PROPERTY WILL ALWAYS IMPACT DISCLOSURE. WE SUGGEST YOU OBTAIN WRITTEN DISCLOSURE FROM THE SELLER REGARDING ANY CONDITIONS THAT MAY NOT BE APPARENT AND ONLY PREVIOUS KNOWLEDGE COULD DISCLOSE.

This inspection and report have been undertaken and prepared in conformity with the standards of the American Society of Home Inspectors. However, it is only visual in nature and is not an architectural, geological, or engineering inspection. Such an evaluation would cost many times more. Also, this inspection is not intended to relieve the seller or the involved real estate agents of their respective duties of full disclosure and due diligence; nor relieve them of such liability {as would be provided in California Civil Code section 1102.4}. This inspection does not constitute a warranty, an insurance policy, or a guarantee of any kind.

NHI Services has prepared this report subject to the following exclusions and limitations:

Condition as of Inspection Date -The Inspection Report is based on conditions of the property existing and apparent on the inspection date. As not all conditions are apparent on the inspection date, it is recommended that buyer consult with seller regarding any significant defects/malfunctions known to exist regarding the major structural components, operating systems, and mechanical components of the home prior to closing the transaction. NHI Services is not responsible for the non-discovery of any patent or latent defects in materials, workmanship, or other aspects of the property, or any problems that may occur or become evident after the inspection date. NHI Services is not responsible for future failure and repair. You are advised to operate and check all systems and equipment just before closing on the property as failures and defects sometimes occur in the time period between the inspection and the closing. You are further advised with regard to vacant houses, to have all systems operational for careful checking just prior to closing. Systems, particularly heating and plumbing, and plumbing connected appliances have been known to fail in vacant houses.

Limit of Liability -If you or any third party claim NHI Services is liable for negligently making the inspection and/or preparing the Inspection Report, or if for any other reason, you claim we have not fully satisfied all of our obligations under this Agreement, our liability to you is limited to the lesser of the cost to repair adjusted for the remaining life of the item or two times the fee paid for the inspection services, and you release us from any additional liability. You agree to indemnify, defend, and hold us harmless if any third party brings a claim against us relating to our inspection or the Inspection Report.

Exclusions and Limitations –NHI Services is only making a **visual** inspection and the following are specifically excluded from this inspection:

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1. **General Exclusions** --The following items, systems and components are excluded: the inspection and/or testing of underground or concealed pipes, electrical lines or circuits, sewer lines and/or on-site waste disposal systems; water softeners, intercom systems, security systems, telephone and cable TV cables, low voltage lighting systems, any timing systems, water purification systems, well systems {other than visible above ground equipment}, solar systems, swimming pools, spas {other than equipment in visible plumbing system}, back flushing of pool equipment, instant water heating devices, pressure tests or central air conditioning systems, furnace heat exchangers, radiant heating systems, free standing appliances and other personal property; the conducting of any soils or geological tests; the dismantling of any object or any portions of the property; the inspection of concealed or inaccessible portions of the property other than readily accessible service panels; and except as modified by separate written agreement, the inspection or testing for termites, dry rot, fungus, or other wood destroying pests or organisms or for household pests or rodents. Electrical receptacles, windows, doors and other multiple items are tested by examining a representative sampling as opposed to specific functionality of every single item. Inspectors do not light pilots or activate any system that is not operational.

2. **Title or Code Compliance** –NHI Services will not investigate nor give any opinion concerning easements, conditions of title, zoning matters, or compliance of the property's improvements with any governmental building code requirements or permits. You should contact the appropriate governmental agencies if you desire such information.

3. **Latent Defects** -Defects such as cracking, leaking, surface dislocations, or landslides resulting from latent defects such as, without limitation, water leaks, land subsistence, or other geological problems are excluded.

4. **Product Defects and Environmental Hazards** -Our inspection is not a chemical analysis or a search for defective products or environmental hazards, such as radon gas. Materials regularly used in residential construction may contain potentially hazardous substances such as asbestos, lead and formaldehyde. Except as modified by separate written agreement, our Inspection Report excludes chemical analysis, defective products, and environmental hazards including, without limitation, radon gas, asbestos, lead, lead paint and formaldehyde. You should perform any such additional inspection regarding these matters at your own expense and risk.

5. **Cosmetic Features** -Cosmetic features such as, without limitation, paint, wall coverings, carpeting, floorings, paneling, lawn, and shrubs are excluded.

6. **Secondary or Consequential Damages** -Secondary or consequential damages are excluded.

THE INSPECTION REPORT DOES NOT CONSTITUTE A WARRANTY, AN INSURANCE POLICY, OR A GUARANTEE OF ANY KIND. THE INSPECTION REPORT REFLECTS AN OBSERVATION OF CERTAIN LISTED ITEMS OF THE PROPERTY AS OF THE DATE AND TIME OF THE INSPECTION AND IS NOT A LISTING OF REPAIRS TO BE MADE. THE INSPECTION REPORT IS NOT INTENDED FOR USE AS A GUIDE IN RE-NEGOTIATING THE SALES PRICE OF THE PROPERTY, NOR SHOULD IT BE CONSTRUED AS AN OPINION OF THE VALUE OF THE PROPERTY. THE SELLER MAY OR MAY NOT BE REQUIRED TO REPAIR DEFICIENCIES REFLECTED IN THIS INSPECTION REPORT, AND THAT DETERMINATION SHOULD BE MADE BY YOU, THE SELLER, YOUR REAL ESTATE AGENT{S}, AND YOUR ATTORNEYS. WE RECOMMEND THAT YOU ATTEND THE ACTUAL INSPECTION.

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Water Heater located at 1023 Patronella Ave., Torrance, CA 90503

christine houseinspector.com <christine@houseinspector.com>

Sat, May 30, 2026 at 6:06 PM

To:

As per our conversation this date regarding the water heater referenced above, this water heater is 13 years old. Average life expectancy for a water heater like the one referenced is 12 to 16 years old.

Anything else I can help with, please feel free to call me 562-397-8849.

Ned McTaggart



1st Touch Electric, Inc.
License # 1004943
Tel: (714) 865-0430
Email: fmartinez@1sttouchelectric.com
www.1sttouchelectric.com

Report # 0602261

Date: 06/01/2026

Sheet #01

Proposal Submitted to		Work to be Performed at	
Client:	[REDACTED]	Name:	Patronella
Attn:		Address:	1023 Patronella Ave
Address:	1023 Patronella Ave	City:	Torrance, CA 90503
City:	Torrance, CA 90503	Phone:	
Phone:	310-988-8211	Fax:	
Fax:		E-mail	
E-mail:			

ELECTRICAL REPORT

As per job walk dated Monday, June 01, 2026, this report represents my good-faith opinions on the following:

Purpose of Inspection:

Visual inspection and limited testing of the existing electrical system to identify safety concerns, code deficiencies, and recommended corrective actions.

GENERAL DISCLAIMER

This report reflects visible conditions observed at the time of inspection. Additional deficiencies may be discovered once repairs begin, and concealed wiring becomes accessible. Any unforeseen conditions may require additional corrective work.

1. MAIN ELECTRICAL SERVICE PANEL

Observed Deficiencies:

- Circuit directory labeling is incomplete or missing.
- Improper grounding electrode connection to the main water piping system.
- Utility meter spot and service installation permit status could not be verified.
- Corrosion observed on grounding equipment below the service equipment.



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Date: 06/01/2026

Sheet #02

- Working clearance violation due to planter and vegetation located directly in front of the electrical panel.
- Inter-system bonding termination is missing.

Recommendations:

- Provide complete and accurate circuit identification.
- Verify grounding electrode system compliance.
- Verify permit history with City of Torrance and utility provider.
- Replace corroded grounding components as necessary.
- Remove obstructions and maintain required working clearances.
- Install inter-system bonding bridge.

Applicable NEC References:

- NEC 110.22 – Circuit Identification
- NEC 110.26 – Working Space Around Electrical Equipment
- NEC 250.50 – Grounding Electrode System
- NEC 250.94 – Inter-System Bonding

Safety Concern:

Improper grounding and insufficient working clearances can increase shock hazards, equipment damage, and emergency access limitations.

2. AIR CONDITIONING DISCONNECT

Observed Deficiencies:

- Dead-front cover missing.

Recommendation:

- Install approved dead-front cover and verify proper conductor protection.



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Sheet #03

Applicable NEC References:

- NEC 110.27 – Guarding of Live Parts

Safety Concern:

Exposed energized components create significant shock and arc-flash hazards.

3. SHED #1 SUBPANEL

Observed Deficiencies:

- Missing circuit labeling.
- Clearance violation due to toilet located directly in front of panel.
- GFCI protection missing on multiple receptacles.
- Junction box not accessible.
- Pull box not accessible.
- Equipment grounding conductor not present in conduit runs.
- Ground pigtailed bonded to boxes only.
- Junction box and pull box concealed behind toilet.

Recommendations:

- Provide proper panel labeling.
- Correct working clearance violations.
- Install GFCI protection where required.
- Relocate or provide access to concealed junction and pull boxes.
- Evaluate grounding path and install compliant equipment grounding conductor where required.

Applicable NEC References:

- NEC 110.22 – Identification
- NEC 110.26 – Working Clearances
- NEC 210.8 – GFCI Protection



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Date: 06/01/2026

Sheet #04

- NEC 314.29 – Accessible Junction Boxes
- NEC 250.118 – Equipment Grounding Conductors

Safety Concern:

Inaccessible electrical equipment and lack of proper grounding increase shock and fire risks.

4. TRELIS / BBQ AREA

Observed Deficiencies:

- Missing junction box cover.
- Electrical box not bonded.
- Hardwired fountain is not GFCI protected.
- Junction box inside shed is overfilled with conductors.

Recommendations:

- Install approved cover.
- Bond metal electrical box.
- Provide GFCI protection for fountain equipment.
- Replace or enlarge overfilled junction box.

Applicable NEC References:

- NEC 314.16 – Box Fill
- NEC 250.148 – Bonding of Metal Boxes
- NEC 210.8 – GFCI Protection

Safety Concern:

Overfilled boxes and missing bonding can result in overheating and shock hazards.



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Report # 0602261

Date: 06/01/2026

Sheet #05

5. ENCLOSED PATIO / LAUNDRY AREA

Observed Deficiencies:

- Receptacle serving DVR equipment lacks GFCI protection.
- Laundry area receptacles lack GFCI protection.

Recommendations:

- Install GFCI protection for all required receptacles.

Applicable NEC References:

- NEC 210.8(A)

6. KITCHEN

Observed Deficiencies:

- Multiple countertop receptacles lack GFCI protection.
- One receptacle indicates open ground condition.
- Hood circuit tied into garbage disposal and dishwasher.
- Existing wiring appears to be two-wire system without equipment grounding conductor.
- Switch located to right of sink shows presence of grounding conductor but fails continuity testing.
- Receptacle behind refrigerator indicates open ground condition.

Recommendations:

- Install GFCI protection at all required locations.
- Investigate open grounding path.
- Separate appliance circuits as required.
- Evaluate branch circuit wiring and grounding system.

Applicable NEC References:



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Date: 06/01/2026

Sheet #06

- NEC 210.8 – GFCI Protection
- NEC 250.114 – Equipment Grounding
- NEC 250.130(C) – Grounding Methods
- NEC 422.16 – Appliance Connections

Safety Concern:

Lack of equipment grounding significantly increases risk of electrical shock and equipment damage.

7. DINING ROOM

Observed Deficiencies:

- Switch/receptacle box inspected with no equipment grounding conductor present.
- Smoke alarm missing.

Recommendations:

- Provide compliant smoke alarm installation.
- Evaluate grounding system.

Applicable References:

- NEC 250.4(A)(5)
- CRC R314 Smoke Alarm Requirements

8. BEDROOMS

Bedroom #1

- Receptacles tested with no equipment grounding conductor.

Bedroom #2

- Receptacles tested with no equipment grounding conductor.



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Date: 06/01/2026

Sheet #07

Recommendation:

- Evaluate branch circuit wiring and grounding methods.

9. HALLWAY

Observed Deficiencies:

- Smoke alarm located too close to bathroom exhaust opening.

Recommendation:

- Relocate smoke alarm to comply with minimum spacing requirements.

Applicable Reference:

- NFPA 72
- IRC R314

10. BATHROOM #1

Observed Deficiencies:

- No GFCI protection.
- No equipment grounding conductor.
- No exhaust fan installed.

Recommendations:

- Install GFCI protection.
- Evaluate grounding deficiencies.
- Install code-compliant exhaust fan.

Applicable NEC References:

- NEC 210.8
- NEC 250.114



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Date: 06/01/2026

Sheet #08

Applicable Mechanical Reference:

- California Mechanical Code Ventilation Requirements

11. GARAGE

Observed Deficiencies:

- Five receptacles tested with no equipment grounding conductor.
- No GFCI protection present.
- One quad receptacle indicates grounding conductor presence but lacks GFCI protection.

Recommendations:

- Install GFCI protection.
- Evaluate grounding system and repair open grounds.

Applicable NEC References:

- NEC 210.8
- NEC 250.4
- NEC 250.114

SUMMARY OF MAJOR CONCERNS

High Priority:

- Missing equipment grounding conductors throughout home.
- Missing GFCI protection in kitchen, bathrooms, garage, laundry, exterior and accessory structures.
- Improper grounding and bonding at service equipment.
- Multiple open-ground conditions.
- Missing smoke alarms.



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Date: 06/01/2026

Sheet #09

- Accessibility and working-clearance violations.
- Unpermitted or unverified service equipment modifications.

RECOMMENDED NEXT STEP

Due to the widespread absence of equipment grounding conductors, multiple open-ground conditions, aging branch circuits, and extensive code deficiencies, a complete evaluation of the home's wiring system is recommended to determine whether selective repairs or a complete rewire would be the most practical long-term solution.

BUDGETARY ALLOWANCES (ROUGH ESTIMATES)

Option 1 – 200-Amp Service Upgrade

Includes:

- Permit fees
- Utility coordination
- New 200A meter-main combination
- New 200A load center
- AFCI/GFCI breakers as required
- Grounding and bonding upgrades
- City inspection
- Utility reconnect

Estimated Range:

\$4,500 – \$6,500

Option 2 – Complete House Rewire

Includes:

- New grounded branch circuits
- New receptacles and switches
- AFCI/GFCI protection
- Smoke detector updates



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Date: 06/01/2026

Sheet #010

- Permit and inspections
- Grounding and bonding upgrades

Estimated Range:

\$12,000 – \$16,000

Final pricing subject to site verification, access conditions, drywall repair requirements, and permit requirements.

This report is written in a format suitable for homeowners, insurance carriers, real estate transactions, and property condition assessments. It clearly identifies safety concerns, applicable code references, and budgetary recommendations without implying that every item is necessarily a code violation unless verified during permitting and inspection.

532 N. Magnolia Ave. # 304 – Anaheim, CA 92801

**Al Garcia's Plumbing, Heating
and Air Conditioning**
1319 W 228th St
Torrance, CA 90501
+13102593339
al_plumbing@yahoo.com
www.algarciasplumbing.com

BILL TO

1023 patronella ave
Torrance, CA 90503

INVOICE 46330

**DATE 06/01/2026 TERMS Due on
receipt**

SALES REP
FO

ACTIVITY	DESCRIPTION	AMOUNT
Service	Plumbing & HVAC inspection Check plumbing underneath the house Found 3" cast iron drain line cracked needs to be replaced Drain pipe for shower cracked and leaking Waste overflow for bathtub leaking Drain line for sink in garage lots of rust on pipe recommend to replace Recommend to open wall underneath the sinks to have access to replace santee on wall Check water heater recommend to replace Found single wall vent pipe needs to be replaced with 4" double wall pipe from sheet metal house to roof Furnace up in attic vent pipe needs to be replaced with new double wall pipe and new gas valve for furnace PAID IN FULL CHECK #538	175.00

PAYMENT 175.00

TOTAL DUE \$0.00

License #990903
Please make check payable to AL GARCIA'S PLUMBING INC.
A 3% charge will be added to all credit card transactions
An additional 10% fee will be added to the total of this invoice if it becomes 30 days past due.
PLEASE REVIEW US ON YELP OR GOOGLE!
FOLLOW US ON FACEBOOK
FOLLOW US ON INSTAGRAM @algarciasplumbing

**Al Garcia's Plumbing, Heating
and Air Conditioning**
1319 W 228th St
Torrance, CA 90501
+13102593339
al_plumbing@yahoo.com
www.algarciasplumbing.com

ADDRESS

1023 patronella ave
Torrance, CA 90503

ESTIMATE 46332

DATE 06/01/2026

SALES REP

FO

ITEM	DESCRIPTION	AMOUNT
plumbing	Estimate to install new 40 gallons Bradford white gas water heater New 3/4x24 water flex connectors and drip leg New 3" single wall vent pipe above water heater New 4" double wall vent pipe from sheet metal house to roof New straps and vent cap	2,850.00
plumbing	Estimate to replace old cracked drain lines underneath the house for 1 toilet 2 lavatory sinks 1 kitchen sink 1 laundry 1 shower and 1 bathtub Install new 1 1/2 brass waste overflow New 2" trap on shower Open wall underneath sinks Install new santee on wall Reconnect vent pipe Install new 1 1/2 ABS trap Dig on side of the house to reconnect new pipe to ABS	5,800.00
15 HVAC	Estimate to remove old vent pipe up in attic for furnace Run new double wall pipe to roof New flashing and vent cap	850.00

Note:
Any city permits not included
Patch work not included

TOTAL

\$9,500.00

License #990903

Please read and sign this estimate so that Al Garcia's Plumbing Inc. can begin to fix your plumbing/heating/AC issue. Please do not forget to review us on YELP and Google! Please Note: For payment, we accept checks made payable to AL GARCIA'S PLUMBING INC. or CREDIT CARD. A 3% credit card fee is applied for all cc transactions. Thank you for understanding.

Accepted By

Accepted Date

License #990903

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www.algarciasplumbing.com

ADDRESS

1023 patronella ave
Torrance, CA 90503

ESTIMATE 46328

DATE 06/01/2026

SALES REP
FO

JOB SITE
1023 patronella ave

ITEM	DESCRIPTION	AMOUNT
plumbing	Estimate to cap off plumbing for one bathroom in back of the house. For the one bathroom cap off drain lines and cap off water lines. All parts and labor \$2800 Also remove drain and water for one sink	2,800.00

TOTAL \$2,800.00

Accepted By

Accepted Date

License #990903

Please read and sign this estimate so that Al Garcia's Plumbing Inc. can begin to fix your plumbing/heating/AC issue. Please do not forget to review us on YELP and Google! Please Note: For payment, we accept checks made payable to AL GARCIA'S PLUMBING INC. or CREDIT CARD. A 3% credit card fee is applied for all cc transactions. Thank you for understanding.

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

#: 20267656

BUILDING NO. 1023	STREET PATRONELLA AVE.	CITY TORRANCE	ZIP 90503	Date of Inspection 05/29/2026	NUMBER OF PAGES 1 of 8
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Escocia Termite Inc www.escociatermite.com

P.O. Box 3291

Torrance CA 90510

escocia@sbcglobal.net

PH# (310) 514-8101 FAX (310) 514-8106

PR4297



Ordered by: CA PH:	Property Owner and/or Party of Interest	Report sent to:
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COMPLETE REPORT
 LIMITED REPORT
 SUPPLEMENTAL REPORT
 REINSPECTION REPORT

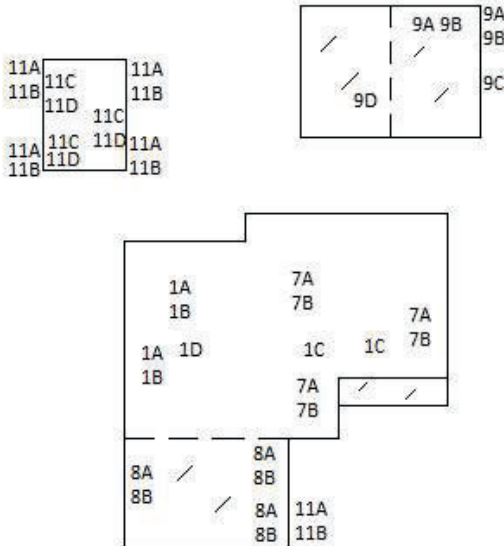
GENERAL DESCRIPTION: Single story, stucco, family residence with an attached garage, detached patio and shed. It has a composition shingle roof and was vacant at the time of inspection.	Inspection Tag Posted: Garage.
	Other Tags Posted:

An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

Subterranean Termites
 Drywood Termites
 Fungus/Dryrot
 Other Findings
 Further Inspection

If any of the above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items

Key: 1 = Substructure 2 = Stall Shower 3 = Foundation 4 = Porches 5 = Vents 6 = Abutments 7 = Attic 8 = Garage 9 = Patio 10 = Interior 11 = Exterior



Inspected By GORDON MATHERS License No. OPR 10420 Signature

You are entitled to obtain copies of all reports and completion notices on this property report to the Structural Pest Control Board during the proceeding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815-3831.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control Board at (916) 561-8708, (800) 737-8188 or www.pestboard.ca.gov. (form t1v - 3.15.08) 43M-41 (Rev. 10/01)

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
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NOTES, CAUTIONS AND DISCLAIMERS AREA

- | | | | |
|-------------------------|------------------|-------------------------|-------------------------|
| 1. Substructure: | Dry, accessible. | 7. Attic: | 70% accessible, see #7. |
| 2. Stall Shower: | Tested. | 8. Garage: | 2 car, see #8. |
| 3. Foundation: | Concrete. | 9. Patio / Deck: | Inspected, see #9. |
| 4. Porches: | Concrete. | 10. Interior: | Inspected. |
| 5. Vents: | Adequate. | 11. Exterior: | Inspected, see #11. |
| 6. Abutments: | None. | | |

The pest control industry recognizes a structure to have certain areas both inaccessible and not inspected. These areas include but are not limited to: Inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls; the crawl space underneath a deck less than 12"; covered ceilings: false ceilings; spaces between a floor or porch deck and the ceiling below; areas where there is no access without defacing or tearing lumber, masonry, or finished work; areas underneath, behind or below appliances or beneath floor coverings or furnishings or storage, locked areas, and areas requiring an extension ladder; areas where encumbrances, storage, conditions, or locks make inspection impractical; and areas or timbers around eaves that would require use of an extension ladder.

Slab floor construction has become more prevalent in recent years. Floor covering may conceal cracks in the slab that will allow infestations to enter. Infestations may be concealed by plaster, sheetrock or other wall coverings so that a diligent inspection may not uncover the true condition. This company does not guarantee against any infestation, leaks or other adverse conditions which may exist or which may develop in inaccessible areas and become visibly evident after the date of this inspection. This report pertains only to the specific address indicated on the first page of the inspection report and does not include any attached/detached or adjacent units/structures, sheds, decks, gates, fences, decorative walls or outbuildings/structures unless otherwise stated in this report. If any infestation, adverse conditions or additional damage are uncovered in inaccessible areas or during the course of performing any recommendations a supplement report will be issued with findings, recommendations and costs. Stall showers, where present, are water tested for leaks at the time of the inspection and any leaks and/or adverse conditions will be noted. This firm is not responsible for shower pans found to be leaking at a later date. Second level stall showers are not tested. If requested, a re-inspection to determine the completion of work completed by others will be made within 10 days of such request, provided that such request reinspection can be completed 4 months prior to date of original inspection (there will be a re-inspection fee of \$100 charged). If requested by the person ordering the original report, a reinspection of the structure will be performed if an estimate or bid for making repairs was given with the original inspection report or thereafter. This firm is not responsible for work completed by others and will offer no warranty or guarantee on such. Any Work completed by others will not be certified by this firm it is the responsibility of the homeowner/agent to have person completing the work provide warranty/guarantee or certification. The roof was not inspected due to lack of accessibility, qualification and licensing. These areas are not practical to inspect because of health hazards, damage, obstruction or inconvenience and unless specified or described in this wood destroying pests and organisms inspection report. This company shall exercise due care during inspections and treatments but assumes no liability for any damage to tiles, slates, shingles or other roofing materials, including patio covers, aluminum awnings, solar heating, plants, shrubbery or paint during any type of treatment.

In the performance of corrective measures, it may be necessary to drill into concealed areas (drywall, concrete slabs,eaves,framing,rafters etc) and/or to cut or remove plants. The termite exterminator will not be liable for plumbing, heating, electrical, gas lines and equipment in or under a slab or behind concealed areas, nor to plants which may be damaged during treatments and/or repairs.

This company will also not be liable for any future deck coatings, sealants, or any similar methods applied above areas in which drilling occurred. The responsibility will be of the homeowner and/or contractor to take appropriate measures that any drill holes have been completely sealed and waterproofed prior to installation of any new deck coatings and/or sealants.

Guarantee policy:

This guarantee excludes structures with sub slab heating\air conditioning systems, plenum construction with air conditioning and heating duct in use, a well or cistern within fifty feet and areas that are inaccessible for treatment. Additional exclusions include structures with damage to or from excessive moisture, inadequate construction, areas of inaccessibility, deteriorating materials, masonry failure, grade alteration, pipes and conduits beneath concrete slab, furnishings or contents, etc. No guarantee will be issued for any work that is a secondary recommendation or work completed by others. Guaranteed for thirty days are any plumbing, grouting, caulking and resetting of commodes, sinks or enclosures. Fumigations shall be guaranteed for the duration of three years. All other work performed by this company shall be guaranteed for the duration of

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
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one year.

This wood destroying pests and organisms inspection report does not include work which requires contact with materials containing asbestos. Termite inspectors have no expertise or license in asbestos analysis. Asbestos is a natural occurring mineral fiber used extensively in construction prior to 1978. The owner, employee or contractor must determine the asbestos status prior to the commencement of work on a project. Occupants and employees must be protected from asbestos fiber release. Should asbestos be observed during any construction or demolition, work must stop. The owner shall obtain the services of an asbestos abatement contractor to evaluate the situation, provide the necessary services and certify the area safe before work may resume. Asbestos statement ref: Ab2040, sb2572 and general industry safety order number 5208. Mold Policy Statements: Molds, sometimes called mildew, are not wood destroying organisms. Branch 3 licensees do not have a duty under the Structural Pest Control Act and related regulations to classify molds as harmful to human health or not harmful to human health. Any questions regarding mold should be referred to a specialist in that field.

Where replacement requires removal of roof covering during repairs Escocia Termite will repair roof covering immediately above repaired area, but will assume no responsibility for water repellent quality. It is recommended owner/agent contact a state licensed roofing contractor in regards to roof condition. This firm renders no opinion regarding present or future conditions of roof and offers no warranty or guarantee. During the course of wood replacement it may be necessary to remove rain gutters and/or flashing. This company will re-install but offers no warranty or guarantee on rain gutters/flashing re-installed or for any damage. It is recommended owner/agent have a state licensed contractor remove rain gutters prior to wood replacement and re-installed after. Any wood replacement by Escocia Termite will be prime painted. All other painting or color matches are not included in our estimates. If paint is provided and on site at time of repairs, we will paint one-coat of paint only. We are not responsible for color matching replaced wood with old.

Any estimate made by this firm does not include fees for building permits or for any required engineer reports or drawings.

The total amount of this contract is due and payable upon completion of work unless otherwise specified. A finance charge computed at a monthly rate of 1.5% of the unpaid balance (apr of 18%) will be added to all accounts past due. If invoice is to be billed through escrow and escrow cancels the homeowner is responsible for payment in full to Escocia Termite Inc. It is acknowledged and understood by all parties to this agreement that the making of this report and any subsequent signing of contracts is performed in San Pedro, California. Any suit, arbitrations, mediation or other remedial process shall be filed and maintained in San Pedro, California. Owners agree to pay for Escocia Termite Inc attorney's fees if required by this company to enforce any term of this contract, together with the costs of such action, whether or not suit proceeds to judgement. Payment is due upon completion of work. We accept payment through Zelle, check or money order. There will be a 3.5% finance charge on any credit card payments.

The purpose of this report is to document findings and recommendations which pertain to the absence or presence of wood destroying organisms and or conducive condition[s] at the time of inspection. This report should be read carefully and is not to be confused with a home maintenance survey. The client's cooperation and compliance to correct and or complete the recommendations documented in this report are obligatory. Without a mutual effort this company can not assure effective or satisfactory results.

NOTICE: The charge for service that this company subcontracts to another registered company may include the company's charges for arranging and administering such services that are in addition to the direct costs associated with paying the subcontractor. You may accept Escocia Termite bid or you may contract directly with another registered company licensed to perform the work.

In case of rain or strong winds or property not being properly prepared for the fumigation, the job will be postponed. If the job is postponed and re-scheduled for another day, or if any reason a property is to be re-fumigated again, neither the prime contractor or fumigation licensee is responsible for food and lodging for all occupants and/or pets either day. Please leave an emergency phone number where we can reach you should this occur. If fumigation is canceled there will be a cancellation fee charge.

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The owner of this structure has certain obligations regarding maintenance and pertaining to the deterrence of wood destroying organisms. Maintenance procedures include; but are not limited to: Reasonable cleaning, upkeep of roofs, gutters and downspouts; painting and sealing of exposed surfaces; caulking about doors and windows or grouting about commodes, tub and shower enclosures; storing materials one foot away the structure's foundations; providing adequate ventilation, maintaining proper drainage away from structure (including sprinkler systems); keeping soil levels below the top of foundations and prohibiting earth contact with wood components of the structure(s).

- NOTE: In order for fumigation to proceed permission must be granted from neighbor(s) to place tent on their side of property line.
- NOTE: In order for fumigation to proceed plants and/or trees will need to be trimmed back, by owner, from the structure to allow tent to be placed on property. There may be plant damage or loss during course of fumigation this firm is not responsible for any damage or loss.
- NOTE: Privacy screen at patio needs to be removed from rear wall by owner prior to fumigation otherwise owner will need to get permission from neighbor to access their yard.

The exterior surface of the roof was not inspected. If you want the water tightness of the roof determined, you should contact a roofing contractor who is licensed by the Contractors State License Board.

"NOTICE: Reports on this structure prepared by various registered companies should list the same findings (ie. Termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company."

"This is a separated report which is defined as Section I/Section II conditions evident on the date of this inspection. Section I contains items where there is visible evidence of active infestation, infection or conditions that have resulted in or from infestation or infection. Section II items are conditions deemed likely to lead to infestation or infection but where no visible evidence of such was found. Further inspection items are defined as recommendations to inspect area(s) which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section I or Section II"

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
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1. SUBSTRUCTURE AREA

- ITEM NO. 1A** (Section 1)
FINDING AND RECOMMENDATION: 1A Evidence of SUBTERRANEAN TERMITES in as indicated by 1A on the diagram. The evidence was noted in or near: SOIL, CELLULOSE DEBRIS.
Treat infestation by trenching and treating and/or applying to soil surface for the control of SUBTERRANEAN TERMITES with a state approved toxic chemical and break down all subterranean termite tubing. Foam treat wall area as needed with Termidor SC or Navigator SC.
- ITEM NO. 1B** (Section 2)
FINDING AND RECOMMENDATION: 1B CELLULOSE DEBRIS noted as 1B on the diagram.
We recommend removing CELLULOSE DEBRIS of rake size or larger.
- ITEM NO. 1C** (Section 1)
FINDING: FUNGUS DAMAGE indicated by 1C on diagram. The FUNGUS DAMAGE was noted in or near: SUBFLOOR.
RECOMMENDATION: 1C We recommend scraping or brushing area and treating with a registered fungicide.
- ITEM NO. 1D** (Section 2)
FINDING AND RECOMMENDATION: 1D Evidence of a plumbing leak as indicated by 1D on the diagram. Evidence noted in or near: P-TRAP
We recommend contacting an appropriate tradesman to correct this condition.

7. ATTIC AREA

- ITEM NO. 7A** (Section 1)
FINDING: Evidence of DRYWOOD TERMITES as indicated by 7A on the diagram. Evidence noted in or near: ATTIC FRAMING.
RECOMMENDATION: 7A Fumigate the structure with a fumigant lethal to DRYWOOD TERMITES (Sulfuryl Fluoride). See the occupants fumigation notice for further details. This company is not responsible for delays or schedule changes due to inclement weather or other agencies, nor is it responsible for damage to roof or plants as a result of the fumigation. Refer to the occupant's fumigation notice/preparation sheet (sent separately) for additional information.
- ITEM NO. 7B** (Section 1)
FINDING AND RECOMMENDATION: 7B Drywood termite pellets as indicated by 7B on the diagram.
Remove or cover pellets in visible and accessible areas. NOTE: It is common for additional pellets to sift down over a period of time due to normal household vibrations. This estimate is to cover the pellets one time only.

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8. GARAGE AREA

ITEM NO. 8A (Section 1)

FINDING: Evidence of DRYWOOD TERMITES as indicated by 8A on the diagram. Evidence noted in or near: FRAMING.

RECOMMENDATION: 8A Fumigate the structure with a fumigant lethal to DRYWOOD TERMITES (Sulfuryl Fluoride). See the occupants fumigation notice for further details. This company is not responsible for delays or schedule changes due to inclement weather or other agencies, nor is it responsible for damage to roof or plants as a result of the fumigation. Refer to the occupant's fumigation notice/preparation sheet (sent separately) for additional information.

RECOMMENDATION: 8A This item included in 7A.

ITEM NO. 8B (Section 1)

FINDING AND RECOMMENDATION: 8B Drywood termite pellets as indicated by 8B on the diagram.

Remove or cover pellets in visible and accessible areas. NOTE: It is common for additional pellets to sift down over a period of time due to normal household vibrations. This estimate is to cover the pellets one time only.

9. DECKS AND PATIOS AREA

ITEM NO. 9A (Section 1)

FINDING: Evidence of DRYWOOD TERMITES as indicated by 9A on the diagram. Evidence noted in or near: RAFTERS, EAVES, FRAMING.

RECOMMENDATION: 9A Fumigate the structure with a fumigant lethal to DRYWOOD TERMITES (Sulfuryl Fluoride). See the occupants fumigation notice for further details. This company is not responsible for delays or schedule changes due to inclement weather or other agencies, nor is it responsible for damage to roof or plants as a result of the fumigation. Refer to the occupant's fumigation notice/preparation sheet (sent separately) for additional information.

RECOMMENDATION: 9A This item included in 7A.

ITEM NO. 9B (Section 1)

FINDING: DRYWOOD TERMITE DAMAGE as indicated by 9B on diagram. The damage was noted in or near: RAFTERS, EAVES, FRAMING.

RECOMMENDATION: 9B Remove and replace damaged wood as necessary with today's available widths and grades.

ITEM NO. 9C (Section 1)

FINDING: FUNGUS DAMAGE indicated by 9C on diagram. The FUNGUS DAMAGE was noted in or near: PLYWOOD EAVES.

RECOMMENDATION: 9C Remove and replace damaged wood as necessary with today's available widths and grades.

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ITEM NO. 9D (Section 1)
FINDING: FUNGUS DAMAGE indicated by 9D on diagram. The FUNGUS DAMAGE was noted in or near: JOISTS 2x6x14.
RECOMMENDATION: 9D Remove and replace damaged wood as necessary with today's available widths and grades.

11. EXTERIOR AREA

ITEM NO. 11A (Section 1)
FINDING: Evidence of DRYWOOD TERMITES as indicated by 11A on the diagram. Evidence noted in or near: RAFTERS.
RECOMMENDATION: 11A Fumigate the structure with a fumigant lethal to DRYWOOD TERMITES (Sulfuryl Fluoride). See the occupants fumigation notice for further details. This company is not responsible for delays or schedule changes due to inclement weather or other agencies, nor is it responsible for damage to roof or plants as a result of the fumigation. Refer to the occupant's fumigation notice/preparation sheet (sent separately) for additional information.
RECOMMENDATION: 11A This item included in 7A.

ITEM NO. 11B (Section 1)
FINDING: DRYWOOD TERMITE DAMAGE as indicated by 11B on diagram. The damage was noted in or near: RAFTERS.
RECOMMENDATION: 11B Remove and replace damaged wood as necessary with today's available widths and grades.

ITEM NO. 11C (Section 1)
FINDING: Evidence of DRYWOOD TERMITES as indicated by 11C on the diagram. Evidence noted in or near: STORAGE ROOM.
RECOMMENDATION: 11C Fumigate the structure with a fumigant lethal to DRYWOOD TERMITES (Sulfuryl Fluoride). See the occupants fumigation notice for further details. This company is not responsible for delays or schedule changes due to inclement weather or other agencies, nor is it responsible for damage to roof or plants as a result of the fumigation. Refer to the occupant's fumigation notice/preparation sheet (sent separately) for additional information.
RECOMMENDATION: 11C This item included in 7A.

ITEM NO. 11D (Section 1)
FINDING AND RECOMMENDATION: 11D Drywood termite pellets as indicated by 11D on the diagram.
Remove or cover pellets in visible and accessible areas. NOTE: It is common for additional pellets to sift down over a period of time due to normal household vibrations. This estimate is to cover the pellets one time only.

BUILDING NO.	STREET	CITY	ZIP	Date of Inspection	NUMBER OF PAGES
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COMMENTS AND OTHER INFORMATION AREA

CALIFORNIA STATE LAW REQUIRES THAT YOU BE GIVEN THE FOLLOWING INFORMATION: "caution pesticides are toxic chemicals". Structural pest control operators are registered and regulated by the structural pest control board, and apply pesticides which are registered and approved for use by the california department of pesticide regulation and the united states environmental protection agency. Registration is granted when the state finds that based on existing scientific evidence there are no appreciable risks if proper use conditions are followed or that risks are outweighed by the benefits. The degree of risk depends upon the degree of exposure, so exposure should be minimized.

If within twenty-four hours following application you experience symptoms similar to common seasonal illness comparable to the flu, contact your physician or poison control center at: (800) 876-4766 or your pest control operator immediately Escocia (310) 514-8101. For additional information contact the county health department; county agricultural department and the structural pest control board, 2005 Evergreen St. #1500., Sacramento, Ca. 95815.

If we have recommended the use of a fungicide we will use:

** copper naphthenate - (a/i) copper naphthenate: 20% - inert ingredients: 80%*

If we have recommended the treatment of subterranean termites we will use:

** Demon t/c - (a/i) cypermethrin 9o-cyano-[3-phenoxyphenyl1] [methyl-cis, trans-3-[2,2-dichloroethenyl]-2,2-dimethylcyclopropane-carboxylate) 25.3%*

If we have recommended the treatment of wood boring beetles we will use:

Dursban lo - (a/i) chloropyrifos (0,0-diethyl 0-[3,5,6-trichloro-2-pyridinyl] phosphorothloate) 41.5%

For further information contact any of the following: SPCB at (800) 737-8188 or

Ph#:	County Health	Ag. Dept.	Poison Control
LA Co	(213) 974-1234	(626) 575-5466	(800) 876-4766
OR Co	(714) 834-7700	(714) 447-7100	(800) 876-4766
RV Co	(909) 358-5000	(909) 955-3045	(800) 876-4766
SB Co	(909) 387-2105	(909) 387-9146	(800) 876-4766
SD Co	(619) 338-2283	(858) 694-2739	(800) 876-4766




Work Authorization

Prepared by

Escocia Termite Inc www.escociatermite.com

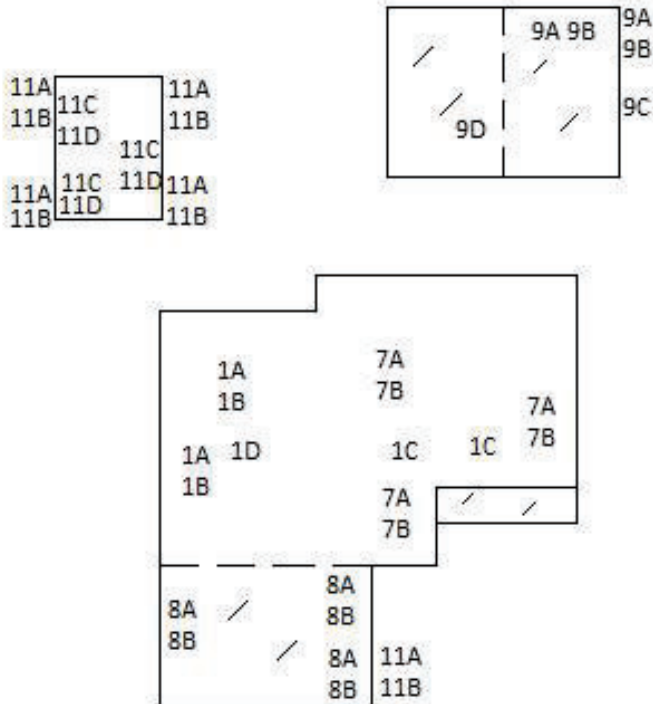
ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
1023	PATRONELLA AVE.	TORRANCE	90503	19	05/29/2026

Ordered by:  CA	Property Owner and/or Party of Interest	Report sent to:
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An inspection has been made of the structure(s) on the diagram in accordance with the the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.

NOTE: If diagram is not displayed here, please see the report.





Work Authorization

Prepared by

Escocia Termite Inc www.escociatermite.com

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
1023	PATRONELLA AVE.	TORRANCE	90503	19	05/29/2026

Section 1

1A	=	1000.00 P
1C	=	225.00 P
7A	=	2428.00 P
7B	=	40.00 P
8B	=	30.00 P
9B	=	100.00 P
9C	=	500.00 P
9D	=	500.00 P
11B	=	600.00 P
11D	=	30.00 P

Section 1 Totals

Total using primary recs	\$	5453.00
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Section 2

1B	=	200.00 P
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Section 2 Totals

Total using primary recs	\$	200.00
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Cost of all Primary Recommendations \$	5653.00
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NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

NOTICE TO OWNER

Under the California Mechanics Lien Law any structural pest control company which contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his or her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your structural pest control company in full if the subcontractor, laborers or suppliers remain unpaid.

To preserve their right to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". Prime contractors and laborers for wages do not have to provide this notice. A Preliminary Notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.



Work Authorization

Prepared by

Escocia Termite Inc www.escociatermite.com

ADDRESS OF PROPERTY INSPECTED

BUILDING NO.	STREET	CITY	ZIP	COUNTY CODE	DATE OF INSPECTION
1023	PATRONELLA AVE.	TORRANCE	90503	19	05/29/2026

Cost of all Primary Recommendations \$ 5653.00

NOTE: Damage found in Inaccessible Areas may require a Supplemental report and/or Work Authorization, or may require amendments to this Work Authorization.

1. If FURTHER INSPECTION is recommended, if additional work is required by any government agency, or if additional damage is discovered while performing the repairs, this company reserves the right to increase prices.
2. In the event that legal action is necessary to enforce the terms of this contract, reasonable attorney's fees may be awarded to the prevailing party.
3. This company will use due caution and diligence in their operations but assume no responsibility for matching existing colors and styles, or for incidental damage to roof coverings, Tv. Antennaes, solar panels, rain gutters, plant life, or paint.
4. This report is limited to the accessible areas shown on the diagram. Please refer to the report for the areas not inspected.
5. If this contract is to be paid out of escrow impound the buyers and sellers agree to provide this company with all escrow billing information required to collect the amount due. The persons signing this contract are responsible for payment, and if the escrow does not close within 30 days after the date of completion of the work agree to pay in full the amount specified in this work authorization agreement.
6. If this agreement includes a charge for opening an area for FURTHER INSPECTION, it is for opening the area only and does not include making additional repairs, if needed, nor does it include replacing removed or damaged floor coverings, wall coverings, or painted exposed surfaces unless specifically stated.

This company is authorized to perform items: _____

Cost of work authorized: \$ _____

OWNER or OWNER's AGENT:	DATE:
X _____	_____
X _____	_____

Escocia Termite Inc www.escociatermite.com
BY: _____
ESCROW CO: _____
ESCROW NO: _____



Roof Maintenance and Hood Vent Relocation Proposal – 1023 Patronella Avenue

Soroush Shahriari <soroush@a1roofingcorp.com>

Mon, Jun 1, 2026 at 10:08 AM

To:

Attached is the proposal for the recommended roof maintenance along with the hood vent relocation at 1023 Patronella Avenue.

Please let me know if you have any questions regarding the scope of work or pricing.

This is an estimate I put together based on the information provided and without coming out to inspect the property in person. I do anticipate being able to honor this pricing, but when the time comes to perform the work, I would like to visit the property beforehand to make sure we are not missing anything and that there are no unforeseen conditions that could affect the scope.

Thank you, and I look forward to hearing from you.

Soroush

Soroush Shahriari

Roofing Specialist

Cell (310) 634-2629

Office (310) 320-0224



 **1023 Patronella Avenue - Proposal.pdf**
692K



Jun 01, 2026

General Maintenance

1023 Patronella Avenue
Torrance, CA 90503

Soroush Shahriari
A-1 ALL AMERICAN ROOFING
(310) 634-2629
soroush@a1roofingcorp.com
License Number 1130235





C-39 Roofing Lic 1130235
22029 S. Figueroa St., Carson, CA 90745
Office (310) 320-0224

ABOUT US

A1 All American Roofing is a family run roofing contractor that has been serving the greater South Bay and Los Angeles County for over 30 years. We are fully licensed, bonded and insured, Our expert roofers specialize in all types of roofs – residential, commercial & industrial, in addition to roofing repairs and Maintenance.



Our roofing specialists, project managers, and customer service representatives work together to ensure every project meets the highest standards. We pride ourselves on our expertise, ongoing training, and passion for excellence.



A1 All American Roofing is a trusted and professional roofing company with a C-39 license, ensuring our expertise in all aspects of roofing. We are fully insured and bonded, providing you with peace of mind and protection throughout every project. Our commitment to quality and customer satisfaction sets us apart as a reliable choice for all your roofing needs.



I would highly recommend A1 all American Roofing. Very professional and on time. They were fast and efficient and very clean which is important. The crew and Staff were friendly and communicative. If you don't use this company to roof your house then you are making a mistake.

Andrew P.



Nothing short of terrific. We had our terra cotta roof replaced. A-1 did it on time, within budget and the result is just terrific.

Furthermore, they were great to work with, communicated well. Honestly a first-rate experience.

Eric F.



A1 replaced my roof, they were fast friendly and have reasonable pricing...I highly recommend them all the time.

Gary E.

General Maintenance

Roof maintenance does not include a warranty, as it focuses on routine upkeep, such as cleaning and minor repairs, rather than addressing major issues or replacing the entire system. While maintenance helps extend the roof's lifespan and prevent larger problems, it cannot guarantee that new issues won't arise. Warranties are typically reserved for full roof replacements or installations, which offer comprehensive protection. Pressure Washing not included unless specifically mentioned.

Item

General Maintenance

1. Clear and remove all trash, leaves, debris, etc. from the roof surface.
 2. Inspect all primary roof drains (excluding plumbing), scuppers, overflows, gutters, and downspouts and clean as necessary.
 3. Reseal all roof penetrations, skylight flashings, pipes, vents, and flashings by applying a fresh coat of plastic roof cement and fabric reinforcement where appropriate.
 4. Inspect and seal all open slits and repair all tears, holes, blisters, and cracks in the roof membrane using three-course method of plastic roof cement and fabric reinforcement.
 5. Repair all curbs, base flashings, accessories, and wall covering material as needed.
 6. Apply protective coating to all areas repaired for additional protection against ultraviolet deterioration.
-

Remove existing unused T Top vent and install new 7" T Top vent at new location.

Remove the existing T Top vent that is no longer in use. Seal the existing opening, install new underlayment in the affected area, and install new shingles to match the existing roof as closely as possible.

Cut a new opening in the roof at the location designated by the HVAC contractor or other responsible trade. Install one new 7" T Top vent and properly integrate it into the roofing system with new underlayment and shingles.

The new vent location must be clearly marked by the HVAC contractor or other responsible party prior to roofing work. If A1 All American Roofing is required to wait for an HVAC contractor or other trade on the scheduled work day, additional charges may apply for lost labor time and delays.

Estimate subtotal

\$3,200.00

Soroush Shahriari
A-1 ALL AMERICAN ROOFING
(310) 634-2629
soroush@a1roofingcorp.com



Summary

Please review and sign the proposal with any notes.

General Maintenance

\$3,200.00

Roof maintenance does not include a warranty, as it focuses on routine upkeep, such as cleaning and minor repairs, rather than addressing major issues or replacing the entire system. While maintenance helps extend the roof’s lifespan and prevent larger problems, it cannot guarantee that new issues won’t arise. Warranties are typically reserved for full roof replacements or installations, which offer comprehensive protection. Pressure Washing not included unless specifically mentioned.

Total

\$3,200.00

Customer notes

Soroush Shahriari
A-1 ALL AMERICAN ROOFING
(310) 634-2629
soroush@a1roofingcorp.com



Summary

Soroush Shahriari

Date

06/01/2026

Soroush Shahriari, A-1 ALL AMERICAN ROOFING

Date

By signing this document you agree to the statement of works provided by A-1 ALL AMERICAN ROOFING and in accordance with any terms described within.

Soroush Shahriari
A-1 ALL AMERICAN ROOFING
(310) 634-2629
soroush@a1roofingcorp.com



Terms and Conditions

NOTICE TO OWNER

Roof repairs or Maintenance do not come with a warranty. This is due to working on only part of a roofing system, which prevents us from guaranteeing the longevity of any surrounding roofing material. Partial repairs may not address underlying issues that could affect the entire roof's integrity. Moreover, any existing damage or deterioration in adjacent areas could compromise the new repairs, leading to potential leaks or failures.

1. The law requires that, before a licensed contractor can enter into a contract with you for a work of improvement on your property, he must give you a copy of this Notice.
2. Owner(s) agree to pay reasonable attorney's fees if this contract is referred to an attorney for collection, said fees being payable whether or not suit is instituted.
3. *Extra Work and Changes.* If Owner, Construction Lender, or any public body or inspector directs any modification or addition to the work covered by this contract, the charge for the extra work shall be determined in advance and the costs shall be added to the contract price in addition to Contractor's usual fee for overhead and profit. Owner shall make payments for all extra work as the work progresses, concurrently with regularly scheduled payments.
4. Any Permits, required by a governing organization or city will be in addition to the contract amount. Included but not limited to Building, zoning, Environmental, Health and Safety, Public right-of-way, Historic, Land Disturbance, Fire department, utility, or Accessibility Permits.
5. Final payment is due upon completion of specified work and can not be denied due to pending of final inspection
6. General Liability Insurance, Workers' Compensation, and State Contractors Bond information. A-1 All American Roofing carries \$1mill each occurrence coverage with \$2 general aggregate coverage. A-1 All American Roofing will use only professional labor with workers' compensation coverage. Contractors bond of 25,000. Any additional insurance and bonds required by the owner will be considered an additional cost and will be added to the total contract amount.
7. Contractor shall not be liable for any damages to the installation or for delays resulting from storms, floods, earthquakes, or other acts of the elements, or from strikes, fires, acts of other contractors, governmental controls, or acts of God, or from any other accidental or natural causes beyond its control. The warranty shall cover only faulty workmanship, and shall not extend to damage to the roofing caused by cyclone, lightning, hail storms, earthquake, wind storms, cracks in stucco or other unusual causes. It is understood that this warranty shall not extend to damage arising from faulty chimneys, faulty gutters or faulty carpenter work.
8. No roofing is suitable for use on a walk deck or patio area. Roofing applied in these areas is applied in accordance with owners' specifications. A-1 All American Roofing assumes no liability or responsibility for leaks or damage in these areas.
9. It is impossible to apply composition shingles perfectly flat when going over wood shingles. The composition shingles must follow the pattern of the existing roofing. Therefore, owner understands that some contour variations are normal and unavoidable, and contractor makes no warranties with respect thereto.
10. Contractor shall not be responsible for air conditioning taping on ducts or units that become disturbed during roofing process.
11. Warranty extends to applied roofing only and does not extend to air conditioning units, drains, duct work, gutters, bases, conduits, skylights, and other similar equipment. Owner assumes all liability and responsibility for leaks or damage in these areas.
12. We do not guarantee any repair work unless otherwise specified.
13. Warranty extends to applied roofing only and shall be excluded if roofing is disturbed by sources other than contractor and excluded from all other areas of the roof not in this contract.

Terms and Conditions

14. Owner shall supply free access to building for direct loading from contractor's trucks. In the event necessary access is available and is refused to contractor, this contract may be canceled.
15. All areas under and around the roof should be covered or protected by owner. Owner responsible for all areas under and around roof area. Roofing work is messy and dusty. Absent contractor's negligence, contractor shall not be responsible for damage to driveways, walks, curbs, plantings, trees, fences, shrubs, lawns, walls, or interior furnishings or decorations, which may occur during this roofing work. Additionally, the contractor disclaims liability for any damage to the interiors of Residences, attics, commercial buildings and hangars, including but not limited to floors, ceilings, windows, aircraft, toolboxes, vehicles, equipment, and ANY stored goods or equipment, to the fullest extent permitted by law. This limitation applies unless such damage results directly from the contractor's negligence. A-1 All American Roofing is not responsible for interior dust, overspray, or debris caused by removal, repair or coating of the existing roof. Owner, upon acceptance and signing this contract acknowledge and accepts responsibility for clean up of interior dust, overspray, and debris which may be caused by roof work or from vibrations from installation.
16. Under no circumstances will A-1 All American Roofing be held responsible for water standing or ponding on roofing surface.
17. Antenna(s) A/C, solar panels, pipes, Skylights, or roof top equipment that is broken or damaged by normal reroofing processes will be the owner's responsibility to replace/repair.
18. *Work stoppage.* Contractors shall have the right to stop work and keep the job idle if payments are not made to contractor when due. In the event of late payment, A-1 All American Roofing shall be entitled to interest at the highest rate allowable by law. If the work is stopped for any reason, for a period of 30 days, then Contractor may, at Contractors option, on a 5 days written notice; demand and receive payment for all work executed and materials ordered or supplied and all other loss sustained, including Contractor's normal overhead plus a profit of 20 percent of the contract price. Thereafter, Contractor is relieved from any further liability. If work stops for any reason, Owner shall provide for protection of all material on the premises and shall be responsible for any damage, warpage, racking, or loss of that material or any other losses related.

THREE-DAY RIGHT TO CANCEL

You, the buyer, have the right to cancel this contract within three business days. You may cancel by e-mailing, mailing, faxing, or delivering a written notice to the contractor at the contractor's place of business by midnight of the third business day after you received a signed and dated copy of the contract that includes this notice. Include your name, your address, and the date you received the signed copy of the contract and this notice. If you cancel, the contractor must return to you anything you paid within 10 days of receiving the notice of cancellation. For your part, you must make available to the contractor at your residence, in substantially as good condition as you received it, any goods delivered to you under this contract or sale. Or, you may, if you wish, comply with the contractor's instructions on how to return the goods at the contractor's expense and risk. If you do make the goods available to the contractor and the contractor does not pick them up within 20 days of the date of your notice of cancellation, you may keep them without any further obligation. If you fail to make the goods available to the contractor, or if you agree to return the goods to the contractor and fail to do so, then you remain liable for performance of all obligations under the contract. Notice of Cancellation must be Emailed, Hand delivered, or Mailed to A-1 All American Roofing 22029 S Figueroa St Carson, CA 90745.

MECHANICS LIEN WARNING:

Soroush Shahriari
A-1 ALL AMERICAN ROOFING
(310) 634-2629
soroush@a1roofingcorp.com



Terms and Conditions

Anyone who helps improve your property, but who is not paid, may record what is called a mechanics' lien on your property. A mechanics' lien is a claim, like a mortgage or home equity loan, made against your property and recorded with the county recorder. Even if you pay your contractor in full, unpaid subcontractors, suppliers, and laborers who helped to improve your property may record mechanics' liens and sue you in court to foreclose the lien. If a court finds the lien is valid, you could be forced to pay twice or have a court officer sell your home to pay the lien. Liens can also affect your credit. To preserve their right to record a lien, each subcontractor and material supplier must provide you with a document called a '20-day Preliminary Notice.' This notice is not a lien. The purpose of the notice is to let you know that the person who sends you the notice has the right to record a lien on your property if he or she is not paid. BE CAREFUL. The Preliminary Notice can be sent up to 20 days after the subcontractor starts work or the supplier provides material. This can be a big problem if you pay your contractor before you have received the Preliminary Notices. You will not get Preliminary Notices from your prime contractor or from laborers who work on your project. The law assumes that you already know they are improving your property. PROTECT YOURSELF FROM LIENS. You can protect yourself from liens by getting a list from your contractor of all the subcontractors and material suppliers that work on your project. Find out from your contractor when these subcontractors started work and when these suppliers delivered goods or materials. Then wait 20 days, paying attention to the Preliminary Notices you receive. PAY WITH JOINT CHECKS. One way to protect yourself is to pay with a joint check. When your contractor tells you it is time to pay for the work of a subcontractor or supplier who has provided you with a Preliminary Notice, write a joint check payable to both the contractor and the subcontractor or material supplier. For other ways to prevent liens, visit CSLB's website at www.cslb.ca.gov or call CSLB at 1-800-321-CSLB (2752). Remember, if you do nothing, you risk having a lien placed on your home. This can mean that you may have to pay twice, or face the forced sale of your home to pay what you owe. A-1 All American Roofing Co. will provide labor and material lien release upon final payment

INFORMATION ABOUT THE CONTRACTORS STATE LICENSE BOARD (CSLB)

CSLB is the state consumer protection agency that licenses and regulates construction contractors. Contact CSLB for information about the licensed contractor you are considering, including information about disclosable complaints, disciplinary actions and civil judgments that are reported to CSLB. Use only licensed contractors. If you file a complaint against a licensed contractor within the legal deadline (usually four years), CSLB has authority to investigate the complaint. If you use an unlicensed contractor, CSLB may not be able to help you resolve your complaint. Your only remedy may be in civil court, and you may be liable for damages arising out of any injuries to the unlicensed contractor or the unlicensed contractor's employees. For more information: VISIT CSLB's website at www.cslb.ca.gov CALL CSLB at 1-800-321-CSLB (2752) WRITE CSLB at P.O. Box 26000, Sacramento, CA 95826

Initial

Soroush Shahriari
A-1 ALL AMERICAN ROOFING
(310) 634-2629
soroush@a1roofingcorp.com





I was told this is ceramic pipe, is this asbestos?

What I Can See

The image shows **flue/chimney pipe** passing through a floor/ceiling structure, wrapped with what appears to be **white insulation material** secured with metal strapping bands.

Regarding Asbestos

I cannot confirm or deny asbestos from a photo alone. Asbestos can only be definitively identified through **laboratory testing** — it's microscopic and visually indistinguishable from non-asbestos materials.

However, here's what's relevant:

- **Ceramic/terra cotta flue pipe** itself is generally **not asbestos**
- The **white wrapping/insulation** around the pipe is more concerning — pipe insulation from **pre-1980s construction** commonly contained asbestos
- The metal strapping and overall appearance suggest this may be an **older installation**

What You Should Do

1. **Do not disturb it** — if asbestos is present, disturbing it releases fibers
2. **Hire a certified asbestos inspector** to take a physical sample
3. **Send it to an accredited lab** for testing (inexpensive, ~\$25-50 per sample)
4. Check your local area for **certified asbestos abatement professionals**

Key Rule

Assume it contains asbestos until tested, especially in homes built before **1980**. When in doubt, leave it alone and test it professionally.

I'm referring to the white material in picture, home was built in 1951. picture is the vent pipe from a furnace.

Given the **1951 construction date**, this is a serious concern worth treating carefully.

High Probability of Asbestos

The white material on that furnace flue pipe is **very likely asbestos insulation**. Here's why:

- **Asbestos was extremely common on furnace flue/vent pipes** from the 1920s-1970s
- 1951 is squarely in the **peak asbestos-use era**
- The appearance — **white, slightly textured, wrapped around pipe** — is characteristic of **asbestos pipe insulation**
- Furnace flue pipes were a **primary application** for asbestos due to the heat involved

Condition Matters

Looking at the image, the insulation appears to have some **deterioration and cracking**, which is important because:

- **Damaged/friable asbestos** is far more dangerous than intact material
- Crumbling material releases airborne fibers more easily
- This would likely be classified as "**friable**" by an inspector, requiring more urgent attention

Immediate Steps

1. **Stay away from it** and don't touch or disturb it
2. **Limit time in that area** (appears to be a crawl space or basement)
3. **Call a certified asbestos inspector** — not just a general contractor
4. In the US, search **EPA's asbestos resources** or your state's environmental agency for certified inspectors

This really does warrant professional testing and likely **professional abatement** given the age, application, and apparent condition.

What's the estimated cost to remove this? It's in two locations.

Asbestos Pipe Insulation Removal Cost Estimate

Factors That Work in Your Favor

- Pipe insulation (not whole-house)
- Only two locations
- Appears to be a relatively small diameter pipe
- Accessible location (basement/crawlspace)

Estimated Costs

Service	Estimated Cost
Initial inspection/testing	\$200 - \$500
Abatement (per location)	\$400 - \$800
Total for both locations	\$1,000 - \$2,500

Important Cost Variables

- **Geographic location** — costs vary significantly by region
- **Exact linear footage** of pipe affected
- **Condition** — friable material costs more due to extra precautions
- **Disposal fees** — asbestos requires special hazardous waste disposal
- **Permit fees** — many states require permits for asbestos abatement

Recommendations

1. **Get 3 quotes** from certified abatement contractors

2. **Verify licensing** — contractor must be state-certified for asbestos abatement
3. Ask for **clearance testing** after removal (air quality test confirming fibers are gone)
4. **Don't let anyone remove it without proper certification** — illegal removal can create massive liability

The relatively limited scope here means this should be on the **lower end** of typical abatement jobs.



Record BLD05-00670:

Building Permit

Record Status: Withdrawn

Record Info ▼

Payments ▼

To find additional permit details, such as review status, or to view inspection history, click on Record Info on the left.

Work Location

1023 PATRONELLA AVE *

Record Details

Project Description:

CONSTRUCT WOOD STORAGE SHED 88 SQ FT IN REAR
YARD AS BUILT CIRCA 2001

▼ More Details

Parcel Information

0) Parcel Number:7353-008-025

Block:--

Lot:--

Subdivision:--

Record BLD05-00671:
Building Permit
Record Status: Withdrawn

Record Info ▼

Payments ▼

To find additional permit details, such as review status, or to view inspection history, click on Record Info on the left above, t

Work Location

1023 PATRONELLA AVE *

Record Details

Project Description:

CONSTRUCT FREESTANDING OPEN PATIO 576 SQ FT IN
REAR YARD W FIREPLACE BBQ AS BUILT CIRCA 1968

▼ More Details

☑ Parcel Information

0) Parcel Number:7353-008-025

Block:--

Lot:--

Subdivision:--

**Al Garcia's Plumbing, Heating
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BILL TO

1023 patronella ave
Torrance, CA 90503

INVOICE 46323

**DATE 05/29/2026 TERMS Due on
receipt**

SALES REP

FO

ACTIVITY	DESCRIPTION	AMOUNT
plumbing	Run camera through 4" clean out on side of the house Found new 4" ABS pipe from side of the house to side wall Found tee Y cracked by side wall needs to be fixed	300.00
	PAYMENT	300.00
	TOTAL DUE	\$0.00

License #990903

Please make check payable to AL GARCIA'S PLUMBING INC.

A 3% charge will be added to all credit card transactions

An additional 10% fee will be added to the total of this invoice if it becomes 30 days past due.

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1023 Patronella Ave Torrance 90503, 5/29/26

Mail <al_plumbing@yahoo.com>

Tue, Jun 2, 2026 at 8:14 AM

To:

Good morning,

Please see the attached video link and let us know if you have any questions.

<https://youtu.be/haiJjGu0EQI>

Thank you,

Al Garcia's Plumbing, Heating and Air Conditioning Inc.

[1319 W 228th St](#)

[Torrance, CA. 90501](#)

310-533-9325

5/29/2026

6:18:00 AM
[46ft 3in] ↑



5/29/2026

6:18:24 AM
[46ft 5in] ↑



5/29/2026

6:18:48 AM
[50 ft 11 in] ↑

