REAL ESTATE INSPECTION REPORT



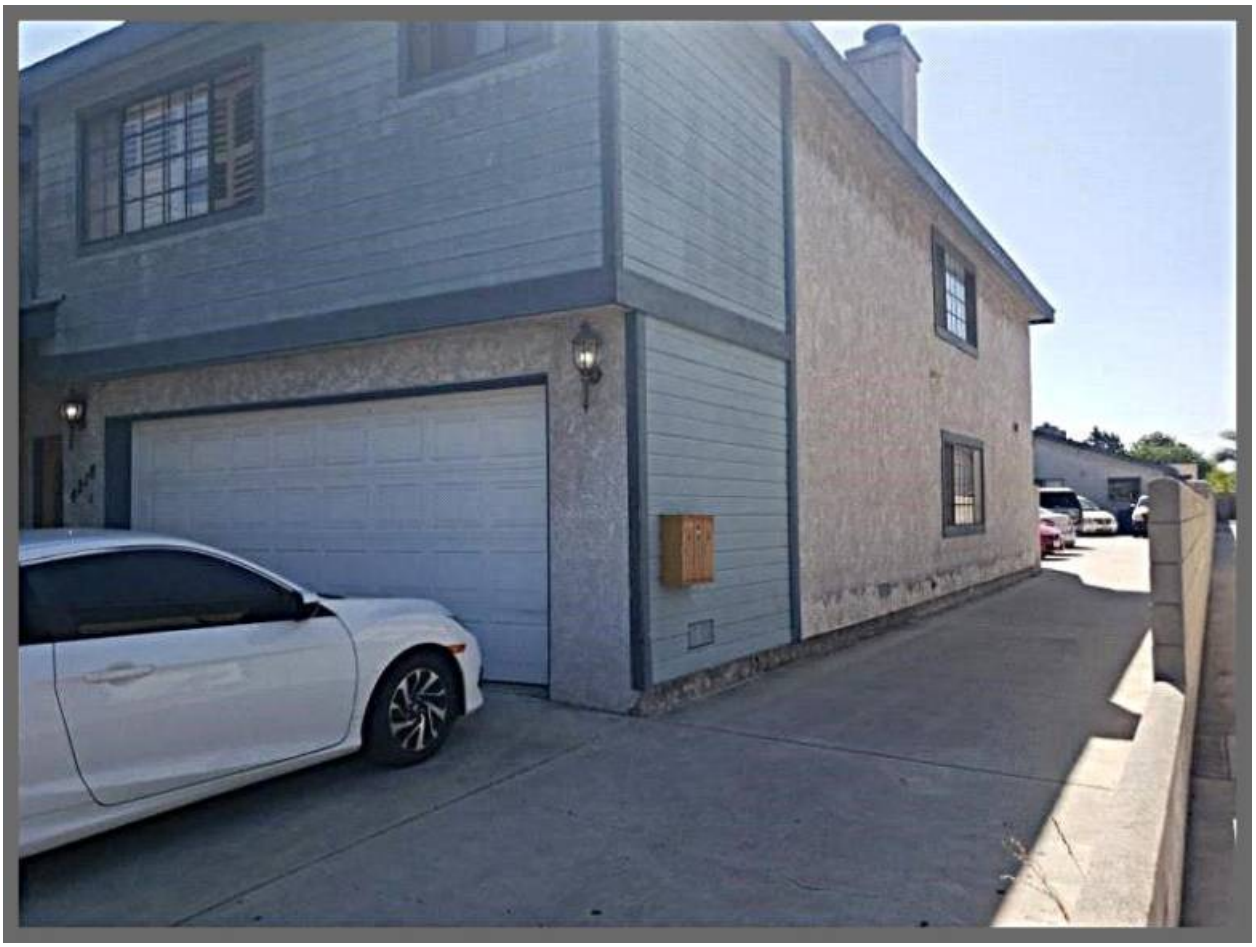
Mrytisteen and Warren Allen

4218 W. 129th Street, Hawthorne, CA

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4218 W. 129th Street, Hawthorne, CA

DATE OF INSPECTION: September 26, 2026
INSPECTION TIME: 12:00 PM

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

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

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TABLE OF CONTENTS

DEFINITIONS OF TERMS	4
CLIENT REPONSIBILITY	5
SUMMARY	6
INSPECTION	18
PLUMBING	20
ELECTRICAL	31
HVAC SYSTEMS	35
ROOF/ATTIC	43
FOUNDATION	48
GROUNDS	49
GARAGE - CARPORT	51
EXTERIOR	54
INTERIORS	60
.	64
INSPECTION STANDARDS	65

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DEFINITIONS of TERMS

NOT ACCEPTABLE. It is the inspectors opinion that this item is either not functioning properly, is very old, damaged, in significant need of repairs, etc or is a clear safety hazard. Further evaluation and/or repairs/correction are needed and potential replacement. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

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

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

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

NEEDS ATTENTION. It is the inspectors opinion that this item is or may not be functioning properly, is in need repairs or appears to be at or near the end of its service life. Further evaluation and/or repairs/correction are needed and potential replacement. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

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

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

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

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

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

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CLIENT RESPONSIBILITY

Any action or inaction taken by the client after he or she has been made aware of a situation noted in this report is at the sole discretion and responsibility of the client.

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

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

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

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

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

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

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

All parties involved have a legal responsibility for full disclosure.

HAZARDOUS SUBSTANCES: Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and not within the scope of the inspection.

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INSPECTION SUMMARY

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

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

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

INSPECTION

ADDITIONAL RECOMMENDATIONS

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

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

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

PLUMBING REPAIRS: There are repairs needed for the plumbing system.

ELECTRICAL: There are needed corrections/repairs for the electrical system.

HVAC SERVICE: It is advised to have the heating / cooling systems inspected, serviced, cleaned and repaired, as needed by a qualified HVAC specialist.

ROOFER: It is my opinion that the roof (and related items) should be further evaluated by a qualified roofing specialist.

FIREPLACE/CHIMNEY: It is recommended that a fireplace inspector fully evaluate the fireplace and chimney systems.

PLUMBING

WATER LINES

SHUT OFF VALVE CONDITION

NEEDS ATTENTION. A gate valve was observed at some Unit main water services. Gate valves are considered less reliable and should be periodically

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operated to ensure function. It is advised to have a qualified plumber operate these valves to determine the true condition.

PRESSURE REGULATOR CONDITION

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

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

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

PRESSURE RELIEF VALVE CONDITION

NEEDS ATTENTION. No Pressure Relief safety valves were located on the water supply plumbing system. This is an important safety device that can reduce the risk of pipe failure and flooding.

A qualified plumber should install a pressure relief valve in the appropriate location.

WATER SUPPLY CONDITION

NEEDS ATTENTION. The water is off at the Unit A bar faucet.

The kitchen sink faucet leaks, such as in Unit B.

The bathroom shower handle leaks, such as in Unit C.

The master bathroom shower head is missing, such as in Unit A.

The master bathroom shower controls are hard to operate.

The Unit A master bathroom jetted tub did not operate at the time of the inspection. There is no operable access to the tub motor. An operable access for the tub motor is a normal requirement.

The stop valves and risers, below the sinks are not reliable, such as in Units A, B and C.

RECOMMENDATIONS

EVALUATION/REPAIR. Repairs and/or further evaluation are needed for the water supply system at this time.

WASTE LINES

WASTE LINE CONDITION

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NEEDS ATTENTION. There is no drip pan and drain line under the Unit B and Unit C water heaters to help catch leaks and direct water to an appropriate location. A drip pan and drain generally are recommended to help prevent moisture damage in case of a leak.

The bathroom toilets are loose and subject to damage, such as in Unit A, B are and C.

RECOMMENDATIONS

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

WATER HEATER - UNIT A

LOCATION CONDITION

NEEDS ATTENTION. There is a drip pan under the Unit A water heater, but any drain line is not visible.

WATER HEATER - UNIT B

LOCATION CONDITION

NEEDS ATTENTION. There is no drip pan and drain line under the Unit B water heater to help catch leaks and direct water to an appropriate location. A drip pan and drain generally are recommended to help prevent moisture damage in case of a leak.

FUEL CONDITION

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

RECOMMENDATIONS

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

WATER HEATER - UNIT C

LOCATION CONDITION

NEEDS ATTENTION. There is no drip pan and drain line under the Unit C water heater to help catch leaks and direct water to an appropriate location. A drip pan and drain generally are recommended to help prevent moisture damage in case of a leak.

FUEL CONDITION

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

TEMPERATURE/PRESSURE RELIEF VALVE

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SAFETY ALERT. The Unit C water heater temperature / pressure relief drain is unsafely installed. This line has an upward slope before it extends downward, which can trap water and cause the valve to fail. This should be rapidly corrected by a qualified plumber.

RECOMMENDATIONS

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

FIRE SUPPRESSION & SAFETY SYSTEMS

FIRE SUPPRESSION SYSTEMS

NEEDS ATTENTION. There is a fire hose connector at the garage area. It is advised to consult with the local Fire Marshall to determine the status of this installation.

ELECTRICAL

MAIN ELECTRICAL

GROUNDING SYSTEM

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

SUBPANELS

CONDITION

NEEDS ATTENTION. The Unit C subpanel cover is removed, leaving bare, live electrical contacts exposed. This is a safety hazard.

The Unit B electrical subpanel has a missing knockout cover. This is a safety hazard.

The Unit A subpanel cover was painted or fixed to the wall, so this could not be removed without damaging the wall finish. The cover was not removed, so the breakers and wiring condition were not inspected.

RECOMMENDATIONS

EVALUATION//REPAIR: Repairs and/or further evaluation of the subpanels and related items by a qualified electrician are recommended.

FIXTURES & MISC

OUTLETS

NEEDS ATTENTION. New regulations recommend/require that all outlets in kitchens, bathrooms, balconies, near water sources, exterior, etc., be GFCI protected. These were not present in all recommended locations. Upgrades are recommended.

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SMOKE ALARMS

Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the sleeping area doors. It is advised to consult with the local municipality to determine their requirements and to add or replace smoke alarms as needed.

RECOMMENDATIONS

EVALUATION/REPAIR: Repairs and/or further evaluation by a qualified electrician are recommended.

HVAC SYSTEMS

HEATING & COOLING - UNIT A

HEATING CONDITION

NEEDS ATTENTION. The Unit A furnace repeatedly turns on and off (short cycling) and does not operate, when tested. Repairs are needed for proper operation.

VENTING:

NEEDS ATTENTION. The Unit A furnace vent pipe is too close to combustible building materials. This is a potential fire hazard. The vent line needs to be corrected to have proper clearances and the vent ensured as being installed correctly.

AIR FILTER-RETURN AIR DUCTING

NEEDS ATTENTION. The air filter is dirty and would generally be replaced. Consult with a qualified HVAC specialist to determine the exact needs for this system.

DUCTING

NEEDS ATTENTION. The Unit A ducting has areas of damaged vapor barrier. During the air conditioning operation these can allow condensation and resultant moisture damage to occur. This can also greatly reduce efficiency and increase operating costs.

The ducting is notably leaking at the furnace area.

CONDENSER CONDITION

NEEDS ATTENTION. The condenser is very old and has been in the building for a long time. While still working at this time, this well may be past the expected working life, is no longer reliable and does not meet current safety standards or efficiency. It is expected this will need to be replaced now or in the near future.

This condenser has a coolant type that has not been manufactured or imported into the US since 2020. This could result in servicing issues for this system.

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It is advised to consult with a qualified HVAC specialist for further information.

CONDENSATE LINE

NEEDS ATTENTION. There is rust in the condensate pan under the furnace. This indicates the primary line has failed in the past. These lines need to be cleaned out regularly as standard maintenance.

A rusty drain pan can also indicate deterioration or damage to the evaporative coils within the blower unit. This condition should be further evaluated by a qualified HVAC specialist.

RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the Unit A HVAC system be fully evaluated by a qualified HVAC specialist, so that any needed repairs / corrections can be performed to ensure a properly installed and correctly operating system.

This investigation should be performed now and most certainly prior to the end of your inspection contingency period, so that repair or replacement costs are known and unwanted expenses are avoided.

HEATING - UNIT C.

HEATING CONDITION

NEEDS ATTENTION. The system is older and has been in the building for a long time. While still working at this time, this is near or past the expected service life and will need to be replaced in the future. Consult with a qualified HVAC specialist for further evaluation.

GAS CONNECTION

NOT ACCEPTABLE. The flexible gas line passes through the furnace wall as this feeds gas to the firebox. Flexible gas lines are not supposed to pass through any walls, for safety reasons. This should be a rigid metal line until it passes out of the furnace, so there is no danger of it being damaged.

AIR FILTER-RETURN AIR DUCTING

NEEDS ATTENTION. The air filter is dirty and would generally be replaced. Consult with a qualified HVAC contractor to determine the exact needs for this system.

DUCTING

NEEDS ATTENTION. There are damaged vapor barriers on the ducting. This can greatly reduce efficiency and increase operating costs.

RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the HVAC system/s be fully evaluated by a qualified contractor so that any needed repairs/corrections

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can be performed to ensure a properly installed and correctly operating system/s.

This investigation should be performed now and most certainly prior to the end of your inspection contingency period, so that repair or replacement costs are known and unwanted expenses are avoided.

HEATING - UNIT B

LOCATION CONDITION

NEEDS ATTENTION. There is no continuous catwalk from the crawl opening to the furnace, as is required. This is recommended for safety.

HEATING CONDITION

NEEDS ATTENTION. The system is considered to be older (approx 24 years). While still functioning at this time, this is past the end of the expected service life. Consult with a qualified heating specialist for further evaluation.

AIR FILTER-RETURN AIR DUCTING

NEEDS ATTENTION. The air filter is dirty and would generally be replaced. Consult with a qualified heating specialist to determine the exact needs for this system.

RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the Unit B heating system be fully evaluated by a qualified contractor so that any needed repairs / corrections can be performed to ensure a properly installed and correctly operating system.

This investigation should be performed now and most certainly prior to the end of your inspection contingency period, so that repair or replacement costs are known and unwanted expenses are avoided.

ROOF/ATTIC

ATTIC

ATTIC FRAMING

NEEDS ATTENTION. There are several areas with indications of wood deterioration / damage that may be due to wood destroying organisms. This should be evaluated by a qualified pest control operator.

ROOF

ROOF CONDITION

NEEDS ATTENTION. On the composition shingle roofs there are newer ridge caps installed. This is usually an indication the roofing is in the second half of the expected life.

The shingles are older, deteriorating and losing the surface granules. It is nearing the time to replace this roof.

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EXPOSED FLASHINGS

CONDITION

NEEDS ATTENTION. The dish antennae are bolted directly through the roofing materials. This can allow moisture intrusion to occur.

The metal flashing is rusting and corroded in areas.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION

NEEDS ATTENTION. The gutters and downspouts are made of plastic. These are of a lesser quality material than metal gutters. These are more prone to wear and failure.

ROOF RECOMMENDATIONS

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

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

GARAGE - CARPORT

ROOF

ROOF COVERING STATUS

NEEDS ATTENTION. On the composition shingle roofs there are newer ridge caps installed. This is usually an indication the roofing is in the second half of the expected life.

the shingles are older, deteriorating and losing the surface granules. It is nearing the time to replace this roof.

GARAGE FLOOR

CONDITION

NEEDS ATTENTION. There are lots of stored items in the garage that prevent visual inspection. The areas that were visible were functional.

GARAGE DOORS

HARDWARE

NEEDS ATTENTION. The garage door hardware and springs are out of adjustment and operate roughly.

OPENERS

NEEDS ATTENTION. The automatic reverse features of the garage door

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openers did not stop the doors from closing when light pressure was applied. This is a safety hazard. The sensors should be adjusted or the openers replaced.

GARAGE INTERIOR

CONDITION

NEEDS ATTENTION. The garage interior has areas of moisture stains, such as in the Unit C garage.

SIDE/REAR DOORS

CONDITION

NEEDS ATTENTION. The door between the garage and the Unit A living space is not self closing for fire safety. This needs a spring hinge or a closer on it that will fully close and latch.

EXTERIOR

EXTERIOR DOOR SURFACES

CONDITION

NEEDS ATTENTION. The Unit C front door is weather beaten.

EXTERIOR TRIM/FEATURES

CONDITION

NEEDS ATTENTION. There are areas of warped and damaged facia boards, such as at Unit B.

CHIMNEY:- UNIT A

LIVING ROOM - UNIT A.

CONDITION:

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

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

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

FIREPLACE CHIMNEY RECOMMENDATION

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

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CHIMNEY - UNIT B:

LIVING ROOM - UNIT B.

CONDITION:

NOT ACCEPTABLE. The Unit B chimney metal flue pipe has missing fire blocking in the attic space. Proper fire blocking is a standard installation requirement for a prefabricated flue system.

NEEDS ATTENTION. It is beyond the scope of the inspection to determine the condition of the chimney, as this requires a detailed observation of the system, often times utilizing specialty tools (otherwise known as a Level 2 Inspection). This is performed by a fireplace/chimney specialist.

There is a risk of concealed damage that may pose a health and safety risk.

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

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

SPARK ARRESTERS:

NEEDS ATTENTION. The chase cover is rusted and deteriorated.

FIREPLACE CHIMNEY RECOMMENDATION

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

CHIMNEY - UNIT C:

LIVING ROOM - UNIT C.

NEEDS ATTENTION. There is a risk of concealed damage that may pose a health and safety risk.

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

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

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SPARK ARRESTERS:
NEEDS ATTENTION. The chase cover is rusted and deteriorated.

INTERIORS

INTERIORS:
NEEDS ATTENTION. There are windows with cracked or broken glass, such as in Units A and B.

The water is off at the Unit A bar faucet.

Some windows do not operate well and need repairs / adjustment to work properly, such as in Unit A, B, C.

There is mold-like growth on a bedroom window glass, such as in Unit A.

Some doors do not operate well and need repairs and adjustment to work properly, such as in Units A, B, C.

There are areas with worn flooring, in each Unit.

There is moisture staining on the ceiling at the chimney, in Unit C.

The Unit A living room ceiling is patched.

The Unit A stairway guardrail is lower than for current standards.

The Unit A upstairs floors squeak when walked on.

There are areas with significant wear, maintenance is needed, in all Units.

FIREPLACES
NEEDS ATTENTION. The Unit A Fireplace has a gas log "set" and the damper was not modified to hold the damper fully open. Usually a simple clamp can be installed to meet this requirement This is a safety concern, since if the damper is not fully open and the gas is turned on, the gas or the products of combustion fumes will enter the living space..

KITCHENS
NEEDS ATTENTION. There are damaged counter tiles, such as in Units A, B and C.

There is mold-like growth on the wall under the kitchen sink, such as in Units A and B.

The kitchen sink faucet leaks, such as in Unit B.

Some cooktop burners do not light and operate, such as in Unit A.

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The kitchen ventilation fan is noisy and needs repair, such as in Unit A.

LAUNDRYS

NEEDS ATTENTION. The Unit C laundry has lint deposits behind the dryer. This indicates a dryer vent leak.

The Unit C laundry wall is damaged.

The master bathroom shower head is missing, such as in Unit A.

The master bathroom shower controls are hard to operate.

The Unit A master bathroom jetted tub did not operate at the time of the inspection. There is no operable access to the tub motor. An operable access for the tub motor is a normal requirement.

The stop valves and risers, below the sinks are not reliable, such as in Units A, B and C.

The bathroom shower door is not installed and appears to be damaged, such as in Unit B.

There is deterioration to the cabinets in all bathrooms, for all Units.

The master bathroom shower walls are damaged, such as in Unit A.

The bathroom wall above the shower is patched, such as in Unit C.

Most bathrooms have areas with significant wear, such as moisture deterioration on walls and ceiling, peeling paint, etc. that need servicing and maintenance,

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INSPECTION

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BUILDING/SITE

CLIENT NAME

Mrytisteen and Warren Allen.

PRESENT:

The clients agent was present.

ADDRESS

4218 W. 129th Street, Hawthorne, CA.

INSPECTOR

Steve Nichols, Sal Penalba.

INSPECTION DATE

September 26, 2026.

INSPECTION TIME

12:00 PM.

WEATHER

Partly Cloudy.

TEMPERATURE

80's.

BUILDING TYPE

Apartment Building, 3 structures, 3 Units.

STORIES

2 Stories and 1 story.

UTILITIES STATUS

The utilities were on.

OCCUPIED

The property is occupied.

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SIGNIFICANT INFORMATION

LIMITATIONS

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

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

ADDITIONAL RECOMMENDATIONS

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

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

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

PLUMBING REPAIRS: There are repairs needed for the plumbing system.

ELECTRICAL: There are needed corrections/repairs for the electrical system.

HVAC SERVICE: It is advised to have the heating / cooling systems inspected, serviced, cleaned and repaired, as needed by a qualified HVAC specialist.

ROOFER: It is my opinion that the roof (and related items) should be further evaluated by a qualified roofing specialist.

FIREPLACE/CHIMNEY: It is recommended that a fireplace inspector fully evaluate the fireplace and chimney systems.

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PLUMBING

While some plumbing observations may be code related, this inspection does not determine if the system complies with code and does not determine whether any upgrades have been properly permitted and inspected by the city. Water supply, gas and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains.

Performance of the water flow can vary during different times of the day and performance of drains during normal usage is undetermined. Drain blockage is common in vacant properties and repairs may be needed soon after the building is occupied.

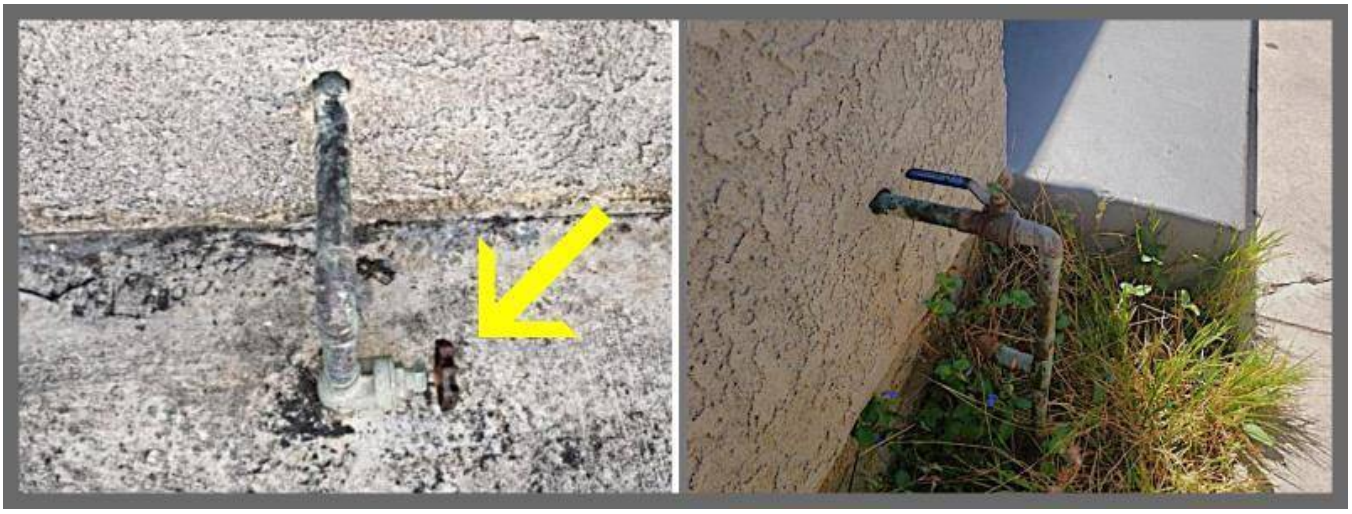
The following are not included (but not limited to); Inaccessible water supply, gas or waste lines, leaks in inaccessible areas such as walls or crawl spaces, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment, water temperature, and projected life. No water quality testing of any type is performed. Determining gas leaks is fully outside the scope of a generalist inspection.

WATER LINES

SHUT OFF VALVE LOCATION

The main shut offs are at the fronts and sides of the buildings.

SHUT OFF VALVE CONDITION



NEEDS ATTENTION. A gate valve was observed at some Unit main water services. Gate valves are considered less reliable and should be periodically operated to ensure function. It is advised to have a qualified plumber operate these valves to determine the true condition.

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PRESSURE REGULATOR CONDITION

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

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

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

WATER PRESSURE

SERVICEABLE. The water pressure was found to be within acceptable range at the time of inspection. It should be noted that the water pressure from the utility can vary. No guarantee is implied as to whether or not the water pressure is greater than 80 psi at times. Water pressure should be greater than 40 and lower than 80 psi.

PRESSURE RELIEF VALVE CONDITION

NEEDS ATTENTION. No Pressure Relief safety valves were located on the water supply plumbing system. This is an important safety device that can reduce the risk of pipe failure and flooding.

A qualified plumber should install a pressure relief valve in the appropriate location.

WATER SUPPLY PIPING MATERIAL

The visible water supply piping is copper. It is beyond this inspection to determine the grade or quality of the piping material and to determine the quality of installation. Copper piping is expected to last from 20 to 50 years. There are many variables so the exact lifespan cannot be predicted and can be less than 20 years in some cases.

WATER SUPPLY CONDITION

NEEDS ATTENTION. The water is off at the Unit A bar faucet.

The kitchen sink faucet leaks, such as in Unit B.

The bathroom shower handle leaks, such as in Unit C.

The master bathroom shower head is missing, such as in Unit A.

The master bathroom shower controls are hard to operate.

The Unit A master bathroom jetted tub did not operate at the time of the inspection. There is no operable access to the tub motor. An operable access for the tub motor is a normal requirement.

The stop valves and risers, below the sinks are not reliable, such as in Units A, B and C.

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HOSE FAUCETS

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

RECOMMENDATIONS

EVALUATION/REPAIR. Repairs and/or further evaluation are needed for the water supply system at this time.

WASTE LINES

WASTE LINE MATERIAL

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

WASTE LINE CONDITION

NEEDS ATTENTION. There is no drip pan and drain line under the Unit B and Unit C water heaters to help catch leaks and direct water to an appropriate location. A drip pan and drain generally are recommended to help prevent moisture damage in case of a leak.

The bathroom toilets are loose and subject to damage, such as in Unit A, B are and C.

ADDITIONAL WASTE LINE INFORMATION

An additional waste line clean out has been added for better access and cleanings. This may mean that the system has to be cleaned out often. Please consult with the seller for the history of the plumbing system.
This clean-out is seen at the front.

RECOMMENDATIONS

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

GAS SYSTEM

METER:

The 3 gas meters are located on the left side of the building.

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

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GAS METER CONDITION

PRESENT. Determining the condition of the gas meters is not part of this inspection.



SEISMIC GAS SHUT OFF VALVE

NOTE. A seismic shut-off valve may not be required in Hawthorne.

GAS PIPING CONDITION

PRESENT. The majority of the gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. The condition of underground and concealed gas lines is specifically excluded from this report. No representation is made as to their status. Determining whether or not there are gas leaks in the system or whether or not the gas line system is properly sized for the needs of the appliance or dwelling is beyond a general inspection.

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

WATER HEATER - UNIT A

The Unit A water heater is located in an upstairs hallway closet.

LOCATION CONDITION

NEEDS ATTENTION. There is a drip pan under the Unit A water heater, but any drain line is not visible.

FUEL

Natural Gas water heater.

SIZE

This is about a 50 Gallon water heater.

AGE

The water heater is about 11 years old. Water heaters have an average life of 8 - 12 years.

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WATER HEATER CONDITION



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

COMBUSTION AIR

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

WATER HEATER STRAPPING

PRESENT. The water heater has strapping for the purpose of helping to prevent movement in case of seismic activity. It is beyond this inspection to verify whether or not this strapping meets current state standards. Force is not applied to the water heater to determine whether or not it will move, this is an intrusive action that can be destructive.
The water heater strapping is typically required to be verified by a qualified retrofit specialist. If found not to be meeting standards, this is supposed to be corrected. It is recommended the water heater strapping be verified and if needed, to be corrected at this time.

TEMPERATURE/PRESSURE RELIEF VALVE

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

VENTING:

PRESENT. The visible part of this vent system appears to be appropriate for this appliance. However, portions of the venting system are concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting or the capacity to function.

ADDITIONAL INFORMATION

The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will become or how long it will last and this is many times a matter of individual use.

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WATER HEATER - UNIT B

The Unit B water heater is located in a hall closet.

LOCATION CONDITION

NEEDS ATTENTION. There is no drip pan and drain line under the Unit B water heater to help catch leaks and direct water to an appropriate location. A drip pan and drain generally are recommended to help prevent moisture damage in case of a leak.

FUEL

Natural Gas water heater.

FUEL CONDITION

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

SIZE

This is a 40 Gallon water heater.

AGE

The water heater is about 9 years old. Water heaters have an average life of 8 - 12 years.

WATER HEATER CONDITION



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

COMBUSTION AIR

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

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WATER HEATER STRAPPING

PRESENT. The water heater has strapping for the purpose of helping to prevent movement in case of seismic activity. It is beyond this inspection to verify whether or not this strapping meets current state standards. Force is not applied to the water heater to determine whether or not it will move, this is an intrusive action that can be destructive.

The water heater strapping is typically required to be verified by a qualified retrofit specialist. If found not to be meeting standards, this is supposed to be corrected. It is recommended the water heater strapping be verified and if needed, to be corrected at this time.

TEMPERATURE/PRESSURE RELIEF VALVE

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

VENTING:

PRESENT. The visible part of this vent system appears to be appropriate for this appliance. However, portions of the venting system are concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting or the capacity to function.

ADDITIONAL INFORMATION

The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will become or how long it will last and this is many times a matter of individual use.

RECOMMENDATIONS

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

WATER HEATER - UNIT C

The water heater is located in a hall closet.

LOCATION CONDITION

NEEDS ATTENTION. There is no drip pan and drain line under the Unit C water heater to help catch leaks and direct water to an appropriate location. A drip pan and drain generally are recommended to help prevent moisture damage in case of a leak.

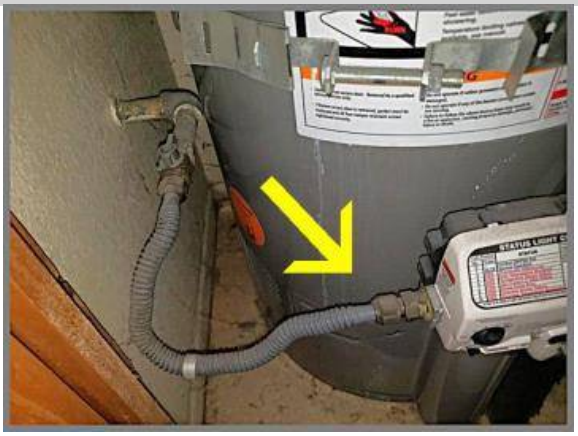
FUEL

Natural Gas water heater.

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FUEL CONDITION

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



SIZE

This is about a 40 Gallon water heater.

AGE

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

WATER HEATER CONDITION



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

COMBUSTION AIR

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

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WATER HEATER STRAPPING

PRESENT. The water heater has strapping for the purpose of helping to prevent movement in case of seismic activity. It is beyond this inspection to verify whether or not this strapping meets current state standards. Force is not applied to the water heater to determine whether or not it will move, this is an intrusive action that can be destructive.

The water heater strapping is typically required to be verified by a qualified retrofit specialist. If found not to be meeting standards, this is supposed to be corrected. It is recommended the water heater strapping be verified and if needed, to be corrected at this time.

TEMPERATURE/PRESSURE RELIEF VALVE

SAFETY ALERT. The Unit C water heater temperature / pressure relief drain is unsafely installed. This line has an upward slope before it extends downward, which can trap water and cause the valve to fail. This should be rapidly corrected by a qualified plumber.



VENTING:

PRESENT. The visible part of this vent system appears to be appropriate for this appliance. However, portions of the venting system are concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting or the capacity to function.

ADDITIONAL INFORMATION

The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will become or how long it will last and this is many times a matter of individual use.

RECOMMENDATIONS

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

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FIRE SUPPRESSION & SAFETY SYSTEMS

FIRE SUPPRESSION SYSTEMS

NEEDS ATTENTION. There is a fire hose connector at the garage area. It is advised to consult with the local Fire Marshall to determine the status of this installation.



ADDITIONAL PLUMBING INFORMATION

LIMITATIONS

The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. The condition of concealed items cannot be determined and no representation is made as to their status.

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

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

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

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MAIN SEWER LINE

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

There is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the building, the 'waste line' is under the building and generally within the footprint of the building, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the building and run to the city sewer.

A typical 'sewer line inspection' is only the portion outside the building to the city sewer, and not under the building. Some sewer line inspectors can also inspect the 'waste / drain' lines actually under the building, using a smaller video camera system. This is a separate specialty inspection.

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ELECTRICAL

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

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

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

MAIN ELECTRICAL

MAIN ELECTRICAL LINE

The electricity is supplied by an overhead line from the power pole to the building, 120 / 240 Volt.

MAIN ELECTRICAL CONDITION

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

MAIN PANEL LOCATION

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

MAIN PANEL AMPERAGE

Service Amperage - 100 Amps, for each Unit.

MAIN PANEL CONDITION

PRESENT. I discovered no issues with the main electrical panel.



TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers.

MAIN PANEL CIRCUIT BREAKERS

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

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GROUNDING SYSTEM

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

SUBPANELS

The Unit A electrical subpanel is in an upstairs right rear bedroom.

The Units B and C electrical subpanels are on the building left exterior.

CONDITION

NEEDS ATTENTION. The Unit C subpanel cover is removed, leaving bare, live electrical contacts exposed. This is a safety hazard.

The Unit B electrical subpanel has a missing knockout cover. This is a safety hazard.

The Unit A subpanel cover was painted or fixed to the wall, so this could not be removed without damaging the wall finish. The cover was not removed, so the breakers and wiring condition were not inspected.



RECOMMENDATIONS

EVALUATION//REPAIR: Repairs and/or further evaluation of the subpanels and related items by a qualified electrician are recommended.

ELECTRICAL WIRING

INTERIOR WIRING TYPE

The wiring consists of plastic insulated wires where visible.

WIRING METHOD/CONDUIT

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

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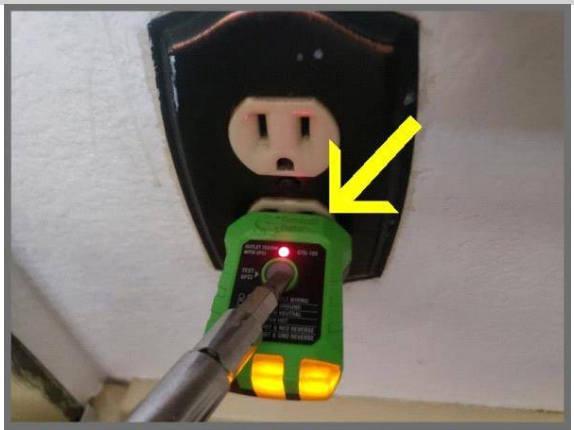
INTERIOR WIRING CONDITION

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

FIXTURES & MISC

OUTLETS

NEEDS ATTENTION. New regulations recommend/require that all outlets in kitchens, bathrooms, balconies, near water sources, exterior, etc., be GFCI protected. These were not present in all recommended locations. Upgrades are recommended.



RED LIGHT INDICATES MISSING GFCI DEVICE

SWITCHES

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

LIGHT FIXTURES

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

SMOKE ALARMS

Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the sleeping area doors. It is advised to consult with the local municipality to determine their requirements and to add or replace smoke alarms as needed.

RECOMMENDATIONS

EVALUATION/REPAIR: Repairs and/or further evaluation by a qualified electrician are recommended.

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ADDITIONAL ELECTRICAL INFORMATION

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

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems, interior or exterior low voltage wiring or fixtures, intercom, stereo, cable or satellite TV, remote controls and timers. All exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. Any information given is done so as a courtesy and does not imply an inspection of that system in part or full.

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

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HVAC SYSTEMS

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls.

In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not evaluated for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommended.

Air ducts and registers are randomly evaluated for air flow. Heat exchangers are specifically excluded from the inspection, they are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of a general visual inspection.

The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the property, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system.

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

HEATING & COOLING - UNIT A

This system is for the Unit A living space.

HEATING

The furnace is located in the attic.

LOCATION CONDITION

SERVICEABLE. I discovered no issues with the location of the unit.

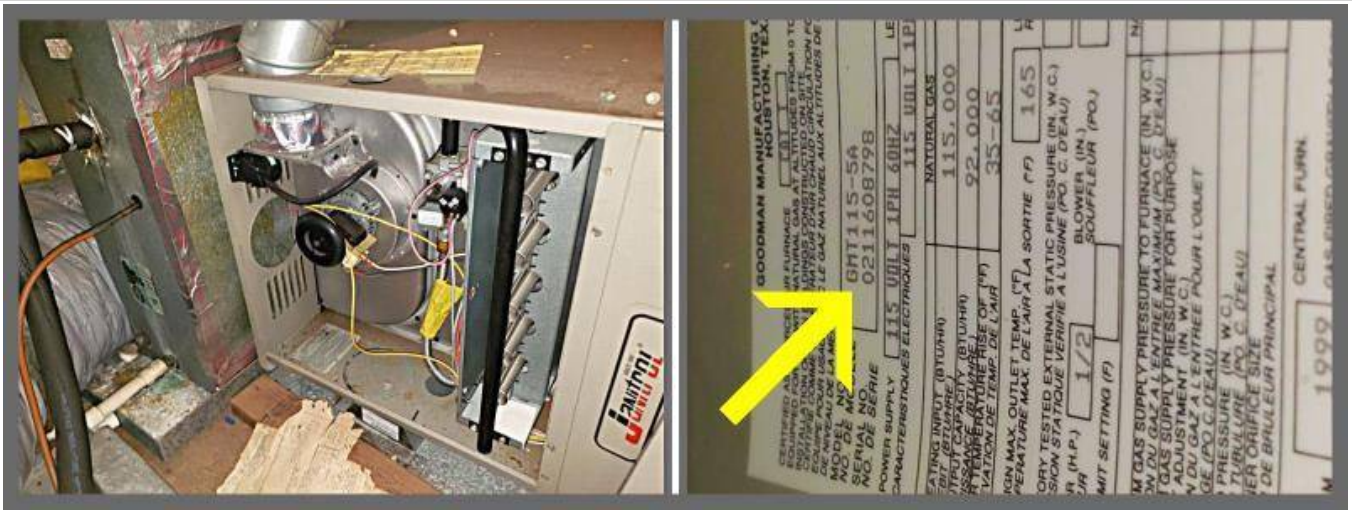
SYSTEM TYPE

The furnace is a gas-fired forced air system.

The furnace is about 24 years old.

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HEATING CONDITION



NEEDS ATTENTION. The furnace repeatedly turns on and off (short cycling) and does not operate, when tested. Repairs are needed for proper operation.

THERMOSTAT

PRESENT. I operated the thermostat during my operation of the system, to verify whether or not the heating and/or cooling functioned. It is beyond my inspection to operate every aspect of the thermostat.

COMBUSTION AIR

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

VENTING:

NEEDS ATTENTION. The Unit A furnace vent pipe is too close to combustible building materials. This is a potential fire hazard. The vent line needs to be corrected to have proper clearances and the vent ensured as being installed correctly.



AIR FILTER-RETURN AIR DUCTING

NEEDS ATTENTION. The air filter is dirty and would generally be replaced. Consult with a qualified HVAC specialist to determine the exact needs for this system.

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DUCTING



NEEDS ATTENTION. The ducting has areas of damaged vapor barrier. During the air conditioning operation these can allow condensation and resultant moisture damage to occur. This can also greatly reduce efficiency and increase operating costs.

The ducting is notably leaking at the furnace area.

COOLING

The air conditioning condenser is located in the side yard.

TYPE

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

The age of this system is not determined. The system is older and is at or near the end of the expected service life.

CONDENSER CONDITION



NEEDS ATTENTION. The condenser is very old and has been in the building for a long time. While still working at this time, this well may be past the expected working life, is no longer reliable and does not meet current safety standards or efficiency. It is expected this will need to be replaced now or in the near future.

This condenser has a coolant type that has not been manufactured or imported into the US since 2020. This could result in servicing issues for this system.

It is advised to consult with a qualified HVAC specialist for further information.

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SYSTEM CONDITION

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

CONDENSATE LINE

NEEDS ATTENTION. There is rust in the condensate pan under the furnace. This indicates the primary line has failed in the past. These lines need to be cleaned out regularly as standard maintenance.

A rusty drain pan can also indicate deterioration or damage to the evaporative coils within the blower unit. This condition should be further evaluated by a qualified HVAC specialist.



ELECTRICAL DISCONNECT

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

RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the Unit A HVAC system be fully evaluated by a qualified HVAC specialist, so that any needed repairs / corrections can be performed to ensure a properly installed and correctly operating system.

This investigation should be performed now and most certainly prior to the end of your inspection contingency period, so that repair or replacement costs are known and unwanted expenses are avoided.

HEATING - UNIT C.

HEATING

The Unit C furnace is located in the attic.

LOCATION CONDITION

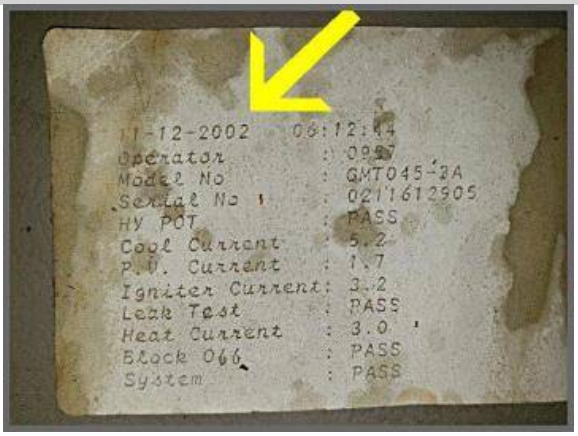
SERVICEABLE. I discovered no issues with the location of the furnace.

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SYSTEM TYPE

The furnace is a gas-fired forced air system.

The furnace is about 24 years old.



HEATING CONDITION

NEEDS ATTENTION. The system is older and has been in the building for a long time. While still working at this time, this is near or past the expected service life and will need to be replaced in the future. Consult with a qualified HVAC specialist for further evaluation.

GAS CONNECTION

NOT ACCEPTABLE. The flexible gas line passes through the furnace wall as this feeds gas to the firebox. Flexible gas lines are not supposed to pass through any walls, for safety reasons. This should be a rigid metal line until it passes out of the furnace, so there is no danger of it being damaged.

THERMOSTAT

PRESENT. I operated the thermostat during my operation of the system, to verify whether or not the heating functioned. It is beyond my inspection to operate every aspect of the thermostat.

COMBUSTION AIR

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

VENTING:

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

AIR FILTER-RETURN AIR DUCTING

NEEDS ATTENTION. The air filter is dirty and would generally be replaced. Consult with a qualified HVAC contractor to determine the exact needs for this system.

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DUCTING



NEEDS ATTENTION. There are damaged vapor barriers on the ducting. This can greatly reduce efficiency and increase operating costs.

RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the HVAC system/s be fully evaluated by a qualified contractor so that any needed repairs/corrections can be performed to ensure a properly installed and correctly operating system/s.

This investigation should be performed now and most certainly prior to the end of your inspection contingency period, so that repair or replacement costs are known and unwanted expenses are avoided.

HEATING - UNIT B

This system is for the Unit B living space.

HEATING

The Unit B furnace is located in the attic.

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LOCATION CONDITION

NEEDS ATTENTION. There is no continuous catwalk from the crawl opening to the furnace, as is required. This is recommended for safety.

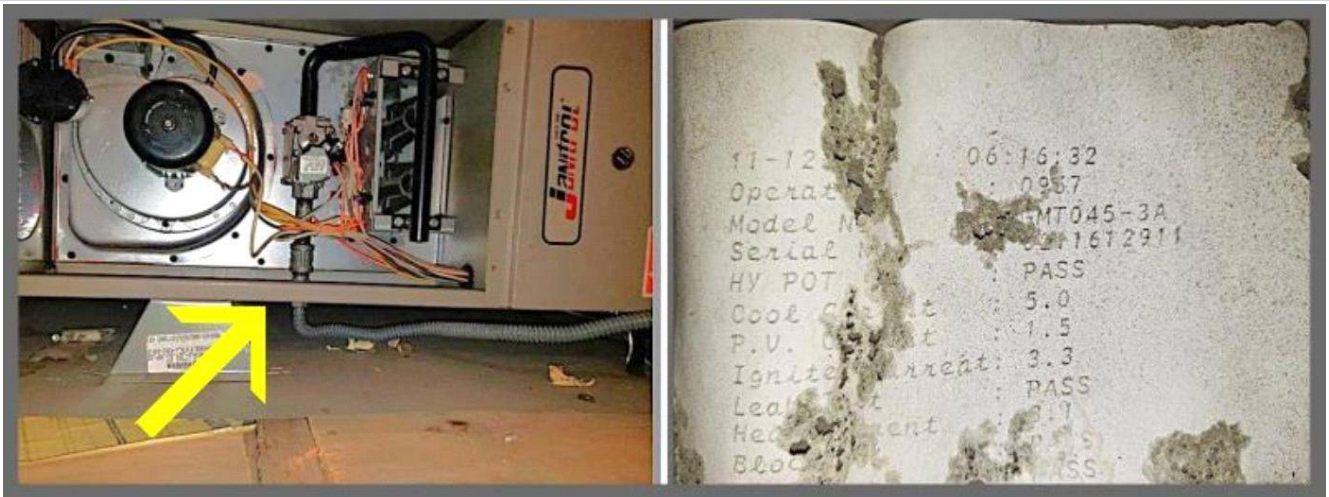


SYSTEM TYPE

The furnace is a gas-fired forced air system.

The Unit is about 24 years old.

HEATING CONDITION



NOTE THE IMPROPER GAS LINE

NEEDS ATTENTION. The system is considered to be older (approx 24 years). While still functioning at this time, this is past the end of the expected service life. Consult with a qualified heating specialist for further evaluation.

GAS CONNECTION

NOT ACCEPTABLE. The flexible gas line passes through the furnace wall as this feeds gas to the firebox. Flexible gas lines are not supposed to pass through any walls, for safety reasons. This should be a rigid metal line until it passes out of the furnace, so there is no danger of it being damaged.

THERMOSTAT

PRESENT. I operated the thermostat during my operation of the system, to verify whether or not the heating and/or cooling functioned. It is beyond my inspection to operate every aspect of the thermostat.

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COMBUSTION AIR

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

VENTING:

PRESENT. The visible part of this vent system appears to be appropriate for this appliance. However, portions of the venting system are concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting or the capacity to function.

AIR FILTER-RETURN AIR DUCTING

NEEDS ATTENTION. The air filter is dirty and would generally be replaced. Consult with a qualified heating specialist to determine the exact needs for this system.

DUCTING

PRESENT. I discovered no issues with the ducting system. The ducting system is partially concealed within the walls/ceilings, etc. These areas are beyond my ability to inspect.

It is beyond this inspection to determine the duct system capacity to adequately allow air flow or air distribution.

RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the Unit B heating system be fully evaluated by a qualified contractor so that any needed repairs / corrections can be performed to ensure a properly installed and correctly operating system.

This investigation should be performed now and most certainly prior to the end of your inspection contingency period, so that repair or replacement costs are known and unwanted expenses are avoided.

ADDITIONAL HVAC INFORMATION

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

A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond he scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required. Heating systems have an expected life of 15 - 30 years. A/Cs can operate 15 - 25 years depending on use and maintenance. Heat Pumps may be run more frequently and have an expected life of 10 - 15 years. Regular service and keeping the filter cleaned may extend the life of this equipment.

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ROOF/ATTIC

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

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

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

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

ATTIC

There are attic accesses in the respective hallways.

AREA OF ATTIC

There is an attic space over each entire floor plan..

TYPE OF ATTIC FRAMING

The attic has conventional type framing.

ATTIC FRAMING

NEEDS ATTENTION. There are several areas with indications of wood deterioration / damage that may be due to wood destroying organisms. This should be evaluated by a qualified pest control operator.

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ATTIC



UNIT A ATTIC



UNITS B & C ATTICS

SERVICEABLE. I discovered no deficiencies within the attic spaces, based on my ability to access the attic.

ATTIC VENTILATION

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

ATTIC INSULATION

INSULATION

PRESENT. There is insulation within the attic, where visible. It is beyond this inspection to determine the adequacy of building insulation or to determine whether or not this meets current standards. It is advised to consult with a qualified specialist for more information.

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ROOF

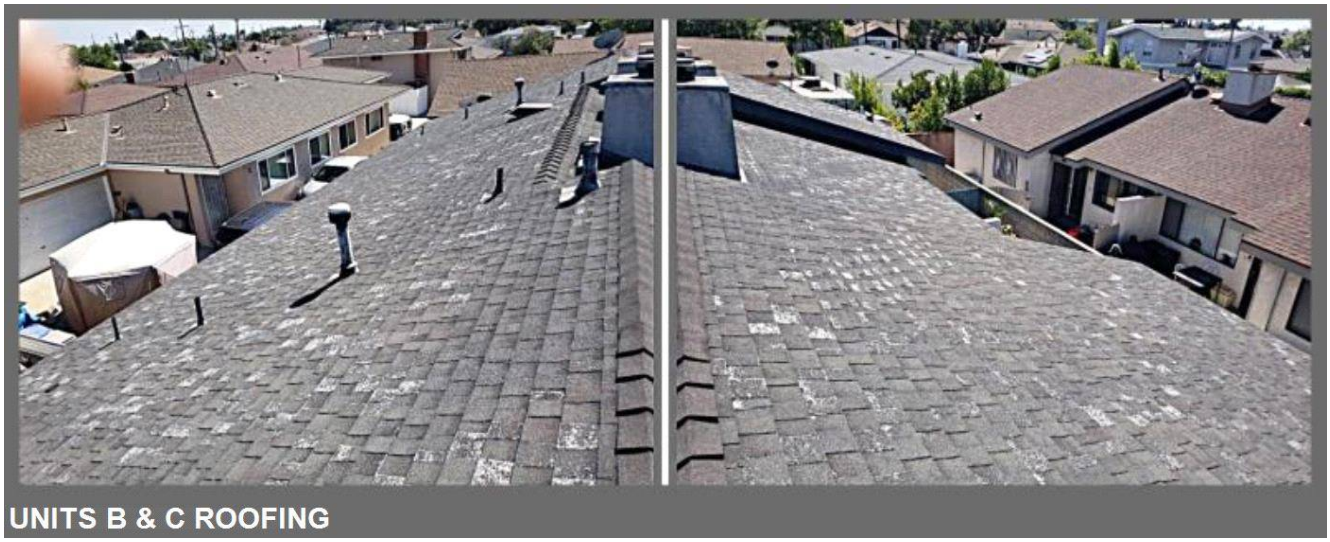
ROOF STYLE

The roofs are sloped type roofs, with a pitch.

TYPE OF ROOFING MATERIAL



UNIT A ROOFING



UNITS B & C ROOFING

ROOF ACCESS

The roof was walked on for inspection.

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ROOF CONDITION



NEEDS ATTENTION. On the composition shingle roofs there are newer ridge caps installed. This is usually an indication the roofing is in the second half of the expected life.

the shingles are older, deteriorating and losing the surface granules. It is nearing the time to replace this roof.

EXPOSED FLASHINGS

CONDITION



NEEDS ATTENTION. The dish antennae are bolted directly through the roofing materials. This can allow moisture intrusion to occur.

The metal flashing is rusting and corroded in areas.

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GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION

NEEDS ATTENTION. The gutters and downspouts are made of plastic. These are of a lesser quality material than metal gutters. These are more prone to wear and failure.

DOWNSPOUT CONDITION

PRESENT. Downspout/s were noted at the time of inspection. It is beyond this inspection to determine the adequacy of these downspouts do deliver rain water to an appropriate location.

ADDITIONAL INFORMATION

NOT RAINING: It was not raining at the time of my inspection. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been observed under wet conditions and how it performs in these conditions is unknown. No warranty is made that it will not leak when it is under a wet condition.

It is important for all roofs to have regular maintenance, including cleaning out the gutters and drain lines and ensuring all the penetrations are properly sealed. Leaves and debris especially need to be removed from roofs and flat roof scupper drains before the rainy season to allow unimpeded drainage.

ROOF RECOMMENDATIONS

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

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

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FOUNDATION

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings or finish materials. It is typical for concrete floor slabs to have some hairline cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dry-rot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION:

SLAB ON GRADE

PRESENT. Each building is on a concrete slab over earth. These appear to be performing the function of supporting the structures.

Due to the type of construction it is expected the buildings are bolted to the foundations per the standards at the time of construction.

ADDITIONAL FOUNDATION INFORMATION

GEO: A standard property inspection cannot determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If information is desired/required regarding the geological condition it is advised to retain a Geo-Technical specialist who can provide more information regarding this area.

STRUCTURAL PEST CONTROL: his inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them.

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

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GROUNDS

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

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

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

HARDSCAPE/PATHWAYS

DRIVEWAY

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

WALKWAYS

SERVICEABLE. No significant issues were noted along the general walkways and paths.

FRONT PORCH AND STEPS

SERVICEABLE. The front porch and steps were found to be in functional condition.

PATIO

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



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LANDSCAPE/PERIMETER

LANDSCAPING

SERVICEABLE. The grounds on the property have generally been maintained.

SITE TYPE

Gentle slope.

DRAINAGE

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

WALLS/FENCING

PROPERTY WALLS, FENCES & GATES

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

ADDITIONAL GROUNDS INFORMATION

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

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GARAGE - CARPORT

The property has an attached, 7-car garage/parking structure.

The Unit A 2-car garage/parking is under the building roof, at the front.



ROOF

ROOF STYLE

The roof is a sloped type, with a pitch.

TYPE OF ROOFING MATERIAL



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

ROOF ACCESS

The roof was walked on for inspection.

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ROOF COVERING STATUS

NEEDS ATTENTION. On the composition shingle roofs there are newer ridge caps installed. This is usually an indication the roofing is in the second half of the expected life.

the shingles are older, deteriorating and losing the surface granules. It is nearing the time to replace this roof.

GARAGE FLOOR

CONDITION

NEEDS ATTENTION. There are lots of stored items in the garage that prevent visual inspection. The areas that were visible were functional.

GARAGE DOORS

TYPE

The 5 garage doors are the sectional door type.

CONDITION:

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

HARDWARE

NEEDS ATTENTION. The garage door hardware and springs are out of adjustment and operate roughly.

OPENERS

NEEDS ATTENTION. The automatic reverse features of the garage door openers did not stop the doors from closing when light pressure was applied. This is a safety hazard. The sensors should be adjusted or the openers replaced.

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GARAGE INTERIOR

CONDITION



NEEDS ATTENTION. The garage interior has areas of moisture stains, such as in the Unit C garage.

GARAGE EXTERIOR

MATERIAL

The exterior garage covering is stucco.

CONDITION

SERVICEABLE. Overall, the exterior surfaces of the building exhibited normal signs of wear.

SIDE/REAR DOORS

CONDITION

NEEDS ATTENTION. The door between the garage and the Unit A living space is not self closing for fire safety. This needs a spring hinge or a closer on it that will fully close and latch.

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EXTERIOR

The exteriors are viewed in a cursory fashion. Areas of the exterior that are hidden from view, such as by vegetation or stored items, cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem and are not noted in this report.

Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

EXTERIOR COVERING OF THE BUILDING

MATERIAL

The exterior building covering is stucco, with wood siding.

CONDITION

SERVICEABLE. The exterior surfaces of the building was found to be visibly acceptable.

EXTERIOR WINDOWS

MATERIAL

The exterior window surface is metal.

CONDITION

SERVICEABLE. The exterior surfaces of the windows were visibly acceptable.

SCREENS

SERVICEABLE. The screens were visibly acceptable.

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EXTERIOR DOOR SURFACES

MATERIAL

There are exterior doors made of wood and metal.

CONDITION

NEEDS ATTENTION. The Unit C front door is weather beaten.



THRESHOLDS

SERVICEABLE. The exterior surfaces of the thresholds are visibly acceptable.

EXTERIOR TRIM/FEATURES

MATERIAL

The exterior trim surface is wood.

CONDITION

NEEDS ATTENTION. There are areas of warped and damaged facia boards, such as at Unit B.



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PATIO COVER/TRELLIS

TYPE

The patio has a roofed cover.

CONDITION

PRESENT. There is a patio cover on the property. Determining the structural integrity of this patio cover is not part of this inspection.



CHIMNEY:- UNIT A

LIVING ROOM - UNIT A.



MATERIAL:

This is a metal chimney, within a chase.

CONDITION:

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

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

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

SPARK ARRESTERS:

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

FIREPLACE CHIMNEY RECOMMENDATION

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

CHIMNEY - UNIT B:

LIVING ROOM - UNIT B.



MATERIAL:

This is a metal chimney, within a chase.

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CONDITION:



NOT ACCEPTABLE. The Unit B chimney metal flue pipe has missing fire blocking in the attic space. Proper fire blocking is a standard installation requirement for a prefabricated flue system.

NEEDS ATTENTION. It is beyond the scope of the inspection to determine the condition of the chimney, as this requires a detailed observation of the system, often times utilizing specialty tools (otherwise known as a Level 2 Inspection). This is performed by a fireplace/chimney specialist.

There is a risk of concealed damage that may pose a health and safety risk.

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

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

SPARK ARRESTERS:

NEEDS ATTENTION. The chase cover is rusted and deteriorated.

FIREPLACE CHIMNEY RECOMMENDATION

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

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CHIMNEY - UNIT C:

LIVING ROOM - UNIT C.



MATERIAL:

This is a metal chimney, within a chase.

CONDITION:



NOT ACCEPTABLE. The Unit B chimney metal flue pipe has missing fire blocking in the attic space. Proper fire blocking is a standard installation requirement for a prefabricated flue system.

NEEDS ATTENTION. It is beyond the scope of the inspection to determine the condition of the chimney, as this requires a detailed observation of the system, often times utilizing specialty tools (otherwise known as a Level 2 Inspection). This is performed by a fireplace/chimney specialist.

There is a risk of concealed damage that may pose a health and safety risk.

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

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

SPARK ARRESTERS:

NEEDS ATTENTION. The chase cover is rusted and deteriorated.

FIREPLACE CHIMNEY RECOMMENDATION

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

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INTERIORS

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

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

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

INTERIORS:



NEEDS ATTENTION. There are windows with cracked or broken glass, such as in Units A and B.

The water is off at the Unit A bar faucet.

Some windows do not operate well and need repairs / adjustment to work properly, such as in Unit A, B, C.

There is mold-like growth on a bedroom window glass, such as in Unit A.

Some doors do not operate well and need repairs and adjustment to work properly, such as in Units A, B, C.

There are areas with worn flooring, in each Unit.

There is moisture staining on the ceiling at the chimney, in Unit C.

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The Unit A living room ceiling is patched.

The Unit A stairway guardrail is lower than for current standards.

The Unit A upstairs floors squeak when walked on.

There are areas with significant wear, maintenance is needed, in all Units.

FIREPLACES

NEEDS ATTENTION. The Unit A Fireplace has a gas log "set" and the damper was not modified to hold the damper fully open. Usually a simple clamp can be installed to meet this requirement This is a safety concern, since if the damper is not fully open and the gas is turned on, the gas or the products of combustion fumes will enter the living space..



UNIT A FIREPLACE

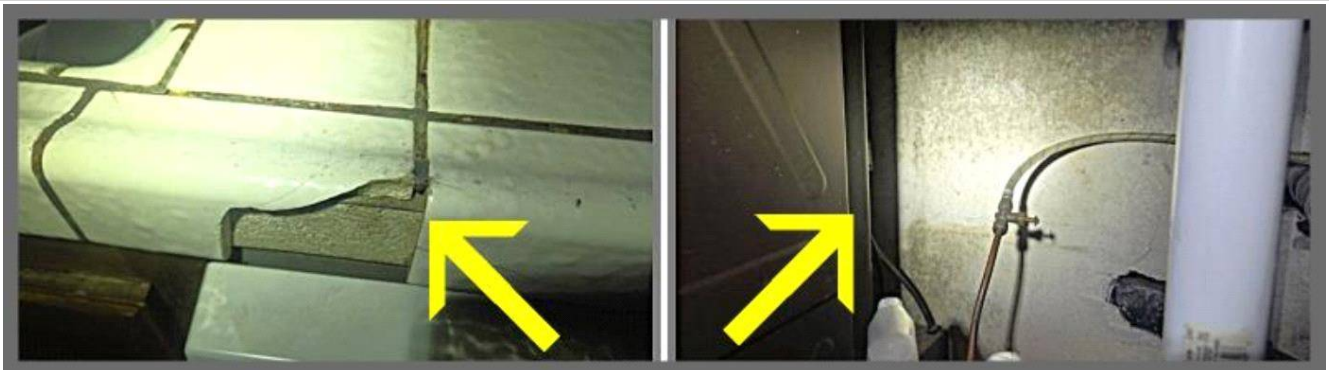
The Unit A fireplace gas valve does not operate.

The Unit C fireplace glass door is damaged.

The Unit B fireplace in blocked with personal items, This could not be inspected.

The fireplace systems cannot be properly evaluated without a video camera and specialized knowledge. Evaluation of the fireplace system beyond the scope of this inspection. It is advised that a fireplace/chimney specialist fully inspect the fireplaces and chimneys, so the true conditions can be determined.

KITCHENS



DAMAGED COUNTER & MOLD-LIKE CABINET STAINS

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NEEDS ATTENTION. **There are damaged counter tiles, such as in Units A, B and C.**

There is mold-like growth on the wall under the kitchen sink, such as in Units A and B.

The kitchen sink faucet leaks, such as in Unit B.

Some cooktop burners do not light and operate, such as in Unit A.

The kitchen ventilation fan is noisy and needs repair, such as in Unit A.

LAUNDRYS

NEEDS ATTENTION. **The Unit C laundry has lint deposits behind the dryer. This indicates a dryer vent leak.**

The Unit C laundry wall is damaged.

BATHROOMS

NEEDS ATTENTION. **The master bathroom cabinet has heavy mold-like growth, such as in Unit B.**



MOLD-LIKE CABINET STAINS

The bathroom shower handle leaks, such as in Unit C.

The bathroom toilets are loose and subject to damage, such as in Unit A, B are and C.

The master bathroom shower head is missing, such as in Unit A.

The master bathroom shower controls are hard to operate.

The Unit A master bathroom jetted tub did not operate at the time of the inspection. There is no operable access to the tub motor. An operable access for the tub motor is a normal requirement.

The stop valves and risers, below the sinks are not reliable, such as in Units A, B and C.

The bathroom shower door is not installed and appears to be damaged, such as in Unit B.

There is deterioration to the cabinets in all bathrooms, for all Units.

The master bathroom shower walls are damaged, such as in Unit A.

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The bathroom wall above the shower is patched, such as in Unit C.

Most bathrooms have areas with significant wear, such as moisture deterioration on walls and ceiling, peeling paint, etc. that need servicing and maintenance,

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

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

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

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INSPECTION STANDARDS

LIMITATIONS - EXCLUSIONS

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

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

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

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

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

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

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

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

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

STANDARDS OF PRACTICE

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

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

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

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

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

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

REPRESENTATIVE SAMPLING: The building has many identical components such as

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

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

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS

Part I. DEFINITIONS AND SCOPE

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

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector.* The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s).* Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems* and *components* which, in the opinion of the *Inspector,* are *safety hazards,* are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

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

Part II. STANDARDS OF PRACTICE

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

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

A. Items to be inspected:

1. Foundation system
2. Floor framing system
3. Under-floor ventilation

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4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil 6. Insulation

B. The Inspector is not required to:
1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials.

SECTION 2 - Exterior

A. Items to be inspected:
1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings
6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present

B. The Inspector is not required to:
1. Inspect door or window screens, shutters, awnings, or security bars
2. Inspect fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to inspect systems or components
4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature

SECTION 3 - Roof Covering

A. Items to be inspected:
1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The Inspector is not required to:
1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing

A. Items to be inspected:

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1. Framing
2. Ventilation
3. Insulation

B. The Inspector is not required to:
1. Inspect mechanical attic ventilation systems or components
2. Determine the composition or energy rating of insulation material

SECTION 5 - Plumbing

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

B. The Inspector is not required to:
1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect wells or water treatment systems

SECTION 6 - Electrical

A. Items to be inspected:
1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

B. The Inspector is not required to:
1. Operate circuit breakers or circuit interrupters
2. Remove cover plates
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

SECTION 7 - Heating and Cooling

A. Items to be inspected:
1. Heating equipment

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

B. The Inspector is not required to:
1. Inspect heat exchangers or electric heating elements
2. Inspect non-central air conditioning units or evaporative coolers
3. Inspect radiant, solar, hydronic, or geothermal systems or components
4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
5. Inspect electronic air filtering or humidity control systems or components

SECTION 8 - Fireplaces ad Chimneys

A. Items to be inspected:
- Chimney exterior
- Spark arrestor
- Firebox
- Damper
- Hearth extension

B. The Inspector is not required to:
1. Inspect chimney interiors
2. Inspect fireplace inserts, seals, or gaskets
3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 - Building Interior

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

B. The Inspector is not required to:
1. Inspect window, door, or floor coverings
2. Determine whether a building is secure from unauthorized entry
3. Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices
4. Use a ladder to inspect systems or components

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CONTRACT

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

Client: Mrytisteen and Warren Allen Inspection Date: 9/26/2026
Inspection Address: 4218 W. 129th Street, Hawthorne, CA

Scope of the Inspection: The real estate inspection to be performed for the Client is a limited scope, visual, non-invasive physical examination and operation of the systems and components of the building which can be entered or viewed without difficulty, moving obstructions or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to identify material defects in the systems, structures, and components of the building and its associated primary parking structure as it exists at the time of the inspection. The written report shall document any material defects in the buildings systems or components which, in the opinion of the inspector, are safety hazards, are not functioning properly or appear at the end of their service life. The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association. The Client agrees with the inspection being performed to these standards. The inspector will do a representative sampling of identical components, such as electrical outlets, windows, etc. Components shall be operated with normal controls only. This is not intended to be technically exhaustive. Testing, measuring, using meters or devices of any kind, dismantling equipment or doing calculations for any system or component to determine adequacy, capacity or compliance with any standard is outside the scope of a standard home inspection.
The Client acknowledges that this is not an environmental property inspection. The inspection is not intended to detect/identify environmental or health concerns regarding this building, including but not limited to asbestos, radon, lead, creosote, urea-formaldehyde, fungus or other toxic substances in the water, air, soil or building materials. **This is not a moisture and/or mold Inspection. It is recommended that this property be fully tested and inspected by a moisture/mold specialist before the close of the inspection contingency period**. **Additionally, this is not a wood destroying organism inspection (termite, dry rot, etc.) nor is it an inspection for other animals or insects or the damage they may cause including damage as a result of their excreta. This is not a building code, ordinance, energy audit, product recall or permit compliance inspection. It is not an inspection of modifications to the property and will not determine if in fact modifications exist and if they were performed with or without permits.**
Client Initials_____

Clients Duty: The Client agrees to read this entire inspection contract **and** the Statewide Buyer and Seller Advisory (C.A.R. Form SBSA, Revised 4/07). The signature on the contract is the clients consent to the terms of the contract and the recommendations of the Advisory. Once received, the Client further agrees to read the entire inspection report. If any questions arise during the escrow it is the duty of the client to call the inspector and inquire. Client shall not rely on any oral statements by an inspector. The client is the owner of the inspection report which can not be transferred, relied on nor shall constitute any 3rd party beneficiary

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rights in another person without the written permission of LaRocca Inspection Associates, Inc. The client agrees that any claim for failure to accurately report a material defect in accordance with this contract and report shall be made in writing within 10 days of discovery, by return receipt request. The inspector and/or representative must be allowed to re-inspect/document & photograph the alleged defect in its unchanged condition prior to any repair/alteration or replacement, except in case of water emergency. Failure to comply with this provision is a material breach of this contract and constitutes a full waiver of any claim presented.

General Provisions: The inspection, the accompanying report and this contract are not intended as a warranty, guarantee or insurance policy of any kind. The inspection & report are not a substitute disclosure for this property or disclosure by the seller. A buyer of a property is statutorily required to do his/her own due diligence of the property during the transaction. Further, this contract shall be binding upon the undersigned parties (including their agents, heirs, successors and assigns). No 3rd party beneficiary rights exist in this home inspection contract and/or report and therefore can not be assigned. If this contract is executed on behalf of the Client by a third party, the person executing this contract expressly represents that he/she has the full and complete authority to execute this contract on the Clients behalf and to fully and completely bind the Client to all the terms, conditions, limitations, exceptions and exclusions of this contract. This agreement constitutes the entire agreement between the parties and can only be modified by a written document signed by all the parties to this contract and inspection. **No legal action of any kind shall be commenced against the Inspector/Inspection Company, et al. for any dispute more than one year after the date of the inspection whether in arbitration or Court. A dispute shall be defined as any form of disagreement, mediation, arbitration, or any type of civil lawsuit. THIS TIME IS SHORTER THAN OTHERWISE PROVIDED BY LAW AND CLIENT AGREES AS A MATERIAL TERM AND CONDITION TO THIS AGREEMENT TO BE BOUND BY THAT CONDITION. Client is aware that the price of this inspection is based on the 1 year statute of limitation.**
Client Initials_____

Please choose one of the types of inspections listed below:
Generalist Inspection: The Client requests a **general,** limited scope, visual inspection performed in a manner consistent with the Standards of Practice of the California Real Estate Inspection Association**.** The client acknowledges that the inspector is acting as a **generalist** and that further investigation by the appropriate specialist of a reported condition may be necessary. Any further investigation by an appropriate professional shall be the duty of the client and not the inspector. The client is advised to consider this issue carefully and obtain further evaluation of reported conditions before removing any inspection contingency.
Client Initials_____
--Or--
Specialist Inspection: The Client requests a **Specialist Inspection** of the property. A **Specialist Inspection** requires a comprehensive inspection of the building and environmental issues where the building is located performed by a licensed contractor. The **Specialist Inspection** will include a comprehensive report as to Code compliant issues re: Foundation, Plumbing, Electrical, Heating/Cooling, Roofing, Fireplace, Sewer line, Pool, Geologist, thermography testing, permit review, environmental, product recall, gas detection, review of City records for gas-methane districts, water intrusion, rodent infestation, modifications to the

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property without permits, energy audits and Engineering issues. The fee for this multiple day(s) inspection is to be determined by the size, age and condition of the property, starts at $5,000 for the inspection company with additional costs for related experts as an additional fee authorized and approved in writing by the client.
Client Initials_____

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

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

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

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

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

Authorized Signature_____
Date_____

Client Printed Name _____
Inspector_____

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