REAL ESTATE INSPECTION REPORT



Myrtisteen and Warren Allen

3214 W. 139th Street, Hawthorne, CA

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3214 W. 139th Street, Hawthorne, CA

DATE OF INSPECTION: September 26, 2026
INSPECTION TIME: 9:00 AM

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

The goal of this inspection is to render opinions as to the general condition of various aspects of the 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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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 REPAIRS/EVAL: There are repairs and further evaluation needed for the electrical system.

HEATING SERVICE: It is advised to have the furnaces inspected, serviced, cleaned and repaired as needed by a qualified heating specialist.

PLUMBING

WATER LINES

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

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required for this system.

PRESSURE RELIEF VALVE CONDITION

NEEDS ATTENTION. No Pressure Relief safety valve was 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 bathroom sink hot and cold controls are reversed, such as in Unit 3216 3/4.

The bathroom under sink Stop Valves and flex connectors are poor quality and unreliable and it is recommended these be replaced.

There are rusted galvanized water lines in the bathrooms and kitchens in Units 3216, 3216 3/4 and 3218.

RECOMMENDATIONS

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

WASTE LINES

WASTE LINE CONDITION

NEEDS ATTENTION. The garbage disposal does not work and will need repair or replacement, such as in Unit 3216.

RECOMMENDATIONS

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

WATER HEATER - UNIT 3218

WATER HEATER CONDITION

NEEDS ATTENTION. The water heater is very old and has exceeded the expected service life. It is beyond this inspection to determine how much long it will last. This will likely need replacement.

WATER HEATER - UNIT 3216 1/2

FUEL CONDITION

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

WATER HEATER STRAPPING

NEEDS ATTENTION. The water heater is not secured properly to prevent

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movement and potential water or gas leaks. It is a state requirement that this water heater be properly strapped and secured.

TEMPERATURE/PRESSURE RELIEF VALVE

NEEDS ATTENTION. The temperature/pressure relief valve has no drain line installed to direct the water to the building exterior if the valve releases. It is recommended that this drain line be installed in case this valve ever releases to help prevent water damage and for safety.

RECOMMENDATIONS

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

WATER HEATER - UNIT 3216 3/4

FUEL CONDITION

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

WATER HEATER STRAPPING

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

RECOMMENDATIONS

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

WATER HEATER - UNIT 3216

FUEL CONDITION

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

RECOMMENDATIONS

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

ELECTRICAL

MAIN ELECTRICAL

MAIN PANEL AMPERAGE

NEEDS ATTENTION. The service amperage rating is not evident. Further evaluation would be needed by a qualified electrician to determine whether or not the service amperage is adequate.

MAIN PANEL CONDITION

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SAFETY ALERT. The main panel has no main breaker for this panel and there are more than 6 breakers. This is also an older panel and should be evaluated by a qualified electrician to determine the repairs/replacement that are needed.

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

RECOMMENDATIONS

FURTHER EVALUATION: It is recommended that the main electrical panel be fully evaluated by a qualified electrician, so that any needed repairs / corrections can be performed to ensure a properly installed and correctly operating system. This should be performed before the end of inspection contingencies.

SUBPANEL

CONDITION

NEEDS ATTENTION. The Unit 3218 electrical subpanel has glass fuses in it that are too large for the wiring that it is protecting. This is a safety hazard.

Further evaluation of this panel is recommended. Upgrade is likely the best repair for this system.

RECOMMENDATIONS

FURTHER EVALUATION: It is recommended that the subpanel and related items be fully evaluated by a qualified electrician, so that any needed repairs / corrections can be performed to ensure a properly installed and correctly operating system. This should be performed before the end of inspection contingencies.

ELECTRICAL WIRING

INTERIOR WIRING CONDITION

NEEDS ATTENTION. This is an old and outdated wiring system, a full evaluation by a qualified electrician is recommended.

FIXTURES & MISC

OUTLETS

SAFETY ALERT. Most of the outlets are the older 2 prong type, such as in each Unit. This appears to be since the building original wiring did not supply the grounding, so these cannot be upgraded without replacing the wiring, (this may be advisable).

New regulations recommend / require that all outlets in kitchens, bathrooms, balconies, near water sources, exterior, etc., be GFCI protected. These were not present in the recommended locations. This was noted in all the Units inspected. Upgrades are recommended.

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NOT ACCEPTABLE. The kitchen ventilation fan didn't work such as in Units 3216, 3216 3/4.

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

FURTHER EVALUATION: It is recommended that the outlets/fixtures and various electrical items be fully evaluated by a qualified electrician, so that any needed repairs / corrections can be performed to ensure a properly installed and correctly operating system. This should be performed before the end of inspection contingencies.

HEATING SYSTEM/S

HEATING

HEATING CONDITION

SAFETY ALERT. There are combustible materials on the heater or near the vent, such as in Unit 3216.

NEEDS ATTENTION. The furnaces appear to be suffering from deferred maintenance in general. These are dirty and need to be cleaned and serviced.

GAS CONNECTION

NEEDS ATTENTION. The Unit 1318 heater pilot light is off and could be inspected.

RECOMMENDATIONS

REPAIRS/EVALUATION: Repairs and/or further evaluation are needed for the heating systems at this time.

ROOF/ATTIC

ROOF

ROOF CONDITION

NEEDS ATTENTION. There are multiple layers of roofing on the composition roofs.

FOUNDATION

FOUNDATION:

CRAWL SPACE - 3218 BUILDING

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

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GROUNDS

HARDSCAPE/PATHWAYS

DRIVEWAY

NEEDS ATTENTION. There are areas of patched and repaired driveway. It is advised to consult with the seller to determine the history of this area.

PATIO BBQ / FIREPLACE

NEEDS ATTENTION. The chimney is short and not the recommended height. This should be 2 feet higher than any roof within 10 feet.

LANDSCAPE/PERIMETER

DRAINAGE

NEEDS ATTENTION. There are areas where the water will pond instead of flowing off the site during heavy rains, such as at the Unit 3218 front entry andat thedriveway.

GARAGE - CARPORT

ROOF

CARPORT ROOF STATUS

NEEDS ATTENTION. The pass through carport roof has the original wood shingles underneath the composition shingles, Current requirements are that when the roof is replaced, all the old roofing including the wood shingles will need to be removed, and new plywood installed before new roofing is installed.

GARAGE INTERIOR

CONDITION

NEEDS ATTENTION. There are stored items in the garages that limit a full visual inspection.

The garage interiors have areas of deterioration.

Some garage interiors were not accessible at this time.

INTERIORS

INTERIORS:

NOT ACCEPTABLE. There is mold-like growth on the rear right bedroom and closet ceilings, such as in Unit 3216.

There is mold-like growth on the window frame, such as Unit 3218.

NEEDS ATTENTION. There are areas of damaged ceiling, such as in Units 3216, 3216 3/4 & 3218.

KITCHENS :

NOT ACCEPTABLE. There are exposed wires above the kitchen ventilation fan, such as in Unity 3216.

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The kitchen ventilation fan didn't work such as in Units 3216, 3216 3/4.

The garbage disposal does not work and will need repair or replacement, such as in Unit 3216.

There is mold-like growth on the wall under sink, such as in Unit 3218.

NEEDS ATTENTION. There is moisture damage to the cabinet under the sink, such as in Units 3216, 3216 3/4 and 3218.

There is moisture deterioration on the ceiling such as in Unit 3218.

The kitchen counters ale deteriorated, such as in Units 3216, 3216 3/4, 3218. These can allow moisture intrusion to occur.

LAUNDRY:

NEEDS ATTENTION. The washing machine drain line (stand pipe) connect to 1 1/2 inch drain lines and not to 2 inch drain lines, as is currently required to accept the high water flow from modern washers. These may overflow, such as in Unit 3216, 3216 3/4 and 3218.

There are no drip pans and drain lines under the washing machines, as is currently recommended to prevent leaks from damaging the interiors.

BATHROOMS:

NOT ACCEPTABLE. There is mold-like growth on the wall under the sink, such as in Unit 3218.

NEEDS ATTENTION. The bathroom sink hot and cold controls are reversed, such as in Unit 3216 3/4.

The bathroom under sink Stop Valves and flex connectors are poor quality and unreliable and it is recommended these be replaced.

The bathroom sink has moisture damage, such as in Units 3216 3/4 and 3218.

The bathroom shower enclosure door is not working properly and needs repairs, such as in Unit 3218.

The bathroom shower walls have deteriorated grout, in all the Units.

The bathroom floor is worn and damaged in areas, such as in Units 3216 3/4 and 3218.

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INSPECTION

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BUILDING/SITE

CLIENT NAME

Myrtisteen and Warren Allen.

PRESENT:

The clients agent was present.

ADDRESS

3214 W. 139th Street, Hawthorne, CA.

INSPECTOR

Steve Nichols, Sal Penalba.

INSPECTION DATE

September 26, 2026.

INSPECTION TIME

9:00 AM.

WEATHER

Overcast.

TEMPERATURE

60's.

BUILDING TYPE

Apartment Building, 3 structures, 4 Units.

STORIES

1 Story.

UTILITIES STATUS

The utilities were on.

OCCUPIED

The property is occupied.

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SIGNIFICANT INFORMATION

PROPERTY "INFORMATION"

OWNER/OCCUPANT: This property inspection is for the current owner. Our goal is to evaluate the major systems of the building and the general conditions so that you will better understand the properties present condition.

This information may direct you to needed repairs and maintenance, or let you know what a perspective buyer will look at and may consider less than optimum. Some of the wording in the report may be from the perspective of what a new buyer would want to know, and may suggest additional specialist evaluation.

These additional specialists may be desirable to fully evaluate some areas, and to provide price estimates. We appreciate your understanding if some of the language or phrasing is not appropriate for your specific situation. We will be happy to help clarify any confusions.

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.

OLDER/WORN: There areas of the property that are older/worn and lacking upgrades/repairs.

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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 REPAIRS/EVAL: There are repairs and further evaluation needed for the electrical system.

HEATING SERVICE: It is advised to have the furnaces inspected, serviced, cleaned and repaired as needed by a qualified heating specialist.

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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

There are main shut offs at the several points on the property..

SHUT OFF VALVE CONDITION



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

PRESSURE REGULATOR CONDITION

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.

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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 valve was 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 made of copper piping with most sections of older galvanized steel pipes remaining in the system where visible. The galvanized system has mostly worn out, which is why most of the galvanized piping has been replaced. Generally, galvanized piping installations are considered to be beyond the expected service life.

WATER SUPPLY CONDITION

NEEDS ATTENTION. The bathroom sink hot and cold controls are reversed, such as in Unit 3216 3/4.

The bathroom under sink Stop Valves and flex connectors are poor quality and unreliable and it is recommended these be replaced.

There are rusted galvanized water lines in the bathrooms and kitchens in Units 3216, 3216 3/4 and 3218.

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. The garbage disposal does not work and will need repair or replacement, such as in Unit 3216.

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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. It is advised to consult with the seller for the history of the plumbing system.

The added clean out is by the driveway, at Units 3218 1/2 & 3218 3/4.

RECOMMENDATIONS

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

GAS SYSTEM

METER:

The gas meters are located in the front or side of each Unit.

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



GAS METER CONDITION

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).

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WATER HEATER - UNIT 3218

The Unit 3218 water heater is located in an exterior closet at the rear,

LOCATION CONDITION

SERVICEABLE. I discovered no issues with the location of the water heater. But my observations of the location are from a generalist view. There may be specific requirements for this unit that should be determined by a qualified specialist. Each manufacturer has their own requirements and there are also varying requirements for different cities and municipalities. Consult with your local building codes or a licensed plumber for more information. Additionally, "set-back" requirements are not determined.

FUEL

Natural Gas water heater.

SIZE

This is about a 40 Gallon water heater.

AGE

The water heater is about 24 years old. Water heaters have an average life of 8 - 12 years.

WATER HEATER CONDITION



NEEDS ATTENTION. The water heater is very old and has exceeded the expected service life. It is beyond this inspection to determine how much long it will last. This will likely need replacement.

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 venting appears to be appropriate for this appliance. Exact testing as to the adequacy is not performed.

ADDITIONAL INFORMATION

NOTE. 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.

WATER HEATER - UNIT 3216 1/2

The Unit 3216 1/2 water heater is located in an exterior closet on the right.

LOCATION CONDITION

SERVICEABLE. I discovered no issues with the location of the water heater. But my observations of the location are from a generalist view. There may be specific requirements for this unit that should be determined by a qualified specialist. Each manufacturer has their own requirements and there are also varying requirements for different cities and municipalities. Consult with your local building codes or a licensed plumber for more information. Additionally, "set-back" requirements are not determined.

FUEL

Natural Gas water heater.

FUEL CONDITION

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

SIZE

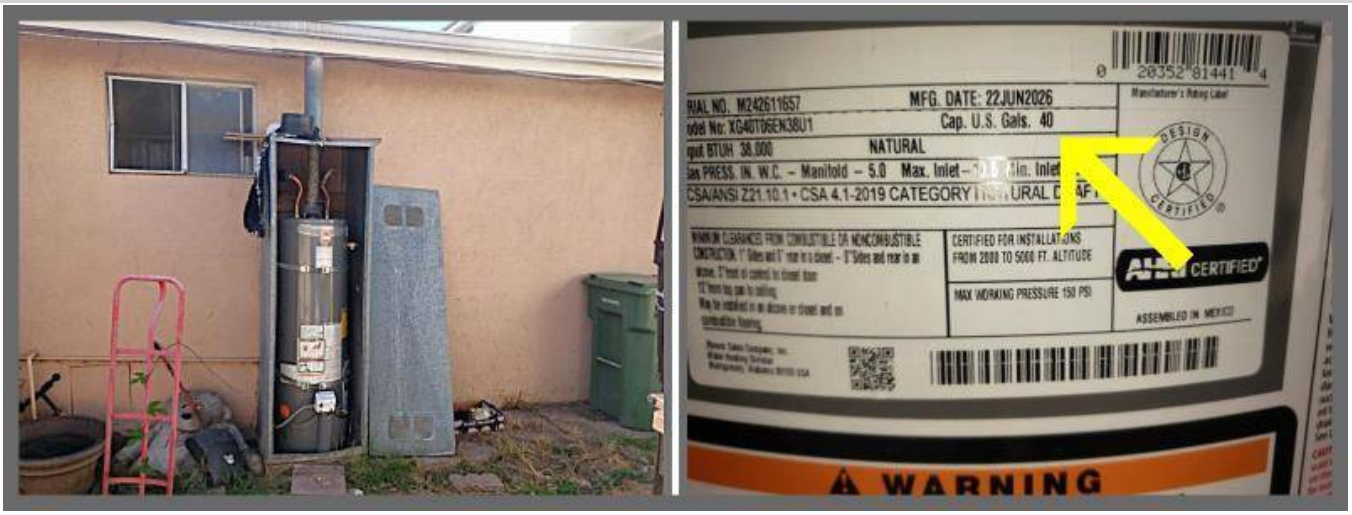
This is about a 40 Gallon water heater.

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AGE

The water heater is about 1 year 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.

WATER HEATER STRAPPING

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

TEMPERATURE/PRESSURE RELIEF VALVE

NEEDS ATTENTION. The temperature/pressure relief valve has no drain line installed to direct the water to the building exterior if the valve releases. It is recommended that this drain line be installed in case this valve ever releases to help prevent water damage and for safety.

VENTING:

PRESENT. The venting appears to be appropriate for this appliance. Exact testing as to the adequacy is not performed.

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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RECOMMENDATIONS

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

WATER HEATER - UNIT 3216 3/4

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

LOCATION CONDITION

SERVICEABLE. I discovered no issues with the location of the water heater. But my observations of the location are from a generalist view. There may be specific requirements for this unit that should be determined by a qualified specialist. Each manufacturer has their own requirements and there are also varying requirements for different cities and municipalities. Consult with your local building codes or a licensed plumber for more information. Additionally, "set-back" requirements are not determined.

FUEL

Natural Gas water heater.

FUEL CONDITION

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

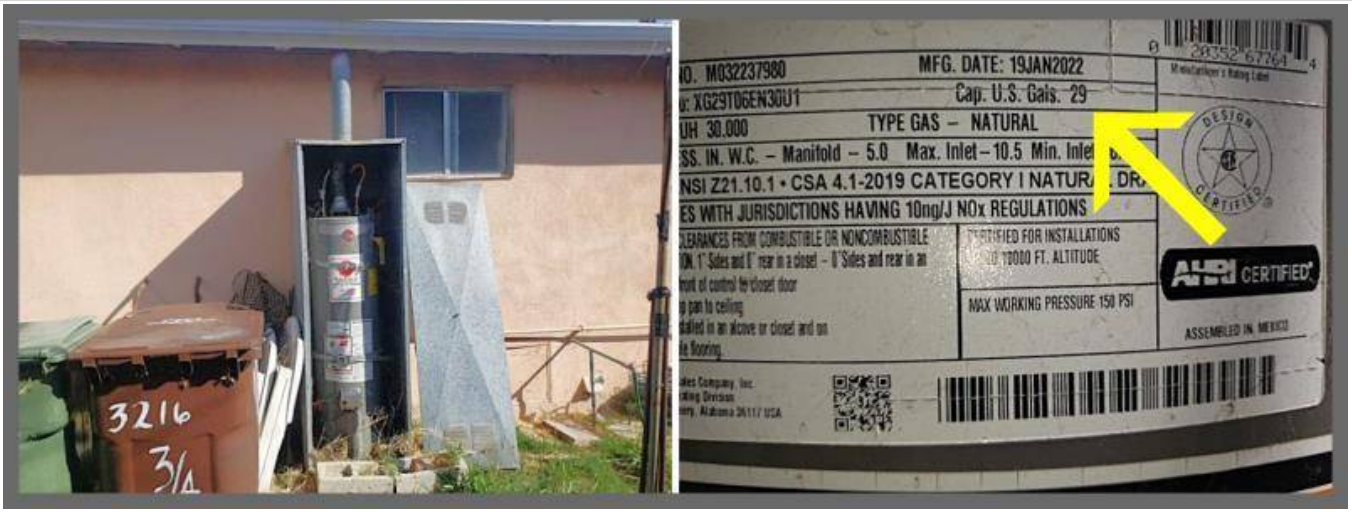
SIZE

This is about a 30 Gallon water heater.

AGE

The water heater is about 4 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

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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.

WATER HEATER STRAPPING

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

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 venting appears to be appropriate for this appliance. Exact testing as to the adequacy is not performed.

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 water heater at this time.

WATER HEATER - UNIT 3216

The water heater is located on the exterior of the building on the left side.

LOCATION CONDITION

SERVICEABLE. I discovered no issues with the location of the water heater. But my observations of the location are from a generalist view. There may be specific requirements for this unit that should be determined by a qualified specialist. Each manufacturer has their own requirements and there are also varying requirements for different cities and municipalities. Consult with your local building codes or a licensed plumber for more information. Additionally, "set-back" requirements are not determined.

FUEL

Natural Gas water heater.

FUEL CONDITION

NEEDS ATTENTION. There is no 'Drip Leg' or 'sediment trap' noted on the gas

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connection for the water heater. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a qualified plumber for more information.

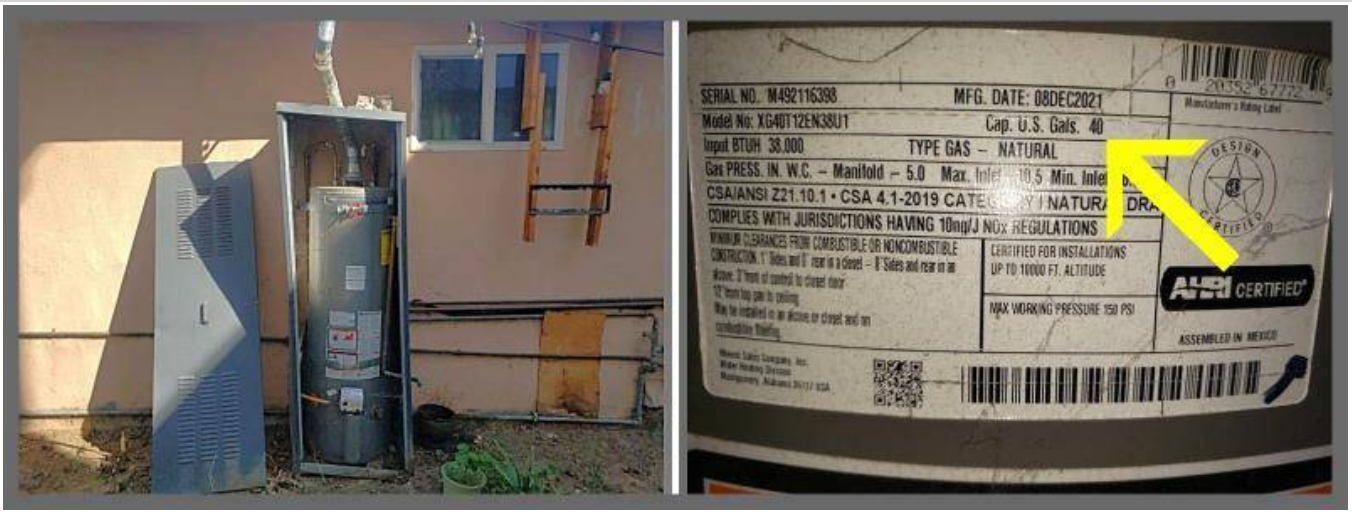
SIZE

This is about a 40 Gallon water heater.

AGE

The water heater is about 5 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.

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 isrecommended 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.

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VENTING:

PRESENT. The venting appears to be appropriate for this appliance. Exact testing as to the adequacy is not performed.

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 water heater at this time.

ADDITIONAL PLUMBING INFORMATION

LIMITATIONS

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

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

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

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

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 building right exterior side.

MAIN PANEL AMPERAGE

NEEDS ATTENTION. The service amperage rating is not evident. Further evaluation would be needed by a qualified electrician to determine whether or not the service amperage is adequate.

MAIN PANEL CONDITION



SAFETY ALERT. There is no main breaker for this panel and there are more than 6 breakers. This is also an older panel and should be evaluated by a qualified electrician to determine the repairs/replacement that are needed.

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

TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panels are on circuit breakers.

GROUNDING SYSTEM

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

RECOMMENDATIONS

FURTHER EVALUATION: It is recommended that this electrical panel be fully evaluated by a qualified electrician, so that any needed repairs / corrections can be performed to ensure a properly installed and correctly operating system. This should be performed before the end of inspection contingencies.

SUBPANEL

The Unit 3218 subpanel is located in the garage.

CONDITION

NEEDS ATTENTION. The Unit 3218 electrical subpanel has glass fuses in it that are too large for the wiring that it is protecting. This is a safety hazard.

Further evaluation of this panel is recommended. Upgrade is likely the best repair for this system.



RECOMMENDATIONS

FURTHER EVALUATION: It is recommended that the subpanel and related items be fully evaluated by a qualified electrician, so that any needed repairs / corrections can be performed to ensure a properly installed and correctly operating system. This should be performed before the end of inspection contingencies.

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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.

INTERIOR WIRING CONDITION

NEEDS ATTENTION. This is an old and outdated wiring system, a full evaluation by a qualified electrician is recommended.

FIXTURES & MISC

OUTLETS

SAFETY ALERT. Most of the outlets are the older 2 prong type, such as in each Unit. This appears to be since the building original wiring did not supply the grounding, so these cannot be upgraded without replacing the wiring, (this may be advisable).

New regulations recommend / require that all outlets in kitchens, bathrooms, balconies, near water sources, exterior, etc., be GFCI protected. These were not present in the recommended locations. This was noted in all the Units inspected. Upgrades are recommended.

NOT ACCEPTABLE. The kitchen ventilation fan didn't work such as in Units 3216, 3216 3/4.

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

FURTHER EVALUATION: It is recommended that the outlets/fixtures and various electrical items be fully evaluated by a qualified electrician, so that any needed repairs / corrections can be performed to ensure a properly installed and correctly operating system. This should be performed before the end of inspection contingencies.

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ADDITIONAL ELECTRICAL INFORMATION

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

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

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

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HEATING SYSTEM/S

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

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

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

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

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

HEATING

HEATING

The furnaces are located in the living rooms.

SYSTEM TYPE

The furnaces are gas-fired wall units. The units appear to be mid-life.



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HEATING CONDITION

SAFETY ALERT. There are combustible materials on the heater or near the vent, such as in Unit 3216.



NEEDS ATTENTION. The furnaces appear to be suffering from deferred maintenance in general. These are dirty and need to be cleaned and serviced.

GAS CONNECTION

The Unit 1318 heater pilot light is off and could be inspected.

THERMOSTAT

PRESENT: I operated the thermostats during my operation of the systems, to verify that heating functioned. It is beyond my inspection to operate every aspect of the thermostats.

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 venting system is concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting. No claim is made as to the adequacy or the installation.

RECOMMENDATIONS

REPAIRS/EVALUATION: Repairs and/or further evaluation are needed for the heating systems at this time.

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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

AREA OF ATTIC

There are attic spaces over the entire building floor plans,.

TYPE OF ATTIC FRAMING

The attics have conventional type framing..

ATTIC FRAMING

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

ATTIC

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

ATTIC VENTILATION

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

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ROOF

ROOF STYLE

The roofs are sloped type roof, with a pitch.

TYPE OF ROOFING MATERIAL

The roofing material on the sloped roofs and made of standard composition shingles.



ROOF ACCESS

The roof was walked on for inspection.

ROOF CONDITION



NEEDS ATTENTION. There are multiple layers of roofing on the composition roofs.

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EXPOSED FLASHINGS

CONDITION

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

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION

PRESENT. Gutters were noted at the time of inspection. It is beyond this inspection to determine the adequacy of this gutter system or to determine the adequacy of the supplied slope.

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 drainlines and ensuring all the penetrations are properly sealed. Leaves and debris especially need to be removed from roofs and flat roof scupper drains before the rainy season to allow unimpeded drainage.

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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

Th2 2 rear buildings are on a concrete slab over earth. These appear to be performing the function of supporting the structure.

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

CRAWL SPACE - 3218 BUILDING



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

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RAISED FOUNDATION - 3218 BUILDING



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

FOUNDATION BOLTING - 3218 BUILDING

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

FLOOR FRAMING - 3219 BUILDING

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

POSTS AND PIERS - 3218 BUILDING

PRESENT. No significant issues were noted with regards to the post/piers.

FOUNDATION VENTS 3218 BUILDING

PRESENT. There are vents along the perimeter of the structure for air circulation. It is beyond this inspection to determine the adequacy of the air circulation and exchange that takes place. This would require specialized testing/calculations.

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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

NEEDS ATTENTION. There are areas of patched and repaired driveway. It is advised to consult with the seller to determine the history of this area.



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.

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PATIO

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



PATIO BBQ / FIREPLACE

There is a prefabricated wood burning metal fireplace, with a gas log lighter installed, in the patio area.



NEEDS ATTENTION. The chimney is short and not the recommended height. This should be 2 feet higher than any roof within 10 feet.

COMMENTS/RECOMMENDATIONS:

NEEDS ATTENTION. It is recommended that the fireplace system be fully evaluated by a qualified specialist.

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LANDSCAPE/PERIMETER

LANDSCAPING

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

SITE TYPE

Gentle slope.

DRAINAGE



NEEDS ATTENTION. There are areas where the water will pond instead of flowing off the site during heavy rains, such as at the Unit 3218 front entry andat thedriveway.

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 four attached garages.

GARAGE ATTIC

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



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ROOF

CARPORT ROOF STATUS

NEEDS ATTENTION. The pass through carport roof has the original wood shingles underneath the composition shingles, Current requirements are that when the roof is replaced, all the old roofing including the wood shingles will need to be removed, and new plywood installed before new roofing is installed.



GARAGE ROOF STATUS

PRESENT. The garage roofs are in the same condition as the building roofs. See the Roof section of this report for further information.

GARAGE FLOOR

CONDITION

NEEDS ATTENTION. The garage floors may not be raised sufficiently above the earth grade and driveway to prevent water entry in some weather conditions.

There are moisture stains on the garage floors indicating water may have entered in the past.

There are stored items in the garages that prevent a full visual inspection.



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GARAGE DOORS

TYPE

The garage doors are one piece metal doors.

CONDITION:

NEEDS ATTENTION. The garage doors are older, worn and sagging.

HARDWARE

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

OPENERS

SERVICEABLE. The garage door openers were found to be operable at this time.

GARAGE INTERIOR

CONDITION

NEEDS ATTENTION. There are stored items in the garages that limit a full visual inspection.

The garage interiors have areas of deterioration.

Some garage interiors were not accessible at this time.



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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 brick veneer.

CONDITION

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

EXTERIOR WINDOWS

MATERIAL

There are both wood frame and metal frame windows.

CONDITION

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

SCREENS

SERVICEABLE. The screens were visibly acceptable.

EXTERIOR DOOR SURFACES

MATERIAL

There are exterior doors made of wood and metal.

CONDITION

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

THRESHOLDS

PRESENT. The exterior surfaces of the threshold are visibly acceptable.

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EXTERIOR TRIM/FEATURES

MATERIAL

The exterior trim surface is wood.

CONDITION

SERVICEABLE. The exterior trim surfaces are visibly acceptable.

PATIO COVER/TRELLIS

TYPE

The patio cover is an open framework design.

CONDITION

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



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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 expert.

Units 3216, 3216 3/4 and 3218.are 2 Bedroom, 1 Bathroom Units.

Unit 3216 1/2 was locked and couldn't be inspected. No representation can be made of the condition.

INTERIORS:

NOT ACCEPTABLE. There is mold-like growth on the rear right bedroom and closet ceilings, such as in Unit 3216.

There is mold-like growth on the window frame, such as Unit 3218.

NEEDS ATTENTION. There are areas of damaged ceiling, such as in Units 3216, 3216 3/4 & 3218.



SEPARATED FLOORING SEAMS

The floors have areas of chipped/cracked tile and deteriorated grout, in all Units.

Some windows do not operate well and need repairs / adjustment to work properly, such as in all Units.

The window frame is deteriorated, such as in Unit 3218.

The interiors are showing excessive wear and are in need of maintenance and repairs, such as Unit 3216, 3216 3/4 and 3218.

SECURITY ALERT. The sliding glass door is outside the fixed panel. This means the door cannot be as easily locked, as with a bar in the track. Sometimes these can be lifted off the track and opened which is a security concern, such as in Unit 3218.

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KITCHEN:



NOT ACCEPTABLE. There are exposed wires above the kitchen ventilation fan, such as in Unity 3216.

The kitchen ventilation fan didn't work such as in Units 3216, 3216 3/4.

The garbage disposal does not work and will need repair or replacement, such as in Unit 3216.

There is mold-like growth on the wall under sink, such as in Unit 3218.

NEEDS ATTENTION. There is moisture damage to the cabinet under the sink, such as in Units 3216, 3216 3/4 and 3218.

There is moisture deterioration on the ceiling such as in Unit 3218.

The kitchen counters ale deteriorated, such as in Units 3216, 3216 3/4, 3218. These can allow moisture intrusion to occur.

LAUNDRY:

NEEDS ATTENTION. The washing machine drain line (stand pipe) connect to 1 1/2 inch drain lines and not to 2 inch drain lines, as is currently required to accept the high water flow from modern washers. These may overflow, such as in Unit 3216, 3216 3/4 and 3218.

There are no drip pans and drain lines under the washing machines, as is currently recommended to prevent leaks from damaging the interiors.

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BATH:



NOT ACCEPTABLE. There is mold-like growth on the wall under the sink, such as in Unit 3218.

NEEDS ATTENTION. The bathroom sink hot and cold controls are reversed, such as in Unit 3216 3/4.

The bathroom under sink Stop Valves and flex connectors are poor quality and unreliable and it is recommended these be replaced.

The bathroom sink has moisture damage, such as in Units 3216 3/4 and 3218.

The bathroom shower enclosure door is not working properly and needs repairs, such as in Unit 3218.

The bathroom shower walls have deteriorated grout, in all the Units.

The bathroom floor is worn and damaged in areas, such as in Units 3216 3/4 and 3218.

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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: Myrtisteen and Warren Allen Inspection Date: 9/26/2026
Inspection Address: 3214 W. 139th 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 andexclusions 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 partys 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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