

# Real Estate Inspection Report

January 09, 2015



## Isabelle and Daniel March

**326 N. Ogden Drive  
Los Angeles, CA**

Inspector - Steve Nichols, Patrick Gallegher  
Confidential and Proprietary

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# CLIENT INFORMATION



CLIENT NAME: **Isabelle and Daniel March**

CLIENT ADDRESS: 326 N. Ogden Drive  
Los Angeles, CA

INSPECTION DATE: January 09, 2015

INSPECTION TIME: 9:00 AM

TOTAL FEE: \$715

INSPECTOR: Steve Nichols, Patrick Gallegher

# INSPECTION CONDITIONS

## **CLIMATIC CONDITIONS:**

WEATHER:  
Partly Cloudy.

TEMPERATURE:  
60's.

## **BUILDING CHARACTERISTICS:**

BUILDING TYPE:  
Triplex.

STORIES:  
Two.

## **UTILITY SERVICES:**

UTILITIES STATUS:  
The utilities are on.

## **OTHER INFORMATION:**

BUILDING OCCUPIED:  
Yes, the units are occupied.

CLIENT PRESENT:  
Yes.

# DEFINITIONS AND STANDARDS

## **TERMS OF THE INSPECTION:**

### **SERVICEABLE:**

It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

### **NEEDS ATTENTION:**

It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report 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.

### **NOT ACCEPTABLE:**

It is the inspectors opinion that this item is either a safety hazard or not functioning properly, The inspector has made the client aware of this situation by calling it "not acceptable" 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.

## **STANDARDS:**

A. The report conforms 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.

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 life. 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.

# PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

## MAIN WATER SUPPLY LINE:

### MAIN WATER LINE MATERIAL:

Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line. As the underground portion is not seen, no assumption is made as to its condition or material.

### MAIN WATER SHUT OFF LOCATION:

In the front of the building.

### CONDITION:



Serviceable .



## **WATER SUPPLY PRESSURE REGULATOR:**

### **CONDITION:**

There is a pressure regulator observed on the water supply system. As this is a closed system, the internal components are not visible. No representation is made or implied as to the pressure regulator operation or condition.

### **WATER PRESSURE:**

60 psi, this is serviceable.

### **PRESSURE RELIEF VALVE:**

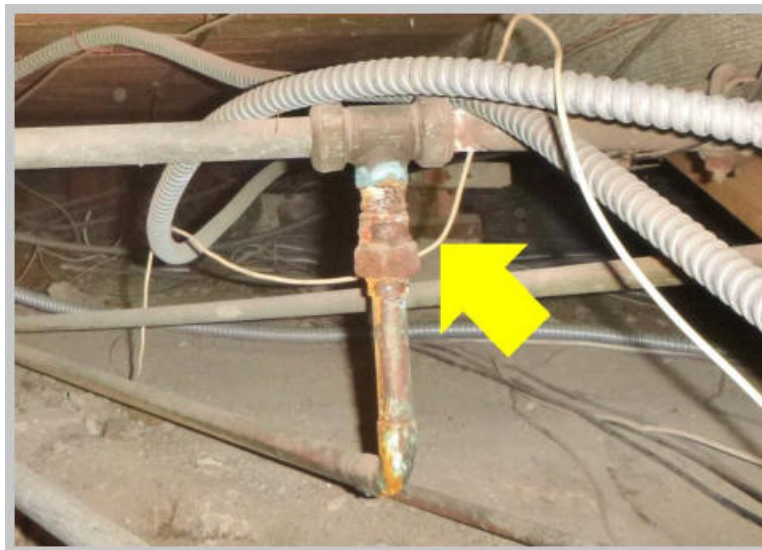
**Needs Attention: No Pressure Relief valve was located on the water supply piping system. This is an important safety device that can reduce the risk of pipe failure and flooding** (this may be in place but not located, a qualified plumbing contractor should determine if this is present or install one as required).

## **INTERIOR WATER SUPPLY LINES:**

### **WATER SUPPLY PIPING MATERIAL:**

The interior water piping that supplies the water throughout the building is made of copper piping, with a few pieces of older galvanized steel pipes in the system.

### **CONDITION:**



**Needs Attention: The original galvanized steel pipes are rusting, corroded and are showing deterioration. These are nearing the end of the useful life and will need to be replaced in the future as these wear out. It is not possible to determine exactly when these will need to be changed out.**

**There are extensive areas of non-insulated water supply piping, such as in the crawl space area.**

## **WASTE LINES:**

### **WASTE LINE MATERIAL:**

The piping that takes the waste water out to the sewer system has been upgraded with some newer plastic piping in areas but there is still some of the older original lines in use in the system.

### **CONDITION:**

**Needs Attention: There are rusty areas on the exterior of the original waste lines. It is not possible to tell when, but these will need replacing in the future as these continue to wear out.**

### **WASTE LINE COMMENTS:**

**There was no exterior clean-out located for the waste/drain system.**

## **HOSE FAUCETS:**

### **CONDITION:**

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

## **GAS SYSTEM:**

### **SEISMIC GAS SHUT OFF VALVE:**

There are automatic seismic gas shut off valves for all the gas meters in the building. It is beyond the scope of this general inspection to determine the operating status or if these have been sized correctly for this gas system. If further information is desired or required it is advised to consult a qualified plumbing contractor.

### **GAS METER LOCATION:**



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

### **CONDITION:**

It is advised to have the gas provider inspect the gas system to determine the condition and check all the gas appliances and fixtures. This is usually a free service.

## **UNIT 326 WATER HEATER:**

### **LOCATION:**

The water heater is located in the basement.

### **LOCATION CONDITION:**

**Needs Attention: There is no sump pump installed in the basement area.**



**FUEL:**

Gas.

**SIZE:**

50 Gallons.

**AGE:**

8 years old. Water heaters have an expected life of 8 - 12 years.

**CONDITION:**



**Not Acceptable: The water heater is leaking at the base.**

**Needs Attention: There is rust and corrosion on the pipes at the top of the water heater. These may need to be replaced soon.**

**COMBUSTION AIR:**

Serviceable.

**WATER HEATER STRAPPING AND SUPPORT:**

Serviceable, the water heater is strapped to help prevent movement in case of seismic activity.

**TEMPERATURE/PRESSURE RELIEF VALVE:**

**Needs Attention This has a Watts 210 gas shut off valve installed, which is no longer approved for use by the City of LA, it is recommended this be replaced with an approved safety valve by a qualified plumbing contractor, properly routed to drain to the exterior.**

VENTING:



**Not Acceptable: The exhaust vent line is disconnected and exhaust gases from the water heater are escaping. This is a safety hazard and needs to be repaired.**

COMMENTS:

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 get or how long it will last and this is many times a matter of personal preference.

**UNIT 326 1/2 WATER HEATER:**

LOCATION:

The water heater is located in the basement.

LOCATION CONDITION:

**Needs Attention: There is no sump pump installed in the basement area.**

FUEL:

Gas.

SIZE:

40 Gallons 30 Gallons.

AGE:

2 years old. Water heaters have an expected life of 8 - 12 years.

CONDITION:



Serviceable.

COMBUSTION AIR:

Serviceable.

WATER HEATER STRAPPING AND SUPPORT:

Serviceable, the water heater is strapped to help prevent movement in case of seismic activity.

TEMPERATURE/PRESSURE RELIEF VALVE:

**Needs Attention This has a Watts 210 gas shut off valve installed, which is no longer approved for use by the City of LA, it is recommended this be replaced with an approved safety valve by a qualified plumbing contractor, properly routed to drain to the exterior. Serviceable.**

VENTING:

The visible part of this vent system appears serviceable. However, portions of the system may be concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting.

COMMENTS:

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 get or how long it will last and this is many times a matter of personal preference.

**UNIT 328 WATER HEATER:**

**LOCATION:**

There is a water heater located in the utility room.

**LOCATION CONDITION:**

**Needs Attention: There is no pan and drain line installed. This is advised in event the water heater leaks, so the water can be directed away from the living space.**

**FUEL:**

Gas.

**SIZE:**

40 Gallons.

**AGE:**

2 years old. Water heaters have an expected life of 8 - 12 years.

**CONDITION:**



Serviceable.

**COMBUSTION AIR:**

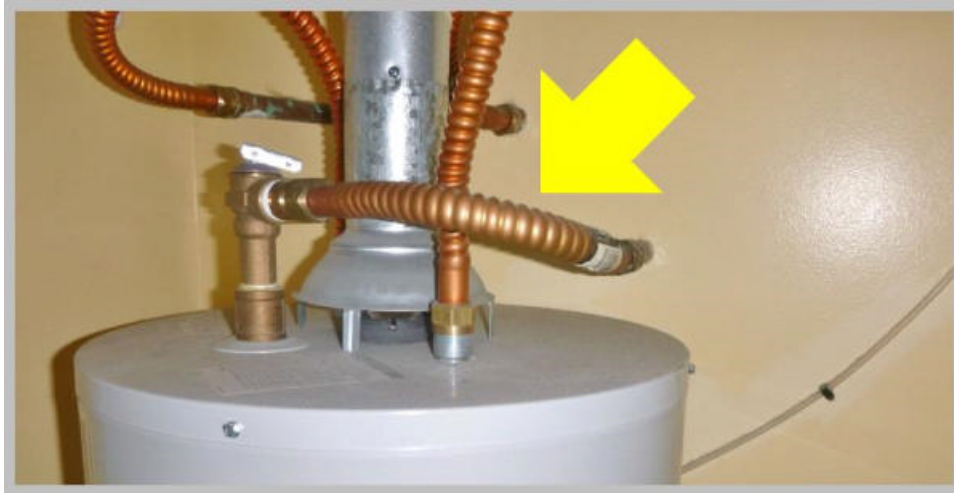
Serviceable.



WATER HEATER STRAPPING AND SUPPORT:

Serviceable, the water heater is strapped to help prevent movement in case of seismic activity.

TEMPERATURE/PRESSURE RELIEF VALVE:



**Not Acceptable: The temperature/pressure relief valve line has restrictive piping in the line. This must be approved material, so it does not malfunction.**

VENTING:

The visible part of this vent system appears serviceable. However, portions of the system may be concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting.

COMMENTS:

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 get or how long it will last and this is many times a matter of personal preference.



## **PLUMBING COMMENTS:**

### **WASTE LINE COMMENTS:**

The sewer lines that go out to the sewer system are installed underground and are not visible. The condition is unknown.

**A sewer line specialist inspection was done during the time of this inspection. It is advised to refer to that report for further information.**

It should be noted that there is a distinction between waste lines and sewer lines - while both direct the drain/waste water away from sinks and toilets and out of the building, the waste line is under the building, sometimes visible and sometimes not. The sewer lines start 2 feet outside the building and extends to the city sewer.

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

**IMPORTANT!** A recent change in municipal building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling with permits is required to have a video inspection of the sewer line between the building and the public sewer main to check for the presence of concrete sewer pipe, and if found, this may need to be repaired or replaced.

### **GENERAL COMMENTS:**

**It is advisable to have a licensed qualified plumber examine the entire plumbing system and make all needed repairs to ensure a properly installed and correctly operating plumbing system. This investigation of the system should be done prior to the expiration of the contingency period, so the repair or replacement costs are known and unwanted expenses are avoided. It is expected that when the plumbing specialist fully examines the system he will find more problems, as this is a general inspection and not designed to list every fault, but to refer it over when problems show up in the system.**

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. Their condition cannot be determined and no representation is made as to their status.

# ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The 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. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

## **MAIN ELECTRICAL SERVICE:**

### **TYPE OF ELECTRICAL SERVICE:**

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

### **ELECTRICAL SERVICE TO THE BUILDING:**

Serviceable.

### **MAIN PANEL LOCATION:**

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

### **MAIN PANEL AMPERAGE:**

Service Amperage - There are two 100 Amp main services.

There is one 60 Amp main service.

### **TYPE OF CIRCUIT PROTECTION DEVICE:**

The main electrical panel is on circuit breakers.

MAIN PANEL CONDITION:



Serviceable.

MAIN PANEL CIRCUIT BREAKERS:

Serviceable.

GROUNDING SYSTEM:

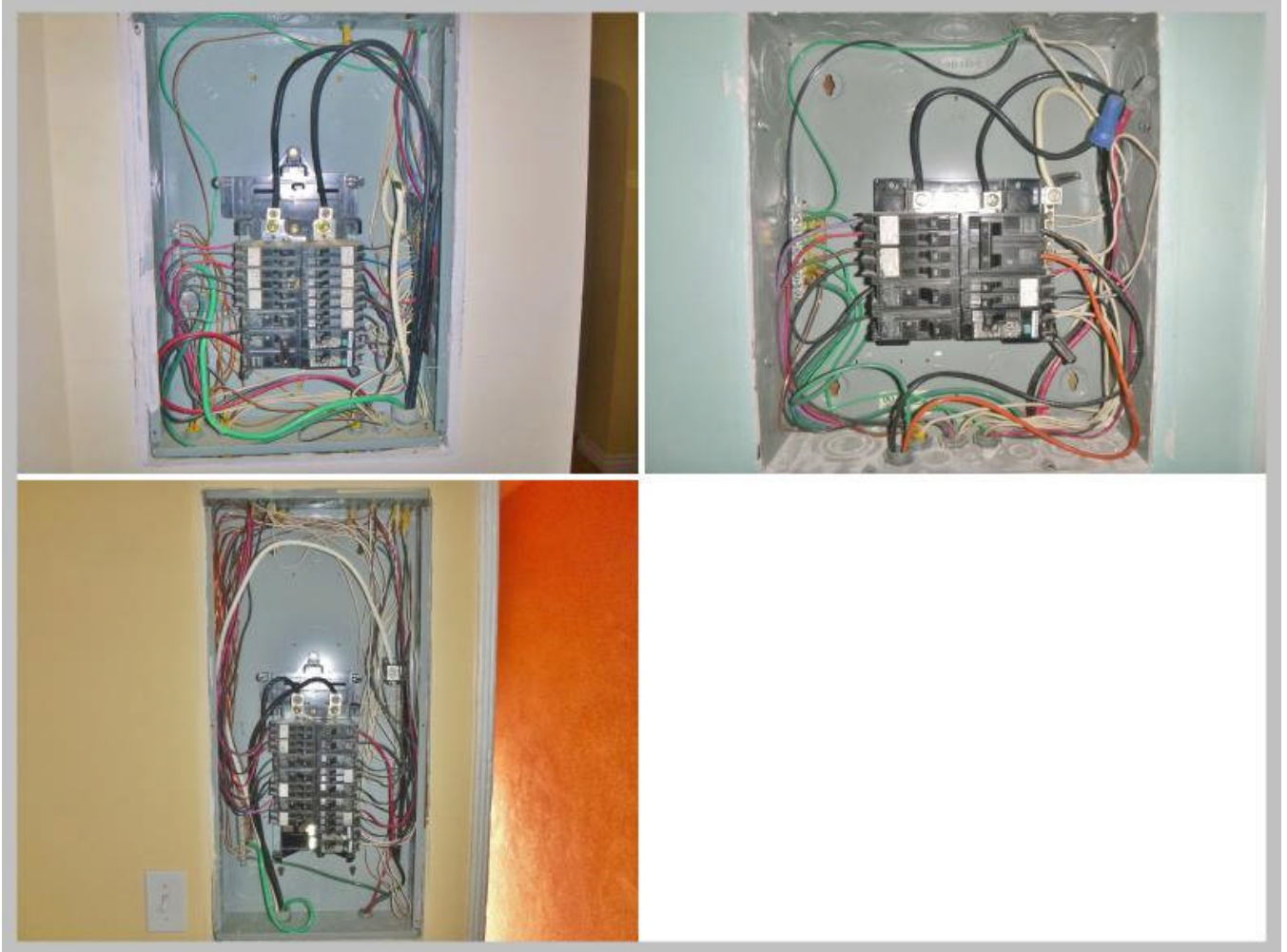
Serviceable.

**ELECTRICAL SUBPANELS:**

**SUBPANEL LOCATION:**

There are electrical subpanels in the Unit 326 in the hallway, the Unit 326 1/2 bedroom and in the Unit 328 in the utility room.

**SUBPANEL CONDITION:**



Serviceable, for each.

## **INTERIOR ELECTRICAL WIRING:**

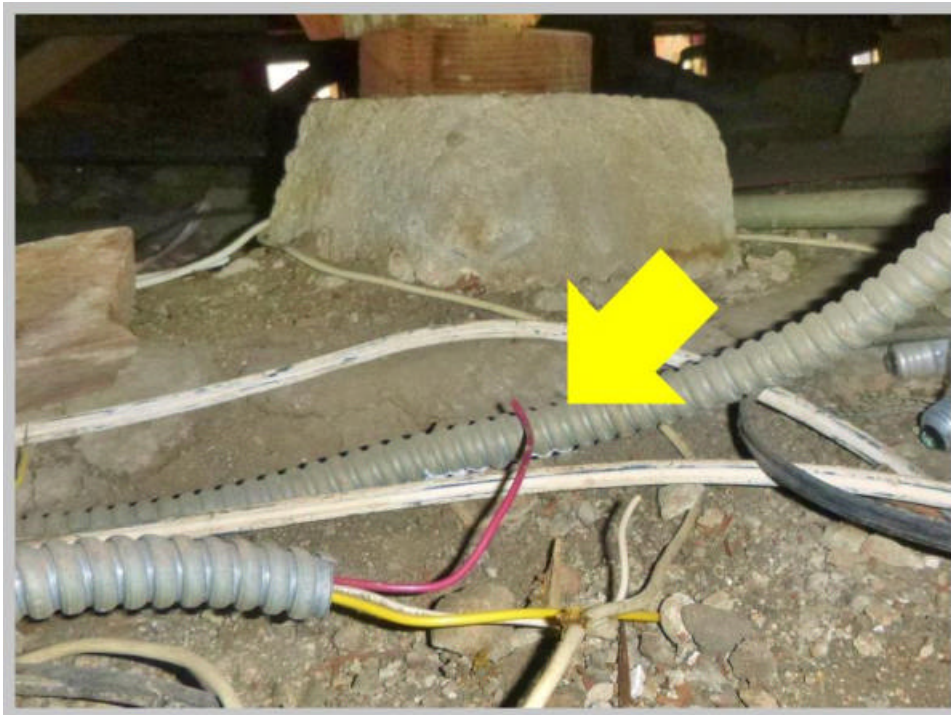
### **TYPE OF WIRING:**

The wiring was observed to be the plastic insulated type in the sampling of outlets opened for inspection. There may be other types of wiring in the system that were not visible.

### **TYPE OF WIRING CONDUIT:**

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

### **WIRING CONDITION:**



**Not Acceptable:** There are some wiring connections in the building that are not made within junction boxes, such as in the crawl space area. These connections have exposed wires and are not standard. This is a safety hazard and the wiring needs to be installed properly.

**Needs Attention:** There are several areas of dangling wiring that are not properly secured to the framing.

## **OUTLETS:**

### **CONDITION:**

A representative sampling of outlets were tested and those that were checked were found to be in working order.



## **SWITCHES:**

### **CONDITION:**

A representative sampling of switches were checked and those that were tested were found to be in working order.

## **FIXTURES:**

### **CONDITION:**

Needs Attention: There are light fixtures that do not work, such as in the Unit 326 bedroom and the unit 328 living room. This can be a burnt out bulb, but it is not known exactly why these are not working.

Serviceable, other than as above.

## **EXTERIOR ELECTRICAL:**

### **CONDITION:**

The exterior lighting outside the building, such as in the yard, planters and on the grounds is not part of this inspection.

## **SMOKE ALARMS:**

### **SMOKE ALARM COMMENTS:**

**Not Acceptable: There are missing smoke detectors in areas.**

**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 door of the sleeping areas. It is advised to check with the local municipality to determine their requirements.**

## **ELECTRICAL COMMENTS:**

### **ELECTRICAL WIRING COMMENTS:**

**It is advisable to have an electrician examine the system and make all needed repairs to ensure a properly installed and correctly operating electrical system.**

**This investigation of the system should be done prior to the expiration of the contingency period so the repair or replacement costs are known and unexpected expenses are avoided.**

**It is common that when the electrical specialist checks out the system they will find more problems, as this is a general inspection and not designed to list every fault, but to isolate areas in need of further detailed inspections.**

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems and speaker systems. Regular voltage exterior lighting is also excluded.

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

# HEATING AND COOLING SYSTEM

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 checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked 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 the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

## **HEATING AND COOLING SYSTEM:**

**This system is for Unit 326.**

## **HEATING SYSTEM:**

### **LOCATION:**

The heating unit is located in the basement.

### **LOCATION CONDITION:**

Serviceable.

### **SYSTEM TYPE:**

The furnace is a gas-fired forced air system.

This unit is 7 years old.

### **FAN AND MOTOR:**

Serviceable.

CONDITION:



Serviceable.

THERMOSTAT:

Serviceable.

COMBUSTION AIR:

Serviceable.

VENTING:

The visible part of this vent system appears serviceable. However, portions of the system may be concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting.

RETURN AIR AND FILTERS:

Serviceable.

DUCTING AND AIR FLOW:

Serviceable.

GENERAL COMMENTS:

It is advised to keep the unit serviced and cleaned on a periodic basis to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner working of the furnace including the firebox. This can and should be done by a licensed heating contractor at this time.

**COOLING SYSTEM:**

**LOCATION:**

The condenser for the air conditioning is located in the rear yard.

**TYPE:**

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

This unit is 7 years old.

**CONDENSER CONDITION:**

Serviceable.

**SYSTEM CONDITION:**

Serviceable.

**CONDENSATE LINE:**

Needs Attention: There is a condensate pump installed to take the condensation to a safe location. This was not tested as there was not sufficient condensation to operate the pump at this time. These generally need servicing and maintenance on a regular basis.

**ELECTRICAL DISCONNECT:**

Serviceable.

**COMMENTS:**

It is advised to keep the unit serviced and cleaned on a periodic basis to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner working of the system. This can and should be done by a licensed heating contractor at this time.

**HEATING AND COOLING SYSTEM:**

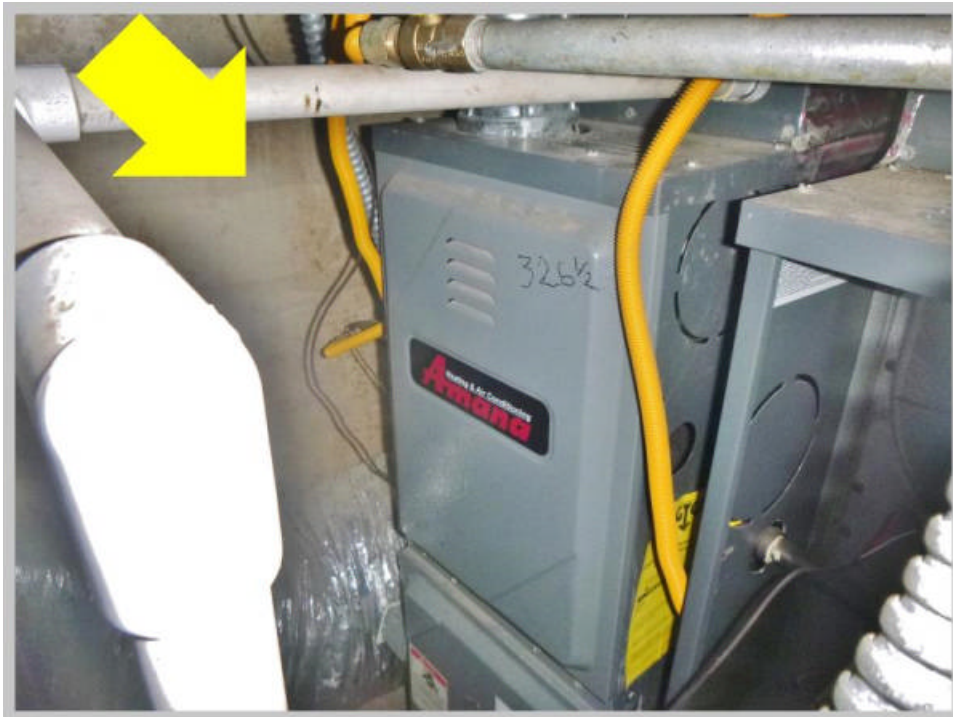
This system is for Unit 326 1/2.

**HEATING SYSTEM:**

**LOCATION:**

The heating unit is located in the basement.

**LOCATION CONDITION:**



**Not Acceptable:** There is inadequate access space provided for service and maintenance of this unit.

**SYSTEM TYPE:**

The furnace is a gas-fired forced air system.

This unit is 7 years old.

**FAN AND MOTOR:**

**Not tested.**

**CONDITION:**

**Needs Attention:** The thermostat for this unit is not operable.

**This heater unit was not tested.**



THERMOSTAT:

**Needs Attention: The thermostat does not respond and is not working at this time, so the furnace could not be tested.**

COMBUSTION AIR:

**Not tested.**

VENTING:

**Not tested.**

RETURN AIR AND FILTERS:

**Needs Attention: The air filter is dirty and needs to be replaced.**

DUCTING AND AIR FLOW:

**Not tested.**

GENERAL COMMENTS:

**It is advised to have the unit serviced and cleaned to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner workings of the furnace including the firebox. This can and should be done by a licensed heating contractor at this time.**

It is advised to keep the unit serviced and cleaned on a periodic basis to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner working of the furnace including the firebox. This can and should be done by a licensed heating contractor at this time.

## **COOLING SYSTEM:**

### **LOCATION:**

The condenser for the air conditioning is located in the rear yard.

### **TYPE:**

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

This unit is 7 years old.

### **CONDENSER CONDITION:**

Serviceable, for visual condition.

### **SYSTEM CONDITION:**

**Not tested.**

### **CONDENSATE LINE:**

Needs Attention: There is a condensate pump installed to take the condensation to a safe location. This was not tested as there was not sufficient condensation to operate the pump at this time. These generally need servicing and maintenance on a regular basis.

### **ELECTRICAL DISCONNECT:**

Serviceable.

### **COMMENTS:**

**It is advisable to have a licensed air conditioning contractor examine the entire cooling system and make all needed repairs to ensure a properly installed and correctly operating cooling system. This investigation of the system should be done prior to the expiration of the contingency period, so the repair or replacement costs are known and unwanted expenses are avoided.**

**It is expected that when the air conditioning specialist fully examines the system he will find more problems, as this is a general inspection and not designed to list every fault, but to refer it over when problems show up in the system.**

It is advised to keep the unit serviced and cleaned on a periodic basis to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner working of the system. This can and should be done by a licensed heating contractor at this time.

**HEATING AND COOLING SYSTEM:**

This system is for Unit 638.

**HEATING SYSTEM:**

**LOCATION:**

The heating unit is located in the basement.

**LOCATION CONDITION:**

Serviceable.

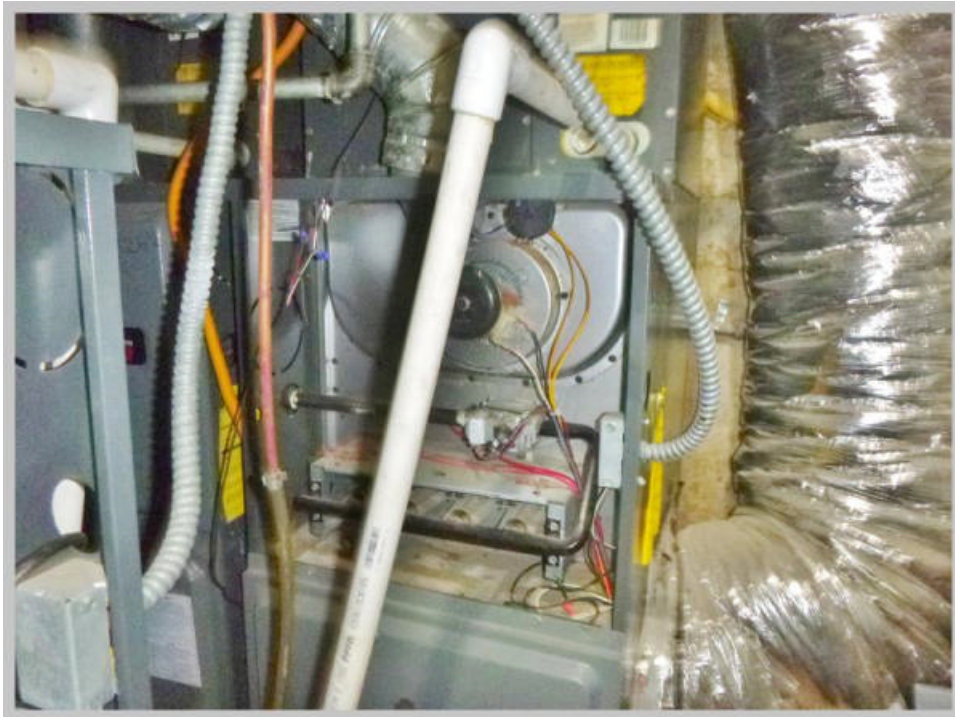
**SYSTEM TYPE:**

The furnace is a gas-fired forced air system.  
This unit is 7 years old.

**FAN AND MOTOR:**

Serviceable.

**CONDITION:**



Serviceable.

THERMOSTAT:

Serviceable.

COMBUSTION AIR:

Serviceable.

VENTING:

The visible part of this vent system appears serviceable. However, portions of the system may be concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting.

RETURN AIR AND FILTERS:

Serviceable.

DUCTING AND AIR FLOW:

Serviceable.

GENERAL COMMENTS:

It is advised to keep the unit serviced and cleaned on a periodic basis to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner working of the furnace including the firebox. This can and should be done by a licensed heating contractor at this time.

## **COOLING SYSTEM:**

### **LOCATION:**

The condenser for the air conditioning is located in the rear yard.

### **TYPE:**

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

This unit is 7 years old.

### **CONDENSER CONDITION:**

Serviceable.

### **SYSTEM CONDITION:**

Serviceable.

### **CONDENSATE LINE:**

Needs Attention: There is a condensate pump installed to take the condensation to a safe location. This was not tested as there was not sufficient condensation to operate the pump at this time. These generally need servicing and maintenance on a regular basis.

### **ELECTRICAL DISCONNECT:**

Serviceable.

### **COMMENTS:**

It is advised to keep the unit serviced and cleaned on a periodic basis to ensure a safe and properly functioning system. It is beyond the scope of the inspection to inspect the inner working of the system. This can and should be done by a licensed heating contractor at this time.

## **HEATING AND COOLING COMMENTS:**

### **COMMENTS:**

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

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



# ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on 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. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. 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, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

While it is possible some prior repairs and leaks may be reported, it is not the intention of the inspection to identify and report all prior repairs and conditions. It is recommended to refer to the seller and sellers disclosure about the presence of any roof leaks or prior repairs. Also it should be noted that all gutters deteriorate and have a limited life span before they need to be replaced.

## **ATTIC:**

### **ACCESS TO ATTIC:**

The attic access is located in the Unit 638 hallway closet.

### **ACCESS CONDITION:**

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

### **AREA OF ATTIC:**

There is an attic space over the entire floor plan of the building.

### **TYPE OF ATTIC FRAMING:**

The attic has conventional framing.

### **ATTIC FRAMING CONDITION:**

Needs Attention: There are damaged areas of attic framing - see the structural pest control report for more information.

There are areas of stains on the framing lumber.

**ATTIC CONDITION:**



Serviceable.

**ATTIC VENTILATION:**

Needs Attention: The vents that supply a fresh air flow to the attic have no screens. This may allow animals or insects to enter.

**ATTIC INSULATION:**

**INSULATION CONDITION:**

Serviceable.

**ROOF:**

**ROOF STYLE:**

The roof appears to be a flat roof, with a low pitch.

**TYPE OF ROOFING MATERIAL:**

**Not determined.**

**ROOF ACCESS:**

**The roof was not walked on due to its height off the ground. Anything above 13 feet off the ground is considered too high per current standards.**

**ROOF COVERING STATUS:**

**Not determined.**

**EXPOSED FLASHINGS:**

**CONDITION:**

**Not determined.**

**SKYLIGHTS:**

**CONDITION:**

**Not determined.**

## **GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:**

### **GUTTER CONDITION:**

There appear to be 'scupper' drains through the side (parapet) walls of the building to direct water off the roof.

**Needs Attention: The condition of these scuppers was not determined.**

### **DOWNSPOUT CONDITION:**



**Needs Attention: The downspouts do not all route the water away from the building but instead deposit it next to the structure which can cause problems to the foundation over time.**

## **ROOF COMMENTS:**

### **COMMENTS:**

**It is advisable to have a licensed roofer examine the entire roofing system and make all needed repairs to ensure a properly installed and correctly operating roofing system.**

**This investigation of the system should be done prior to the expiration of the contingency period, so the repair or replacement costs are known and unwanted expenses are avoided.**

**It is expected that when the roofing specialist fully examines the system he will find more problems, as this is a general inspection and not designed to list every fault, but to refer it over when problems show up in the system.**

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

It is important for all roofs to have regular maintenance, including cleaning out the gutters and drain lines and ensuring all the penetrations are properly sealed.



# FOUNDATION SYSTEM

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. It is typical for concrete floor slabs to have some 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, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

## FOUNDATION:

### CRAWL SPACE:



**Not Acceptable: Flexible ducting is being used in the crawl space area (this duct material is only allowed to be used inside the immediate laundry area at a length of not greater than six feet). This should not pass through walls/floors or be installed in the crawl space, garage or exteriors. Smooth wall metal duct should be used.**

**Needs Attention: The crawl space is not tall enough to enter in areas, such as at the left side, the right side and the rear. 18 inches of space is required for safe access and this is less than that.**

There were evidence of rodents observed under the structure. It is advised to have this checked out by a specialist to determine the extent of their presence.

**RAISED FOUNDATION:**

**Needs Attention:** The concrete foundation has some typical cracking, but was in functional condition for a building of this age. Cracking does not appear to be significant at this time. If a more detailed evaluation is required, it could be obtained from a structural engineer or foundation specialist.

**FOUNDATION BOLTING:**

**Needs Attention: The structure has some original anchor bolts. There are not many of these bolts and it does not meet today's standards that have been established for bolting. This would be evaluated by a foundation expert if additional work was to be undertaken to bring it up to these standards.**

**FOUNDATION CRIPPLE WALLS:**

**Needs Attention: The cripple walls, or portions of these, have not been strengthened with seismic reinforcement (shear panels etc).**

**'Cripple walls' are short walls between the foundation and the under side of the building framing. Although this may not be required, seismic reinforcement would help reduce damage to the structure during seismic activity. For detailed information consult with a foundation specialist.**

**FLOOR FRAMING:**

**Needs Attention:** It is noted that the floor framing has shifted and settled over time. This is no longer level and plumb.

There are damaged and deteriorated areas of floor framing - it is advised to consult the structural pest control operator report for more information on this.

**POSTS AND PIERS:**

Serviceable.

**FOUNDATION VENTS:**

Serviceable.

**BASEMENT:**

**BASEMENT ACCESS:**



**Not Acceptable: The steps to the basement are damaged and a hazard in the current condition.**

**There is no railing on the basement stairs, all stairs require a handrail and one should be installed for safe access.**

**BASEMENT CONDITION:**



**Needs Attention: There is no sump pump in the basement. It may be desirable to add one to correct excess moisture or prevent flooding.**



## **FOUNDATION COMMENTS:**

### **GENERAL SUGGESTIONS:**

This is not a mold or fungus inspection, it is advised to have a 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.

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

### **GENERAL COMMENTS:**

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

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

# EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view 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. 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 surface of the building is stucco.

### **CONDITION:**

Serviceable, There is typical cracking in the exterior stucco.

### **ADDITIONAL NOTES:**

There is no weep screed installed as part of the stucco system. This is a piece of metal trim installed at the bottom of the stucco. Weep screeds were not required at the time this stucco was installed and so are not part of this system. As a result there may be times where the moisture behind the stucco does not drain properly or moisture wicks up into the stucco from the earth.

## **EXTERIOR WINDOW SURFACES:**

### **MATERIAL:**

The exterior window surfaces are metal.

### **CONDITION:**

Serviceable.

### **SCREENS:**

Serviceable.

**EXTERIOR DOOR SURFACES:**

**MATERIAL:**

The exterior door surfaces are wood.

**CONDITION:**

Serviceable.

**EXTERIOR DOOR THRESHOLDS:**

**CONDITION:**

Serviceable.

**EXTERIOR TRIM:**

**MATERIAL:**

The exterior trim surfaces are wood.

**CONDITION:**

Serviceable.

**DECKS AND BALCONIES:**

**TYPE:**

The balcony deck has tile on the surface.

**DECK CONDITION:**

Serviceable.

**RAILINGS:**

**CONDITION:**



**Not Acceptable: There is no handrail installed for the rear entry stairs. This is recommended for safety.**

Serviceable, for the balcony railing.

**EXTERIOR STAIRS:**

**CONDITION:**

Serviceable.

## **CHIMNEY:**

### **MATERIAL:**

The chimney is made of brick.

### **CONDITION:**

**Needs Attention:** Most of the components of the chimney system are not visible or evaluated in this limited inspection. This is not an evaluation of the compliance with codes, the structural soundness of the system, or of the ability to separate the hot combustion gases from the house structure and avoid a building fire.

**It is beyond the scope of this inspection to determine the condition of the chimney, as this requires observing the inside of the flue for cracks.**

**A chimney specialist inspection was done during the time of this inspection.**

**It is advised to refer to that report for further information.**

### **SPARK ARRESTERS:**

**Needs Attention:** The chimney is not equipped with a proper spark arrester. It is advisable to install a spark arrester with a weather cap for safety and to protect the structure of the chimney.

### **FLASHINGS:**

**Not determined.**

## **EXTERIOR COMMENTS:**

### **COMMENTS:**

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry-rot, 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 the work. Please refer to the structural pest control report for any information concerning this.

# **GARAGE - CARPORT**

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistant, it would automatically reverse and not continue to close. The pressure feature of the garage door will not be checked by the inspector as it may damage the garage door to stop it during its operation. It is advised to have all garage doors upgraded with an electronic beam to ensure the safe operation of the door.

## **STYLE:**

### **LOCATION:**

The property has a detached four-car garage.

## **GARAGE ATTIC:**

### **TYPE OF ATTIC FRAMING:**

The attic has conventional type framing.

### **ATTIC FRAMING CONDITION:**

Needs Attention: There are extensive areas of previous repairs.

There are damaged areas of attic framing - see the structural pest control report for more information.  
There are areas of stains on the framing lumber.

**GARAGE ROOF:**

**ROOF STYLE:**

The roof is a flat roof, with a low pitch.



The roofing material on the low sloped roof is rolled composition roofing.

**ROOF ACCESS:**

The roof was walked on to inspect.



ROOF COVERING STATUS:



**Needs Attention: On the low sloped/flat roof There are areas were the roof is poorly sloped and water collects and ponds and does not fully drain off. This can lead to premature wear and failure. A roofing specialist may be able to remedy this.**

EXPOSED FLASHING CONDITION:



**Not Acceptable: There are displaced and missing coping tiles. These can allow moisture intrusion to occur.**

**GUTTERS, DOWNSPOUTS & ROOF DRAINAGE CONDITION:**



There appear to be 'scupper' drains through the side (parapet) walls of the building to direct water off the roof.

Needs Attention: It is recommended a debris screen be installed around this drain to prevent the drain and downspout from becoming blocked.

**GARAGE FLOOR:**

**CONDITION:**

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

There are stored items in the garage that are limiting a full visual inspection.

## **GARAGE DOORS:**

### **TYPE:**

The garage doors are the sectional type.

### **CONDITION:**

Serviceable, for each.

### **HARDWARE:**

Serviceable, for each.

### **OPENERS:**

**Needs Attention: The automatic reverse feature of the garage door opener does not stop the door from closing when light pressure is applied. This is a potential safety hazard. This should be adjusted/repared (or if this system does not include this feature, replacement is advised.)**

## **GARAGE INTERIOR:**

### **CONDITION:**

**Needs Attention: There are extensive areas of previous repairs.**

**It is advised to consult with the seller to determine the history of this area.**

The garage interior has areas of damage - it is advised to consult the structural pest control operator report for more information on this.

There are stored items in the garage that limit the ability to do a full visual inspection.

## **GARAGE EXTERIOR:**

### **MATERIAL:**

The exterior garage covering is stucco.

### **CONDITION:**

Serviceable. There is typical cracking in the exterior stucco.

# GROUNDNS

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, a B.B.Q. and other similar items are 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.

## **DRIVEWAY:**

### **CONDITION:**

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

## **WALKWAYS:**

### **CONDITION:**

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

## **FRONT PORCH AND STEPS:**

### **CONDITION:**

Serviceable.

## **LANDSCAPING:**

### **CONDITION:**

The grounds on the property have generally been maintained.

**DRAINAGE:**

**SITE:**

Gentle slope.

**DRAINAGE CONDITION:**

There were no observable defects in the grading and drainage within six feet of the building.

**COMMENTS:**

Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general.

This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

**GROUNDS COMMENTS:**

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of any property inspection.

Area drains are not tested as part of this inspection and the condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure these function properly.

# INTERIORS - Units

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 always possible due to weather, temperature and lighting conditions. 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 and cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

## **COMMON AREAS:**

### **ENTRY AREA:**

Serviceable.

### **ENTRY FOYER:**

Serviceable.

### **WINDOW CONDITION:**



**Not Acceptable: There are cracked window panes in the entry stairway.**



RAILING CONDITION:



**Needs Attention: The space between the rails is greater than is currently recommended for child safety. The railings should not have any space greater than four inches in any portion.**

**The railing is not tall enough to meet the current safety standard for railing height.**

**The stair railing does not return to the wall, but has the railing ends exposed. This is considered a safety hazard, as the railing end could catch a garment or handbag and cause someone to trip or fall.**

STAIR CONDITION:

Serviceable.

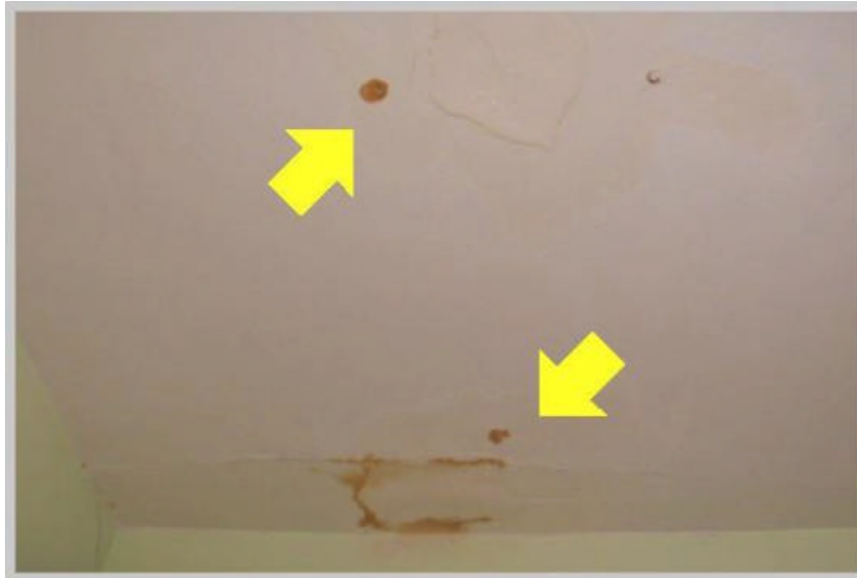


**Unit 326 - Downstairs front.**

**TYPE:**

This is a 2 Bedroom, 2 Bathroom unit.

**INTERIORS:**



**Needs Attention:** There are areas of moisture stains on a closet ceiling.

**The flooring has areas of sloping as from building settlement.**

**There are windows with cracked glass, such as in the hallway bathroom.**

**FIREPLACE/WOOD BURNING DEVICES:**

This is a masonry wood burning fireplace with a gas log lighter installed.

**Not Acceptable:** The valve that turns on the gas is inside the firebox and should be relocated outside the firebox. This is a safety hazard in the current location.

**There is a gap between the mantle and the firebox opening. This may allow hot exhaust gasses into this wall space and pose a fire risk. This should be repaired by a qualified fireplace professional.**

**Needs Attention:** The flue is dirty and needs to be cleaned by a professional chimney cleaning company.

Most of the chimney system components are not visible or evaluated in this limited inspection. This is not an evaluation of codes compliance, the structural soundness of the system, or of the ability to separate the hot combustion gases from the house structure and avoid a building fire.

**It is beyond the scope of this inspection to determine the condition of the chimney, as this requires observing the inside of the flue for cracks.**

**A chimney specialist inspection was done during the time of this inspection.**

**It is advised to refer to that report for further information.**

**KITCHEN:**

**Needs Attention: The faucet drips continuously and needs repair.**

**The shelf below the sink has moisture deterioration.**

The kitchen surfaces and primary components appear to be in serviceable condition in this brief test, other than as above.

The dishwasher was not tested during this limited inspection.

**LAUNDRY:**

There are washer hookups present, but these were not tested.

**Needs Attention: There is no pan installed under the washing machine to catch any overflow of water if the washer would break down. This is recommended as a precautionary action**

There are dryer hookups present, but these were not tested.

**Not Acceptable: Flexible ducting is being used in the crawl space area (this duct material is only allowed to be used inside the immediate laundry area at a length of not greater than six feet). This should not pass through walls/floors or be installed in the crawl space, garage or exteriors. Smooth wall metal duct should be used.**

A gas dryer hook-up was observed in the laundry area.

**MASTER BATH:**

Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.

**HALLWAY BATH:**

The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.

**Needs Attention: The bath vent fan is loud in operation.**

**Unit 326 1/2 - Downstairs rear.**

**TYPE:**

This is a 1 Bedroom, 1 Bathroom unit.

**INTERIORS:**

**Needs Attention: The flooring has areas of sloping as from building settlement.**

Serviceable, There is typical wear to the surfaces, other than as above.

**KITCHEN:**

**Needs Attention: There is an unsealed opening in the sink rim.**

**The countertop has cracked tile.**

**The hand spray is damaged.**

**MASTER BATH:**

Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.

## **Unit 328 - Upstairs.**

### **TYPE:**

This is a 3 bedroom, 2 Bathroom unit.

### **INTERIORS:**

**Needs Attention: The front and rear entry door hardware is out of adjustment.**

**Not Acceptable: The skylight pane is cracked.**

### **FIREPLACE/WOOD BURNING DEVICES:**

**Needs Attention:** Most of the chimney system components are not visible or evaluated in this limited inspection. This is not an evaluation of codes compliance, the structural soundness of the system, or of the ability to separate the hot combustion gases from the house structure and avoid a building fire.

**It is beyond the scope of this inspection to determine the condition of the chimney, as this requires observing the inside of the flue for cracks.**

**A chimney specialist inspection was done during the time of this inspection.**

**It is advised to refer to that report for further information.**

### **KITCHEN:**

**Needs Attention: The shelf below the sink has moisture deterioration.**

The kitchen surfaces and primary components appear to be in serviceable condition in this brief test, other than as above.

### **LAUNDRY:**

There are washer hookups present, but these were not tested.

**Needs Attention: There is no pan installed under the washing machine to catch any overflow of water if the washer would break down. This is recommended as a precautionary action**

There are dryer hookups present, but these were not tested.

A gas dryer hook-up was observed in the laundry area.

MASTER BATH:

**Needs Attention: There is deteriorated grout at the shower window.  
This can allow moisture intrusion to occur.**

**The toilet does not flush properly and needs repairs.**

There are stored items in the tub. The tub fixtures were not tested.

HALLWAY BATH:

**Needs Attention: There is damaged cabinet hardware.**

The bathroom surfaces and fixtures appeared to perform correctly when operated briefly, other than as above.

## **INTERIOR COMMENTS:**

### **COMMENTS:**

This is a general visual inspection, there was no destructive or intrusion testing performed. The intention of this report is to inform the client of the overall condition of the property and the material defects therein, not to itemize or list all the individual flaws.

There are areas of stress cracks in the walls and ceilings. These stress cracks appear to be cosmetic in nature and would normally be patched and painted.

There are signs of settlement in areas of the building. The floors are not level and the windows and door frames may not be plumb.

### **GENERAL COMMENTS:**

The interior of the building has personal items and furniture blocking the view and therefore access to parts of the property.

### **ADDITIONAL NOTES:**

It appears that there have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections. It is advised to obtain any and all documentation that might possibly be available. This should be done prior to the close of escrow.

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry-rot, 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 the work. Please refer to the structural pest control report for any information concerning this. This is not a mold or fungus inspection, it is advised to have a 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.

During this inspection there may be items discovered that require further inspection and/or subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done during the inspection period, prior to the contingency expiring and certainly prior to the close of escrow. The whole intent of this procedure being to fully discover the extent of the repairs needed and the associated costs.



# INSPECTION LIMITATIONS

## **SPECIFIC EXCLUSIONS AND LIMITATIONS:**

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

### **GENERALIST VS. SPECIALIST**

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

### **REPRESENTATIVE SAMPLING:**

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

### **USE OF THE REPORT:**

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

### **PRE-INSPECTION AGREEMENT:**

Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

**MOLD, MILDEW AND FUNGI:**

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. In some cases mold has been found to be a serious problem and should not be overlooked. Because we do not inspect for mold, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

**WOOD DESTROYING ORGANISMS:**

Termites, dry-rot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the 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.

**BUILDING CODES:**

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.

**HAZARDOUS SUBSTANCES:**

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

**INSPECTION 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.

# CALIFORNIA REAL ESTATE INSPECTION ASSN.

## CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA) 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.

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#### SECTION 1 - Foundation, Basement, and Under-floor Areas

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|--|--|
| <p><b>A.</b> Items to be inspected:</p> <ol style="list-style-type: none"> <li>1. Foundation system</li> <li>2. Floor framing system</li> <li>3. Under-floor ventilation</li> <li>4. Foundation anchoring and cripple wall bracing</li> <li>5. Wood separation from soil</li> <li>6. Insulation</li> </ol> | <p><b>B.</b> The <i>Inspector</i> is not required to:</p> <ol style="list-style-type: none"> <li>1. Determine size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems.</li> <li>2. Determine the composition or energy rating of insulation materials</li> </ol> |
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#### SECTION 2 - Exterior

- |  |  |
|--|--|
| <p><b>A.</b> Items to be inspected:</p> <ol style="list-style-type: none"> <li>1. Surface grade directly adjacent to the buildings</li> <li>2. Doors and windows</li> <li>3. Attached decks, porches, patios, balconies, stairways, and their enclosures</li> <li>4. Wall cladding and trim</li> <li>5. Portions of walkways and driveways that are adjacent to the buildings</li> </ol> | <p><b>B.</b> The <i>Inspector</i> is not required to:</p> <ol style="list-style-type: none"> <li>1. Inspect door or window screens, shutters, awnings, or security bars</li> <li>2. Inspect fences or gates or operate automated door or gate openers or their safety devices</li> <li>3. Use a ladder to inspect systems or components</li> </ol> |
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#### SECTION 3 - Roof Covering

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|---|---|
| <p><b>A.</b> Items to be inspected:</p> <ol style="list-style-type: none"> <li>1. Covering</li> <li>2. Drainage</li> <li>3. Flashings</li> <li>4. Penetrations</li> <li>5. Skylights</li> </ol> | <p><b>B.</b> The <i>Inspector</i> is not required to:</p> <ol style="list-style-type: none"> <li>1. Walk on the roof surface if in the opinion of the <i>Inspector</i> there is risk of damage or a hazard to the <i>Inspector</i></li> <li>2. Warrant or certify that roof systems, coverings or components are free from leakage</li> </ol> |
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**SECTION 4 - Attic Areas and Roof Framing**

**A. Items to be *inspected*:**

1. Framing
2. Ventilation
3. Insulation

**B. The *Inspector* is not required to:**

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

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**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 or *inspect* overflow drains or drain stops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line clean outs
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*

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**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 coverplates
3. *Inspect* de-icing *systems* or *components*
4. *Inspect* private or emergency electrical supply *systems* or *components*

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**SECTION 7 - Heating and Cooling**

**A. Items to be *inspected*:**

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

**B. The *Inspector* is not required to:**

1. *Inspect* the 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*.

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**SECTION 8 - Fireplaces and Chimneys**

**A. Items to be *inspected*:**

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. 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 disposers
6. Absence of smoke 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* or test smoke alarms or vehicle door safety devices
4. Use a ladder to *inspect systems or components*

**Part III. Limitations, Exceptions, and Exclusions****A. The following are excluded from a *real estate inspection*:**

1. *Systems or components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*.
2. Site improvements or amenities, including, but not limited to: accessory *buildings*, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic function
4. *Systems or components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. *Conditions* related to animals, insects or other organisms, including fungus and mold, and any hazardous, illegal or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or *conditions* of nature including, but not limited to: geological, seismic, wildfire, and flood
12. Water testing any *building*, *system* or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to: product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems or components*
18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, *unsafe to operate*, or does not respond to *normal user controls*
21. *Operating* shutoff valves or *shutting down* any *system* or *component*
22. Dismantling any *system*, *structure*, or *component* or removing access panels other than those provided for homeowner maintenance

**B. The *Inspector* may, at his or her discretion:**

1. *Inspect* any *building*, *system*, *component*, *appliance*, or improvement not included or otherwise excluded by these Standards of Practice. Any such *inspection* shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

#### Part IV. Glossary of Terms

**NOTE:** All definitions apply to derivatives of these terms when *italicized* in the text.

**Appliance:** An item such as an oven, dishwasher, heater, etc, which performs a specific *function*

**Building:** The subject of the *inspection* and its *primary parking structure*

**Component:** A part of a *system, appliance, fixture, or device*

**Condition:** Conspicuous state of being

**Determine:** Arrive at an opinion or conclusion pursuant to a *real estate inspection*

**Device:** A *component* designed to perform a particular task or *function*

**Fixture:** A plumbing or electrical *component* with a fixed position and *function*

**Function:** The normal and characteristic purpose or action of a *system, component, or device*

**Functional Drainage:** the ability to empty a plumbing *fixture* in a reasonable time

**Functional Flow:** The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

**Inspect:** Refer to Part I "Definition and Scope", Paragraph A

**Inspector:** One who performs a *real estate inspection*

**Normal User Control:** Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*.

**Operate:** Cause a *system, appliance, fixture, or device* to *function* using *normal user controls*

**Permanently installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued

**Primary Building:** A *building* that an *Inspector* has agreed to *inspect*

**Primary Parking structure:** A *building* for the purpose of vehicle storage associated with the *primary building*

**Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

**Real Estate Inspection:** Refer to Part I, "Definitions and Scope", Paragraph A

**Representative Number:** Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

**Safety Hazard:** A *condition* that could result in significant physical injury

**Shut Down:** Disconnected or turned off in a way so as not to respond to *normal user controls*

**System:** An assemblage of various *components* designed to *function* as a whole

**Technically Exhaustive:** Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis.

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA(SM)). NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA(SM). TO LOCATE A QUALIFIED CREIASM INSPECTOR

CALL 800/388-8443 OR VISIT [WWW.CREIA.ORG](http://WWW.CREIA.ORG)

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# LaRocca Inspection Associates, Inc.

## Inspection Contract

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

Client: Isabelle and Daniel March Date: January 09, 2015

Inspection Address: 326 N. Ogden Drive, Los Angeles, CA Fee: \$715

**Scope of the Inspection:** The real estate inspection to be performed for the Client is a limited 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. This contract also covers any requested re-inspections of the property for the same client. The written report shall document any material defects in the building's systems or components which, in the opinion of the inspector, are safety hazards, are not functioning properly or appear at the end of their service life. The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association, and incorporated by reference and limited to those items specified herein.

The inspector will do a representative sampling of identical components, such as electrical outlets, 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. **This is not a wood destroying organism inspection (termite, rodent, dryrot, etc.). This is not a building code, ordinance, energy audit, product recall or permit compliance inspection. It is not an inspection of modifications to the property and will not determine if in fact modifications exist and if they were performed with or without permits.** Client Initials \_\_\_\_\_

**Client's Duty:** The Client agrees to read the entire inspection contract. The signature on the contract is the client's consent to the terms of the contract. Client further agrees to read the entire building inspection report before the close of the conditions period to this sale. 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 inspection report which can not be transferred, relied on nor shall constitute any 3rd party beneficiary rights in another person without the written permission of LaRocca Inspection Associates, Inc. (LIA).

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.

**Environmental:** The Client acknowledges that this contract is for a "general property inspection" and 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, mold, fungus or other toxic substances in the water, air, soil or building materials. **This is not a MOLD or ENVIRONMENTAL Inspection. It is recommended that this property be fully tested and inspected by a mold specialist before the close of the inspection contingency period.** Client Initials \_\_\_\_\_

**General Provisions:** This inspection report & 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, disclosure by the seller or the client(s) own independent statutory duty to inspect the property as required by law or contract. 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. An agent for the client is deemed to have the authority to sign for the client unless expressly denied in writing and acknowledged by LaRocca Inspection Associates, Inc. In the event that any further re-inspection or appearance in any legal proceeding is necessary this client will pay \$150 per hour portal to portal.



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 home inspection is conditioned on this material provision.**

Client Initials \_\_\_\_\_

**Please choose one of the types of inspections listed below:**

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

**Liquidated Damages Clause:** The parties in understanding litigation costs do hereby agree to a liquidated damages clause of two times the cost of the inspection. **Client Initials** \_\_\_\_\_

**Mediation Agreement:** The contracting parties agree to mediate all disputes through ADR in Century City, CA. before a law suit is filed. Notice of mediation must be sent return receipt requested with 30 days to respond. If suit is in violation with the above the non-complying party forfeits all rights to prevailing party attorney fees, expert fees and costs. Each side shall share the mediation fees equally but same will be a cost to the prevailing party. The mediator must have experience in mediating property inspection cases and is familiar with the Standards of Practice of the California Real Estate Inspection Association (CREIA).

**Binding Arbitration Agreement:** The contracting parties agree to binding arbitration through ADR in Century City, CA and voluntarily waive any rights to trial by jury and the right to appeal. Punitive damages are expressly waived for both the complaint & cross complaint. All notices of binding arbitration must be served in the same manner as for the mediation as set forth above. Failure to comply with the above terminates all rights of that party to prevailing party legal and expert fees and costs of all types. The arbitrator must have experience in arbitrating home inspection cases and is familiar with the Standards of Practice of the California Real Estate Inspection Association. Each party has the right to the same discovery as if this action were filed in the Superior Court. Neither party has a right to Small Claims unless it is for non-payment of fees.

**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 Client 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.

Client Signature \_\_\_\_\_ Date \_\_\_\_\_

Client Printed Name \_\_\_\_\_ Inspector \_\_\_\_\_

**LaRocca Inspections Associates, Inc.**  
 2315 W. Burbank Blvd.  
 Burbank, CA 91506  
 (818) 951-1795

## INVOICE

| <i>Received from</i>             | <i>Date</i>      |
|----------------------------------|------------------|
| <b>Isabelle and Daniel March</b> | January 09, 2015 |

| <i>Description</i>   | <i>Amount</i>       |
|--|---------------------|
| <p><b>Property Inspection</b></p> <p><i>Client name:</i> Isabelle and Daniel March</p> <p><i>Property address:</i> 326 N. Ogden Drive<br/>Los Angeles, CA</p> <p><i>Inspection date:</i> January 09, 2015</p> <p><i>Inspector:</i> Steve Nichols, Patrick Gallegher</p> <p style="text-align: center;"><i>Payment Amount:</i></p> <p>Terms: Cash/Check/VISA/MC/AMEX Due upon Receipt</p> | <p><b>\$715</b></p> |
| <b>PAID IN FULL</b>  | <b>\$715</b>        |

*Thank you for your business!*