

# Real Estate Inspection Report

Thursday March 13, 2014.



## Isabelle & Daniel March

**6413 Willoughby Ave.  
Hollywood CA**

Inspector - Lou Fossessa  
Confidential and Proprietary

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# CLIENT INFORMATION



CLIENT NAME: Isabelle & Daniel March

CLIENT ADDRESS: 6413 Willoughby Ave.  
Hollywood CA

INSPECTION DATE: Thursday March 13, 2014.

INSPECTION TIME: 9:00 AM

TOTAL FEE: \$675

PAID BY:

INSPECTOR: Lou Fossessa

# INSPECTION CONDITIONS

## CLIMATIC CONDITIONS:

WEATHER: Partly Cloudy.

TEMPERATURE: 60's.

## BUILDING CHARACTERISTICS:

BUILDING TYPE: Single Family Residence.

## UTILITY SERVICES:

UTILITIES STATUS: The utilities were on.

## OTHER INFORMATION:

BUILDING OCCUPIED: No, the building is not occupied.

CLIENT PRESENT: Yes.

## INTRODUCTORY COMMENTS:

GENERAL COMMENTS: **The building is vacant. In some situations this has lead to unforeseen conditions such as blocked sewer pipes and other hidden defects in the electrical, heating and plumbing systems, that may not become evident until the building is occupied and under normal use again. We recommend a sewer line video inspection to evaluate this vital and concealed system.**

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 expiration of the contingency period.

**The building has had some work done to it recently including new painting, flooring etc. It is not known what the condition of the property was before this work was undertaken. Many of these new items may not have been tested under actual living conditions or undergone weather testing.**

# 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 drains 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 representation is made or implied as to its condition or material.

MAIN WATER SHUT OFF LOCATION: In front of the building.

CONDITION: Serviceable.



## WATER SUPPLY PRESSURE REGULATOR:

CONDITION:



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

WATER PRESSURE:

**Not Acceptable. The pressure is over 80 psi. This is too high (115 psi), it should be between 40 and 80. The pressure regulator should be adjusted or replaced to bring this down into proper range.**

**PRESSURE RELIEF VALVE:** This safety pressure relief valve is required to reduce the risk of pipes bursting and potential flooding the building. This is not tested or operated, but only noted as being in place. A plumbing contractor could and should test this for correct operation.

## INTERIOR WATER SUPPLY LINES:

WATER SUPPLY PIPING MATERIAL:

The interior piping that supplies the water throughout the building is made of copper. Copper can last a very long time or as little as 10 years depending on the quality of the materials and installation, and the chemistry of the water.

CONDITION:

Serviceable.

## WASTE LINES:

WASTE LINE MATERIAL:

The piping that takes the waste water out to the sewer system is made of plastic pipes (ABS or similar material) where visible.

**CONDITION:** A representative examination of the exterior surface of the visible waste lines found that those examined were working properly, not severely corroded or leaking. No representation is made as to their internal condition or function.

**WASTE LINE COMMENTS:** If there is additional information from a sewer line inspection specialist, it is recommended that this be fully evaluated and considered as well, as this is otherwise concealed and not part of the LaRocca inspection.

**GAS SYSTEM:**

SEISMIC GAS SHUT OFF  
VALVE:



There is an automatic seismic gas shut-off valve installed on the main gas line. It is beyond the scope of this general inspection to determine its operating status or if it has 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 gas meters are located on the right side of the building.

CONDITION: **Not Acceptable. The smell of gas was noticed, this is not acceptable and may indicate a gas leak. It is advised to have the Gas Company inspect the gas system and determine its condition immediately.**

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



**WATER HEATER:**

LOCATION:



The water heater is located on the exterior of the building at the back, in a metal shed.

LOCATION CONDITION: **Needs Attention. The door to the water heater is in poor condition.**

FUEL: Gas.

SIZE: About 40 Gallons.

AGE: About 1 year old. Water heaters have an expected life of 8 - 12 years.

CONDITION: Serviceable.

COMBUSTION AIR:



**Not Acceptable. The vents supplying combustible air are blocked by leaves.**

WATER HEATER  
STRAPPING AND  
SUPPORT:

**Needs Attention. the water heater has two straps around it but they are not holding the water heater securely, there are no blocks behind the water heater to help prevent movement.**

TEMPERATURE/PRESSUR  
E RELIEF VALVE:

Serviceable.

VENTING:

The vent system appears serviceable.

**PLUMBING COMMENTS:**

WASTE LINE COMMENTS:

The sewer lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine their actual condition is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs.

It should be noted that 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, sometimes visible and sometimes not, and 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 LA 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:

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:

MAIN PANEL LOCATION:



The main electrical panel is located on the right exterior side of the building.

MAIN PANEL AMPERAGE:



Service Amperage - 100 Amps.

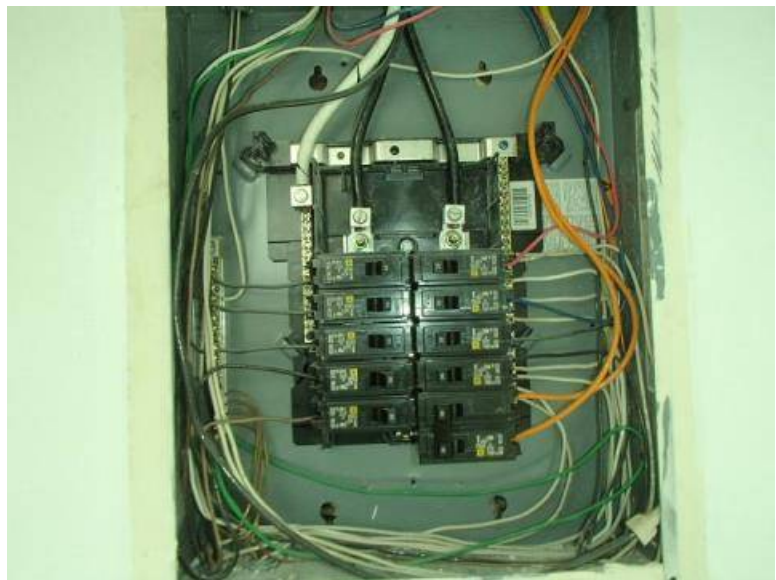
**ELECTRICAL SUBPANELS:**

SUBPANEL LOCATION:



There is an electrical sub panel, in the utility room.

SUBPANEL CONDITION:



Serviceable.

SUBPANEL COMMENTS:

The neutral and grounding wires appear to be interconnected within the sub panel. This was allowed at one time and may have been approved at the time this panel was installed. However this is no longer an approved wiring method as there is increased risk of shock, and corrections or upgrades should be considered by a qualified electrician to improve the overall safety of the electrical system.



**INTERIOR ELECTRICAL WIRING:**

TYPE OF WIRING: The wiring consists of plastic insulated wires.

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. These connections have exposed wires and are not standard. This is a safety hazard and the wiring needs to be installed properly. Such as at the attic.**

ELECTRICAL WIRING COMMENTS:



There are open junction boxes with wires exposed. These need to be completed and have covers installed for safety, and are found, in the attic.



**OUTLETS:**

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

OUTLET COMMENTS: It is recommended that Ground Fault Circuit Interrupter (GFCI)(safety) outlets be installed in various places such as bathrooms, laundry & kitchen outlets. There are areas that do not appear to have this safety feature. It is an upgrade to have this done and is not a requirement at the time of sale.

**SWITCHES:**

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

**FIXTURES:**

CONDITION: Serviceable.

**EXTERIOR ELECTRICAL:**

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

**SMOKE ALARMS:**

CONDITION: Smoke alarms are installed in the correct locations but they are not tested as part of this inspection.

**ELECTRICAL COMMENTS:**

ELECTRICAL WIRING COMMENTS: 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.

ELECTRICAL COMMENTS: 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 unit is for the entire living space.**

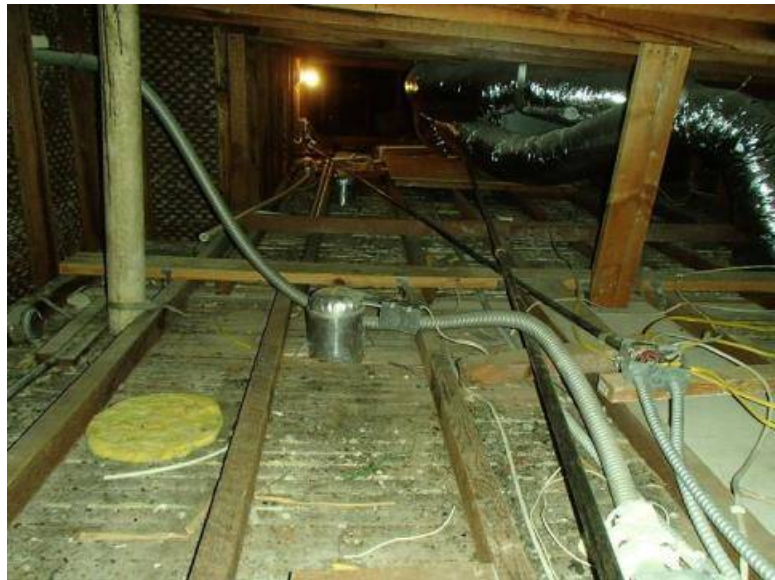
## HEATING SYSTEM:

LOCATION:



The heating unit is located inside the building in the attic.

LOCATION CONDITION:



**Needs Attention, there is no cat-walk installed to access the furnace, this is a standard requirement for safe working conditions around the furnace.**

**There is no working platform installed to work on the furnace, this is a standard requirement for safe conditions around the furnace.**

SYSTEM TYPE:

The furnace is a gas-fired forced air system.

FAN AND MOTOR:

Serviceable.

CONDITION:

Serviceable.

THERMOSTAT:

Serviceable.

COMBUSTION AIR:

**Not Acceptable, the furnace does not have sufficient air to properly combust the natural gas it is burning as it has no vents. It is supposed to have two vents. One vent needs to be high and one low, each vent is supposed to be 50 square inches for air flow. There are only two small vents at the front left corner area of the building for the entire attic.**

VENTING:



**Not Acceptable, the furnace vent pipe is too close to combustible materials. This is a hazard and the vent line needs to be repaired to have the proper clearances.**

RETURN AIR AND FILTERS:

**Needs Attention: The filter gets pull upward when the unit is running. It may be the wrong filter or some other issue.**

DUCTING AND AIR FLOW:

Serviceable, where visible.

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 on the roof.

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.

CONDENSER CONDITION: Serviceable.

SYSTEM CONDITION: Serviceable.

CONDENSATE LINE:



**Not Acceptable, there is no condensate pan installed. All air conditioning pulls moisture from the air and this moisture has to be taken somewhere. There is supposed to be a main condensate line to do this plus a back up pan with a secondary condensate line installed in case the primary line fails. The pan and its secondary**

**backup line is missing.**

ELECTRICAL  
DISCONNECT:

Serviceable.

COMMENTS:

The air conditioner is working fine during the inspection. It should be noted that the temperature was not high during the inspection and so there was not a full heat load on the unit. If it does not perform as well when the temperature is higher then it would need to be serviced to ensure that it is operating to full capacity.

### **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:**                      **Not Acceptable, for the pitched roofs there were no attic openings so these attics could not be viewed. There needs to be an openings installed so these areas are accessible**

For the flat roof the attic access is located in the laundry room.

**ACCESS CONDITION:**                      Serviceable.

**AREA OF ATTIC:**                              There appears to be an attic space over the entire floor plan of the building.

**TYPE OF ATTIC FRAMING:**      The attic has conventional framing in it.

**ATTIC FRAMING  
CONDITION:**



**Needs Attention: There are areas of stains on the framing lumber these appear old and may be from a previous roof leak.**

ATTIC CONDITION: Serviceable.

ATTIC VENTILATION: **Not Acceptable: There only two small clay pipe vents at the front left for the whole attic(s). This appears to be insufficient and a roofing or attic specialist should be consulted about this issue.**

**ATTIC INSULATION:**

INSULATION CONDITION: **Needs Attention: No insulation is provided in the attic. Insulation was not commonly installed at the time when this building was constructed. 8 - 12 inches of insulation is standardly recommended in the attic for energy savings.**

**ROOF:**

ROOF STYLE:



The roof is a combination of styles.

TYPE OF ROOFING MATERIAL:

The roofing material on the sloped roof is made of composition shingles and clay tile.

The roofing material on the low sloped roof is rolled sheet composition roofing with a granular surface.

ROOF ACCESS:

Parts of the roof were walked on to inspect it.

The tile roof was not walked on due to it being tile and easily damaged.

ROOF COVERING STATUS: **Needs Attention: The roof flexes quite a bit when walking on it**

**There are nails heads exposed on the roof surface, not only will this allow them to rust but it is a potential leak hazard. This is**

generally considered a poor / unreliable installation method.

On the tile roof, the roof appeared generally serviceable.

**Needs Attention: There is a build up of roofing particles near the vent. This may impede drainage and cause ponding on the roof surface.**

## **EXPOSED FLASHINGS:**

CONDITION:



**Not Acceptable: The connection of the roof to the wall of the building has not been properly flashed and therefore is not a reliable installation. It will require high maintenance in this state. Such as at the pitched roof.**

**Needs Attention: There are missing "roof Jack" metal flashings around some pipe penetrations through the roof surface. This is a poor and unreliable installation, and will require frequent maintenance and sealing, and may lead to leaks.**

**The mastic is cracked in areas and is not reliable to ensure a watertight seal.**

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

### GUTTER CONDITION:



**Needs Attention:** There are 'scupper' drains through the side (parapet) walls of the building to let water off the roof. It is recommended that an overflow scupper drain be added about 2 inches above the main drain to prevent ponding and flooding.

**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, such as at the left side.

## **ROOF COMMENTS:**

### COMMENTS:

**A licensed roofing contractor should examine the roof and make all needed repairs (or replacements) to ensure a long lasting leak free condition. The roofing contractor may find more problems with the roof and this is why it is being referred to a specialist so they can determine all the problems and give an accurate estimate of the costs involved**

The roof pitch is normally insufficient for a shingle type roof unless it has two layers of felt paper under it. We cannot verify the presence or function of this roofing layer. A roofer should examine the shingles and determine if they were installed properly for this pitch of roof.

The roof has been inspected at a time when it was not raining. 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 tested under wet conditions and how it performs in these condition 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.

# 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:	<p><b>Not Acceptable:</b> The crawl space under the building has areas that could not be accessed. These areas were blocked off and could not be entered, The crawl area was viewed from the access opening only. A more complete inspection could be performed by a foundation specialist, who may need to excavate areas for access.</p> <p><b>Needs Attention:</b> The crawl space was not tall enough to enter in areas, 18 inches of space is required for safe access and it was less than that.</p>
RAISED FOUNDATION:	Serviceable, where visible.
FOUNDATION BOLTING:	The foundation has been seismically retrofitted with anchor bolts at a later date than the original construction. This is an upgrade.
FOUNDATION CRIPPLE WALLS:	<p><b>Needs Attention:</b> The cripple walls, or portions of it, 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.</p>
FLOOR FRAMING:	Serviceable, where visible.
POSTS AND PIERS:	Serviceable, where visible.
FOUNDATION VENTS:	<p><b>Not Acceptable:</b> Some of the crawl space vents are at or below grade level. This can allow water entry during wet conditions or rains. This should be corrected as by adding a curb around this opening, as coordinated with a foundation specialist.</p> <p><b>Needs Attention:</b> There are fresh air vents that are blocked which reduces the air flow to the crawl space. This can lead to ventilation</p>



problems under the structure and they should be unblocked.

## **FOUNDATION COMMENTS:**

**GENERAL SUGGESTIONS:** It is advised to have a foundation specialist examine the site and make any recommendations concerning the property and the structure. This specialist may find more problems and situations to correct with the foundation.

**GENERAL COMMENTS:** 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.

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.

# 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, 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: **Needs Attention: There are cracked areas in the driveway that are typical for the age and style of construction.**

## WALKWAYS:

CONDITION: **Needs Attention: There are cracked areas of the walkways that are typical for the age and style of construction.**

## FRONT PORCH AND STEPS:

CONDITION: **Needs Attention: There is not a complete handrail for the steps as recommended for safety.**

## LANDSCAPING:

CONDITION: The grounds on the property need general maintenance in areas.

## DRAINAGE:

SITE: Gentle slope.

DRAINAGE CONDITION: **Needs Attention: The landscaping slopes toward the structural foundation in areas. This can cause over-saturation of the soil at the structural footings which is the chief cause of foundation settlement. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend at least 10 feet away from the foundation, such as at the left side 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.

**PATIO:**

CONDITION:

**Needs Attention: There are cracks and shifted areas of concrete that are typical for the age and type of construction.**

**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 their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

# 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:**



**Needs Attention: There is a crack running down the left wall and repairs are needed to ensure there is no water intrusion**

**Otherwise, 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 wood.

CONDITION: **Needs Attention: There are areas of peeling paint.**

**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: **Needs Attention: The trim is deteriorated in areas, such as at the rear bedroom area.**

**CHIMNEY:**

LOCATION:



This chimney is located at the. right side.

MATERIAL: The chimney is made of brick covered with stucco.

CONDITION: **Needs Attention: The chimney may be cracked. It needs to be evaluated by a chimney expert to determine its true condition.**

**The chimney is covered at the top and appears to not be being used**

CHIMNEY COMMENTS: The chimney appears to be an un reinforced masonry structure. These are more susceptible to future seismic activity as there is no reinforcing steel in them.

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: Serviceable.

**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 dryrot 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



# INTERIOR

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 cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

## INTERIOR ROOMS:

LIVING ROOM:	<b>Needs Attention: There are areas of stress cracks in the walls and ceilings.</b> (This is typical of the other interior rooms)
DINING AREA:	Serviceable.
LAUNDRY AREA:	Serviceable.
FRONT BEDROOM:	Serviceable.
REAR BEDROOM:	Serviceable.

## DOORS:

MAIN ENTRY DOOR CONDITION:	Serviceable.
EXTERIOR DOORS CONDITION:	Serviceable.
INTERIOR DOORS CONDITION:	<b>Needs Attention: There are interior doors that are out of adjustment and could use repair, door(s) hit the frame and do not close properly. Such as at the bedrooms.</b>

## WINDOWS:

WINDOW CONDITION:	A representative sampling was taken of the windows. Windows as a grouping are generally operational.
WINDOW COMMENTS:	There are panes of glass that are within 18 inches of the floor that do not appear to be marked as tempered or safety glass. In newer construction it is required that the glass be tempered or safety glass. Making this older glass into safety glass by tempering or putting a safety film on it may not be a requirement for this sale but it is recommended.

**FLOORS:**

**HARDWOOD CONDITION:** The general condition appears serviceable, The home has hardwood flooring throughout much of it. Though there are cosmetic blemishes the visual condition of the flooring is acceptable relative to its age.

**FLOORING COMMENTS:** There are areas where the flooring is sloping and not level, throughout.

**FIREPLACE/WOOD BURNING DEVICES:**

**LOCATION:** Living room.

**MASONRY FIREBOX TYPE:** This is a masonry wood burning fireplace with no gas log lighter installed.

**MASONRY FIREBOX CONDITION:** **Needs Attention: The masonry in the firebox is generally worn and deteriorated.**

**FLUE:**



**Needs Attention: The flue is closed off with different materials**

Only a small area of the flue is visible and can be observed , the majority of the flue system cannot be viewed or evaluated in this limited general inspection. There is a real risk of concealed damage that may pose a fire hazard. It is advised that a chimney specialist with a video camera inspect the chimney and flue system fully to ensure safe operation and structural stability.

**DAMPER:** **Needs Attention: There is no damper installed.** This is not necessarily a requirement for this fireplace but can help with energy conservation when the fireplace is not in use.

**GAS LOG LIGHTER COMMENTS:** There is a gas line in the firebox that is capped off so the gas could not be tested. It is not known if gas is connected to this pipe. If there is gas service to it , then it could be uncapped and a log lighter installed. If there is no gas service to this piping, then it would take additional work

to activate it.

**MANTLE/HEARTH:**



**Needs Attention: The hearth has cracks in it.**

**SCREENS/GLASS DOORS:** **Needs Attention: The screen in front of the fireplace is not attached, it is free standing. Consult with the owner about whether this will stay with the house. A Screen is important for fireplace safety.**

**FIREPLACE COMMENTS:** See the Exterior - Chimney section of the report for additional information.

There may be a specialty chimney inspection report available, this should also be carefully checked.

**INTERIOR COMMENTS:**

**COMMENTS:**

Because we do not inspect for mold or fungus etc, 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.

This is a general visual inspection, there was no destructive or intrusive testing performed. The intention of this report is to inform the client of the overall condition of the property by pointing out those items which are found during the course of a general inspection as prescribed in the Standards of Practice of the California Real Estate Inspection Association. This report is not a complete itemized list of each and every individual flaw and should not be relied upon as such.

There are areas of stress cracks in the walls and ceilings.

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 house appears to be vacant. In some situations this has lead to unforeseen conditions such as blocked sewer pipes and other hidden defects in the electrical, heating and plumbing systems, that may not become evident until the house is occupied and under normal use again.

**ADDITIONAL NOTES:** Items noted in this report as Needs Attention or Not Acceptable require that the client take steps to remedy the situation prior to the expiration of the contingency period and prior to the close of escrow. 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.

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 expiration of the contingency period.

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 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 absence of any mold that may affect the health or safety of the occupants.

# KITCHEN - APPLIANCES - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliance is functional. Appliances are not moved and testing of timers, clocks, thermostats, cooking functions, self cleaning functions or other controls is not performed. Inspection of non-built-in appliances is outside the scope of the inspection including portable dishwashers. No opinion is offered as to the actual adequacy, accuracy or effectiveness of appliance operation. The oven temperature is not verified or tested for accuracy. Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not inspected. Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

## KITCHEN AREA:

WALLS AND CEILINGS: Serviceable.

FLOORING: Serviceable.

COUNTERS: **Needs Attention: The seam between the counter top and the back splash is cracked. This may allow moisture to enter and deteriorate the cabinets, walls and other items. It should be properly sealed.**

**The counter top is damaged in areas.**

CABINETS: Serviceable.

## KITCHEN SINK:

CONDITION: Serviceable.

FAUCET:



**Not Acceptable: The kitchen faucet leaks at the base of the line / handle connection.**

DRAIN: Serviceable.

**KITCHEN APPLIANCES:**

- GARBAGE DISPOSAL: Serviceable.
- DISHWASHER: Serviceable.
- COOKTOP TYPE: The kitchen has a gas cooktop.
- COOKTOP: Serviceable.
- OVEN TYPE: The kitchen has a gas oven.
- OVEN: **Needs Attention: The oven is very dirty inside and will need a cleaning.**
- There is no anti-tipping device installed for the oven.**
- VENTILATION FAN: Serviceable, but this vent hood is the type that does not vent to the exterior but only re-circulates the air through a filter and back into the kitchen.
- MICROWAVE: Serviceable.

**LAUNDRY:**

- LOCATION: The laundry facilities are in the kitchen area.
- CONDITION OF CLOTHES WASHER HOOKUPS: There are washer facilities present but they were not tested. Also the washer was not tested
- Needs Attention: There is no pan installed under the washing machine to catch any overflow of water if the washer should break down. This is a recommended precaution to prevent floor damage.**
- CONDITION OF CLOTHES DRYER HOOKUPS: There are dryer hookups present but they are not tested and the dryer was not tested.
- TYPE OF CLOTHES DRYER HOOKUPS: A gas dryer hook-up was observed in the laundry area.
- LAUNDRY AREA: Serviceable.

**KITCHEN COMMENTS:**

Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not part of a general inspection. This is due to there being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function and freezing ability. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.



Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection.

# BATHROOMS

Bathrooms are inspected in a cursory fashion, however each accessible fixture is operated to test its function and visually inspected to determine its current condition. Determining whether shower pans, tub/shower surrounds are water tight or have any rot or other damage is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

## **BATHROOM AREA:**

WALLS AND CEILING:	Serviceable.
FLOORING:	Serviceable.
COUNTERS:	Serviceable.
CABINETS:	Serviceable.
SINKS:	Serviceable.
FAUCETS:	Serviceable.
TOILETS:	Serviceable.
MIRRORS:	Serviceable.
BATH VENTILATION:	Serviceable.
TUB FIXTURES:	Serviceable.
JETTED TUB:	Serviceable.
SHOWER FIXTURES:	<b>Needs Attention: The shower neck is a little loose.</b>
SHOWER DIVERTER:	<b>Needs Attention: The shower diverter does not divert all of the water from the tub to the shower when in operation and a small portion of it is still going to the tub.</b>
SHOWER WALLS:	Serviceable.
SHOWER ENCLOSURE:	<b>Needs Attention:</b> There is no enclosure for the shower.

# 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**

- |   |  |
|---|--|
| <p><b>A.</b> Items to be <i>inspected</i>:</p> <ol style="list-style-type: none"> <li>1. Foundation <i>system</i></li> <li>2. Floor framing <i>system</i></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. <i>Determine</i> size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems.</li> <li>2. <i>Determine</i> the composition or energy rating of insulation materials</li> </ol> |
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#### **SECTION 2 - Exterior**

- |   |  |
|---|--|
| <p><b>A.</b> Items to be <i>inspected</i>:</p> <ol style="list-style-type: none"> <li>1. Surface grade directly adjacent to the <i>buildings</i></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 <i>buildings</i></li> </ol> | <p><b>B.</b> The <i>Inspector</i> is not required to:</p> <ol style="list-style-type: none"> <li>1. <i>Inspect</i> door or window screens, shutters, awnings, or security bars</li> <li>2. <i>Inspect</i> fences or gates or <i>operate</i> automated door or gate openers or their safety <i>devices</i></li> <li>3. Use a ladder to <i>inspect systems</i> or <i>components</i></li> </ol> |
|---|--|

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#### **SECTION 3 - Roof Covering**

- |  |  |
|--|--|
| <p><b>A.</b> Items to be <i>inspected</i>:</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 <i>hazard</i> to the <i>Inspector</i></li> <li>2. Warrant or certify that roof <i>systems</i>, coverings or <i>components</i> 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 Inspections Associates, Inc.**  
2315 W. Burbank Blvd.  
Burbank, CA 91506  
(818) 951-1795

**INVOICE**

<i>Received from</i>	<i>Date</i>
<b>Isabelle &amp; Daniel March</b>	Thursday March 13, 2014.

<i>Description</i>	<i>Amount</i>
<b>Property Inspection</b>  <i>Client name:</i> Isabelle & Daniel March  <i>Property address:</i> 6413 Willoughby Ave. Hollywood CA  <i>Inspection date:</i> Thursday March 13, 2014.  <i>Inspector:</i> Lou Fossessa  <i>Payment Amount:</i>  Terms: Cash/Check/VISA/MC/AMEX Due upon Receipt	<b>\$675</b>
<b>PAID IN FULL</b>	<b>\$675</b>

*Thank you for your business!*

# LaRocca Inspection Associates, Inc.

## Inspection Contract

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

**Client:** Isabelle & Daniel March **Inspection Date:** Thursday March 13, 2014.

**Inspection Address:** 6413 Willoughby Ave. Hollywood CA **Fee:** \$675

**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 home 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 \_\_\_\_\_