

Real Estate Inspection Report

Thursday, March 13, 2014



Isabelle & Daniel March.

**6413 Willoughby.
Los Angeles, CA 90038.**

Inspector - Mark Phillips, Lou Fossessa
Confidential and Proprietary

2315 W. Burbank Blvd, Burbank CA 91506
(818) 951-1795

www.LaRoccaInspect.com

CLIENT INFORMATION



CLIENT NAME: Isabelle & Daniel March.

CLIENT ADDRESS: 6413 Willoughby.
Los Angeles, CA 90038.

INSPECTION DATE: Thursday, March 13, 2014

INSPECTION TIME: 9:00 AM

TOTAL FEE: \$675

PAID BY: Check:

INSPECTOR: Mark Phillips, Lou Fossessa

CONDITIONS OF INSPECTION

CLIMATIC CONDITIONS:

WEATHER:

Clear.

TEMPERATURE:

60's.

BUILDING CHARACTERISTICS:

BUILDING TYPE:

Duplex and single family.

STORIES:

Two and one.

UTILITY SERVICES:

The utilities were on.

OTHER INFORMATION:

OCCUPIED:

The duplex is the house is vacanet.

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 properties and repairs may be needed soon after the building is occupied. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition both under the building and between the building and the city main. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls 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 quality testing of any type is performed. 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. Note, the plumbing pipes and components do have a 'useful life' and will wear out and need replacement in time, galvanized pipe may last 20-60 years, and copper pipe may last 10-80 years depending on the chemical properties of the water and the quality of the material used. (Heavy wall copper is recommended as the light weight type M may not last well). Finish fixtures as toilets, sinks and faucets are covered in the Kitchen and Bathroom section of the report.

MAIN WATER SUPPLY LINE:

MAIN WATER LINE MATERIAL:



MAIN WATER SHUT OFF LOCATION:

The main water shut off is at the front of each unit.

CONDITION:

Serviceable.

PRESSURE REGULATOR:

A pressure regulator was observed on the main water supply line. This device is sealed and its function / condition are not evaluated.

PRESSURE RELIEF VALVE:

There is a safety pressure relief valve in place as 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.

WATER PRESSURE:

Not Acceptable. For 6415 1/2 The pressure is over 80 psi. This is too high, it should be between 40 and 80. The pressure regulator should be adjusted or replaced to bring this down into proper range The pressure tested at 120 PSI.

For the right unit it is serviceable.

INTERIOR WATER SUPPLY LINES:

WATER SUPPLY PIPING MATERIAL:

The interior piping that supplies the water throughout the building is made of copper where visible.

CONDITION:

Serviceable where readily visible, however much of the lines are concealed and the condition of the materials in the walls and under the floors etc is unknown.

WASTE LINES:

WASTE LINE MATERIAL:

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

The waste lines are in the walls and under the concrete slab. They cannot be seen for inspection without use of a 'Scope'. While they seem to be working their exact condition is not known. They may wear out in time and need repair/replacement

There may have been a sewer line video inspection in addition to the general LaRocca inspection. Check the sewer inspection report for evaluation of this otherwise concealed sewer line system.

HOSE FAUCETS:

CONDITION:

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

GAS SYSTEM:

SEISMIC GAS SHUT OFF VALVE:



There is an automatic seismic gas shut-off for all the gas meters in the building, There is a separate shut-off for each meter. (A plumber or the gas company could determine if this is the correct size and type, and if it is correctly installed and functioning)

GAS METER LOCATION:

The gas meters are on the right side of the front house.

CONDITION:

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.

GAS PIPING CONDITION:

Needs Attention:

2007 California Plumbing Standards - Sediment Trap: Where a sediment trap is not incorporated as a part of the gas utilization equipment, a sediment trap shall be installed as close to the inlet of the equipment as practical at the time of equipment installation. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet, as illustrated in Figure 12-1, or other device recognized as an effective sediment trap.

Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills shall not be required to be so equipped.

[NFPA 54: 9.6.7]

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.

NOTE: 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 run to the city sewer.

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

IMPORTANT! a recent change in LA building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling 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.

WATER SUPPLY LINES 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

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, determining over current capacity for any item including appliances, comparing circuit breaker capacity to installed appliance listings, 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 to the building, 110 / 220 Volt.

ELECTRICAL SERVICE TO THE BUILDING:

Serviceable.

MAIN PANEL LOCATION:

The meters and mains are on the right side of the front house.

MAIN PANEL AMPERAGE:

Each unit has an individual meter and main breaker rated at 100 Amps each.

TYPE OF CIRCUIT PROTECTION DEVICE:

The main electrical panel is on circuit breakers.

MAIN PANEL CONDITION:

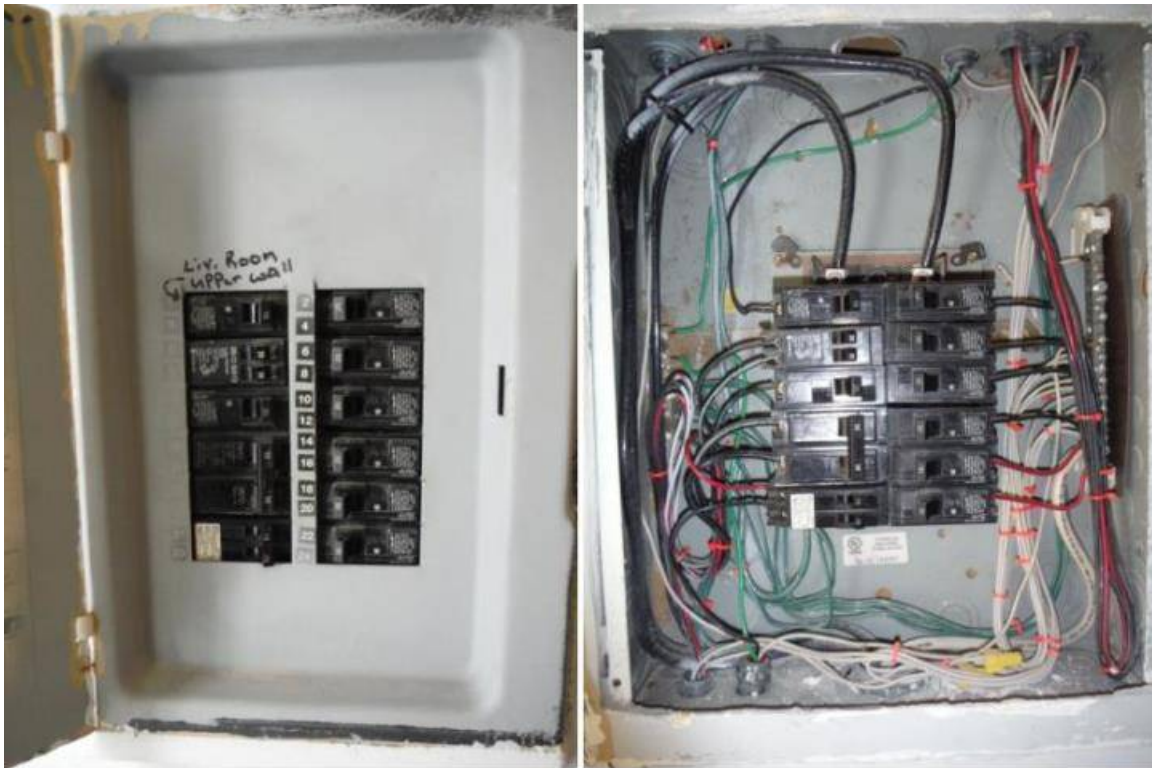
Serviceable.

GROUNDING SYSTEM:

Serviceable.

ELECTRICAL SUBPANELS:

SUBPANEL LOCATION:



Each unit has the sub panel in the utility room area.

SUBPANEL CONDITION:

Needs Attention. For the right unit inside the panel there are several openings that need to be sealed with a knock out plug. One of the conduits is not clamped and grounded to the box, this will need repair.

For the left unit, the panel front was blocked so I did not remove the cover. This should be checked by an electrician.



INTERIOR ELECTRICAL WIRING:

TYPE OF WIRING:

The wiring in the building consists of plastic coated wires where visible.

TYPE OF WIRING CONDUIT:

The conduit that carries the wiring is a combination of different types including, metal conduit, Romex plastic covered cable,

CONDITION:

Serviceable where visible.

OUTLETS:

CONDITION:

Serviceable. A representative sampling of outlets were tested and they were found to be in working order.

SWITCHES:

CONDITION:

A sampling of switches are tested and are working.

LIGHT 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:

While the smoke alarms are not operated to check their function, they were noted to be in the locations generally required.

CARBON MONOXIDE ALARM:

There are carbon monoxide detectors installed. This system is not tested or verified as working correctly.

ELECTRICAL COMMENTS:

ELECTRICAL WIRING COMMENTS:

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

COMMENTS:

The wiring for the building is enclosed in 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/Cs are not built in units and therefore not inspected.



HEATING & COOLING SYSTEM:

For both units the furnace systems are located on the roof.

LOCATION CONDITION:

Needs Attention. Typically when mechanical equipment is located on a 2nd story roof a permanent ladder for access is required, otherwise the Heating contractor will need an unusually tall ladder.

SYSTEM TYPE:

The furnace is a gas-fired forced air system.

FAN AND MOTOR:

Serviceable.

CONDITION:

Not Acceptable. For the left unit, it did not heat when turned on. It will need servicing.

THERMOSTAT:

Serviceable for both, located in the upstairs hall.

COMBUSTION AIR:

Serviceable.

VENTING:

Serviceable.

AIR FILTERS and RETURN AIR DUCTING:

Serviceable

It is recommended the filters be replaced or cleaned on a regular schedule. Check manufacturers recommendations.

DUCTING:

The ducts are in the ceilings and walls and are not visible for evaluation but appear to be working.

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:

COOLING SYSTEM:

LOCATION:

The condenser for the air conditioning is located on the roof.

TYPE:

The air conditioning system is a roof package type, this is where the heating and cooling are packaged together in one unit outside the building.

CONDENSER CONDITION:

Serviceable.

SYSTEM CONDITION:

Serviceable.

CONDENSATE LINE:

Serviceable where visible.

ELECTRICAL DISCONNECT:

As the roof was not walked on, the electric disconnects were not evaluated.

COMMENTS:

The air conditioning system will need further evaluation to determine its true condition and any repairs or replacement carried out by a qualified air conditioning contractor prior to the expiration of the contingency period so that all the repair costs are known and there are no unwanted expenses. The air conditioning specialist may find addition items that need repair to the system and this is expected and why it is being turned over to them for further investigation.

HEATING AND COOLING COMMENTS:

NOTE: current energy requirements are for the ducting system to be 'air tight' and not leak at the ducting or seams, and most older systems do not meet this standard. while they can still work, they are less efficient. The utility company may have programs to test or repair this, or your heating contractor can be contacted for more information. There are recent changes in State Law regarding this.

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



ROOF:

ROOF STYLE:

The roof is a sloped type with a pitch to it.

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

ROOF ACCESS:

The roof was viewed from roof edge on ladder.

ROOF COVERING STATUS:

Serviceable as viewed from a distance

This has a typical expected 10-15 years, so it is nearing the end of its expected working life.

EXPOSED FLASHINGS:

CONDITION:

As the roof was not walked on, the condition of the roof flashings was not verified.

SKYLIGHTS:

CONDITION:



These are working as viewed from a distance.

ATTIC:

ACCESS TO ATTIC:

There is no apparent accessible attic space between the ceiling and the roof, and the framing could not be observed.

ATTIC INSULATION:

INSULATION DEPTH:

As the attic space could not be accessed, the amount of insulation is not known.

ROOF COMMENTS:

It is recommended that the roof receive the standard maintenance and 'tune up', including sealing around flashings etc.

NOTE there is no permanent or ready access to the roof, it requires a tall ladder for access.

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. Leaves and debris especially need to be removed from roofs and flat roof scupper drains before the rainy season to allow unimpeded drainage.

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 hairline cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dry-rot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION:

SLAB ON GRADE:

The building appears to be concrete slab on grade,

There are some typical cracks visible on the inside floor. This appears generally serviceable.

FOUNDATION BOLTING:

While the bolting is not observed due to the type of construction, it would have been standard construction practice at the time of construction to have installed some steel bolting between the wood framing and the concrete foundation / footing. Portions of the walls would need to be opened (Demo'd) to confirm the bolting, which is beyond the scope of this type of inspection.

FOUNDATION 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 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.

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

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 building covering is stucco.

Note, the sides and back are against the property line and were not viewed, the condition of these surfaces is unknown.

CONDITION:

Needs Attention. There are significant cracks in the stucco on the front. These should be repaired and sealed to prevent water entry.



EXTERIOR WINDOW SURFACES:

MATERIAL:

The exterior window surface is metal.

CONDITION:

Serviceable.

COMMENTS:

Note, there are openable windows within 3 feet of the property line, which typically is not permitted.

EXTERIOR DOOR SURFACES:

MATERIAL:

The doors have a clad surface.

CONDITION:

Needs Attention. Typical wear, several doors are rubbing the frames and thresholds and should be adjusted.

THRESHOLDS:

Not Acceptable. For the right unit balcony door the threshold and door seals are incorrectly installed or are the incorrect part and are letting water through. There is water damage on the floor here.

DECKS AND BALCONIES:

TYPE:

The deck has a waterproof coating on the surface of it.

DECK CONDITION:

Serviceable.

PATIO COVER/TRELLIS:

TYPE:

The patio cover is a fabric awning.

CONDITION:

Serviceable.

GARAGE - CARPORT

STYLE:

LOCATION:

There is no provision for covered parking on the property.

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 are also not inspected nor is the gas to them tested or lit.

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

DRIVEWAY:

CONDITION:

There are cracks in the driveway typical for this age concrete.

WALKWAYS:

CONDITION:

Needs Attention. There are raised and shifted areas of the walkways that appear to be a trip hazard.

FRONT PORCH AND STEPS:

CONDITION:

Serviceable.

LANDSCAPING:

CONDITION:

The grounds on the property need maintenance and have areas of neglect

There is a large tree between the buildings. The roots appear to be lifting the patio concrete. Check with an arborist.

DRAINAGE:

SITE:

Flat site.

CONDITION:

Needs Attention. The landscaping slopes toward the structural foundation. 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 10 feet away from the foundation, at the back of the building.

PATIO:

CONDITION:

Needs Attention. The patio is not correctly sloped to provide for proper drainage away from the building

There are cracks and shifted areas of surface that are typical for the age and type of construction.

PROPERTY WALLS, FENCES & GATES:

NOTE: Evaluation of and comment on fencing and gates are excluded from the CREIA inspection and report standards.

GROUNDS COMMENTS:

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

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This is a 2 bed, 2 bath unit. Right unit.

PLUMBING:

WATER MAIN:

The water shut-off / main to this building is located at the front of the building Serviceable.

WATER HEATER:

LOCATION:

The water heater is located in the utility room.



LOCATION CONDITION:

Serviceable.

FUEL:

Gas.

SIZE:

Approximately 50 Gallons.

AGE:

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

CONDITION:

Serviceable.

COMBUSTION AIR:

Serviceable.

WATER HEATER STRAPPING AND SUPPORT:

Serviceable: The water heater appears to be properly strapped in accordance with standards established by state regulations.

TEMPERATURE/PRESSURE RELIEF VALVE:

Serviceable.

VENTING:

Serviceable.

ELECTRICAL:

MAIN PANEL:

Panel in the utility room

Needs Attention, several holes in box need to be filled, conduit not secured to box.

ELECTRICAL

Plugs, lights, Switches appear to be working.

INTERIOR COMMENTS:



INTERIOR ROOMS:

ENTRY:

Serviceable.

LIVING ROOM:

Water staining on the ceiling and exposed framing, typical concrete floor cracking.

DINING AREA:

Serviceable.

HALLS:

Serviceable.

FIRST OR FRONT BEDROOM:

Serviceable.

SECOND BEDROOM:

Needs Attention The door binds, Typical wear.

DOORS:

MAIN ENTRY DOOR CONDITION:

Serviceable.

OTHER EXTERIOR DOOR(S) CONDITION:

**Needs Attention The hall to balcony door binds and needs adjusting.
The threshold is incorrectly installed and allows water under the door onto the flooring.**

INTERIOR DOORS CONDITION:

Needs Attention The 2nd bedroom door binds.

WINDOWS:

CONDITION:

A representative sampling was taken of the windows. Windows as a grouping are generally operational.

FLOORS:

GENERAL CONDITION:

Needs Attention There is typical cracking on the concrete floor.

'WOOD' FLOOR CONDITION:

Needs Attention The laminate floor is deteriorated.

STAIRS & HANDRAILS:

RAILING CONDITION:

Serviceable.

STAIR CONDITION:

Needs Attention, The risers on the steps are not equal and have different heights. This pose a trip hazard.

KITCHEN AREA:



WALLS AND CEILINGS:

Serviceable.

FLOORING:

Serviceable.

COUNTERS:

Needs Attention, Cracks and chipping to the concrete counter top.

CABINETS:

Needs Attention, There is moisture staining and damage to the shelf area under the kitchen sink Black that may indicate mold.

KITCHEN SINK:

CONDITION:

Needs Attention the sink is dented.

FAUCET:

Needs Attention, The faucet spout does not pivot well but is stiff, and may need to be lubricated or repaired.

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:

Serviceable.

VENTILATION FAN:

Serviceable.

MICROWAVE:

Serviceable.

LAUNDRY:

LOCATION:

The laundry facilities are in the service area on the main floor.
The washer and dryer are the stackable type.

CONDITION OF CLOTHES WASHER HOOKUPS:

There are washer connections present but they were not tested and the washer was not tested.

CONDITION OF CLOTHES DRYER HOOKUPS:

There are dryer connections present but they were not tested and the dryer was not tested.

TYPE OF CLOTHES DRYER HOOKUPS:

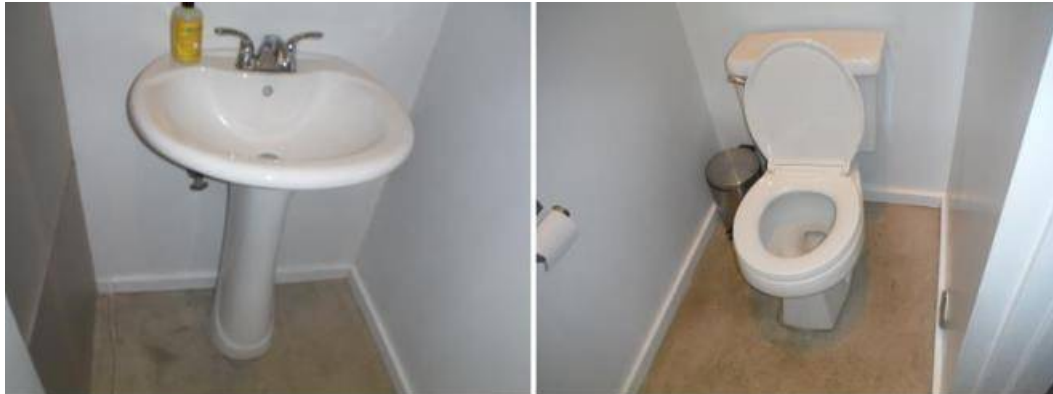
The laundry area is provided with a gas connection for the dryer.

DRYER VENT DUCT:

Serviceable.

LAUNDRY AREA:

Serviceable.



HALLWAY BATHROOM Downstairs.

WALLS AND CEILING:

Serviceable.

FLOORING:

Serviceable.

SINKS:

Serviceable.

SINK DRAIN:

Serviceable.

FAUCETS:

Needs Attention. The handles are incorrectly adjusted and do not stop in the off position but continue to turn.

TOILETS:

Not Acceptable. The toilet is loose and not properly attached to the floor. It needs to be properly bolted down. Check with a qualified plumber.

MIRRORS:

Serviceable.

BATH VENTILATION:

Serviceable. there is an exhaust fan which worked when tested.



HALLWAY BATHROOM UPSTAIRS.

WALLS AND CEILING:

Serviceable.

FLOORING:

Needs Attention. Wear to the laminate flooring.

SINKS:

Serviceable.

SINK DRAIN:

Serviceable.

FAUCETS:

Serviceable.

TOILETS:

Serviceable.

MIRRORS:

Serviceable.

BATH VENTILATION:

Serviceable. there is an exhaust fan which worked when tested.

TUB / SHOWER COMBO:

Yes.

TUB FIXTURES:

Serviceable, some wear.

JETTED TUB:

The jets pump turned on, I did not have time in this limited inspection to fill and run it.
The motor access was not checked, it is over the stairwell.

SHOWER FIXTURES:

Serviceable.

SHOWER WALLS:

Serviceable.

SHOWER ENCLOSURE:

There is a shower curtain for an enclosure.

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PLUMBING:

WATER MAIN:

The water shut-off / main to this building is located at the front of the building
Not Acceptable. The pressure is too high at 120 PSI.

WATER HEATER:

LOCATION:

The water heater is located on the exterior of the building in the utility room.



LOCATION CONDITION:

Serviceable.

FUEL:

Gas.

SIZE:

Approximately 50 Gallons.

AGE:

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

CONDITION:

Serviceable.

COMBUSTION AIR:

Serviceable.

WATER HEATER STRAPPING AND SUPPORT:

Serviceable: The water heater appears to be properly strapped in accordance with standards established by state regulations.

TEMPERATURE/PRESSURE RELIEF VALVE:

Serviceable.

VENTING:

Serviceable.

ELECTRICAL:

MAIN PANEL:

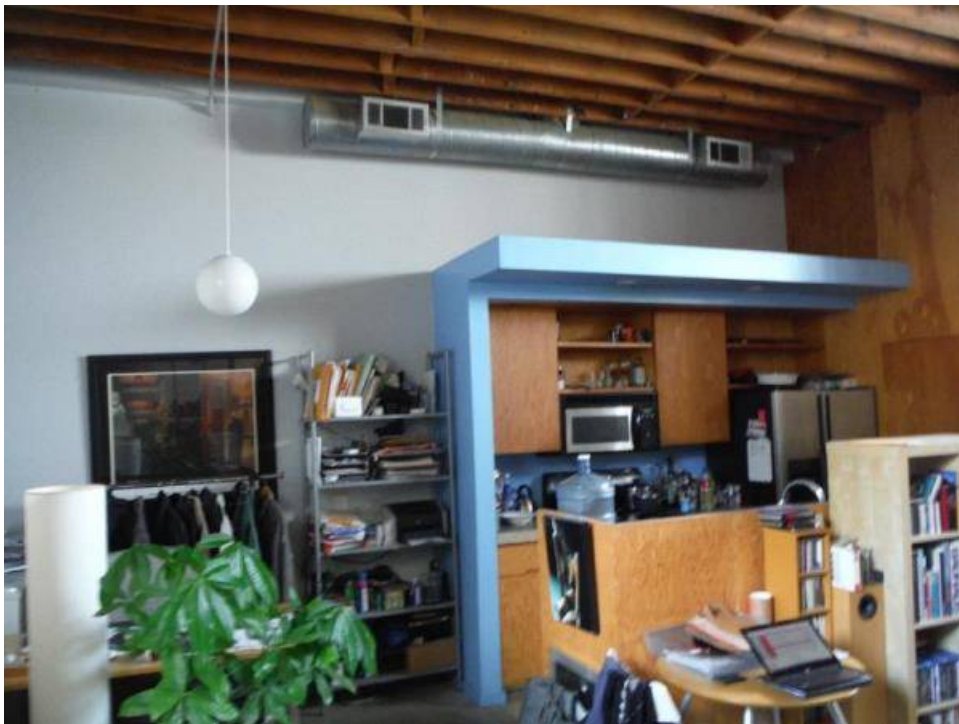
Panel in utility hall.

Blocked with stored items, cover not removed.

ELECTRICAL

Serviceable for the plugs, lights, switches.

INTERIOR COMMENTS:



INTERIOR ROOMS:

ENTRY:

Serviceable.

LIVING ROOM:

Needs Attention There is staining on the exposed wood ceiling.

Typical concrete floor cracks.

DINING AREA:

Serviceable.

LAUNDRY AREA:

Serviceable.

HALLS:

Serviceable.

FIRST OR FRONT BEDROOM:

Serviceable.

SECOND BEDROOM:

Serviceable.

DOORS:

MAIN ENTRY DOOR CONDITION:

Serviceable.

OTHER EXTERIOR DOOR(S) CONDITION:

Needs Attention The door to the balcony binds and is difficult to close.

INTERIOR DOORS CONDITION:

Needs Attention The upstairs bath door does not latch shut.

WINDOWS:

CONDITION:

A representative sampling was taken of the windows. Windows as a grouping are generally operational.

FLOORS:

GENERAL CONDITION:

Typical concrete cracking.

'WOOD' FLOOR CONDITION:

Needs Attention Some wear to the laminate.

STAIRS & HANDRAILS:

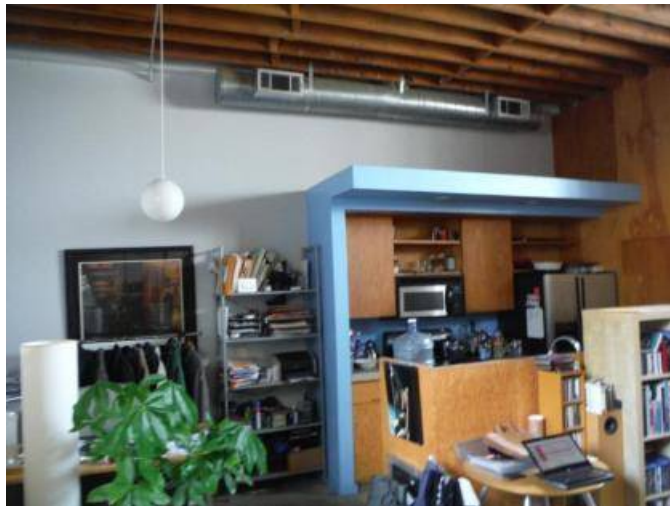
RAILING CONDITION:

Serviceable.

STAIR CONDITION:

Serviceable.

KITCHEN AREA:



WALLS AND CEILINGS:

Serviceable.

FLOORING:

Needs Attention, stained and worn.

COUNTERS:

Needs Attention, stained and worn concrete.

CABINETS:

Needs Attention the surfaces are worn.

KITCHEN SINK:

CONDITION:

Needs Attention, The seal between the sink and counter top is deteriorated and should be repaired to prevent water entering the cabinets.

FAUCET:

Serviceable.

DRAIN:

Serviceable.

KITCHEN APPLIANCES:

GARBAGE DISPOSAL:

Serviceable.

DISHWASHER:

Needs Attention, The water from the dishwasher is coming out of the air gap during the drain cycle. This may be a blocked drain pipe from the dishwasher to the waste line and needs the rubber drain hose replaced.

COOKTOP TYPE:

The kitchen has a gas cooktop.

COOKTOP:

Serviceable.

OVEN TYPE:

The kitchen has a gas oven.

OVEN:

Serviceable.

VENTILATION FAN:

Serviceable.

MICROWAVE:

Serviceable.

LAUNDRY:

LOCATION:

The laundry facilities are in the service area on the main floor, The washer and dryer are the stackable type.

CONDITION OF CLOTHES WASHER HOOKUPS:

There are washer connections present but they were not tested and the washer was not tested.

CONDITION OF CLOTHES DRYER HOOKUPS:

There are dryer connections present but they were not tested and the dryer was not tested.

TYPE OF CLOTHES DRYER HOOKUPS:

The laundry area is provided with a gas connection for the dryer.

DRYER VENT DUCT:

Serviceable.

HALLWAY BATHROOM Downstairs.

WALLS AND CEILING:

Serviceable.

FLOORING:

Serviceable.

SINKS:

Serviceable.

SINK DRAIN:

Serviceable.

FAUCETS:

Serviceable.

TOILETS:

Serviceable.

MIRRORS:

Serviceable.

BATH VENTILATION:

Serviceable. there is an exhaust fan which worked when tested.

HALLWAY BATHROOM UPSTAIRS.

WALLS AND CEILING:

Needs Attention. The glass panels next to the tub / shower are not sealed and have staining behind them.

FLOORING:

Needs Attention. Wear to the laminate.

SINKS:

Serviceable.

SINK DRAIN:

Serviceable.

FAUCETS:

Serviceable.

TOILETS:

Serviceable.

MIRRORS:

Serviceable.

BATH VENTILATION:

Serviceable. there is an exhaust fan which worked when tested.

TUB / SHOWER COMBO:

Yes.

TUB FIXTURES:

Serviceable though worn.

JETTED TUB:

Not Acceptable. The motor hums but does not spin, it would need repair / replacement.

SHOWER FIXTURES:

Serviceable.

SHOWER WALLS:

Not Acceptable. The seal at the tub/tile connection is deteriorated and should be resealed.

SHOWER ENCLOSURE:

There is a shower curtain for an enclosure.

BATHROOM COMMENTS:

The door does not catch shut.

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.

LaRocca Inspections Associates, Inc

2315 W. Burbank Blvd
Burbank, California 91506
(818) 951-1795

Bill To:

Invoice

Isabelle & Daniel March.

Thursday, March 13, 2014

6413 Willoughby.
Los Angeles, CA 90038.

Inspector:
Mark Phillips, Lou Fossessca

In consideration for professional services rendered consisting of
(Generalist) **Property Inspection** and delivered report for:

Client Name:
Isabelle & Daniel March.

At the property address of:
6413 Willoughby.
Los Angeles, CA 90038.

Payment in full, in the amount of \$675

Payment Info:

Check # _____ Cash____
Credit Card: VISA / Master Card / AMEX
Name: _____
_____ Code# _____
Exp Date _____
Signature _____
Billing Address street: _____ Zip _____

Terms: Due at time of inspection.

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. Los Angeles, CA 90038. **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 _____