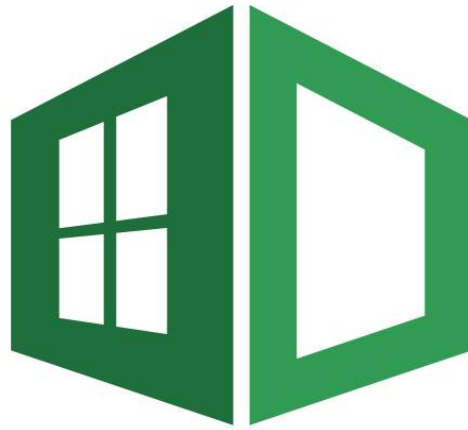


Real Estate Inspection Report

Wednesday August 28, 2019.



LARocca
INSPECTION ASSOCIATES

Newman Family Trust

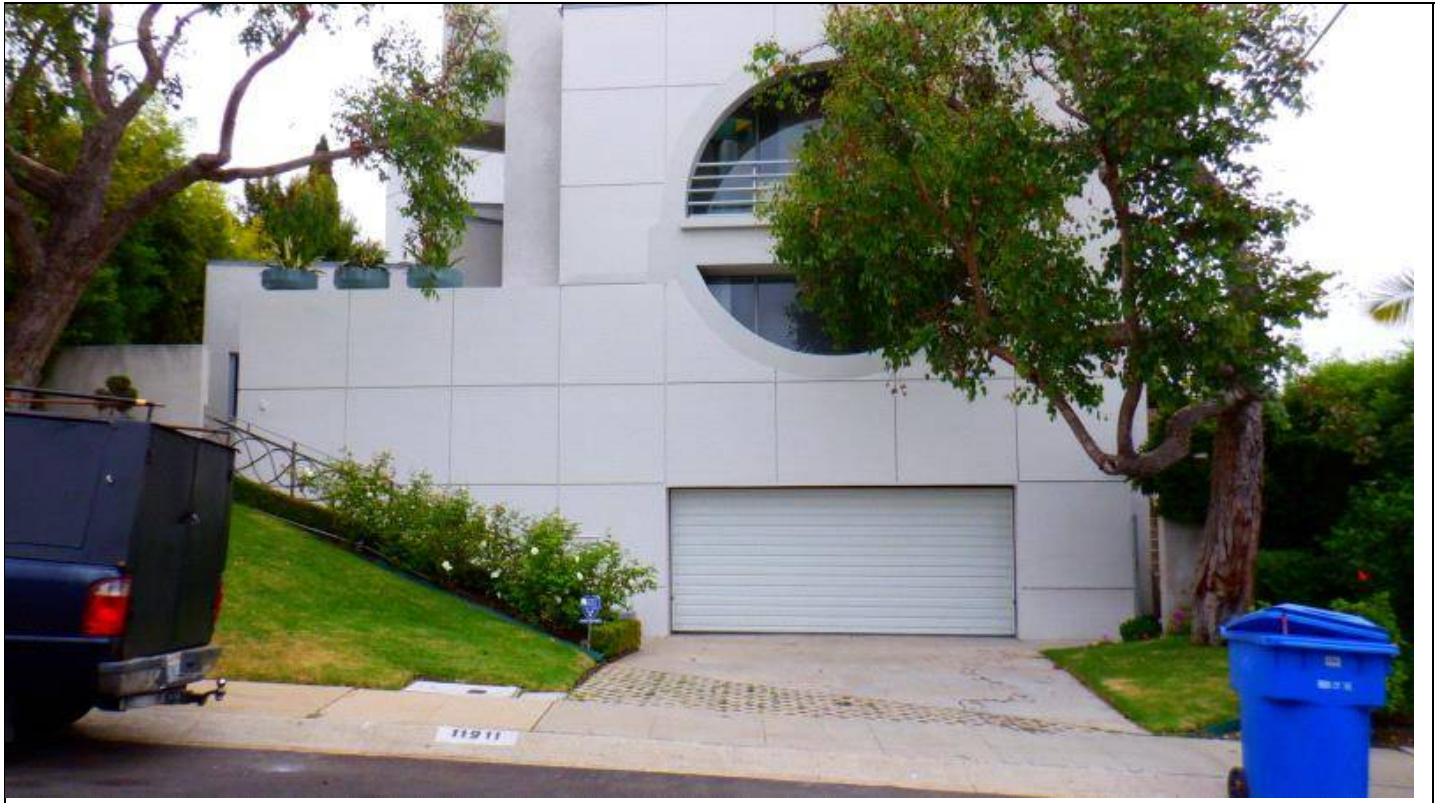
11911 Lawler St, Los Angeles CA

Inspector - Lou Fossessa
Confidential and Proprietary

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

www.LaRoccaInspect.com

CLIENT INFORMATION



CLIENT NAME: Newman Family Trust
CLIENT ADDRESS: 11911 Lawler St Los Angeles CA

INSPECTION DATE: Wednesday August 28, 2019.
INSPECTION TIME: 9:00 AM
TOTAL FEE: \$655
PAID BY: Credit Card
INSPECTOR: Lou Fossessa

INSPECTION CONDITIONS

CLIMATIC CONDITIONS:

WEATHER:

Overcast.

TEMPERATURE:

70's.

BUILDING CHARACTERISTICS:

BUILDING TYPE:

Single Family Residence.

STORIES:

Two.

UTILITY SERVICES:

UTILITIES STATUS:

The utilities were on

OTHER INFORMATION:

BUILDING OCCUPIED:

No, the building is not occupied.

CLIENT PRESENT:

Yes.

INTRODUCTORY COMMENTS:

This building inspection is for the current owner/caretaker/occupant. Our goal is to evaluate the major systems of the building and the general conditions so that you will better understand it's present actual condition. This information may direct you to needed repairs and maintenance, or let you know what a prospective buyer will look at and may consider less than optimum. Some of the wording in the report may be from the perspective of what a new buyer would want to know, and may suggest additional specialist evaluation. These additional specialists may be desirable to fully evaluate some areas, and to provide price estimates. We appreciate your understanding if some of the language or phrasing is not appropriate for your specific situation. We will be happy to help clarify any confusions.

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:

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.

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 in a timely manner.

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.

POOL AND SPA SAFETY:

Please refer to the Pool and Spa Safety Inspection of this report for the definitions and terms specific to pool and spa safety, as is applicable.

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

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

PLUMBING SYSTEM

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

MAIN WATER SUPPLY LINE:

MAIN WATER LINE MATERIAL:

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

MAIN WATER SHUT OFF LOCATION:

In the garage level stairway landing area.

CONDITION:



Serviceable.

WATER SUPPLY PRESSURE REGULATOR:

CONDITION:

There was a pressure regulator observed on the water supply system. It is not known how well or if it is functioning as all its parts are enclosed inside the regulator casing.

WATER PRESSURE:

The water flow appears serviceable at the fixtures when operated during this brief inspection. The water pressure was not measured as there was no readily accessible hose bib for testing.

PRESSURE RELIEF VALVE:

Serviceable.

INTERIOR WATER SUPPLY LINES:

WATER SUPPLY PIPING MATERIAL:

The interior water piping that supplies the water throughout the building is made of copper piping where visible, though some of the older galvanized piping may still be in use in areas not visible.

CONDITION:

Serviceable, where visible.

WASTE LINES:

WASTE LINE MATERIAL:

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

CONDITION:

Needs Attention: The attachment of the waste line piping to the framing of the building is substandard and may cause the drain lines to leak in the future. Such as metallic straps supporting plastic piping. The piping can shift over time causing the metal to cut into them. It is recommended for them to be replaced with a non-metallic type. Such as at the laundry room.

Otherwise, a representative examination of the visible waste lines found that those examined were working properly (ie. not severely corroded or leaking etc. no representation is made as to their internal condition or function)

WASTE LINE COMMENTS:

Check the video sewer line report for additional information.

HOSE FAUCETS:

CONDITION:

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

GAS SYSTEM:

SEISMIC GAS SHUT OFF VALVE:



Gas meter / shutoff valve

There is no automatic seismic gas shut-off valve on the main gas line. This may need to be installed before the close of escrow.

Note: The gas line shutoff is at the bottom of the stairway to the garage.

GAS METER LOCATION:

The gas meter was located in a small underground vault near the street.

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.

There is no sediment trap at the gas meter piping, furnace or water heater - As of 2007 newer plumbing standards require a sediment trap(s) is required at the time of installation at either the gas meter piping or at each individual utilization equipment area, such as the furnace and water heater. 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 supplied.

CCST piping was noted during my inspection. This is a yellow corrugated stainless steel gas line tubing. Per Section 7196.2 of the Business and Professions Code it is required that this type of piping be reported on. According to this act the Home Owner and Client are to be notified that only a licensed electrical contractor can determine if the yellow CSST is properly bonded and grounded per current National Fuel Gas Code and as required by the manufacturer's instructions. Such as at the laundry

This is the exact wording indicated in this act: "Manufacturers believe the product is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of the product can only be determined by a licensed electrical contractor."

This is link to a YouTube Video that goes over some of the above information:
https://youtu.be/h4PCmd_N8TE.

WATER HEATER:

LOCATION:



The water heater is located in the garage.

LOCATION CONDITION:

Needs Attention, there is no drain pan below the water heater, this is advised in case the water heater leaks so that the water can be carried away from the garage space/tank platform.

FUEL:

Gas.

SIZE:

50 Gallons.

AGE:

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

CONDITION:

Needs Attention, the water heater is very old and past its expected life span. It may need to be replaced soon.

COMBUSTION AIR:

Serviceable.

WATER HEATER STRAPPING AND SUPPORT:

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

TEMPERATURE/PRESSURE RELIEF VALVE:

Serviceable.

VENTING:



Not Acceptable, The water heater exhaust vent is not properly connected. This can allow exhaust gases to escape and is considered a health and safety hazard and should be repaired by a qualified plumber. There are gaps where the single wall pipe meets the ceiling that may allow exhaust gases to leak.

COMMENTS:

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

PLUMBING COMMENTS:

BATH & KITCHEN FIXTURES COMMENTS:

NOTE: there are additional plumbing comments covering the kitchen and bathroom fixtures. See the kitchen and bathroom pages of the report for additional information.

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 what is going on with them 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 extends 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 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.

COMMENTS:

The toilets in the building were not marked as low flow. They may or may not meet the requirements for being water saving. It is advised to call a specialist to determine if they qualify or not.

ELECTRICAL SYSTEM

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

MAIN ELECTRICAL SERVICE:

TYPE OF ELECTRICAL SERVICE:

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

ELECTRICAL SERVICE TO THE BUILDING:

Serviceable.

MAIN PANEL LOCATION:



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

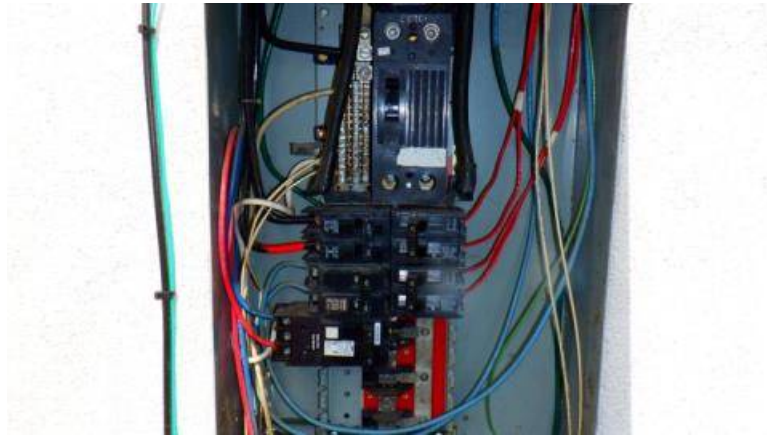
MAIN PANEL AMPERAGE:

Service Amperage - 200 Amps.

TYPE OF CIRCUIT PROTECTION DEVICE:

The main electrical panel is on circuit breakers.

MAIN PANEL CONDITION:



Serviceable

Note, the directory or labels for the breakers are not complete so it is not clear what each breaker serves. Ideally this would be done.

MAIN PANEL CIRCUIT BREAKERS:

Serviceable.

GROUNDING SYSTEM COMMENTS:

COMMENTS:

There was no driven ground rod observable at the main electrical panel. While not required in the past this is an important safety feature. It advised to have a secondary grounding system installed as a back up to the primary ground connection to the cold water pipe. This is a recommended upgrade but it is not a mandatory requirement unless alterations or modifications are made to the system.

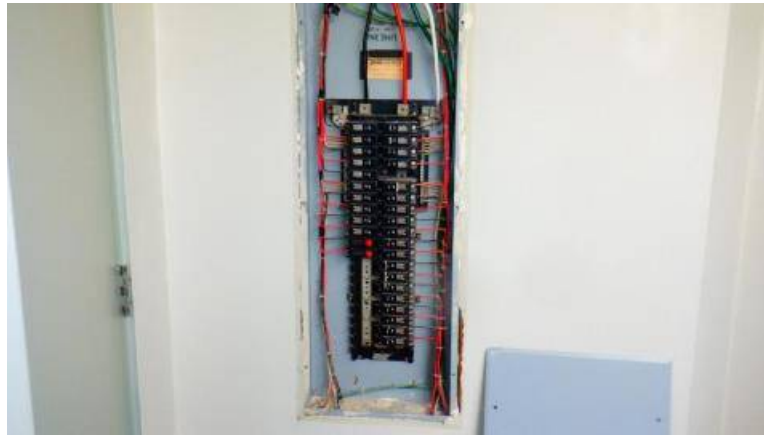
ELECTRICAL SUBPANELS:

SUBPANEL LOCATION:



There is an electrical subpanel, in the laundry room.

SUBPANEL CONDITION:



Needs Attention: The inside cover fastener is pointed at the end and may break the insulation of a wire and cause a short. It should be a dull ended fastener

Otherwise, it appears to be serviceable.

INTERIOR ELECTRICAL WIRING:

TYPE OF WIRING:

The wiring consists of plastic insulated wires, where visible.

ELECTRICAL WIRING COMMENTS:

Extension cord wiring is being used to provide power in areas. It needs to have proper wiring installed as extension cord wiring is not rated to supply permanent power. Such as at the laundry room.

OUTLETS:

CONDITION:

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

OUTLET COMMENTS:

There are areas that do not appear to have the required GFCI safety devices (Ground Fault Circuit Interrupter). These are required in specific areas near water. These should be installed in the kitchen outlets. These should be installed in the garage.

There are missing and/or damaged / loose cover plates.

SWITCHES:

CONDITION:

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

There are mystery switches found and it is not known what exactly they operate. These may operate switched outlets or other items, but these were not traced, located or tested. It is advised to check with the owner regarding these. such as in the kitchen.

FIXTURES:

CONDITION:

Needs Attention: There are light fixtures that did not work. This can be a burnt out bulb but it is not known exactly why they are not working, such as at the kitchen island and main entry.

There are fixtures that have damaged covers, such as at some of the kitchen under cabinet lights.

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:

Needs Attention: There are missing smoke detectors in areas

Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the door of the sleeping areas. It is advised to check with the local municipality to determine their requirements.

SMOKE ALARM COMMENTS:

Carbon monoxide detectors are needed to comply with local safety regulations and escrow instructions. Most local cities require detectors in the adjoining living area, within twelve feet of the door of the sleeping areas. It is advised to check with the local municipality to determine their requirements.

ELECTRICAL COMMENTS:

ELECTRICAL WIRING COMMENTS:

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 system is for the downstairs of the building.

HEATING SYSTEM:

LOCATION:



The heating unit is located in the garage.

LOCATION CONDITION:

Serviceable, where visible.

SYSTEM TYPE:

The furnace is a gas-fired forced air system.

FAN AND MOTOR:

Serviceable.

CONDITION:

Needs Attention, the furnace is very old and aged. While still working at this time, it is well past its expected life span.

The flexible gas line passes through the outside wall of the furnace as it feeds the gas to the unit. Flexible gas lines are not supposed to pass through any walls for safety reasons and it should be a rigid metal line so there is no danger of it being damaged.

THERMOSTAT:

Serviceable.

COMBUSTION AIR:

Serviceable.

VENTING:

Not Acceptable, The vent pipe is coated with roofing mastic in areas. Mastic is considered a combustible material. It should be removed and the piping cleaned. A metallic collar is supposed to be sufficient.

RETURN AIR AND FILTERS:

Needs Attention, the furnace has an electronic air cleaner, its operation is beyond the scope of this inspection. This system should be periodically serviced and if it has not been done recently it should be done at this time.

DUCTING AND AIR FLOW:

While the ducting is concealed in the walls and ceilings and not evaluated, there was airflow at the registers.

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:

There is no central cooling system in the building downstairs

HEATING AND COOLING SYSTEM:

This unit is for the upstairs of the building.

HEATING SYSTEM:

LOCATION:



The system is located on the roof.

LOCATION CONDITION:

Serviceable, where visible.

SYSTEM TYPE:

The system is a heat pump. This is an all electric system that has a condenser that pumps the refrigerant in one direction to cool the building and it goes in reverse to heat it.

FAN AND MOTOR:

Serviceable.

CONDITION:

Needs Attention, the furnace is very old and aged. While still working at this time, it is well past its expected life span.

THERMOSTAT:

Serviceable.

RETURN AIR AND FILTERS:

Needs Attention, the air filter is dirty or missing and needs to be replaced or installed. This is not an expensive item.

DUCTING AND AIR FLOW:

Needs Attention, there appear to be heating ducts lined with fiberglass. This material may allow fiberglass particles to circulate in the air flow of the building.

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 system. This can and should be done by a licensed heating contractor at this time.

COOLING SYSTEM:

LOCATION:

Same as heating.

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:

Needs Attention, the air conditioning system is very old and well into or past its life. It is currently working but it is not known how much longer it will last. It should have proper maintenance on a regular basis to ensure it is operating as efficiently as possible.

SYSTEM CONDITION:

Serviceable.

CONDENSATE LINE:

Needs Attention: The condensate line is not properly supported off of the roof to allow for proper roof drainage and is collecting debris along it.

ELECTRICAL DISCONNECT:

Needs Attention: The disconnect is very old and may need to be replaced in the near future.

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:

There is no attic space between the ceiling and the roof.

ROOF:

ROOF STYLE:

The roof is a flat roof with a low pitch.

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.

Needs Attention: On the low sloped / flat roof, the coating is deteriorated in areas. It does not appear to be significant at this time.

EXPOSED FLASHINGS:

CONDITION:



Needs Attention: The mastic is cracked in areas and is not reliable to ensure a watertight seal. Such as at the bottom of the railing posts and parapet wall capping.

There are penetrations through the roof that are going to require high maintenance and should be closely monitored.

SKYLIGHTS:

CONDITION:



Needs Attention: The mastic is deteriorated and worn on the skylight and needs to be checked out and repaired at this time.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE:

GUTTER CONDITION:

Note: There are roof drains installed in the low areas of the flat roof to direct water off of the roof.

DOWNSPOUT CONDITION:

Note: The downspouts connect to an area drain system which is underground so is not evaluated. These should be tested and cleaned on a regular basis.

GUTTER COMMENTS:

Note: Some of the gutters and downspouts on the building are made of plastic. These tend to leak and are of a lesser quality material and installation than metal ones.

ROOF COMMENTS:

COMMENTS:

There is vegetation on the roof that should be removed to help prevent damage, deterioration, drainage problems, potential leakage and fire hazard.

NOTES:



There are items installed on the roof that are not properly raised above the roof surface and inhibit the flow of water off the roof. These should be closely monitored to ensure that they do not block the water and that the roof remains leak free.

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:

SLAB ON GRADE:

Part of the building is on a concrete slab on earth and part of it is on a raised foundation. There were no observable signs of significant settlement or deflection in the slab portion by observing the finish flooring. It appears to be performing its function of supporting the structure however the actual slab was not seen and it may appear different once the finish flooring was removed. By the nature of the slab construction the structure would be bolted to this concrete slab per the standards at the time of construction.

RAISED FOUNDATION:

Part of the rest of the foundation system for the structure consists of perimeter concrete footings and the concrete or block walls of the garage. It appears to be serviceable, with typical wear and tear in areas.

FLOOR FRAMING:

Needs Attention: There are stained and deteriorated areas of floor framing - it is advisable to consult the structural pest control operator report for more information on this situation

There are areas with insulation on the framing so the condition of the wood framing and and sub flooring could not be fully evaluated. This could be viewed and evaluated if desired after the insulation was removed.

FOUNDATION COMMENTS:

GENERAL SUGGESTIONS:

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

GENERAL COMMENTS:

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

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

GROUND

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 raised and shifted areas of the driveway that appear to be a trip hazard

The driveway slopes toward the garage and it appears that water will enter it when moisture is present. This can cause deterioration to the structure and it should be diverted in some fashion

WALKWAYS:

CONDITION:

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

The tiling is damaged in areas

There are no guard rails in areas, such along the patio / walkway area.

FRONT PORCH AND STEPS:

CONDITION:

Serviceable.

LANDSCAPING:

CONDITION:

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

DRAINAGE:

SITE:

The site is a combination of flat and sloping areas.

DRAINAGE CONDITION:

Needs Attention: There are planters that may not be properly drained and may not have proper moisture barriers to prevent seepage into the structure

There are areas where the earth against the outside of the building appears too high and above the foundation. This can lead to moisture entry, and should be evaluated and remedied as needed.

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.

RETAINING WALLS:

CONDITION OF THE RETAINING WALL WITHIN SIX FEET:

The CREIA inspection standards do not require evaluation or comment on any retaining walls etc beyond 6 feet from the building, as this is a building inspection and not a geology report. This is not a structural or geology report and it is recommended that full evaluation be obtained for this.

Needs Attention: the retaining walls have no visible weep holes in them to relieve the hydro-static pressure that builds up behind them. A proper drainage system should be designed and installed.

PATIO:

CONDITION:

Needs Attention: There are raised and shifted areas of patio concrete.

The patio columns are deteriorated in areas, such as along the bottom.

PROPERTY WALLS, FENCES & GATES:

CONDITION:

Needs Attention: The concrete block walls are cracked in areas and do not have the intended strength they had when they were constructed. They may need repairs

The walls or fencing could not be fully seen and inspected due to vegetation growing on them.

The property walls, fences & gates are not in the scope of the inspection and this does not constitute as one. If desired, the appropriate qualified specialist could be consulted for one.

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.

GENERAL COMMENTS:

There are areas of displaced walkways on the grounds. It should be noted that raised and settled areas where people walk are consider a trip and fall hazard.

There are trees planted close to the structure. Tree roots systems may interfere with the foundation and plumbing systems over time as they continue to grow.

POOL AND SPA SYSTEM

The inspection was limited to those areas which are above ground or water level. The distortion of the water in the pool makes observing the pool surface difficult. The only way to detect an underground leak in a supply line, buried pipe fitting, or pool surface crack is by observation of the persistent and continuous loss of water from the pool over an extended period of time. Pool filtering devices are not disassembled to determine the condition of any installed filter elements. Operation of time clock motors and thermostatic temperature controls cannot be verified during a visual inspection. Pilot lights on gas pool heaters are not lit during the inspection.

POOL/SPA SURFACE:

TYPE OF SPA SURFACE:

The spa surface is made of fiberglass.

CONDITION:

Serviceable.

POOL/SPA COVER:

CONDITION:

Needs Attention: The spa cover is older and worn in areas.

SKIMMER & BASKET:

CONDITION:

Serviceable.

POOL/SPA LIGHT:

CONDITION:

The Spa light operated when tested.

PUMPING EQUIPMENT:

PUMP MOTOR CONDITION:

Serviceable.

POOL FILTER:

Serviceable.

POOL/SPA HEATERS:

TYPE:

The spa has an electric heater.

CONDITION:

Serviceable.

POOL AND SPA ELECTRICAL ITEMS:

CONDITION:

Serviceable.

SPA EQUIPMENT:

CONDITION:

Serviceable.

POOL AND SPA SAFETY INSPECTION

POOL and SPA SAFETY INSPECTION

California Senate Bill 442 was signed into law on October 11, 2017. This bill amended California Health and Safety Code sections 115922 and 115925 of the Swimming Pool Safety Act, as well as section 7195 (the definition of a home inspection) of the Business and Professions Code. The law now requires that in a dwelling with a pool and/or spa the home inspection and its report shall identify which, if any, of the seven (7) drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool and or spa is equipped with and shall specifically state if the pool and/or spa has fewer than two of the listed drowning prevention safety features.

This safety inspection of the pool and spa is mandatory, irrespective of whether the "functionality" of the pool is being inspected or not.

The New Section 7195 (a) (2) states: In connection with the transfer, as defined in subdivision (e), of a real property with a swimming pool or spa, an appropriate inspection shall include a noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped with and shall specifically state if the pool or spa has fewer than two of the listed drowning prevention safety features.

If, in the opinion of the inspector, any of the seven listed drowning safety features are not in place, not functioning, not viewable, not testable, or otherwise unable to determine the overall or particular status of such item(s) further investigation by a licensed pool contractor is warranted pursuant to the intent of Senate Bill 442. It will be the buyers responsibility to have this additional inspection completed and reported before the close of this escrow.

This Pool and Spa Safety Inspection is not a Swimming Pool/Spa **Systems** Inspection and will not determine any operational, functional or safety issues with the pool or spas **mechanical equipment**. That information can be obtained by having a pool and spa **systems** inspection.

115920. This act shall be known and may be cited as the Swimming Pool Safety Act.

ADDITIONALLY: The Standards and Requirements for pool safety are extensive and are in many cases very technical, including a large list of ASTM standards and California Health and Safety Codes. Testing to verify whether these standards have all been met would require specialized tools, extensive knowledge regarding each requirement and potentially destructive testing.

For example; determining whether or not the "static load" of a specific pool cover meets the performance requirements of ASTM F1346 - 91 7.1 (...the cover shall be able to hold a weight of 485 lb.....), 2 adults and 1 child (or the load of 485 lbs) would have to be placed along various points of the pool cover (this would likely cause damage to many pool covers and is not part generalist inspection). Other examples of items beyond the scope of a generalist would be testing the decibel levels of alarms and testing the UV rating of removable mesh fencing.

The inspectors limited evaluation is not to be construed as a guarantee of pool safety or a guarantee of pool safety performance. Pool safety is an ongoing endeavor and although a standard may be met on a particular day, conditions do change which can lead to dangerous conditions that otherwise would not be present. Pool Safety should be monitored on a regular basis.

The client should familiarize his or herself with the extensive Pool safety requirements and take a pro-active approach. If any standards are found to be lacking or are questionable they should be dealt with by the appropriate professional in a timely manner.

The following information will include a Summary of the Pool and Spa Safety Inspection. This summary is not the inspection, it is a summary and should be reviewed but is not a bypass of fully reading and understanding the this portion of the general inspection.

POOL AND SPA SAFETY INSPECTION SUMMARY

The entirety of this report should be read and understood by the client. It is the property owners responsibility to ensure that adequate pool safety is implemented. The purpose being to prevent loss of life and/or permanent damage to individuals.

Based on the following observations (but not limited to), this inspector has determined that further evaluation and/or repair/corrections are required to one or more of the Pool and Spa Safety requirements, such as inadequate fencing, the required fencing is missing, the cover is not lockable, required alarms are missing, the exit door is not self closing, there are missing alarms, there are windows that lead to the pool or spa, without alarms, there is a Hillside present that allows for ease of access to the pool though there is a fence.

It is therefore recommended that a qualified specialist fully evaluate the pool/spa safety features and that the required pool/spa safety features be fully implemented and/or repaired as needed.

1. ENCLOSURE: SECTION 115923

CONDITION:

Inadequate: The pool safety feature is not capable of performing the function as intended.

BASIC REQUIREMENTS: Per the California Health and Safety Code Section 115923. An enclosure shall have all of the following characteristics: Enclosure means a fence, wall, or other barrier that isolates a swimming pool from access to the home.

(a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.

(b) A minimum height of 60 inches.

(c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.

(d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.

(e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

Per the ASTM standard F228 -16 4.6: The Fence shall have at least 40% open space to allow visibility from the outside to inside of the pool area

NOTE: Standards and Requirements for Pool enclosures is extensive, including many ASTM standards and those sited above. The client should familiarize him or herself with these standards and any standards that are not met or are questionable should be dealt with by the appropriate professional.

2. REMOVABLE MESH

CONDITION:

Not Present: The pool safety feature is not present.

BASIC REQUIREMENTS: Per the ASTM standard F228 -16 4.6: The Fence shall have at least 40% open space to allow visibility from the outside to inside of the pool area. Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

NOTE: Standards and Requirements for Removable Mesh Fencing is extensive, including many ASTM standards (such as ASTM - 16) and those cited above. The client should familiarize him or herself with these standards and any standards that are not met or are questionable should be dealt with by the appropriate professional.

3. SAFETY POOL COVER

CONDITION:

The spa cover does not lock in position and is easily displaced.

BASIC REQUIREMENTS: Approved safety Pool cover means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.

NOTE: Standards and Requirements for Safety Pool Covers is extensive, including many ASTM standards (such as ASTM F1346 - 91 (Reapproved 2010)). The client should familiarize him or herself with these standards and any standards that are not met or are questionable should be dealt with by the appropriate professional.

4. DOOR/WINDOW ALARMS

CONDITION:

Not Present: The pool safety feature is not present.

BASIC REQUIREMENTS: Exit alarms means devices that make audible, continuous alarm sounds when any door or window, that permits access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building.

NOTE: Standards and Requirements for door and window alarms is extensive, including ASTM standards and those cited above. The client should familiarize him or herself with these standards and any standards that are not met or are questionable should be dealt with by the appropriate professional.

5. EXIT DOOR/WINDOWS/S

CONDITION:

Not Present: The pool safety feature is not present.

BASIC REQUIREMENTS: All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.

NOTE: Standards and Requirements for exit door/windows is extensive, including ASTM standards and those cited above. The client should familiarize him or herself with these standards and any standards that are not met or are questionable should be dealt with by the appropriate professional.

6. POOL ALARM/S

CONDITION:

Not Present: The pool safety feature is not present.

BASIC REQUIREMENTS: Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F 2208 Standards Specifications for Pool Alarms which includes surface motion, pressure, sonar, laser, and infrared type alarms. For purposes of this article, swimming pool alarms shall not include swimming protection alarm devices designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.

NOTE: Standards and Requirements for Pool alarms is extensive, including ASTM standards and those cited above. The client should familiarize him or herself with these standards and any standards that are not met or are questionable should be dealt with by the appropriate professional.

7. OTHER MEANS OF PROTECTION

CONDITION:

There are windows that lead to the pool or spa, without alarms. There is a Hillside present that allows for ease of access to the pool though there is a fence.

OTHER MEANS: Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above, and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Mechanical Engineers (SAME).

It is the home owners responsibility to ensure that if "Other Means" of protection is present that this means is fully capable of performing the function intended.

ADDITIONAL INFORMATION:

BASIC REQUIREMENTS FOR ISSUANCE OF PERMIT: Per the California Health and Safety Section 115928

Whenever a building permit is issued for the construction of a new swimming pool or spa, the pool or spa shall meet all of the following requirements:

(a) (1) The suction outlets of the pool or spa for which the permit is issued shall be equipped to provide circulation throughout the pool or spa as prescribed in paragraphs (2) and (3).

(2) The swimming pool or spa shall either have at least two circulation suction outlets per pump that shall be hydraulically balanced and symmetrically plumbed through one or more T fittings, and that are separated by a distance of at least three feet in any dimension between the suction outlets, or be designed to use alternatives to suction outlets, including, but not limited to, skimmers or perimeter overflow systems to conduct water to the recirculation pump.

(3) The circulation system shall have the capacity to provide a complete turnover of pool water, as specified in section 3124B of Chapter 31B of the California Building Standards Code (Title 24 of the California Code of Regulations).

(b) Suction outlets shall be covered with antientrapment grates, as specified in the ANSI/APSP-16 performance standard or successor standard designated by the federal Consumer Product Safety Commission, that cannot be removed except with the use of tools. Slots or openings in the grates or similar protective devices shall be of a shape, area, and arrangement that would prevent physical entrapment and would not pose any suction hazard to bathers.

(c) Any backup safety system that an owner of a new swimming pool or spa may choose to install in addition to the requirements set forth in subdivisions (a) and (b) shall meet the standards as published in the document, Guidelines for Entrapment Hazards: Making Pools and Spas Safer, Publication Number 363, March 2005, United States Consumer Products Safety Commission.

BASIC INFORMATION: Per the California Health and Safety Section 115922 (a) Commencing January 1, 2007, except in Section 115925, whenever a building permit is issued for construction of a new swimming pool or spa, or any building permit is issued for remodeling of an existing pool or spa, at a private, single-family home, it shall be equipped with at least one of the following seven drowning prevention safety feature:

1. The pool shall be isolated from access to a home by an enclosure that meets the requirements of Section 115923 (quoted in "Enclosure" section earlier in report).

2. The pool shall incorporate removable mesh pool fencing that meets American Society for Testing and Materials (ASTM) Specifications F 2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

3. The pool equipped with an approved safety pool cover that meets all the requirements of the ASTM Specifications F 1346

4. The residence shall be equipped with exit alarms on those doors providing direct access to the pool

5. All doors providing direct access from the home to the swimming pool shall be equipped with a self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor.
 6. Swimming pool alarms that, when placed in pools, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet and be independently certified to the ASTM Standard F 2208 Standards Specifications for Pool Alarms which includes surface motion, pressure, sonar, laser, and infrared type alarms. For purposes of this article, swimming pool alarms shall not include swimming protection alarm devices designed for individual use, such as an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water.
 7. Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the devices set forth above, and have been independently verified by an approved testing laboratory as meeting standards for those devices established by the ASTM or the American Society of Mechanical Engineers (ASME).
- (b) Prior to the issuance of any final approval for the completion of permitted construction or remodeling work, the local building code official shall inspect the drowning safety prevention devices required by this act and if no violations are found, shall give final approval.

Per the California Health and Safety Section 115929

- (a) The Legislature encourages private entity, in consultation with the Epidemiology and Prevention for Injury Control Branch department, to produce an informative brochure or booklet, for consumer use, explaining the child drowning hazards of, possible safety measures for, and appropriate drowning hazard prevention measures for, home swimming pools and spas, and to donate the documents to the department.
- (b) The Legislature encourages the private entity to use existing documents from the United States Consumer Product Safety Commission on pool safety.

Per the California Health and Safety Section 115925 The requirements of this article shall not apply to any of the following.

- (a) Public swimming pools.
- (b) Hot tubs or spas with locking covers that comply with the American Society for Testing Materials-Emergency Performance Specifications (ASTM-ES 13-89)
- (c) Any pool within the jurisdiction of any political subdivision that adopts an ordinance for swimming pool safety that includes the requirements that are at least as stringent as this article.
- (d) An apartment complex, or any residential setting other than a single-family home.

BASIC DEFINITIONS: Per the California Health and Safety Code Section 115921. As used in this article the following terms have the following meanings:

- (a) **Swimming pool or pool** means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. Swimming pool includes in-ground and aboveground structures and includes, but is not limited to, hot tubs, spas, portable spas, and nonportable wading pools.
- (b) **Public swimming pool** means a swimming pool operated for the use of the general public with or without charge, or for the use of the members and guests of a private club. Public swimming pool does not include a swimming pool located on the grounds of a private single-family home.
- (c) **Enclosure** means a fence, wall, or other barrier that isolates a swimming pool from access to the home.
- (d) **Approved safety pool cover** means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.
- (e) **Exit alarms** means devices that make audible, continuous alarm sounds when any door or window, that permits

access from the residence to the pool area that is without any intervening enclosure, is opened or is left ajar. Exit alarms may be battery operated or may be connected to the electrical wiring of the building.

(f) **ANSI/APSP performance standard** means a standard that is accredited by the American National Standards Institute (ANSI) and published by the Association of Pool and Spa Professionals (APSP).

(g) **Suction outlet** means a fitting or fixture typically located at the bottom or on the sides of a swimming pool that conducts water to a recirculating pump.

Home Inspection Report: "A Home Inspection Report" is a written report prepared for a fee and issued after a home inspection. The report clearly describes and identifies the inspected systems, structures, or components of the dwelling, any material defects identified, and any recommendations regarding the conditions observed or recommendations for evaluation by appropriate persons. In a dwelling with a pool or spa, the report shall identify which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped with and shall specifically state if the pool or spa has fewer than two of the listed drowning prevention safety features.

Home Inspector: A "Home Inspector" is any individual who performs a home inspection.

Pool Alarm: Per ASTM F2208 3.2 *pool alarm*, *n*--device designed to provide a rapid detection and automatic alarm in the incidents of accidental, unintentional or unsupervised entry of a child one year of age or older into the water of a swimming pool or spa.

POOL SAFETY DEFINITIONS: Refer to the following "definitions" when reading the Pool and Spa Safety section of this report.

Present: The inspector has observed that the indicated safety feature was present during the inspection. This is not a statement of the ability of the particular feature to properly function or its long term capabilities. Additionally, simply because a safety feature is indicated as present does not mean it is fully functioning and does not mean that this item has been installed correctly or meets ASTM standards or meets the California Health and Safety Codes. "Present" merely means that the item/s was observed as being present but no warranty or guarantees are given.

Not Present: The pool safety feature is not present.

Damaged: The pool safety feature is damaged and either not capable or potentially not capable of performing its intended function.

Inadequate: The pool safety feature is not capable of performing the function as intended.

Health and Safety Risk: The current conditions allow for a clear and present risk regarding pool safety.

Incomplete: The pool safety feature is in complete and/or has not been fully installed.

GARAGE - CARPORT

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

STYLE:

LOCATION:

The garage is under the main building roof.

GARAGE FLOOR:

CONDITION:

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

There is an accumulation of oil stains on the floor slab of the garage

There are areas of efflorescence seen in the garage masonry walls / floor. This is a 'chalk' or mineral deposit indicating moisture may be passing through.

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

GARAGE DOORS:

TYPE:

The garage door is a one piece metal door.

CONDITION:

Needs Attention: This garage door when open appears low, so some cars may not fit into the garage.

HARDWARE:

Needs Attention: The door motor rod is bent in areas.

OPENERS:

Needs Attention: The garage door opener is powered by an extension cord instead of being directly plugged into an outlet. It needs a properly installed electrical outlet within reach of the opener cord.

GARAGE INTERIOR:

CONDITION:

Not Acceptable: The wall and ceiling between the house and the garage is a fire separation safety barrier between the parking area and the living space. It is supposed to give someone 20 minutes to get out of the building in case of fire. There are not supposed to be any gaps or openings in this surface to maintain this rating. It has been compromised and needs repair. such as at the ceiling of the rear garage area

Needs Attention: The garage interior has areas of minor damage to its surfaces in areas, such as at the ceiling and bottom of the posts

The garage interior has areas of moisture stains

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

SIDE/REAR DOORS:

CONDITION:

Not Acceptable: The door drags the floor and gets stuck open. This is a fire hazard

Needs Attention: The door between the garage and the living space has a closer on it but it is not functioning properly. It needs a working spring hinge or a closer to close and latch the door.

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 typical cracking in the exterior stucco.

ADDITIONAL NOTES:

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

EXTERIOR WINDOW SURFACES:

MATERIAL:

The exterior window surfaces are metal.

CONDITION:

Needs Attention: There are areas of deterioration to the exterior of the windows.

SCREENS:

Needs Attention: There are missing screens.

EXTERIOR DOOR SURFACES:

MATERIAL:

The exterior door surfaces are wood and metal.

CONDITION:

Needs Attention: There are areas of deterioration to the exterior of the doors.

SCREENS:

Needs Attention: The screens are damaged and rusty in areas.

EXTERIOR DOOR THRESHOLDS:

CONDITION:

Serviceable.

EXTERIOR TRIM:

MATERIAL:

The exterior trim surfaces are a combination of different types.

CONDITION:

Needs Attention: The trim is deteriorated in areas - see structural pest control report for more information.

DECKS AND BALCONIES:

TYPE:

The deck has tile on the surface of it.

DECK CONDITION:

Serviceable.

RAILINGS:

CONDITION:



Not Acceptable: The railing does not return to the wall but stops with the end of it exposed. This is considered a safety hazard as the end of it could catch a garment or handbag and cause someone to trip or fall

The rails are not attached in areas, such as at the spiral stairs. This is a safety hazard

Needs Attention: The railings do not meet current safety standards - it is recommended that there is no space greater than four inches in any portion of the railing for child safety.

The railing is not tall enough to meet the current safety standard of 42 inch railing height. It appears to be at the 36 inch height

The railing has a horizontal pipes or rods between the posts. This can form a ladder for someone to climb on and is a child safety concern.

The railings are rusty and worn. Such as at the spiral stairs

EXTERIOR STAIRS:

CONDITION:

Needs Attention: The stairs have variations in the size of their treads and/or risers. This can pose a trip hazard

The steps are open-ended in areas and are a potential safety hazard

The spaces between steps is greater than is currently recommended for child safety.

CHIMNEY:

LOCATION:



This chimneys are located at the back for the living room, the master and second bedroomss.

MATERIAL:

The chimney is a metal flue.

CONDITION:

Not Acceptable: The vent pipe is coated with roofing mastic in areas. Mastic is considered a combustible material. It should be removed and the piping cleaned. A metallic collar is supposed to be sufficient.

Needs Attention: The vent pipe is wrapped with tape in areas. It should be removed.

SPARK ARRESTERS:

Needs Attention: The spark arresters are rusted and deteriorated.

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 COMMENTS:

COMMENTS:

There is wallpaper covering areas of wall. The condition of the wall surface beneath this cannot be viewed and is not evaluated.

GENERAL COMMENTS:

There is patching and repairs on the walls and ceilings in areas as painters are going through and repainting.

INTERIOR ROOMS:

ENTRY:

Needs Attention: There are areas of moisture deterioration, such as on the ceiling and at the wall above the door.

LIVING ROOM:

Serviceable.

DINING AREA:

Serviceable.

PANTRY AREA:

Serviceable.

HALLS:

Needs Attention: There are areas of moisture deterioration, such as at the walls and ceiling at the garage door landing area.

MASTER BEDROOM:

Needs Attention: There are areas of patching and apparent repairs on the wall / ceiling surfaces. The painters are still working on this area.

SECOND BEDROOM:



Needs Attention: There are areas that contain mold-like substances, such as at the lower back wall of the closet.

THIRD BEDROOM:

Serviceable.

DOORS:

MAIN ENTRY DOOR CONDITION:

Serviceable.

EXTERIOR DOORS CONDITION:

Serviceable.

INTERIOR DOORS CONDITION:

Needs Attention: Some of the door hardware does not latch properly. They will need some adjustment or repairs to operate correctly. Such as at the powder room door

Some of the doors have minor damage to them, such as at the laundry.

WINDOWS:

WINDOW CONDITION:

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

FLOORS:

GENERAL CONDITION:

Needs Attention: The carpeting is older and stained in areas.

HARDWOOD CONDITION:

Needs Attention: There are stains on areas of the hardwood flooring that may be due to moisture of some kind. This type of staining often penetrates into the wood such that no amount of sanding will remove it. This condition should be further examined by a wood flooring specialist to determine the extent of repair needed to bring it to a condition that will be satisfactory. Such as at the kitchen in front of the refrigerator.

The hardwood flooring is cupped in areas, this is usually due to moisture. It usually will not go back to its original position and be completely flat without refinishing. Such as at the kitchen in front of the refrigerator and oven.

FLOORING COMMENTS:

There is wood flooring in areas that may be subjected to excessive moisture such as in the kitchen or bathrooms. This condition requires extra care and maintenance to ensure that the wood does not suffer deterioration.

STAIRS & HANDRAILS:

RAILING CONDITION:

Needs Attention: The space between the rails is greater than is currently recommended for child safety. The railings should not have any space greater than four inches in any portion of them, this is not a mandatory upgrade at the time of sale, though we do note it for your information

The railing is not tall enough to meet the current safety standard of 42 inch railing height. It appears to be at the 36 inch height

The railing does not return to the wall but stops with the end of it exposed. This is considered a safety hazard as the end of it could catch a garment or handbag and cause someone to trip or fall

The railing has a horizontal pipes or rods between the posts. This can form a ladder for someone to climb on and is a child safety concern.

STAIR CONDITION:

Serviceable.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION:

Living room.

PREFABRICATED FIREBOX TYPE:

This is a prefabricated metal fireplace with a gas log lighter installed in it.

PREFABRICATED FIREBOX CONDITION:

Serviceable.

FLUE:

While the throat and a small area of the flue that is visible and can be observed from the firebox area appear to be generally intact and workable, 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:

Serviceable.

GAS LOG LIGHTER SYSTEM:

Not Acceptable: The gas line into the fireplace does not have a proper fireproof seal where it enters the firebox, this is typically a matter of filling the gap with a fireproof sealant.

MANTLE/HEARTH:

Not Acceptable: There is combustible material within six to twelve inches of the firebox opening. This should be modified to reduce the risk of fire hazard.

SCREENS/GLASS DOORS:

Needs Attention: The glass doors can get hot and become a burn hazard. It is advised to place another screen in front as a preventative measure.

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.

FIREPLACE/WOOD BURNING DEVICES:

LOCATION:

Master bedroom/Second bedroom.

MASONRY FIREBOX TYPE:

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

MASONRY FIREBOX CONDITION:

Needs Attention: There are stains in the firebox. This is usually due to water entering down through the chimney.

FLUE:

While the throat and a small area of the flue that is visible and can be observed from the firebox area appear to be generally intact and workable, 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:

Serviceable.

GAS LOG LIGHTER SYSTEM:

Serviceable.

MANTLE/HEARTH:

Serviceable.

SCREENS/GLASS DOORS:

Not Acceptable: There are no screen or glass doors on the fireplace. It needs them for fire 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.

GENERAL COMMENTS:

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

ADDITIONAL NOTES:

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.

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.

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 in a timely manner.

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:

See the Interior floor section for details.

COUNTERS:

Needs Attention: The counter surface has raised areas, such as at the seams

There are areas that have been roughly sealed with clear caulking.

CABINETS:

Needs Attention: The cabinet doors need adjustment and/or repairs to function properly

The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture

The upper cabinets appear to be too close to the cooktop. The hood should be at least 24 inches above the cooktop and the cabinets 30 inches above it to reduce the risk of fire.

KITCHEN SINK:

CONDITION:

Serviceable.

FAUCET:



Needs Attention: The faucet is older and leaking in areas, such as at the base and end of the spout.

WATER DISPENSER:

Serviceable.

DRAIN:

Needs Attention: The sink drain uses an "island vent" drain system. This is low and does not appear to follow expected plumbing standards and may require further evaluation. Such as for both sinks.

KITCHEN APPLIANCES:

GARBAGE DISPOSAL:

Not Acceptable: The disposal did not operate when it was turned on. It is not known why it was not working, it may need repair/replacement. it just hums at the small sink

Serviceable, for the main sink and butler's pantry.

DISHWASHER:

Needs Attention: The dishwashers are older model appliances. They are at or near the end of their expected useful life.

The dishwasher was unplugged and was not tested due to possible damage or leaking.

COOKTOP TYPE:

The kitchen has a gas cooktop.

COOKTOP:

Needs Attention: The cooktop is an older model appliance.

OVEN TYPE:

The kitchen has a double electric oven.

OVEN:

Needs Attention: The oven(s) is an older model appliance and is worn and deteriorated.

VENTILATION FAN:

Needs Attention: The hood is an older model appliance and one of its knobs has been melted.

MICROWAVE:

Note: There is no built-in microwave to be tested.

LAUNDRY:

LOCATION:

The laundry facilities are on the second floor in a laundry room.

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 these were not tested.

TYPE OF CLOTHES DRYER HOOKUPS:

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

LAUNDRY AREA:

Needs Attention: there are areas of moisture stains/deterioration, such as on the wall

The walls are open in areas and the piping is exposed

The flooring is older and deteriorated in areas.

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:

BATH LOCATION:

This bathroom is located in the master bedroom.

WALLS AND CEILING:



Needs Attention: There are areas of patching and apparent repairs on the wall / ceiling surfaces.

The walls are open with rusty moulding in areas.

The bathroom walls, ceilings and cabinet areas are covered over or have personal/worker items blocking their view and cannot be fully commented on.

FLOORING:

Serviceable.

COUNTERS:

Serviceable.

CABINETS:

Needs Attention: The cabinet base below the sink has moisture deteriorated.

SINKS:

Serviceable.

FAUCETS:

Serviceable.

TOILETS:

Needs Attention: The toilet has been removed for flooring work.

SHOWER FIXTURES:

Needs Attention: The shower head was missing. The shower enclosure is being retiled.

SHOWER WALLS:

Needs Attention: The shower walls/enclosure is being retiled.

SHOWER ENCLOSURE:

Needs Attention: The shower enclosure is being retiled.

MIRRORS:

Serviceable.

BATH VENTILATION:

Serviceable, where visible.

BATHROOM AREA:

BATH LOCATION:

This bathroom is located between the second and third bedrooms.

WALLS AND CEILING:

Serviceable.

FLOORING:

Serviceable.

COUNTERS:

Serviceable.

CABINETS:

Needs Attention: The cabinet base below the sink has moisture deterioration.

SINKS:

Serviceable.

FAUCETS:

Not Acceptable: The bathroom faucet is dripping continuously, such as at the left sink.

TOILETS:

Serviceable.

TUB FIXTURES:

Serviceable.

SHOWER FIXTURES:

Serviceable.

SHOWER DIVERTER:

Not Acceptable: The shower diverter connections leak when in operation.

SHOWER WALLS:

Needs Attention: The seal at the tub/tile connection is deteriorated

There are darkened areas that may contain mold-like substances.

SHOWER ENCLOSURE:

Needs Attention: The shower door does not latch properly.

MIRRORS:

Serviceable.

BATH VENTILATION:

Serviceable, where visible.

BATHROOM AREA:

BATH LOCATION:

This bathroom is a powder room.

WALLS AND CEILING:

Serviceable.

FLOORING:

Serviceable.

COUNTERS:

Serviceable.

CABINETS:

Serviceable.

SINKS:

Serviceable.

FAUCETS:

Needs Attention: The faucet is stiff to operate and needs maintenance or repair.

TOILETS:

Serviceable.

MIRRORS:

Serviceable.

BATH VENTILATION:

Serviceable, the window is used.

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.

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

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

SECTION 2 - Exterior

- | | |
|--|--|
| <p>A. Items to be inspected:</p> <ol style="list-style-type: none"> 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails and guardrails 4. Wall cladding and trim 5. Portions of walkways and driveways that are feature adjacent to the buildings 6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present. | <p>B. The Inspector is not required to:</p> <ol style="list-style-type: none"> 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components 4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. <p>Test or operate any drowning prevention safety feature.</p> |
|--|--|

SECTION 3 - Roof Covering

- | | |
|---|---|
| <p>A. Items to be inspected:</p> <ol style="list-style-type: none"> 1. Covering 2. Drainage 3. Flashings 4. Penetrations | <p>B. The Inspector is not required to:</p> <ol style="list-style-type: none"> 1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector 2. Warrant or certify that roof systems, coverings or |
|---|---|

5. Skylights

components are free from leakage

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

SECTION 5 - Plumbing**A. Items to be *inspected*:**

1. Water supply piping drains
2. Drain, waste, and vent piping waste
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 or drain stops, or evaluate backflow *devices*, 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*

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*

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*.

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

B. The *Inspector* is not required to:

1. *Inspect* window, door or floor coverings

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

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

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LaRocca Inspection Associates, Inc.

Inspection Contract

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

Client: Newman Family Trust
2019.

Inspection Date: Wednesday August 28,

Inspection Address: 11911 Lawler St Los Angeles CA Fee: \$655

Scope of the Inspection: The real estate inspection to be performed for the Client is a limited scope, visual, non-invasive physical examination and operation of the systems and components of the building which can be entered or viewed without difficulty, moving obstructions or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to identify material defects in the systems, structures, and components of the building and its associated primary parking structure as it exists at the time of the inspection. The written report shall document any material defects in the 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.

The Client agrees with the inspection being performed to these standards. The inspector will do a representative sampling of identical components, such as electrical outlets, windows, etc. Components shall be operated with normal controls only. This is not intended to be technically exhaustive. Testing, measuring, using meters or devices of any kind, dismantling equipment or doing calculations for any system or component to determine adequacy, capacity or compliance with any standard is outside the scope of a standard home inspection.

The Client acknowledges that this is not an environmental property inspection. The inspection is not intended to detect/identify environmental or health concerns regarding this building, including but not limited to asbestos, radon, lead, creosote, urea-formaldehyde, fungus or other toxic substances in the water, air, soil or building materials. **This is not a moisture and/or mold inspection. It is recommended that this property be fully tested and inspected by a moisture/mold specialist before the close of the inspection contingency period. Additionally, this is not a wood destroying organism inspection (termite, dry rot, etc.) nor is it an inspection for other animals or insects or the damage they may cause including damage as a result of their excreta. This is not a building code, ordinance, energy audit, product recall or permit compliance inspection. It is not an inspection of modifications to the property and will not determine if in fact modifications exist and if they were performed with or without permits.**

Client Initials _____

Client's Duty: The Client agrees to read this entire inspection contract and the Statewide Buyer and Seller Advisory (C.A.R. Form SBSA, Revised 4/07). The signature on the contract is the client's consent to the terms of the contract and the recommendations of the Advisory. Once received, the Client further agrees to read the entire inspection report. If any questions arise during the escrow it is the duty of the client to call the inspector and inquire. Client shall not rely on any oral statements by an inspector. The client is the owner of the inspection report which can not be transferred, relied on nor shall constitute any 3rd party beneficiary rights in another person without the written permission of LaRocca Inspection Associates, Inc. The client agrees that any claim for failure to accurately report a material defect in accordance with this contract and report shall be made in writing within 10 days of discovery, by return receipt request. The inspector and/or representative must be allowed to re-inspect/document & photograph the alleged defect in its unchanged condition prior to any repair/alteration or replacement, except in case of water emergency. Failure to comply with this provision is a material breach of this contract and constitutes a full waiver of any claim presented.

General Provisions: The inspection, the accompanying report and this contract are not intended as a warranty, guarantee or insurance policy of any kind. The inspection & report are not a substitute disclosure for this property or disclosure by the seller. A buyer of a property is statutorily required to do his/her own due diligence of the property during the transaction. Further, this contract shall be binding upon the undersigned parties (including their agents, heirs, successors and assigns). No 3rd party beneficiary rights exist in this home inspection contract and/or report and therefore can not be assigned. If this contract is executed on behalf of the Client by a third party, the person executing this contract expressly represents that he/she has the full and complete authority to execute this contract on the Client's behalf and to fully and completely bind the Client to all the terms, conditions, limitations, exceptions and exclusions of this contract.

This agreement constitutes the entire agreement between the parties and can only be modified by a written document signed by all the parties to this contract and inspection. **No legal action of any kind shall be commenced against the Inspector/Inspection Company, et al. for any dispute more than one year after the date of the inspection whether in arbitration or Court. A dispute shall be defined as any form of disagreement, mediation, arbitration, or any type of civil lawsuit. THIS TIME IS SHORTER THAN OTHERWISE PROVIDED BY LAW AND CLIENT AGREES AS A MATERIAL TERM AND CONDITION TO THIS AGREEMENT TO BE BOUND BY THAT CONDITION. Client is aware that the price of this inspection is based on the 1 year statute of limitation.**

Client Initials _____

Please choose one of the types of inspections listed below:

Generalist Inspection: The Client requests a **general**, limited scope, visual inspection performed in a manner consistent with the Standards of Practice of the California Real Estate Inspection Association. The client acknowledges that the inspector is acting as a **generalist** and that further investigation by the appropriate specialist of a reported condition may be necessary. Any further investigation by an appropriate professional shall be the duty of the client and not the inspector. The client is advised to consider this issue carefully and obtain further evaluation of reported conditions before removing any inspection contingency.

Client Initials _____

--Or--

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

Client Initials _____

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

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

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

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

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

Authorized Signature _____

Date _____

Client Printed Name _____

Inspector _____

LaRocca Inspection Associates, Inc.

Inspection Contract Addendum

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT ADDENDUM

Client: Newman Family Trust

Inspection Date: Wednesday August 28, 2019.

Inspection Address: 11911 Lawler St Los Angeles CA

POOL AND SPA SAFETY INSPECTION

California Senate Bill 442 has been signed into law effective as of January 1, 2018 requiring a home inspector to inspect a home with a pool and/or spa for the presence of at least two of the seven drowning prevention safety features as set forth in CA Health and Safety Code Sections 115922. This safety inspection is mandatory, irrespective of whether the functionality of the pool and/or spa is being inspected or not. If any of the listed seven (7) provisions are found not to be in place, not functioning, not viewable, not testable or otherwise unable to determine the overall or particular status of such item(s), further investigation by a licensed pool contractor (who is knowledgeable in the requirements of California Senate Bill 442) is warranted pursuant to the intent of Senate Bill 442. It will be the buyer's responsibility to have this additional inspection completed and reported before the close of this escrow.

ADDITIONALLY: The Standards and Requirements for pool safety are extensive and are in many cases very technical, including a large list of ASTM standards and California Health and Safety Codes. Testing to verify whether these standards have all been met would require specialized tools, extensive knowledge regarding each requirement and potentially destructive testing.

For example; determining whether or not the "static load" of a specific pool cover meets the performance requirements of ASTM F1346 - 91 7.1 (...the cover shall be able to hold a weight of 485 lb.....), 2 adults and 1 child (or the load of 485 lbs) would have to be placed along various points of the pool cover (this would likely cause damage to many pool covers and is not part generalist inspection). Other examples of items beyond the scope of a generalist would be testing the decibel levels of alarms and testing the UV rating of removable mesh fencing.

The inspectors limited evaluation is not to be construed as a guarantee of pool safety or a guarantee of pool safety performance. Pool safety is an ongoing endeavor and although a standard may be met on a particular day, conditions do change which can lead to dangerous conditions that otherwise would not be present. Pool Safety should be monitored on a regular basis.

The client should familiarize his or herself with the extensive Pool safety requirements and take a pro-active approach. If any standards are found to be lacking or are questionable they should be dealt with by the appropriate professional in a timely manner.

By signing below the client acknowledges that he/she has read the above and acknowledges his or her responsibility with regards to pool safety.

Client Printed Name: Newman Family Trust

Authorized Signature:_____

Date: Wednesday August 28, 2019.

Inspector:_____

LaRocca Inspections Associates, Inc.

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

RECEIPT

<i>Received from</i>	<i>Date</i>
Newman Family Trust	Wednesday August 28, 2019.

<i>Description</i>	<i>Amount</i>
Property Inspection <i>Client name:</i> Newman Family Trust <i>Property address:</i> 11911 Lawler St Los Angeles CA <i>Inspection date:</i> Wednesday August 28, 2019. <i>Inspector:</i> Lou Fossessca Terms: Cash/Check/VISA/MC/AMEX Due upon Receipt	\$655
PAID IN FULL by Credit Card	\$655

Thank you for your business!