

# Real Estate Inspection Report

March 24, 2010.



**Jonathan Criss**

**4443 Willow Brook Ave  
Los Angeles, CA 90029**

Inspector - Bud Hayes & David Hamilton  
Confidential and Proprietary

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## CLIENT INFORMATION



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CLIENT NAME: Jonathan Criss.  
ADDRESS: 4443 Willow Brook Ave.  
CITY: Los Angeles, CA 90029.  
INSPECTION DATE: March 24, 2010.  
INSPECTION TIME: 4:00 PM.  
TOTAL FEE: \$750.  
INSPECTOR: Bud Hayes & David Hamilton.

# INSPECTION CONDITIONS

## **CLIMATIC CONDITIONS:**

WEATHER: Clear.

TEMPERATURE: 70's.

## **BUILDING CHARACTERISTICS:**

BUILDING TYPE: Apartment Building, five buildings and 12 units.

STORIES: Two in the back unit. One story in the front duplex's.

## **UTILITY SERVICES:**

UTILITIES STATUS: The utilities were on.

## **OTHER INFORMATION:**

BUILDING OCCUPIED: Yes, the units are occupied.

CLIENT PRESENT: Yes.

Note: he did leave early before the end of the inspection.

# 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.
- 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:

Needs Attention; There is no main shut off except at the front meter.

## **WATER SUPPLY PRESSURE REGULATOR:**

**CONDITION:** Needs Attention: No pressure regulator was observed at the main line where it enters the structure. Sometimes they are installed in other areas and it is advised to check with a professional to determine if there is one on the system or not.

**WATER PRESSURE:**



**Not Acceptable: The pressure is over 80 psi. (110 psi was measured) This is too high, it should be between 40 and 80. A pressure regulator should be installed to bring it into proper range.**

## **INTERIOR WATER SUPPLY LINES:**

**WATER SUPPLY PIPING MATERIAL:** The interior piping that supplies the water throughout the building is a combination of copper and galvanized steel piping.

CONDITION:



Needs Attention: The water lines are a combination of copper and galvanized steel piping. The original galvanized steel piping that is left in the system has rust and is showing deterioration. Some of the original pipes have been replaced with copper piping as they wore out, which is why there is copper in the system. The remaining galvanized steel pipes will need to be replaced in the future as they continue to wear out.

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

WASTE LINE  
COMMENTS:

An additional waste line has been added to provide better access for clean-out. It may mean that it has to be cleaned out often. Please check with the owner for the history of the plumbing system. This was seen on the left side near the back.

**HOSE FAUCETS:**

CONDITION:

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

**GAS SYSTEM:**

SEISMIC GAS SHUT  
OFF VALVE:

**There is no automatic seismic gas shut-off valve on the main gas line. This may need to be installed before the close of escrow. This is typically checked and certified by a retrofitting company and is required to have in place correctly or upgraded before the close of escrow.**

GAS METER  
LOCATION:



The gas meters are located around the outside of each building.

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.

**WATER HEATER:**

LOCATION:

Nine of the water heaters are on the exterior on the sides of the units. Three of them are inside the back fourplex unit (info on them is in the interior unit section of the report)

LOCATION  
CONDITION:

Serviceable.

FUEL:

Gas.

**SIZE:** The front right unit is About 40 Gallons. The others are 28 & About 30 Gallons.

**AGE:** Seven of them are 1-7 years old. Water heaters have an expected life of 8 - 12 years.

The back right unit is wrapped but older and rusty and the second one on the right is 16 years old.

**CONDITION:** **Not Acceptable: the two older units mentioned are rusty and unreliable appearing and should be replaced soon.**

**COMBUSTION AIR:** Serviceable.

**WATER HEATER STRAPPING AND SUPPORT:** Needs Attention: the water heater at the back left has two straps around it but they are not holding the water heater securely and one is loose.

**TEMPERATURE/ PRESSURE RELIEF VALVE:** Serviceable overall.

**VENTING:**



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

Two on the left side have loose unsecured vent pipes which are leaning unsecured.



There is duct tape on some of the vent pipe caps which is an improper material

**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

**There are some repairs and replacements seen to be needed. This needs to be further examined by an approved professional and repaired to insure this is safe and properly operating.**

**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 each unit in the interior section 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 house, the 'waste line' is under the building, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and extends to the city sewer.

A typical 'sewer line inspection' is only the portion outside the house to the city sewer, and not under the building. Some sewer line inspection specialists can also inspect the 'waste / drain' lines actually under the house, 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 house 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.

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

# 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:



There are two clusters of meters; main electrical panel is located on the left side and a cluster of separate power supply meters are on the right side.

MAIN PANEL  
AMPERAGE:

Service Amperage - 200 Amps. for the left side cluster of meters.

The right side has no main power supply and each are separate.

All 13 meters are (one for each unit and the house meter) are 60 amps.

TYPE OF CIRCUIT  
PROTECTION  
DEVICE:

The main panel on the left has cartridge fuses and the other panels have circuit breakers.

MAIN PANEL  
CONDITION:



Sample of panel with cover removed

Serviceable.

COMMENTS:

The circuit breakers in the panel(s) do not have a complete directory so it is not known what each breaker controls (or protects) in the building (most are not labeled)

MAIN PANEL CIRCUIT  
BREAKERS:

Serviceable.

GROUNDING  
SYSTEM:

Serviceable.

## **INTERIOR ELECTRICAL WIRING:**

TYPE OF WIRING:



Old fuse box shows older wiring

The wiring is a combination of older, original cloth covered wires and plastic insulated wires.

TYPE OF WIRING  
CONDUIT:



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

The conduit seen in the attic that carries the wiring is rigid metal conduit.

WIRING CONDITION:

Needs Attention: The wiring is a combination of the original cloth covered wiring and plastic coated wiring. The cloth covered wiring is older but may continue to generally function unless it is disturbed or overloaded. The cloth covering will continue to wear out and have to be replaced at some time in the future when it can no longer serve its purpose of insulating the wires.

The non-metallic sheathed wiring, romex, is installed where it is exposed and can be damaged. This is non-standard and needs to be corrected such as in 4443 1/2.



There is a broken and open conduit elbow with exposed wires in the front courtyard on the left.

**ELECTRICAL WIRING  
COMMENTS:**

Extension cord wiring is being used to provide power in many units. It needs to have proper wiring installed as extension cord wiring is not rated to supply permanent power.

**OUTLETS:**

**CONDITION:**

Needs Attention: There are outlets that have 3 prongs, but they test as not grounded. Repair to the existing wires or upgrade to new wiring would be needed for these outlets to have a ground in them. See the interior section of the report for more details on each unit.

The outlets are a combination of 2 prong and 3 prong outlets. The 2 prong are the older ungrounded type. In many cases they could be upgraded to the 3 prong type with a ground installed in them but it is not a requirement.

**OUTLET COMMENTS:**

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

outlets

There are not a lot of outlets in some rooms. It was built at a time when there were less electrical appliances used and each room may only have a plug or two in it.

## **SWITCHES:**

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

## **FIXTURES:**

CONDITION: Serviceable, overall.

## **EXTERIOR ELECTRICAL:**

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

## **SMOKE ALARMS:**

CONDITION: Smoke alarms are 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

This is typically checked and certified by a retrofitting company and is required to have in place correctly or upgraded before the close of escrow.

## **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.

**The electrical has had many upgrades with newer panels but there are some repairs and corrections seen to be needed. It is advisable to have an electrician examine the system and make all needed repairs to ensure a properly installed and correctly operating electrical system. It is expected that when the electrical**

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

# 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 SYSTEM:

**LOCATION:** Each unit has its own heating system. Many of these are older and need servicing.

There are two units which are missing furnaces.

**CONDITION:** **Not Acceptable, two units are missing furnaces, so there is no heat source for this area, as is required for "habitable" rooms or spaces. See the interior section of the report for more details on each unit.**

**COMMENTS:** **It is advised to have a licensed heating contractor examine the heating system and make all needed repairs to ensure a safe and properly operating system. It is expected that the heating specialist may find additional items that need repair as the general inspection is designed to turn it over to them when problems show up in a system so it can be further investigated.**

## COOLING SYSTEM:

**LOCATION:** Some of the units have window style air conditioners which appear to belong to the tenants and these were not tested.

## HEATING AND COOLING COMMENTS:

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

A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this

inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

## ROOF SYSTEM

The report is not intended to be conclusive regarding the life span of the roofing system, if it is leak free or how long it will remain leak free in the future. The inspection and report are based on visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present. Unless a rain has fallen just prior to the inspection, it is not possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. Expect to make minor repairs to any roof.

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

### ATTIC:

**ACCESS TO ATTIC:** The attic access is located in the closets.

**ACCESS CONDITION:** Due to the size of the attic space it was observed from the access opening only.

Not all attics were inspected but a good representative sampling.

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

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

**ATTIC FRAMING CONDITION:**



Serviceable, where visible, though there are areas of stains on the

framing lumber.

ATTIC CONDITION: Serviceable.

ATTIC VENTILATION:



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

### **ATTIC INSULATION:**

INSULATION  
CONDITION:



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

### **ROOF:**

ROOF STYLE: The roof is a combination of styles.

**TYPE OF ROOFING MATERIAL:**

The roofing material on the sloped roof is made of clay tile such as at the front facade and porch covering at the back building and along the caps of the parapet walls.



**Upper roof & looking down on lower roofs**

The roofing material on the low sloped roof is rolled composition roofing (BUR or build up roofing or cap sheet)

**ROOF ACCESS:**

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

**ROOF COVERING STATUS:**



Needs Attention: On the low sloped / flat roof typically all of the roofs had wrinkles as if this has other layers below which is typically not advised for flat roofing.



The back left duplex has areas of worn granules and many patched areas.



Needs Attention:;, some of the TV satellite dishes are mounted directly down screwed into the roofing material;



There are many tiles missing along the parapet walls.



There is a torn cap sheet along the front edge of the back building.

**EXPOSED FLASHINGS:**

CONDITION:



Patched tiles also shown

Needs Attention: The connection of the roof to the wall of the building has not been properly flashed and therefore is not a reliable installation. It will require high maintenance in this state.

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

### GUTTER CONDITION:



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

### DOWNSPOUT CONDITION:

Needs Attention: The downspouts are missing on the front left building and the water will flow uncontrolled.

The back right building has a short downspout.

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

## **ROOF COMMENTS:**

### COMMENTS:

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

### NOTES:

It is advised to consult with a roofing contractor concerning adding a white protective coating onto the rolled roof surface which will assist in prolonging the useful life of the roof and will help keep the roof cooler for better energy efficiency.

The roof has been inspected at a time when it was not raining. Since one of the purposes of the roof is to repel water this could not be

observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

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

# FOUNDATION SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

## **FOUNDATION:**

### **CRAWL SPACE:**



**Back left building**

Needs Attention:, there are many areas which are too small to enter such as in the back unit. The front right unit does not have a proper access and could not be entered at all. The back left building has stored construction materials. This material and the paint supplies/ combustible materials on the exterior near the opening should be removed.

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

Two of the accesses are non standard and appear to have been notched out oddly.



**Dark and damp soil**

There are areas of excessive dampness in the soil under the back left building. This may cause the building to feel damp and create the growth of mold and/or mildew. It is advised to have this examined by specialists to have the source of the moisture detected and any needed corrections performed plus any growth properly abated

Some drainage corrections are needed.

## RAISED FOUNDATION:



**Older foundation with round aggregate**

Needs Attention, this is an older foundation and showing wear and deterioration and the concrete foundation has some typical cracking, but was in functional condition for a building of this age. It does not appear to be significant at this time. If a more detailed evaluation is required, it could be obtained from a structural engineer or foundation specialist.

**FOUNDATION  
BOLTING:**

Needs Attention: The structure is not bolted to the foundation. Ideally foundation anchor bolts would be added to attach the wood frame of the building to the foundation to prevent movement in case of seismic activity.

**FOUNDATION  
CRIPPLE WALLS:**



Needs Attention: The cripple walls, or portions of it, have not been strengthened with seismic reinforcement (shear panels etc). 'Cripple walls' are short walls between the foundation and the under side of the building framing. Although this may not be required, seismic reinforcement would help reduce damage to the structure during seismic activity. For detailed information consult with a foundation specialist.

**FLOOR FRAMING:**

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

**POSTS AND PIERS:**



Needs Attention:, Some posts have shifted and are out of plumb.

**FOUNDATION VENTS:**

Needs Attention: There are damaged fresh air vent screens. This may allow animals or insects to enter.

Some of the crawl space vents are at or below grade level. This can allow water entry during wet conditions or rains. This should be corrected as by adding a curb around this opening, as coordinated with a foundation specialist.

**FOUNDATION COMMENTS:**

**GENERAL SUGGESTIONS:**

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

**GENERAL COMMENTS:**

Earthquake upgrades done could greatly increase the strength of this structure and some extra braces often can bridge the cracks in the foundation and insure the drainage problems are all corrected to prevent further settling. Consult a foundation specialist for more details,

# EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

## **EXTERIOR COVERING OF THE BUILDING:**

**MATERIAL:** The exterior surface of the building is stucco.

**CONDITION:** Serviceable, though The stucco has minor peeling and some deterioration in areas near the level of the soil.

**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 various types of materials.

Most of the windows have been upgraded.

CONDITION:



Needs Attention: There are areas of weather beaten wood and peeling paint on the older wood windows.

SCREENS:

Needs Attention:, some are bent and some are missing.

### **EXTERIOR DOOR SURFACES:**

MATERIAL:

The exterior door surfaces are wood.

CONDITION:

Needs Attention: There are areas of weather beaten wood and peeling paint.

## **EXTERIOR DOOR THRESHOLDS:**

CONDITION:



**Not Acceptable:** there are some rooted sections such as on the right side, see the pest control report for more information.

## **EXTERIOR TRIM:**

MATERIAL:

The exterior trim surfaces are wood.

CONDITION:



**Needs Attention:** The trim is deteriorated in areas such as at some of the plumbing access doors in the back and at thee crawl space openings, see the pest control report for more information. .

## **EXTERIOR STAIRS:**

CONDITION:

Serviceable, though the spaces between rails is greater than is currently recommended for child safety.

**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

## 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.

There is no garage nor any off street parking for this property.

# GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, 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.

## WALKWAYS:

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

## LANDSCAPING:

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

## DRAINAGE:

SITE: Flat site.

DRAINAGE CONDITION: Needs Attention:, there is excessive dampness under the back left building. This crawl space appears to be the lowest point in the lot. Some drainage corrections are needed to divert water away from the building such as extending downspouts on the left side

There are areas where the water may pond instead of flowing off the site during heavy rains such as on the right side with the disconnected downspout. .

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.

**PROPERTY WALLS, FENCES & GATES:**

CONDITION: It is beyond the scope of this general inspection to examine these, but as a courtesy it is noted they appear serviceable.

**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:

This report does not include identification of property boundaries. A licensed surveyor would be the person to determine where they are.

# INTERIORS

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine and cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

## 4443.

### INTERIORS:

#### **Needs Attention:**

FLOOR: The carpet has heavy wear.  
The interiors have general wear.

### KITCHEN:

#### **Needs Attention:**

COUNTERS: the counters are older and worn with cracked tiles and deteriorated grout. The painted on surface is peeling,  
FAUCET: **The faucet drips continuously, and needs repair.**  
CABINETS: The cabinets are worn,  
STOVE / OVEN: the knobs are missing.

### BATH 1:

#### **Needs Attention:**

WALLS / CEILING: there are areas of wear, deterioration and peeling paint.  
SINK: The sink drains slowly. The sink surface is worn.  
TOILET: **The toilet is loose and not correctly attached to the floor.**

### HEATING

**Needs Attention:** The gas wall furnace does not appear to be being used. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use. It is blocked by furniture.

## 4443 1/4.

### INTERIORS:

#### **Needs Attention:**

CEILING: There are areas of moisture stains on the ceiling.

### KITCHEN:

#### **Needs Attention:**

COUNTERS: The counter tops are worn and have areas of cracks and deteriorated grout. There is a painted on surface that is peeling in areas.  
SINK: the sink has been re-surfaced with a "paint-on" surfacing and this finish is deteriorating and peeling in areas.  
STOVE / OVEN: the burners do not self-light  
CABINETS: The cabinet surfaces are worn.

BATH 1:

**Needs Attention:**

SINK: the pedestal sink is not properly secured in place.  
BATHTUB: the tub has heavy surface wear.

HEATING

**Needs Attention:** The gas wall furnace does not appear to be being used. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

**4443 1/2.**

INTERIORS:

**Needs Attention:** the interiors of this unit have heavy wear.

FLOOR: **Not Acceptable:** The carpet is heavily worn and damaged and needs to be replaced.

WALLS/CEILING: There are areas of moisture staining on some walls / ceiling.

KITCHEN:

**Needs Attention:** the cabinets have heavy wear. The oven/cooktop is older and past its expected life.

BATH 1:

**Needs Attention:**

WALLS / CEILING: **There are areas of 'black' on the ceiling / walls that may be mold or mildew and should be remedied.** There are rough patching and repairs to the walls / ceiling and some deterioration/ cracking,

FLOOR: The floor has cracked tile and worn grout.

SINK: The sink drains slowly.

BATHTUB: there is no tub spout.

HEATING

**Needs Attention:** The gas wall furnace does not appear to be being used. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use. It was blocked by personal items.

ELECTRICAL

**Needs Attention:**

OUTLETS: There are 'grounding' or 3 prong outlets that did not test as having the the 3rd prong properly connected.

WIRING: There is incorrectly installed romex wiring cable. This should not be installed outside the walls where it can be damaged.

**4443 3/4.**

INTERIORS:

**Needs Attention:**

DOORS: The back exterior door does not appear to be rated for exterior use and is not a security type door. The front door latch is not working.

WINDOWS: Some windows do not operate well and will need repairs and adjustment to be satisfactory.

KITCHEN:

**Needs Attention:**

STOVE / OVEN: one of the burner knobs would not turn.

**BATH 1:** Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.

**HEATING** **Needs Attention:**  
The furnace is dirty and needs to be serviced for safe operation .

**4445.**

**INTERIORS:** **Needs Attention:**  
**FLOOR:** The carpet has areas of wear.

**KITCHEN:** Serviceable The kitchen surfaces and primary components in this brief test appeared to be in serviceable condition. The kitchen has typical wear with older cabinets.

**BATH 1:** **Needs Attention:**  
**SINK:** the sink surface is cracked.  
**SHOWER:** The shower walls are worn and deteriorated and have cracked tiles.

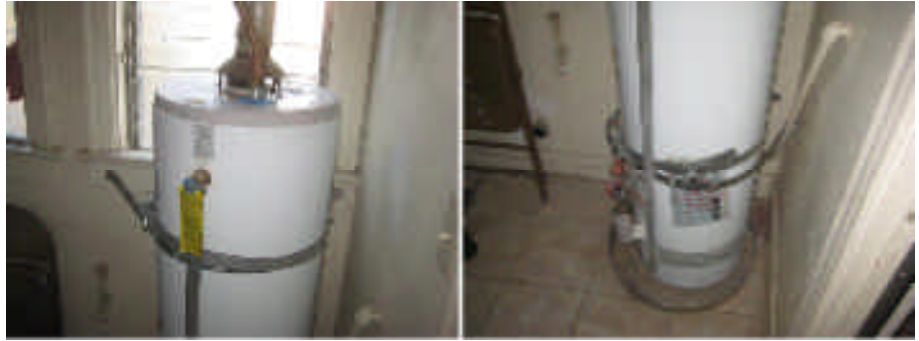
**HEATING**



**Needs Attention: the furnace is old and past its expected life.** The gas furnace does not appear to be being used. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

**ELECTRICAL** Needs Attention: There is a subpanel inside this unit, that has the label "main" on it. The rating of the two breakers could not be verified. It is newer.

WATERHEATER:



it is gas fired, 30 gallons, 3 years old.

CONDITION: Serviceable.

### 4445 1/4.

INTERIORS:

Serviceable.

KITCHEN:

**Needs Attention:**

SINK: the sink has been re-surfaced with a "paint-on" surfacing and this finish is deteriorating and peeling in areas.

BATH 1:

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

HEATING

Serviceable, this is a newer electric wall heater.

WATERHEATER:



it is gas fired, 30 gallons, The water heater is old and near / at the end of it's expected working life.

CONDITION: **Needs Attention:** The Relief Valve drain is made of plastic, this should be metal as plastic will not stand up to possible heat of discharge.

**The water heater is not fully strapped and secured in position as required by current standards.**

**4445 1/2.**

INTERIORS: Serviceable.

KITCHEN: Serviceable.

BATH 1: Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.

HEATING **Not Acceptable:** There is no permanently installed heating. This is a normal requirement for any habitable space.

WATERHEATER:



it is gas fired, 30 gallons, 8 years old, The water heater is old and well into it's expected working life.

**CONDITION: Needs Attention: The water heater is not fully strapped and secured in position as required by current standards.**

There is not a typical metal spacer where the vent pipe meets the ceiling.

**4445 3/4.**

INTERIORS: Serviceable.

KITCHEN: Serviceable.

BATH 1: Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.

HEATING **Not Acceptable:** There is no permanent heat source installed in the unit. This is a normal requirement for any habitable space.

**4447.**

INTERIORS: Serviceable, There is typical wear to the surfaces.

KITCHEN: Serviceable , visually, though the stove and sink were not tested as they were covered with personal items.

BATH 1:

**Needs Attention:**

FLOOR: The floor has cracked tile and worn grout.  
SHOWER: The shower walls have cracked tiles.

HEATING

**Needs Attention:** The gas wall furnace does not appear to be being used. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use. It was blocked by furniture and could not be fully seen.

**4447 1/4.**

This unit was locked and could not be inspected.

**4447 1/2.**

INTERIORS:

Serviceable.

KITCHEN:

Serviceable.

BATH 1:

Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.  
TOILET: the toilet is a little loose.  
BATHTUB: The surface of the tub is worn and chipped,  
SHOWER: The shower walls have cracked tiles.

HEATING

**Needs Attention:** The gas wall furnace does not appear to be being used. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

ELECTRICAL

Needs Attention:

OUTLETS: There are 'grounding' or 3 prong outlets that did not test as having the the 3rd prong properly connected.

**4447 3/4.**

INTERIORS:

Serviceable.

KITCHEN:

**Needs Attention:**

SINK: the tenant reported the sink drains slowly.

BATH 1:

**Needs Attention:**

TOILET: the toilet does not work properly and will need repairs.  
FLOOR: The floor has cracked tile and worn grout.  
BATHTUB: the tub surface is worn.

HEATING

**Needs Attention:** The gas wall furnace does not appear to be being used. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use. It is blocked by furniture.

**ELECTRICAL**

Needs Attention:

OUTLETS: There are 'grounding' or 3 prong outlets that did not test as having the the 3rd prong properly connected.

**INTERIOR COMMENTS:**

**COMMENTS:**

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

There are areas of ceiling tiles (acoustic) in the building, these may contain asbestos but would have to be tested in a laboratory to determine if this was the case.

**GENERAL**

**COMMENTS:**

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

**ADDITIONAL NOTES:**

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

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

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

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

# INSPECTION LIMITATIONS

## SPECIFIC EXCLUSIONS AND LIMITATIONS:

**OUR GOAL:** Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. **Thus the goal is not to identify every defect concerning the property but focus upon the material defects and thereby put you in a much better position to make an informed decision.**

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

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

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

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

**MOLD, MILDEW AND FUNGI:**

Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. In some cases mold has been found to be a serious problem and should not be overlooked. Because we do not inspect for mold, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

**WOOD DESTROYING ORGANISMS:**

Termites, dryrot, 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 manufacture's or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.

# LaRocca Inspection Associates, Inc.

## Inspection Contract

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

**Client:** Jonathan Criss **Inspection Date:** March 24, 2010.  
**Inspection Address:** 4443 Willow Brook Ave Los Angeles, CA 90029 **Fee:** \$ \$750

**Scope of the Inspection:** The real estate inspection to be performed for the Client is a limited non-invasive physical examination and operation of the systems and components of the building which can be entered or viewed without difficulty, moving obstructions or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to identify material defects in the systems, structures, and components of the building and its associated primary parking structure as it exists at the time of the inspection. The written report shall document any material defects in the building's systems or components which, in the opinion of the inspector, are safety hazards, are not functioning properly or appear at the end of their service life. The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association, and incorporated by reference and limited to those items specified herein.

The inspector will do a representative sampling of identical components, such as electrical outlets, etc. Components shall be operated with normal controls only. This is not intended to be technically exhaustive. Testing, measuring, using meters or devices of any kind, dismantling equipment or doing calculations for any system or component to determine adequacy, capacity or compliance with any standard is outside the scope of a standard home inspection. **This is not a wood destroying organism inspection (termite, rodent, dryrot, etc.). This is not a building code, ordinance, energy audit, product recall or permit compliance inspection. Is it not an inspection of modifications to the property and will not determine if in fact modifications exist and if they were performed with or without permits.** Client Initials \_\_\_\_\_

**Client's Duty:** The Client agrees to read the entire inspection contract. The signature on the contract is the client's consent to the terms of the contract. Client further agrees to read the entire home inspection report before the close of the contingency period to this sale. If any questions arise during the escrow it is the duty of the client to call the inspector and inquire. Client shall not rely on any oral statements by an inspector. The client is the owner of inspection report which can not be transferred, relied on nor shall constitute any 3<sup>rd</sup> party beneficiary rights in another person without the written permission of LaRocca Inspection Associates, Inc. (LIA).

The client agrees that any claim for failure to accurately report a material defect in accordance with this contract and report shall be made in writing within 10 days of discovery, by return receipt request. The inspector and/or representative must be allowed to re-inspect/document & photograph the alleged defect in its unchanged condition prior to any repair/alteration or replacement, except in case of water emergency. Failure to comply with this provision is a material breach of this contract and constitutes a full waiver of any claim presented.

**Environmental:** The Client acknowledges that this contract is for a "general property inspection" and is not an environmental property inspection. The inspection is not intended to detect/identify environmental or health concerns regarding this building, including but not limited to asbestos, radon, lead, creosote, urea-formaldehyde, mold, fungus or other toxic substances in the water, air, soil or building materials. **This is not a MOLD or ENVIRONMENTAL Inspection. It is recommended that this property be fully tested and inspected by a mold specialist before the close of the inspection contingency period.** Client Initials \_\_\_\_\_

**General Provisions:** This inspection report & contract are not intended as a warranty, guarantee or insurance policy of any kind. The inspection & report are not a substitute disclosure for this property, disclosure by the seller or the client(s) own independent statutory duty to inspect the property as required by law or contract. A buyer of a property is statutorily required to do his/her own due diligence of the property during the transaction. Further, this contract shall be binding upon the undersigned parties (including their agents, heirs, successors and assigns). No 3<sup>rd</sup> party beneficiary rights exist in this home inspection contract and/or report and therefore can not be assigned. An agent for the client is deemed to have the authority to sign for the client unless expressly denied in writing and acknowledged by LaRocca Inspection Associates, Inc. In the event that any further re-inspection or appearance in any legal proceeding is necessary this client will pay \$150 per hour portal to portal. This agreement constitutes the entire agreement between the parties and can only be modified by a written document signed by all the parties to this contract and inspection.

No legal action of any kind shall be commenced against the Inspector/Inspection Company, et al. for any dispute more than one year after the date of the inspection whether in arbitration or Court. A dispute shall be defined as any form of disagreement, mediation, arbitration, or any type of civil lawsuit. THIS TIME IS SHORTER THAN OTHERWISE PROVIDED BY LAW AND CLIENT AGREES AS A MATERIAL TERM AND CONDITION TO THIS AGREEMENT TO BE BOUND BY THAT CONDITION. Client is aware that the price of this home inspection is conditioned on this material provision.

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

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

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

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

--Or--

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

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

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

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

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

**Binding Arbitration Agreement:** The contracting parties agree to binding arbitration through ADR in Century City, CA and voluntarily waiving any rights to trial by jury and the right to appeal. Punitive damages are expressly waived for both the complaint & cross complaint. All notices of binding arbitration must be served in the same manner as for the mediation as set forth above. Failure to comply with the above terminates all rights of that party to prevailing party legal and expert fees and costs of all types. The arbitrator must have experience in arbitrating home inspection cases and is familiar with the Standards of Practice of the California Real Estate Inspection Association. Each party has the right to the same discovery as if this action were filed in the Superior Court.

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

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

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

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

## RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS

### Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. ***Italicized*** words in these Standards are defined in Part IV, Glossary of Terms.

**A.** A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

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

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

### Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems* and *components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

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

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

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

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

1. *Determine* size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems.
2. *Determine* the composition or energy rating of insulation materials

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#### SECTION 2 - Exterior

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

1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

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

1. *Inspect* door or window screens, shutters, awnings, or security bars
2. *Inspect* fences or gates or *operate* automated door or gate openers or their *safety devices*
3. Use a ladder to *inspect systems* or *components*

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#### SECTION 3 - Roof Covering

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

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

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

1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
2. Warrant or certify that roof *systems*, coverings or *components* are free from leakage

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#### SECTION 4 - Attic Areas and Roof Framing

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

1. Framing
2. Ventilation
3. Insulation

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

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

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## SECTION 5 - Plumbing

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

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and *fixtures*
4. Fuel gas piping
5. Water heaters
6. *Functional flow and functional drainage*

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

1. Fill any *fixture* with water or *inspect* overflow drains or drain stops, or evaluate backflow *devices*, waste ejectors, sump pumps or drain line clean outs
2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
5. *Inspect* wells or water treatment *systems*

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## SECTION 6 - Electrical

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

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting *fixtures*

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

1. *Operate* circuit breakers or circuit interrupters
2. Remove coverplates
3. *Inspect* de-icing *systems* or *components*
4. *Inspect* private or emergency electrical supply *systems* or *components*

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## SECTION 7 - Heating and Cooling

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

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

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

1. *Inspect* the heat exchangers or electric heating elements
2. *Inspect* non-central air conditioning units or evaporative coolers
3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
4. *Determine* volume, uniformity, temperature, airflow, balance or leakage of any air distribution *system*
5. *Inspect* electronic air filtering or humidity control *systems* or *components*.

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## SECTION 8 - Fireplaces and Chimneys

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

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

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

1. *Inspect* chimney interiors
2. *Inspect* fireplace inserts, seals or gaskets
3. *Operate* any fireplace or *determine* if a fireplace can be safely used

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## SECTION 9 - Building Interior

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

1. Walls, ceilings and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke alarms
7. Vehicle doors and openers

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

1. *Inspect* window, door or floor coverings
2. *Determine* whether a *building* is secure from unauthorized entry
3. *Operate* or test smoke alarms or vehicle door safety *devices*
4. Use a ladder to *inspect systems* or *components*

### Part III. Limitations, Exceptions, and Exclusions

#### **A. The following are excluded from a *real estate inspection*:**

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

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

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

## Part IV. Glossary of Terms

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

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

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

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

**Condition:** Conspicuous state of being

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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