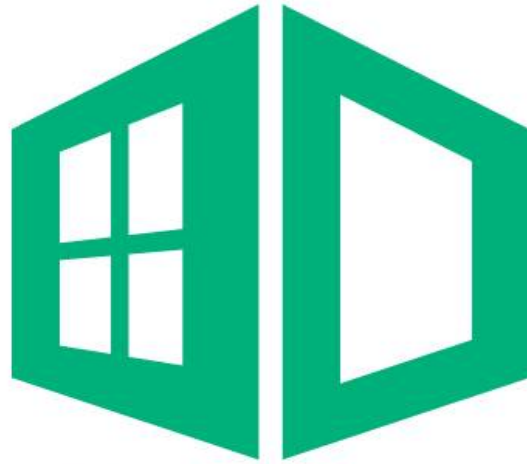


REAL ESTATE INSPECTION REPORT



LARocca
INSPECTIONS

Trey Ballard

2912 Adams St La Crescenta CA 91214.

Inspector - Lou Fossessa

209 E. Alameda Ave. #205 Burbank CA 91502

www.LaRoccaInspect.com (818) 951-1795



2912 Adams St La Crescenta CA 91214.

DATE OF INSPECTION: Thursday, October 31, 2024

INSPECTION TIME: 12:30 PM

Use of this report asserts that the Inspection Contract has been accepted and agreed to by the client (whether or not it has been signed) and that the limitations section has been read, understood and accepted.

The goal of this inspection is to render opinions as to the general condition of various aspects of the property, based on available access. This is a general visual inspection, no destructive or intrusive testing is performed. Stored items or furniture are not moved. **This is not a code compliance inspection.**

*The information contained within this report is for the sole benefit of the client indicated in this report, its use is not transferable.

TABLE OF CONTENTS

| | |
|--------------------------------|----|
| DEFINITIONS OF TERMS | 4 |
| CLIENT RESPONSIBILITY | 5 |
| SUMMARY | 6 |
| INSPECTION | 21 |
| PLUMBING | 22 |
| ELECTRICAL | 28 |
| HVAC SYSTEM/S | 32 |
| ROOF/ATTIC | 36 |
| FOUNDATION | 39 |
| GROUNDS | 42 |
| GARAGE - CARPORT | 45 |
| EXTERIOR | 46 |
| POOL AND SPA | 49 |
| POOL AND SPA SAFETY INSPECTION | 51 |
| INTERIORS | 58 |
| KITCHEN - LAUNDRY | 63 |
| BATHROOMS | 66 |
| ADU | 68 |
| INSPECTION STANDARDS | 73 |

DEFINITIONS of TERMS

NOT ACCEPTABLE. It is the inspectors opinion that this item is either not functioning properly, is very old, damaged, in significant need of repairs, etc or is a clear safety hazard. Further evaluation and/or repairs/correction are needed and potential replacement. The inspector has made the client aware of this situation 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.

It should be noted that items such as soap dispensers or sink stoppers, etc are not necessarily called out as "not acceptable" when not operating or damaged since this is not the focus of our inspection.

SAFETY ALERT. It is the inspectors opinion that this is a potential safety issue. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional (and if applicable) during the inspection contingency period and prior to the close of escrow.

SECURITY ALERT. It is the inspectors opinion that this is a potential security issue. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional (and if applicable) during the inspection contingency period and prior to the close of escrow.

NEEDS ATTENTION. It is the inspectors opinion that this item is or may not be functioning properly, is in need repairs or appears to be at or near the end of its service life. Further evaluation and/or repairs/correction are needed and potential replacement. The inspector has made the client aware of this situation 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.

SERVICEABLE. It is the inspectors opinion, under testing parameters or visual observation only, that at the time of inspection this component or item appears to be doing the job for which it was intended and exhibits normal wear and tear. The report is not intended to replicate actual "usage and living" conditions. The component may function differently, under "actual usage conditions".

PRESENT. In most cases determining the items condition during a visual inspection is not possible. The item is not tested for correct operation or adequacy, (such as venting, circuit breakers, wiring, water supply & drain lines, water valves, etc). No Representation as to its ability to perform is given.

NOTE. This is information that the inspector feels is of value to the client and may or may not be within the realm or scope of the generalist. This can also be used to make the client aware of the inspectors limitations so that the client may seek further evaluation of the item or consult with the appropriate specialist as required.

PLEASE BE ADVISED: The term used in front of the descriptive text in the report is subjective. One inspector may call out an item as **NEEDS ATTENTION** , while another may use **NOT ACCEPTABLE**. Both suggest an item that is in need of action, correction or further evaluation. The main intent of this report is to indicate the item so that you are aware of it, the focus is not on the exact term preceding the statement of condition.

If a specific term is not given for a particular item, then the statement given would indicate the items condition or would be informational.

CLIENT RESPONSIBILITY

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.

FURTHER EVALUATION or INSPECTION: Where further evaluation or inspection, attention or repairs is advised, this is meant to be performed during the inspection period, prior to the expiration of the contingency period and prior to the close of escrow.

The whole intent of this procedure being to fully discover the extent of the repairs/correction needed and the associated costs.

CLIENT'S DIRECT OBSERVATION: This inspection is intended to guide the client and direct his/her attention to areas of concern, with the intention that they will, where possible, personally view and evaluate these areas, and follow up with additional specialists as needed.

WALK THROUGH & DISCLOSURE: This report does not and is not intended to replace the client's own 'walk through' and personal inspection of the property. This report is also not a replacement for full disclosure of all parties involved and the clients own responsibility for due diligence.

SPECIFIC CONCERNS: The client may have specific concerns or expectations for the property that this report may not specifically address. Any questions or concerns should be shared with the inspector before or during the inspection and before the end of inspection contingencies.

MORE EXPENSES POSSIBLE: During this inspection there may be items discovered that require further inspection, additional attention and/or subsequent repairs. These items should be addressed before the end of inspection contingencies and the close of escrow.

This inspection is intended to guide the client and direct his/her attention to areas of concern, with the intention that they will, where possible, personally view and evaluate these areas, and follow up with additional specialists as needed.

All parties involved have a legal responsibility for full disclosure.

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 SUMMARY

IMPORTANT: The "INSPECTION SUMMARY" is provided to allow the reader a condensed overview of the potential areas of concern. This Inspection Summary is therefore **NOT** a substitute for reading and understanding the report in its entirety.

The full Inspection Report, including the pictures, the Standards of Practice, limitations, definitions and scope of Inspection, and Client Contract must be fully read and understood for this inspection report to achieve its intended goal.

It is advised that you follow the recommendations listed below and under each section of the report. This would include obtaining the consultation of a specialist, where needed.

PLUMBING

WATER LINES

HOSE FAUCETS

SAFETY ALERT. There are no back flow preventers as part of the hose faucet installations. This can allow contaminated water to back flow into the potable water supply. This is a potential health and safety issue.

WASTE LINES

WASTE LINE CONDITION

NEEDS ATTENTION. There are rusted areas on the exterior of the waste lines. This external rusting is a sign of internal rust and sometimes past leakage (that has been "sealed" by the rusting pipe).

This rusting/deterioration will continue and ultimately, the piping will fail. It is not possible to determine how long this piping will continue without visible leakage. Replacement/repairs are recommended. Consult with a qualified plumber for a full evaluation. Such as in the crawl space.

NEEDS ATTENTION. The plastic drain lines are strapped or supported with metal 'plumbers tape' which is no longer approved for this use as there is a risk that over time the metal can cut the plastic drainpipes.

GAS SYSTEM

GAS PIPING CONDITION

NEEDS ATTENTION. There are areas of rusty and deteriorated gas piping on the property. Such as at the gas meter and water heater.

WATER HEATER

FUEL CONDITION

NOTE. There is no 'Drip Leg' or 'sediment trap' noted on the gas connection for the water heater. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a qualified plumber for more information.

TANKLESS WATER HEATER CONDITION

SAFETY ALERT. There does not appear to be the required bonding connection between the water pipes and the gas pipe

NEEDS ATTENTION. The tankless water heater is about 10 years old. Tankless water heaters have an expected life of 15 - 20 years.

TEMPERATURE/PRESSURE RELIEF VALVE

SAFETY ALERT. The temperature/pressure relief valve has no drain line installed to take the water away to the exterior of the building if the valve releases. It is recommend that this drainline be installed in case this valve ever releases to help prevent water damage and for safety.

ELECTRICAL

MAIN ELECTRICAL

MAIN ELECTRICAL CONDITION

NEEDS ATTENTION. The main electrical line from the power pole to the building has some contact from tree branches and limbs and they may need to be trimmed back at times to keep them from putting pressure on the line

ELECTRICAL WIRING

INTERIOR WIRING CONDITION

SAFETY ALERT. The wiring is a combination of the original cloth insulated copper wiring and the plastic insulated copper wiring. The cloth covered wiring is old and may continue to function unless it is disturbed or overloaded.

The cloth covering will continue to wear out and poses a significant increased risk of failure. This wire is considered to be past its expected working life. It is recommended that this wiring be fully evaluated by a qualified electrician to determine if it is time for replacement at this time or in the near future.

RECOMMENDATIONS

EVALUATION/REPAIR: Repairs and/or further evaluation by a qualified specialist is recommended.

FIXTURES & MISC

OUTLETS

NOT ACCEPTABLE. Ground Fault Circuit Interrupter (GFCI) outlet(s) did not work when tested. Such as outside the building, right under panel and back right.

NEEDS ATTENTION. 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. An electrician would need to verify there is a ground conductor at the outlets, or determine what is required to provide one so 3 prong outlets can be properly installed.

SWITCHES

NEEDS ATTENTION. The dimmer for the dining area light is also controlling the fan speed. This is not standard and a fan speed switch should be used.

HVAC SYSTEM/S

HEATING AND COOLING

RECOMMENDATIONS

MAINTAIN: 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 workings of the unit.

CONDENSER CONDITION

NEEDS ATTENTION. The condenser is very old (17 years old) and has been with the building for a long time. While is still working at this time, it is well past its expected working life and no longer reliable and does not meet current safety standards and efficiency. It is expected it will need to be replaced now or in the near future. Consult with a qualified specialist for more information.

CONDENSATE LINE

NOTE. The condensate line is not fully visible and could not be verified as being correctly installed or functioning.

RECOMMENDATIONS

MAINTAIN: 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 workings of the unit.

HEATING

HEATING CONDITION

NEEDS ATTENTION. The pilot is not lit in the furnace though the gas was turned on in the building. It could not be fully inspected while in operation. The furnace should be evaluated by a qualified HVAC contractor to determine its condition.

GAS CONNECTION

NOTE. There is no 'Drip Leg' or 'sediment trap' noted on the gas line immediately in front of the unit. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a qualified plumber for more information.

RECOMMENDATIONS

ROOF/ATTIC

ATTIC

ACCESS

NEEDS ATTENTION. The access panels were painted shut and the attic could not be inspected

Due to the minimal height of the attic access may not be required.

ROOF

ROOF CONDITION

NEEDS ATTENTION. On the composition roof: The roof is older and showing signs of age and wear / deterioration (such as at the edges and a little at the ridge caps). Although the roof may not be at the end of its life at this time, it is older and does have a limited life expectancy. Consult with a qualified roofer for more information.

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

ADDITIONAL ROOF INFORMATION

NEEDS ATTENTION. There are trees very close to the house and roof. The branches may rub the shingles and cause premature failure and leaking if not looked after. Leaves can also block gutters etc. It is recommended to trim the tree/branches away from the house and roof, when needed.

EXPOSED FLASHINGS

CONDITION

NOT ACCEPTABLE. Some of the flashings do not have vent piping through them any longer and are open to the attic or into the bldg and need to be closed off, Such as at the back left side

NEEDS ATTENTION. Mastic has been used to seal roof penetrations in areas. This material cracks over time and loses its ability to maintain a seal. It requires regular maintenance/repairs to ensure a leak free condition.

NEEDS ATTENTION. There are penetrations in the roof that are damaged and may allow moisture to enter the bldg.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION

NEEDS ATTENTION. There are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.

DOWNSPOUT CONDITION

NEEDS ATTENTION. The downspouts do not route the water away from the building but instead deposit it next to the structure which commonly causes problems to the foundation over time. These should be extended away from the building.

ROOF RECOMMENDATIONS

EVALUATION/REPAIRS TUNE-UP: It is recommended that the roof be fully evaluated by a qualified roofer so that the proper maintenance/repairs to the roof system can be determined and implemented.

FOUNDATION

FOUNDATION:

CRAWL SPACE

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

There are areas of damp soil under the house, such as under the bathroom.

RAISED FOUNDATION

NEEDS ATTENTION. The foundation walls are older and the smooth wall finish is worn off in areas leaving some of the gravel is showing. It does not appear to be significant at this time. If desired, it is advised to consult with a qualified foundation specialist regarding this issue.

FOUNDATION CRIPPLE WALLS

The cripple walls are short wood frame walls on the concrete foundation that support the floor and structural framing.

NEEDS ATTENTION. The cripple walls have not been strengthened with shear panels. Ideally plywood shear panels would be applied to a majority of the cripple walls. Cripple walls are short walls on top of the foundation that hold up the floor and building.

In some cases, insurance companies require that the cripple walls be strengthened.

FLOOR FRAMING

NEEDS ATTENTION. There are deteriorated areas of floor framing - it is advisable to consult the structural pest control operator report for more information on this situation

It is noted that the floor framing has shifted and settled over time and is no longer level and plumb.

FOUNDATION VENTS

NEEDS ATTENTION. There are not many vents on the exterior foundation for air circulation in the crawl space. Venting is important to allow the space to dry. It may be desirable to add additional openings or powered vent fans.

ADDITIONAL FOUNDATION INFORMATION

CRAWL SPACE COMMENTS

There are chalky areas on the concrete (efflorescence). 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 or from sprinklers and to deteriorate over time. It is advised to ensure

the planters have proper drainage to take the water away from the structure

There were rodent droppings observed under the structure. It is advised to have this condition fully evaluated by a specialist to determine the extent of their presence.

GROUNDS

HARDSCAPE/PATHWAYS

WALKWAYS

SAFETY ALERT. The walkway surfaces are uneven in areas, which can pose a trip and fall hazard.

PATIO

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

LANDSCAPE/PERIMETER

LANDSCAPING

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

DRAINAGE

NEEDS ATTENTION. There are areas where the water will pond instead of flowing off the site during heavy rains. Such as: At the left side.

The landscaping slopes toward the structural foundation. This can cause over-saturation of the soil at the structural footings which is the chief cause of foundation settlement. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend 10 feet away from the foundation, Such as: At the front.

There are planters that may not be properly drained and do not have proper moisture barriers to prevent seepage into the structure. Such as: At the front.

WALLS/FENCING

PROPERTY WALLS, FENCES & GATES

NEEDS ATTENTION. The fencing is missing in the areas and a temporary set up is in place, such as at the right side of the lot.

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

RETAINING WALLS

Retaining walls are not part of my inspection. Any information given regarding retaining walls is given as a courtesy only and does not infer an inspection of any retaining walls, either in part or full.

ADDITIONAL GROUNDS INFORMATION

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

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

Grounds are not the focus of a General Inspection report. This should not be considered an evaluation of the grounds property itself. **There are trees planted close to the structure. Tree roots may interfere with the foundation and plumbing systems over time as they continue to grow.**

GROUNDS RECOMMENDATIONS

FURTHER EVALUATION IS RECOMMENDED. It is recommended that the grounds be fully evaluated by the qualified specialists so that any needed repairs/corrections can be performed. This investigation should be performed now and most certainly prior to the end of your inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist performs their evaluation, he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

GARAGE - CARPORT

ROOF

ROOF COVERING STATUS

NEEDS ATTENTION. On the low sloped roof there are bubbled areas of roofing material. This is an indication that some moisture has gotten under the material.

EXTERIOR

EXTERIOR WINDOWS

SCREENS

NEEDS ATTENTION. There are missing screens.

EXTERIOR DOOR SURFACES

CONDITION

NEEDS ATTENTION. There are areas of deterioration to the exterior of the doors.

EXTERIOR TRIM/FEATURES

CONDITION

SERVICEABLE. The exterior trim surfaces are visibly acceptable. There is typical wear to the surfaces.

A structural pest control operator could fully evaluate the property and perform all

needed repairs, if desired.

EXTERIOR STAIRS

CONDITION

SAFETY ALERT. The risers of the stairs have uneven heights and may be a trip hazard

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

RAILINGS

CONDITION

SAFETY ALERT. The railings do not meet current safety standards. It is recommended that there is no opening greater than four inches in any portion of the railing for child safety.

Areas of the guard railing is loose and should be repaired / secured for safety.

CHIMNEY:

LIVING ROOM/DEN.

CONDITION:

It is beyond the scope of the inspection to determine the condition of the chimney as this requires a detailed observation of the system, often times utilizing specialty tools (otherwise known as a Level 2 Inspection). This is performed by a fireplace/chimney specialist. There is a risk of concealed damage that may pose a health and safety risk.

Per the NFPA 211: "A Level 2 inspection shall be conducted under the following circumstances:", "(3) Upon sale or transfer of the property", "(4) After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".

It is advised that an independent fireplace/chimney inspector fully evaluate the fireplace and its chimney, to help ensure safe operation and structural stability.

SPARK ARRESTERS:

NEEDS ATTENTION. The chimney is not equipped with a spark arrester over one of the flues.

FLASHINGS:

NEEDS ATTENTION. The chimney flashing is deteriorated

The area where the roof meets the back of the chimney is wide and flat so can collect debris and is prone to leaking, current recommendations are for a raised metal 'cricket' to direct water away.

POOL AND SPA

POOL / SPA COVER

CONDITION

NEEDS ATTENTION. The pool cover is older and deteriorated.

POOL AND SPA SAFETY INSPECTION

ENCLOSURE: SECTION 115923

HEALTH AND SAFETY RISK: The fencing is damaged. The gate is damaged. The fencing/gate has not been designed in a manner which prevents children from climbing.

REMOVABLE MESH

NOT PRESENT:

SAFETY POOL COVER

INADEQUATE: The pool cover does not lock in position.

DOOR/WINDOW ALARMS

NOT PRESENT:

EXIT DOOR/WINDOWS/S

NOT PRESENT:

POOL ALARM/S

NOT PRESENT:

OTHER MEANS OF PROTECTION

NOT PRESENT:

POOL SAFETY RECOMMENDATIONS

SPECIALIST

FURTHER EVALUATION IS RECOMMENDED. It is recommended that all aspects of swimming safety requirements be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed to ensure a properly installed and correctly operating "pool and spa safety system". This investigation of the system should be performed now and most certainly prior to the end of inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

INTERIORS

BEDROOMS

FIRST BEDROOM

This room is Located Back Middle

NEEDS ATTENTION. The closet doors are missing and the upper cabinet doors are painted shut.

DOORS

INTERIOR DOORS CONDITION

NEEDS ATTENTION. Some of the door hardware does not work well and latch properly. They will need some adjustment to operate properly. Such as at the first bedroom.

WINDOWS

CONDITION

NOT ACCEPTABLE. There are cracked window panes in areas, such as at the den

NEEDS ATTENTION. Some of the thermal dual pane windows are dirty. I cannot determine if this is on the outside or if there is a failure of the glass seal/s and there is moisture between the panes. This should be further evaluated so that the condition of the seals for all the windows can be determined.

Some of the window hardware is older and may need some adjustment/repairs to work properly.

The window seals are pushed out into the glass in areas.

FIREPLACE/WOOD BURNING DEVICES:

LIVING ROOM: All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.

FIREBOX CONDITION

NEEDS ATTENTION. There are stains in the firebox. This is usually due to water entering down through the chimney. Further evaluation is recommended by a specialist.

FLUE

NEEDS ATTENTION. The flue is dirty and needs to be fully evaluated by a professional chimney inspector. During their inspection they may find additional items that need repair.

The flue tiling has some cracking in it.

GAS LOG/LIGHTER:

PRESENT. Gas exited the "log lighter" at the time of inspection. The gas line system is not part of my inspection. The detection of leaks is not performed.

GAS VALVE:

NOT ACCEPTABLE. The gas valve that turns the gas on is within the firebox

and a potential burn hazard in its current location.

SCREENS:

NEEDS ATTENTION. There is a removable screen for the fireplace.

COMMENTS/RECOMMENDATIONS:

SERVICE/EVALUATION: A full evaluation of the fireplace system and service is recommended by a qualified specialist.

FIREPLACE/WOOD BURNING DEVICES:

DEN: All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.

FIREBOX CONDITION

NEEDS ATTENTION. There are stains in the firebox. This is usually due to water entering down through the chimney. Further evaluation is recommended by a specialist.

FLUE

NEEDS ATTENTION. The flue is dirty and needs to be fully evaluated by a professional chimney inspector. During their inspection they may find additional items that need repair.

GAS VALVE:

NOT ACCEPTABLE. The gas valve that turns the gas on is within the firebox and a potential burn hazard in its current location.

SCREENS:

SAFETY ALERT. There is no screen at the fireplace opening. This is generally needed for fire safety.

COMMENTS/RECOMMENDATIONS:

SERVICE/EVALUATION: A full evaluation of the fireplace system and service is recommended by a qualified specialist.

KITCHEN - LAUNDRY

KITCHEN AREA

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable. It is noted that **This is a wood or composite floor and may be more susceptible to moisture damage and staining.**

COUNTERS

NEEDS ATTENTION. There are gaps in the seam where the counter meets the backsplash that should be properly repaired/maintained. Such as: behind the

sink.

CABINETS

NEEDS ATTENTION. There is moisture damage to the shelf area under the kitchen sink.

KITCHEN SINK

CONDITION

NEEDS ATTENTION. The seal between the sink and counter top is deteriorated and should be repaired to prevent water entering the cabinets.

There is moderate to heavy wear to the sink.

WATER DISPENSER

NOT ACCEPTABLE. The water dispenser is missing parts.

DRAIN

SERVICEABLE. Water drained adequately during this limited time inspection. It is not determined whether or not water will drain adequately during normal use. If this is a concern, the water would need to be left on at this fixture for a greater length of time. During my limited visual inspection I observed no leaks at this time. Typical wear is noted.

KITCHEN APPLIANCES

GARBAGE DISPOSAL

NOT ACCEPTABLE. The garbage disposal did not function at the time of inspection. It will need repair/replacement. It just hums.

DISHWASHER:

NEEDS ATTENTION. The dishwasher is an older model appliance. It may be near the end of its expected useful life.

VENTILATION FAN

NOT ACCEPTABLE. The range hood exhaust duct is made of aluminum corrugated material, this is not recommended as it can trap grease. It should be smooth wall steel ducting.

NEEDS ATTENTION. The exhaust fan is noisy and may be wearing out.

LAUNDRY

DRYER VENT DUCT

NEEDS ATTENTION. The dryer cover is damaged / missing at the exterior of the bldg.

LAUNDRY AREA

NEEDS ATTENTION. There is no 'drip pan' for the washing machine as is currently recommended to prevent leaks from damaging the floor.

BATHROOMS

BATHROOM

HALLWAY:

SINK DRAIN

NEEDS ATTENTION. The sink drains slowly.

TOILETS

NEEDS ATTENTION. There is no visible caulk seal between the base of the toilet and the floor. This is recommended.

SHOWER FIXTURES

NOT ACCEPTABLE. The shower is not draining and the shower pan is leaking into the crawl space.

SHOWER WALLS

NEEDS ATTENTION. The shower has areas of deteriorated grout.

The shower walls are generally worn and deteriorated.

SHOWER ENCLOSURE

NEEDS ATTENTION. There is no enclosure for the shower. It is Recommended that a shower curtain be installed.

BATHROOM HEATER

SAFETY ALERT. There is a very old wall heater that is not working. These get very hot and are considered to be a potential burn hazard.

ADU

FIXTURES & MISC

LIGHT FIXTURES

NEEDS ATTENTION. There are fixtures that have missing covers. Such as the kitchen.

HEATING

HEATING CONDITION

NOT ACCEPTABLE. There is no provision for heating in this unit. A permanent source of heat is a standard requirement for habitability.

Further evaluation by a qualified specialist is recommended to determine the options for installation of an approved heating system.

COOLING

SYSTEM CONDITION

NOT ACCEPTABLE. The air coming out of the unit is the temperature of the surrounding air and is not cooled at all.

DOORS

OTHER EXTERIOR DOOR(S) CONDITION

SAFETY ALERT. The sliding glass doors do not appear to have tempered glass or

a safety film installed on them. Having one or the other reduces the danger of bodily harm should the glass be broken and in some cities is required at the time of sale.

INTERIOR DOORS CONDITION

SAFETY ALERT. Some doors are missing guide tracks in areas. They swing in/out and area a potential safety hazard, especially for small children.

KITCHEN AREA CABINETS

NEEDS ATTENTION. There is moisture staining and damage to the shelf area under the kitchen sink. It has been painted over

The cabinet doors need adjustment to work properly.

KITCHEN SINK DRAIN

NEEDS ATTENTION. The drain pipe is stained in areas from previous leaks.

KITCHEN APPLIANCES VENTILATION FAN

NOT ACCEPTABLE. The exhaust fan is noisy and may be wearing out.

BATHROOM CABINETS

NEEDS ATTENTION. The bathroom cabinet drawers do not operate properly and need some adjustments/repairs to work properly.

SINKS

NEEDS ATTENTION. The surface of the sink is older, worn and deteriorated.

FAUCETS

NEEDS ATTENTION. The faucet leaks at the handle in certain positions

The cold water valve was turned off below the sink. It was opened to test it and then closed back off.

TOILETS

NEEDS ATTENTION. There is no visible caulk seal between the base of the toilet and the floor. This is recommended.

MIRRORS

NEEDS ATTENTION. The mirrors are deteriorated in areas.

BATH VENTILATION

NEEDS ATTENTION. The fan is noisy while in operation. It may need replacement or repairs.

SHOWER ENCLOSURE

NEEDS ATTENTION. There is no enclosure for the shower. It is Recommended that a shower curtain be installed.

INSPECTION

SIGNIFICANT INFORMATION

LIMITATIONS

LIMITED TESTING: This inspection does not perform testing that would be similar to actual living/occupied conditions or long term use, therefore there may be conditions that exist that could not be determined during a general visual inspection.

VACANT: The house is vacant. In some situations this can lead to unforeseen conditions such as blocked sewer pipes, and other hidden defects in the electrical, heating and plumbing systems, etc., that may not become evident until the house is occupied and under normal use, or during remodeling or repairs. When possible, it is advised to duplicate the conditions that would be present when the house is occupied to help better ascertain the condition of the property.

IMPORTANT INFORMATION

DURING REMODELING/REPAIRS: It is typical when a building is remodeled or repairs are undertaken that additional deficiencies surface that were not noted on the General 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 General visual inspection. It is recommended that additional sums be set aside for unexpected deficiencies that may be discovered during this work.

PAST WORK/REMODELING

UPGRADES: 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 all documentation available. This should be done prior to the expiration of the contingency period. It is beyond the scope of this inspection to determine permit status for these updates or repairs.

INSPECTION

The information contained within this report is for the sole benefit of the client indicated in this report and its use is not transferable.

BUILDING/SITE

CLIENT NAME

Trey Ballard.

PRESENT:

The client was not present during the inspection.

ADDRESS

2912 Adams St La Crescenta CA 91214.

INSPECTOR

Lou Fossessa.

INSPECTION DATE

Thursday, October 31, 2024.

INSPECTION TIME

12:30 PM.

WEATHER

Clear.

TEMPERATURE

60's.

BUILDING TYPE

Single Family Residence.

STORIES

1 Story.

UTILITIES STATUS

The utilities were on.

OCCUPIED

The property is not occupied.

PLUMBING

While some plumbing observations may be code related, this inspection does not determine if the system complies with code and does not determine whether any upgrades have been properly permitted and inspected by the city. Water supply, gas 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 drains during normal usage is undetermined. Drain blockage is common in vacant properties and repairs may be needed soon after the building is occupied.

The following are not included (but not limited to); Inaccessible water supply, gas or waste lines, leaks in inaccessible areas such as walls or crawl spaces, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment, water temperature, and projected life. No water quality testing of any type is performed. Determining gas leaks is fully outside the scope of a generalist inspection.

WATER LINES

The main water line is at the front of the building.

Copper piping was viewed coming out of the ground. Since the underground portion is not observable, no representation is made as to its condition or type of material.

MAIN WATER LINE CONDITION

The viewable portion of the water supply displayed no outward appearance of failure. The main water supply is almost fully underground and hidden from view (no representation is made or implied as to its condition or type of material), its condition cannot be determined during a general visual inspection. If more information is desired it is recommended to consult with a qualified plumber.

SHUT OFF VALVE CONDITION

During a general visual inspection valves are not operated or tested for correct operation, due to the potential of failure. Their operating condition is not determined. If more information is desired it is recommended to consult with a qualified plumber.



PRESSURE REGULATOR CONDITION

This device is sealed and its function and condition are not evaluated. Further evaluation by a qualified plumber would be needed to determine its operating condition.

WATER PRESSURE

SERVICEABLE. The water pressure tested at about 50 psi which is within the expected range of between 40 and 80 PSI for inside water pressure.

PRESSURE RELIEF VALVE CONDITION

PRESENT. A safety pressure relief valve is required to reduce the risk of pipes bursting and potential flooding of the building. This valve is not tested or operated as part of a general visual inspection. Ideally, this valve would be tested by a qualified plumber.

WATER SUPPLY PIPING MATERIAL

The visible water supply piping appears to be an upgrade and appears to be all copper but there may still be galvanized piping left that I was not able to observe. It is beyond this inspection to determine the permit status of this upgrade, nor to determine the adequacy of this installation. Copper piping is expected to last from 20 to 50 years. There are many variables so the exact lifespan cannot be predicted and in cases can be less than 20 years.

WATER SUPPLY CONDITION

SERVICEABLE. I discovered no issues with the visible portion of the water supply lines, however, much of the lines are concealed and the condition of the materials in the walls, concealed spaces and within/under the floors, etc is unknown. For a detailed inspection of the water supply system a qualified plumber would be recommended.

HOSE FAUCETS

SAFETY ALERT. There are no back flow preventers as part of the hose faucet installations. This can allow contaminated water to back flow into the potable water supply. This is a potential health and safety issue.

WASTE LINES

WASTE LINE MATERIAL

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

It is beyond this inspection to determine the permit status of this upgrade, nor to determine the adequacy of this installation. This appears to be mostly ABS or similar plastic where visible.

This work should have been permitted, It is advised to consult with the current owner for more information.



WASTE LINE CONDITION

NEEDS ATTENTION. There are rusted areas on the exterior of the waste lines. This external rusting is a sign of internal rust and sometimes past leakage (that has been "sealed" by the rusting pipe).

This rusting/deterioration will continue and ultimately, the piping will fail. It is not possible to determine how long this piping will continue without visible leakage. Replacement/repairs are recommended. Consult with a qualified plumber for a full evaluation. Such as in the crawl space.

NEEDS ATTENTION. The plastic drain lines are strapped or supported with metal 'plumbers tape' which is no longer approved for this use as there is a risk that over time the metal can cut the plastic drainpipes.

GAS SYSTEM

METER:

The gas meter is located in the back of the building.

During a general visual inspection the main gas valve is not operated or tested for correct operation, due to the potential of failure. Additionally, the adequacy of the meter for this property is not evaluated as part of a general visual inspection. If there is a concern consult with your gas provider for more information.

GAS METER CONDITION

Determining the condition of the gas meter is not part of this inspection.

SEISMIC GAS SHUT OFF VALVE

There is no automatic seismic gas shut-off valve on the main gas line. This is a desirable safety feature and in some areas is required to be installed before the close of escrow. It is advised to consult with a qualified plumber or the gas company for more information.

This may not need to be installed in this municipality at the time of sale. Consult with the city for more information.

CARBON MONOXIDE ALARM

PRESENT: There are Carbon Monoxide Alarms installed. This system is not tested or verified as working correctly.

GAS PIPING CONDITION

NEEDS ATTENTION. There are areas of rusty and deteriorated gas piping on the property. Such as at the gas meter and water heater.

ADDITIONAL INFORMATION

The majority of the gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. The condition of underground and concealed gas lines is specifically excluded from this report. No representation is made as to their status. Determining whether or not there are gas leaks in the system is beyond a general inspection.

If there are concerns with the gas line system (such as suspicion of leaks, etc) then a qualified plumber or the gas company should evaluate the system (this is sometimes a free service by the gas provider).

WATER HEATER

The water heater is located on the exterior of the building on the left side.



LOCATION CONDITION

SERVICEABLE. Within my ability to observe, the condition of the water heater was found to be acceptable. Additionally, my observations of the location are from a generalist view. There may be specific requirements for this unit that should be determined by a qualified specialist. Each manufacturer has their own requirements and there are also varying requirements for different cities and municipalities. Consult with your local building codes or a licensed plumber for more information. Additionally, "set-back" requirements are not determined.

FUEL

Natural Gas water heater.

FUEL CONDITION

NOTE. There is no 'Drip Leg' or 'sediment trap' noted on the gas connection for the water heater. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a qualified plumber for more information.

SIZE

This is an "On Demand" type tankless water heater, that does not pre heat or store hot water, but heats water as it is needed and used. These can save the energy of keeping a tank of water hot, and never 'run out' of hot water, and tend to last longer than standard water heaters, These need to be correctly sized for the expected demand to be satisfactory.

NOTE: These typically require the internal tank system be 'flushed' or de mineralized to remove 'lime' build-up, or there may be an in line 'mineral treatment filter'. Typically these should be cleaned / serviced every 6 months. Check with the plumber or manufacturer for details.

TANKLESS WATER HEATER CONDITION

SAFETY ALERT. There does not appear to be the required bonding connection between the water pipes and the gas pipe

NEEDS ATTENTION. The tankless water heater is about 10 years old. Tankless water heaters have an expected life of 15 - 20 years.

COMBUSTION AIR

A combustion air source was observed. Testing for proper combustion air vents or openings in the appliance location are beyond a general visual inspection, they are merely noted as being present. This would have to be further evaluated by a qualified contractor to determine adequacy.

WATER HEATER STRAPPING

Water heater tank strapping may not be necessary or required for these tankless systems. Consult with a qualified plumber for more information.

TEMPERATURE/PRESSURE RELIEF VALVE

SAFETY ALERT. The temperature/pressure relief valve has no drain line installed to take the water away to the exterior of the building if the valve releases. It is recommend that this drainline be installed in case this valve ever releases to help prevent water damage and for safety.

VENTING:

PRESENT. The venting appears to be appropriate for this appliance. Exact testing as to its adequacy is not performed.

ADDITIONAL INFORMATION

Tankless water heaters should be serviced regularly, such as once a year, by having the tank 'flushed' or de-limed to remove sediment and mineral build up. Consult with the manufacturers instructions for their recommendations.

ADDITIONAL PLUMBING INFORMATION

LIMITATIONS

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. The condition of concealed items cannot be determined and no representation is made as to their status.

The plumbing pipes and components do have a 'useful life' and will wear out and need replacement in time, galvanized pipe may last 20-60 years, and copper pipe may last 10-80 years depending on the chemical properties of the water and the quality of the material used (determining the type of copper, whether it is M, L, or K is not part of this inspection and is not determined).

The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested and are beyond a generalist inspection.

Determining the operation of sewer ejection systems and/or septic systems is excluded from this inspection and should be examined by a specialist, as is applicable.

GAS LINES

The majority of the gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. The condition of underground and concealed gas lines is specifically excluded from this report. No representation is made as to their status. Determining whether or not there are gas leaks in the system or whether or not the gas line system is properly sized for the needs of the appliance or dwelling is beyond a general inspection.

If there are concerns with the gas line system (such as suspicion of leaks, etc) then a qualified plumber or the gas company should evaluate the system (this is sometimes a free service by the gas provider).

MAIN SEWER LINE

NOTE: The sewer line/s that go out to the sewer system are installed underground and are not visible. Their condition is unknown to a generalist. The only way to determine their actual condition is to have them evaluated with a camera by a specialist to determine their true condition and any needed repairs.

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 and generally within the footprint of the building, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the building and run to the city sewer.

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

ELECTRICAL

Electrical features are operated with normal basic controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Removal or disassembly of wiring or fixtures is not performed.

Breakers are not operated as part of this inspection. Fuses are not removed or evaluated.

While some observations may be code related, this inspection does not determine if the system complies with code. While the breakers within panels should be the same brand as the panel, this is not verified. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL

MAIN ELECTRICAL LINE

The electricity is supplied by an overhead line from the power pole to the building, 110 / 220 Volt.

MAIN ELECTRICAL CONDITION

NEEDS ATTENTION. The main electrical line from the power pole to the building has some contact from tree branches and limbs and they may need to be trimmed back at times to keep them from putting pressure on the line

MAIN PANEL LOCATION

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



MAIN PANEL AMPERAGE

Service Amperage - 200 Amps.

MAIN PANEL CONDITION

PRESENT. I found no issues with the main electrical panel.



TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers.

MAIN PANEL CIRCUIT BREAKERS

Breakers are not tripped or tested as part of this inspection.

NOTE. This panel does not have a complete 'directory' to identify what the breakers control. This is often required for new work, and is a recommended convenience.

GROUNDING SYSTEM

PRESENT. A ground connection was noted. It is beyond this inspection to determine whether or not the grounding system has been implemented correctly. This would have to be determined by a qualified electrician since most of the ground is either buried or hidden within building components.

SUB PANEL

LOCATION



There is an electrical subpanel on the left exterior of the main building and at the right exterior of the ADU.

CONDITION

PRESENT. Individual breakers are not tested for load capabilities and they are not tripped as part of this inspection. This type of testing is beyond a generalist inspection.

ELECTRICAL WIRING

INTERIOR WIRING TYPE

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

INTERIOR WIRING CONDITION



SAFETY ALERT. The wiring is a combination of the original cloth insulated copper wiring and the plastic insulated copper wiring. The cloth covered wiring is old and may continue to function unless it is disturbed or overloaded.

The cloth covering will continue to wear out and poses a significant increased risk of failure. This wire is considered to be past its expected working life. It is recommended that this wiring be fully evaluated by a qualified electrician to determine if it is time for replacement at this time or in the near future.

RECOMMENDATIONS

EVALUATION/REPAIR: Repairs and/or further evaluation by a qualified specialist is recommended.

FIXTURES & MISC

OUTLETS

NOT ACCEPTABLE. Ground Fault Circuit Interrupter (GFCI) outlet(s) did not work when tested. Such as outside the building, right under panel and back right.

NEEDS ATTENTION. 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. An electrician would need to verify there is a ground conductor at the outlets, or determine what is required to provide one so 3 prong outlets can be properly installed.

SWITCHES

NEEDS ATTENTION. The dimmer for the dining area light is also controlling the fan speed. This is not standard and a fan speed switch should be used.

LIGHT FIXTURES

SERVICABLE. A sampling of light fixtures were found to be operable when tested.

SMOKE ALARMS

PRESENT. Smoke alarms are noted as being present in the locations generally required. They are, however not operated or tested. This generally part of the retrofit inspectors responsibility and scope.

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 sleeping area doors. It is advised to consult with the local municipality to determine their requirements and to add or replace smoke alarms as needed.

ADDITIONAL ELECTRICAL INFORMATION

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

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems, interior or exterior low voltage wiring or fixtures, intercom, stereo, cable or satellite TV, remote controls and timers. All 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. Any information given is done so as a courtesy and does not imply an inspection of that system in part or full.

Determining the electrical capacity of panels is fully outside the scope of this inspection. Determining over-current capacity for any item including appliances and comparing circuit breaker capacity to installed appliance listings is also beyond this inspection.

HVAC SYSTEM/S

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 evaluated for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommended.

Air ducts and registers are randomly evaluated 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 a general visual 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 property, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system.

Window A/C units are usually not built in units and therefore not inspected.

HEATING AND COOLING

This system is for the entire living space.

HEATING

FAN-COIL LOCATION: On the wall.



LOCATION CONDITION

Within my ability to observe, the location of the unit was found to be acceptable.

SYSTEM TYPE

The system is a heat pump. This is an all electric system, with a condenser to pump refrigerant in one direction for cooling and operates in reverse for heating. There are two components to the system, the Forced Air Unit and Evaporator coil usually inside, with the Condenser outside (typically on the roof or side yard).

HEATING CONDITION

SERVICEABLE. The system functioned at the time of inspection.

THERMOSTAT

A remote is used. The remote control thermostat operated the system at the time of inspection. It is beyond the scope my inspection to operate every aspect of the thermostat. I operated the thermostat to a point that I was able to satisfactorily operate the system.

AIR FILTER-RETURN AIR DUCTING

PRESENT. A filter was observed as present. It is beyond this inspection to determine the adequacy of this filter.

RECOMMENDATIONS

MAINTAIN: 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 workings of the unit.

COOLING

LOCATION: The air conditioning condenser is located in the front yard.



TYPE

The air conditioning is a heat pump system. This is where the heating and cooling are both electric. The refrigerant goes in one direction for heating and reverses when cooling is needed. There are two components to the system, with one component being the Forced Air Unit and Evaporator coil inside, and the other component being the Condenser outside, typically on the roof or side yard or on the roof.

CONDENSER CONDITION

NEEDS ATTENTION. The condenser is very old (17 years old) and has been with the building for a long time. While is still working at this time, it is well past its expected working life and no longer reliable and does not meet current safety standards and efficiency. It is expected it will need to be replaced now or in the near future. Consult with a qualified specialist for more information.

SYSTEM CONDITION

SERVICEABLE. The system functioned at the time of inspection. No warranty is given or implied.

CONDENSATE LINE

NOTE. The condensate line is not fully visible and could not be verified as being correctly installed or functioning.

ELECTRICAL DISCONNECT

PRESENT. A service disconnect is present. This disconnect is not operated or tested as part of this inspection.

RECOMMENDATIONS

MAINTAIN: 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 workings of the unit.

HEATING

This system is for the entire living space.

HEATING

FURNACE LOCATION: In the wall. This is a 2 sided unit between the Dining Room and Hallway.



LOCATION CONDITION

Within my ability to observe, the location of the unit was found to be acceptable.

SYSTEM TYPE

The furnace is a gas-fired wall unit.

The system is newer.

HEATING CONDITION

NEEDS ATTENTION. The pilot is not lit in the furnace though the gas was turned on in the building. It could not be fully inspected while in operation. The furnace should be evaluated by a qualified HVAC contractor to determine its condition.



GAS CONNECTION

NOTE. There is no 'Drip Leg' or 'sediment trap' noted on the gas line immediately in front of the unit. This component is recommended and may be a manufacturer and/or city requirement for safe operation. Consult with a qualified plumber for more information.

THERMOSTAT

I operated the thermostat during my operation of the system, to verify whether or not the heating and/or cooling functioned. It is beyond my inspection to operate every aspect of the thermostat.

COMBUSTION AIR

A combustion air source was observed. Testing for proper combustion air vents or openings in the appliance location are beyond a general visual inspection, they are merely noted as being present. This would have to be further evaluated by a qualified contractor to determine adequacy.

VENTING:

PRESENT. The visible part of this vent system appears to be appropriate for this appliance, however portions of the venting system are concealed and not evaluated in this limited inspection. No representation is made regarding concealed exhaust venting or its ability to function.

ADDITIONAL HVAC INFORMATION

Heating systems have an expected life of 15 - 30 years. A/Cs can operate 15 - 25 years depending on use and maintenance. Heat Pumps may be run more frequently and have an expected life of 10 - 15 years. Regular service and keeping the filter cleaned may extend the life of this equipment.

ROOF/ATTIC

The report is not intended to be conclusive regarding the life span of the roofing system, its status, if it is leak free or how long it will remain in its current condition of usability. The inspection and report are based on the 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.

It is usually not possible to determine whether or not active leakage is occurring. 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, guarantee, or constitute a policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. At a minimum, expect to perform minor repairs to any roof.

It is not the intention of the inspection to identify and report all prior repairs, leaks and conditions. It is recommended to refer to the seller and sellers disclosure regarding the presence of any roof leaks or prior repairs.

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

ATTIC

ACCESS TO ATTIC

There appears to be an attic access in the hallway.

ACCESS

NEEDS ATTENTION. The access panels were painted shut and the attic could not be inspected

Due to the minimal height of the attic access may not be required.

ROOF

ROOF STYLE

The roof is a sloped type roof with a pitch.

TYPE OF ROOFING MATERIAL

The roofing material on the sloped roof is made of standard composition shingles.

ROOF ACCESS

Parts of the roof were walked on to inspect it.

ROOF CONDITION

NEEDS ATTENTION. On the composition roof: The roof is older and showing signs of age and wear / deterioration (such as at the edges and a little at the ridge caps). Although the roof may not be at the end of its life at this time, it is older and does have a limited life expectancy. Consult with a qualified roofer for more information.

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



ADDITIONAL ROOF INFORMATION

NEEDS ATTENTION. There are trees very close to the house and roof. The branches may rub the shingles and cause premature failure and leaking if not looked after. Leaves can also block gutters etc. It is recommended to trim the tree/branches away from the house and roof, when needed.

EXPOSED FLASHINGS

CONDITION

NOT ACCEPTABLE. Some of the flashings do not have vent piping through them any longer and are open to the attic or into the bldg and need to be closed off, Such as at the back left side

NEEDS ATTENTION. Mastic has been used to seal roof penetrations in areas. This material cracks over time and loses its ability to maintain a seal. It requires regular maintenance/repairs to ensure a leak free condition.





NEEDS ATTENTION. There are penetrations in the roof that are damaged and may allow moisture to enter the bldg.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION

NEEDS ATTENTION. There are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.

DOWNSPOUT CONDITION

NEEDS ATTENTION. The downspouts do not route the water away from the building but instead deposit it next to the structure which commonly causes problems to the foundation over time. These should be extended away from the building.

ADDITIONAL INFORMATION

NOT RAINING: It was not raining at the time of my inspection. 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 observed under wet conditions and how it performs in these conditions is unknown. No warranty is made that it will not leak when it is under a wet condition.

It is important for all roofs to have regular maintenance, including cleaning out the gutters and drainlines and ensuring all the penetrations are properly sealed. Leaves and debris especially need to be removed from roofs and flat roof scupper drains before the rainy season to allow unimpeded drainage.

ROOF RECOMMENDATIONS

EVALUATION/REPAIRS TUNE-UP: It is recommended that the roof be fully evaluated by a qualified roofer so that the proper maintenance/repairs to the roof system can be determined and implemented.

FOUNDATION

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

FOUNDATION:

CRAWL SPACE



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

There are areas of damp soil under the house, such as under the bathroom.

RAISED FOUNDATION

NEEDS ATTENTION. The foundation walls are older and the smooth wall finish is worn off in areas leaving some of the gravel is showing. It does not appear to be significant at this time. If desired, it is advised to consult with a qualified foundation specialist regarding this issue.

FOUNDATION BOLTING

PRESENT. The structure has original anchor bolts. These bolts are farther apart and smaller than current established bolting standards would dictate.

For more information, further evaluation would be needed by a foundation specialist to determine what additional upgrades could be undertaken to help increase this foundations' ability to withstand seismic activity.



FOUNDATION CRIPPLE WALLS

The cripple walls are short wood frame walls on the concrete foundation that support the floor and structural framing.

NEEDS ATTENTION. The cripple walls have not been strengthened with shear panels. Ideally plywood shear panels would be applied to a majority of the cripple walls. Cripple walls are short walls on top of the foundation that hold up the floor and building.

In some cases, insurance companies require that the cripple walls be strengthened.

FLOOR FRAMING

NEEDS ATTENTION. There are deteriorated areas of floor framing - it is advisable to consult the structural pest control operator report for more information on this situation

It is noted that the floor framing has shifted and settled over time and is no longer level and plumb.

POSTS AND PIERS

PRESENT. No significant issues were noted with regards to the post/piers.

FOUNDATION VENTS

NEEDS ATTENTION. There are not many vents on the exterior foundation for air circulation in the crawl space. Venting is important to allow the space to dry. It may be desirable to add additional openings or powered vent fans.

ADDITIONAL FOUNDATION INFORMATION

CRAWL SPACE COMMENTS

There are chalky areas on the concrete (efflorescence). 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 or from sprinklers and to deteriorate over time. It is advised to ensure the planters have proper drainage to take the water away from the structure

There were rodent dropping observed under the structure. It is advised to have this condition

fully evaluated by a specialist to determine the extent of their presence.

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

STRUCTURAL PEST CONTROL: his inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them.

MOLD/FUNGUS: This is not a mold or fungus inspection, it is advised to have a moisture and 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.

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

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

HARDSCAPE/PATHWAYS

DRIVEWAY

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

WALKWAYS

SAFETY ALERT. The walkway surfaces are uneven in areas, which can pose a trip and fall hazard.

PATIO

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

LANDSCAPE/PERIMETER

LANDSCAPING

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

SITE TYPE

The site is a combination of flat and sloping areas.

DRAINAGE

NEEDS ATTENTION. There are areas where the water will pond instead of flowing off the site during heavy rains. Such as: At the left side.

The landscaping slopes toward the structural foundation. This can cause over-saturation of the soil at the structural footings which is the chief cause of foundation settlement. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend 10 feet away from the foundation, Such as: At the front.

There are planters that may not be properly drained and do not have proper moisture barriers to prevent seepage into the structure. Such as: At the front.

WALLS/FENCING

PROPERTY WALLS, FENCES & GATES

Evaluation of property walls, fencing and gates are excluded from the CREIA inspection and standards. Although this area is beyond the scope of this inspection, as a courtesy I have noted the following:



NEEDS ATTENTION. The fencing is missing in the areas and a temporary set up is in place, such as at the right side of the lot.

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

RETAINING WALLS

Retaining walls are not part of my inspection. Any information given regarding retaining walls is given as a courtesy only and does not infer an inspection of any retaining walls, either in part or full.

ADDITIONAL GROUNDS INFORMATION

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

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

Grounds are not the focus of a General Inspection report. This should not be considered an evaluation of the grounds property itself. **There are trees planted close to the structure. Tree roots may interfere with the foundation and plumbing systems over time as they continue to grow.**

GROUND RECOMMENDATIONS

FURTHER EVALUATION IS RECOMMENDED. It is recommended that the grounds be fully evaluated by the qualified specialists so that any needed repairs/corrections can be performed. This investigation should be performed now and most certainly prior to the end of your inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist performs their evaluation, he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

GARAGE - CARPORT

The property has an attached carport.

ROOF

ROOF STYLE

This is a flat roof.

TYPE OF ROOFING MATERIAL

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

ROOF COVERING STATUS

NEEDS ATTENTION. On the low sloped roof there are bubbled areas of roofing material. This is an indication that some moisture has gotten under the material.



GARAGE FLOOR

CONDITION

NOTE. 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.

GARAGE INTERIOR

CONDITION

The overall condition of the viewable areas appears to be serviceable.

EXTERIOR

The exteriors are viewed in a cursory fashion. Areas of the exterior that are hidden from view, such as 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 and are not noted in this report.

Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

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

EXTERIOR COVERING OF THE BUILDING

MATERIAL

The exterior building covering is stucco, vinyl siding.

CONDITION

The recommended stucco 'weep screed' flashing is not installed near the grade line to help prevent water from wicking up into the walls. Consult with a qualified specialist to determine if the installation of a weep screed would assist in moisture prevention.

EXTERIOR WINDOWS

MATERIAL

The exterior window frame surfaces are made of Vinyl, Metal.

CONDITION

SERVICEABLE. The exterior surfaces of the windows were visibly acceptable.

SCREENS

NEEDS ATTENTION. There are missing screens.

EXTERIOR DOOR SURFACES

MATERIAL

There are wood exterior doors.

CONDITION

NEEDS ATTENTION. There are areas of deterioration to the exterior of the doors.

SCREENS

SERVICEABLE. The screens were visibly acceptable.

THRESHOLDS

The exterior surfaces of the threshold are visibly acceptable. There is typical wear to the surfaces.

EXTERIOR TRIM/FEATURES

MATERIAL

The exterior trim surface is a combination of different types.

CONDITION

SERVICEABLE. The exterior trim surfaces are visibly acceptable. There is typical wear to the surfaces.

A structural pest control operator could fully evaluate the property and perform all needed repairs, if desired.

EXTERIOR STAIRS

CONDITION

SAFETY ALERT. The risers of the stairs have uneven heights and may be a trip hazard

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

RAILINGS

CONDITION

SAFETY ALERT. The railings do not meet current safety standards. It is recommended that there is no opening greater than four inches in any portion of the railing for child safety.

Areas of the guard railing is loose and should be repaired / secured for safety.

CHIMNEY:

LIVING ROOM/DEN.



MATERIAL:

The chimney is made of masonry.

CONDITION:

It is beyond the scope of the inspection to determine the condition of the chimney as this requires a detailed observation of the system, often times utilizing specialty tools (otherwise known as a Level 2 Inspection). This is performed by a fireplace/chimney specialist. There is a risk of concealed damage that may pose a health and safety risk.

Per the NFPA 211: "A Level 2 inspection shall be conducted under the following circumstances:", "(3) Upon sale or transfer of the property", "(4) After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".

It is advised that an independent fireplace/chimney inspector fully evaluate the fireplace and its chimney, to help ensure safe operation and structural stability.

SPARK ARRESTERS:

NEEDS ATTENTION. The chimney is not equipped with a spark arrester over one of the flues.

FLASHINGS:

NEEDS ATTENTION. The chimney flashing is deteriorated

The area where the roof meets the back of the chimney is wide and flat so can collect debris and is prone to leaking, current recommendations are for a raised metal 'cricket' to direct water away.

POOL AND SPA

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 or composite material.

CONDITION

Visually, I found no issues with this surface.

POOL / SPA COVER

CONDITION

NEEDS ATTENTION. The pool cover is older and deteriorated.

SKIMMER & BASKET

CONDITION

PRESENT. A Skimmer/Basket is present and appeared to function.

POOL/SPA LIGHT

CONDITION

The pool/spa light(s) worked when tested.

POOL / SPA HEATERS

TYPE

The spa has an electric heater.

CONDITION

SERVICEABLE. The heater functioned at the time of inspection. No warranty, expressed or implied, is given.

SPA EQUIPMENT

CONDITION

SERVICEABLE. The spa equipment functioned at the time of inspection. I only operate the basic operations of the spa. A spa can be a complex system, with many variable. For a full evaluation and explanation of this system, consult with a qualified specialist.

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.

IMPORTANT DISCLAIMERS: 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.

READ: The entirety of this section 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.

POOL AND SPA SAFETY DEFINITIONS

Refer to the following "definitions" when reading the Pool and Spa Safety section of this report. All of the below definitions, other than **PRESENT** are considered just cause for concern and correction by a qualified specialist.

NOT PRESENT: The pool safety feature is not present.

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

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

INCOMPLETE: The pool safety feature is incomplete and/or has not been fully installed.

HEALTH AND SAFETY RISK: The current conditions allow for a clear and present risk regarding pool safety.

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.

ENCLOSURE: SECTION 115923

HEALTH AND SAFETY RISK: The fencing is damaged. The gate is damaged. The fencing/gate has not been designed in a manner which prevents children from climbing.

1. 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.

REMOVABLE MESH

NOT PRESENT:

2. 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 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.

SAFETY POOL COVER

INADEQUATE: The pool cover does not lock in position.

3. 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.

DOOR/WINDOW ALARMS

NOT PRESENT:

4. 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 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.

EXIT DOOR/WINDOWS/S

NOT PRESENT:

5. 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 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.

POOL ALARM/S

NOT PRESENT:

6. BASIC REQUIREMENTS: Swimming pool alarms that, when placed in pools or spas, will sound upon detection of accidental or unauthorized entrance into the water. These pool alarms shall meet an 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 childs exceeds a certain distance or becomes submerged in water.

NOTE: Standards and Requirements for Pool alarms is extensive, including 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.

OTHER MEANS OF PROTECTION

NOT PRESENT:

7. 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 anti-entrapment 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 or spas, 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.

POOL SAFETY RECOMMENDATIONS

SPECIALIST

FURTHER EVALUATION IS RECOMMENDED. It is recommended that all aspects of swimming safety requirements be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed to ensure a properly installed and correctly operating "pool and spa safety system". This investigation of the system should be performed now and most certainly prior to the end of inspection contingencies, so that repair or replacement costs are known and unwanted expenses are avoided.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

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 part of this inspection.

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

ROOMS

ENTRY

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

LIVING ROOM

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

DINING AREA

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

FAMILY ROOM

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

DEN

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

HALLS

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

BEDROOMS

FIRST BEDROOM

This room is Located Back Middle

NEEDS ATTENTION. The closet doors are missing and the upper cabinet doors are painted shut.

SECOND BEDROOM

This room is Located Back Right Corner

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

THIRD BEDROOM

This room is Located Front Right, Corner

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

DOORS

MAIN ENTRY DOOR CONDITION

SERVICEABLE. The main entry door was found to function at the time of inspection.

OTHER EXTERIOR DOOR(S) CONDITION

SERVICEABLE. The exterior doors were found to function at the time of inspection.

INTERIOR DOORS CONDITION

NEEDS ATTENTION. Some of the door hardware does not work well and latch properly. They will need some adjustment to operate properly. Such as at the first bedroom.

WINDOWS

CONDITION

NOT ACCEPTABLE. There are cracked window panes in areas, such as at the den

NEEDS ATTENTION. Some of the thermal dual pane windows are dirty. I cannot determine if this is on the outside or if there is a failure of the glass seal/s and there is moisture between the panes. This should be further evaluated so that the condition of the seals for all the windows can be determined.

Some of the window hardware is older and may need some adjustment/repairs to work properly.

The window seals are pushed out into the glass in areas.



FLOORS

FLOORING CONDITION

SERVICEABLE. The overall condition of the viewable areas appears serviceable. The home has areas with apparent hardwood flooring. Though there are cosmetic blemishes, the visual condition of the flooring is acceptable relative to its age.

FIREPLACE/WOOD BURNING DEVICES:

LIVING ROOM: All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.



MASONRY FIREBOX TYPE

This is a masonry wood burning fireplace. A gas log lighter installed. It is beyond this inspection to determine the condition of this log lighter or to determine the condition of the gas line system, including whether or not there are gas line leaks.

FIREBOX CONDITION

NEEDS ATTENTION. There are stains in the firebox. This is usually due to water entering down through the chimney. Further evaluation is recommended by a specialist.

FLUE

NEEDS ATTENTION. The flue is dirty and needs to be fully evaluated by a professional chimney inspector. During their inspection they may find additional items that need repair.

The flue tiling has some cracking in it.



DAMPER:

PRESENT. A damper is present and was found to open and close. It is beyond this inspection to determine the efficiency of the damper.

GAS LOG/LIGHTER:

PRESENT. Gas exited the "log lighter" at the time of inspection. The gas line system is not part of my inspection. The detection of leaks is not performed.

GAS VALVE:

NOT ACCEPTABLE. The gas valve that turns the gas on is within the firebox and a potential burn hazard in its current location.

GAS LOGS:

PRESENT. Gas logs are noted as being present. Generally, this type of system is used by operating a gas valve and then lighting the gas that is emitted from the log lighter. The gas valve is then turned off when finished with the operation of the system. Typical wear is noted.

MANTLE:

PRESENT. It is beyond this inspection to determine what these materials are made of or to determine whether or not the required clearances around the fireplace opening have been obtained.

HEARTH EXTENSION:

PRESENT. A hearth Extension was observed as being present. It is beyond this inspection to determine what these materials are made of or to determine whether or not the required heat barriers have been implemented per standards.

In some cases a Hearth Extension is not required for gas appliances. It is beyond this inspection to determine those requirements.

SCREENS:

NEEDS ATTENTION. There is a removable screen for the fireplace.

COMMENTS/RECOMMENDATIONS:

SERVICE/EVALUATION: A full evaluation of the fireplace system and service is recommended by a qualified specialist.

FIREPLACE/WOOD BURNING DEVICES:

DEN: All fireplaces should be cleaned and inspected on a regular basis to make sure that they are safe and structurally sound.

It is beyond the scope of this inspection to determine the existence of defects or damage to the fireplace, chimney or its flue. This can only be determined by a specialty chimney inspection which should be performed at this time.



MASONRY FIREBOX TYPE

This is a masonry wood burning fireplace. A gas log lighter installed. It is beyond this inspection to determine the condition of this log lighter or to determine the condition of the gas line system, including whether or not there are gas line leaks.

FIREBOX CONDITION

NEEDS ATTENTION. There are stains in the firebox. This is usually due to water entering down through the chimney. Further evaluation is recommended by a specialist.

FLUE

NEEDS ATTENTION. The flue is dirty and needs to be fully evaluated by a professional chimney inspector. During their inspection they may find additional items that need repair.

DAMPER:

PRESENT. A damper is present and was found to open and close. It is beyond this inspection to determine the efficiency of the damper.

GAS LOG/LIGHTER:

PRESENT. Gas exited the "log lighter" at the time of inspection. The gas line system is not part of my inspection. The detection of leaks is not performed.

GAS VALVE:

NOT ACCEPTABLE. The gas valve that turns the gas on is within the firebox and a potential burn hazard in its current location.

MANTLE:

PRESENT. It is beyond this inspection to determine what these materials are made of or to determine whether or not the required clearances around the fireplace opening have been obtained.

HEARTH EXTENSION:

PRESENT. A hearth Extension was observed as being present. It is beyond this inspection to determine what these materials are made of or to determine whether or not the required heat barriers have been implemented per standards.

In some cases a Hearth Extension is not required for gas appliances. It is beyond this inspection to determine those requirements.

SCREENS:

SAFETY ALERT. There is no screen at the fireplace opening. This is generally needed for fire safety.

COMMENTS/RECOMMENDATIONS:

SERVICE/EVALUATION: A full evaluation of the fireplace system and service is recommended by a qualified specialist.

KITCHEN - LAUNDRY

Built-in appliances are visually inspected and operated briefly, by using their normal controls to determine whether or not the appliances turn on. 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, such as portable dishwashers, refrigerators, wine coolers, etc. The water line to the refrigerator and water purifiers (and other similar installations) are not part of a general inspection. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.

The oven temperature is not verified or tested for accuracy. No opinion is offered as to the actual adequacy, accuracy or effectiveness of any appliance operation. This is due to their being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function, heating and freezing ability.

Washers and dryers are considered personal property and they and their connections are not tested or moved as part of this inspection. Refrigerators connections/accessories are specifically excluded from the inspectors responsibility.

KITCHEN AREA



WALLS AND CEILINGS

SERVICEABLE. The general condition of the walls and ceiling appears serviceable.

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable. It is noted that **This is a wood or composite floor and may be more susceptible to moisture damage and staining.**

COUNTERS

NEEDS ATTENTION. There are gaps in the seam where the counter meets the backsplash that should be properly repaired/maintained. **Such as: behind the sink.**

CABINETS

NEEDS ATTENTION. There is moisture damage to the shelf area under the kitchen sink.

KITCHEN SINK

CONDITION

NEEDS ATTENTION. The seal between the sink and counter top is deteriorated and should be repaired to prevent water entering the cabinets.

There is moderate to heavy wear to the sink.

FAUCET

SERVICEABLE. The faucet functioned at the time of inspection.

WATER DISPENSER

NOT ACCEPTABLE. The water dispenser is missing parts.

DRAIN

SERVICEABLE. Water drained adequately during this limited time inspection. It is not determined whether or not water will drain adequately during normal use. If this is a concern, the water would need to be left on at this fixture for a greater length of time. During my limited visual inspection I observed no leaks at this time. Typical wear is noted.

KITCHEN APPLIANCES

REFRIGERATOR

Refrigerators and freezers are not part of a general visual inspection unless they are "built-in". If information is given for "free-standing" units, it is done so as a courtesy.

GARBAGE DISPOSAL

NOT ACCEPTABLE. The garbage disposal did not function at the time of inspection. It will need repair/replacement. It just hums.

DISHWASHER:

NEEDS ATTENTION. The dishwasher is an older model appliance. It may be near the end of its expected useful life.

COOKTOP TYPE

The kitchen has a gas cooktop.

COOKTOP

SERVICEABLE. The cooktop functioned at the time of inspection. The stove is operated simply by turning the burners on and observing whether or not they turned on. Determining the accuracy of the settings is not part of this inspection.

Determining the condition of all the "functions and settings" is also not part of this limited inspection. There is some typical and general wear to the unit.

OVEN TYPE

The kitchen has a gas oven.

OVEN

SERVICEABLE. The oven functioned at the time of inspection. The oven is operated simply by turning the unit on and observing whether or not it functioned. Determining the accuracy of the settings is not part of this inspection.

Determining the condition of all the "functions and settings" is also not part of this limited inspection. There is some typical and general wear to the unit.

VENTILATION FAN

NOT ACCEPTABLE. The range hood exhaust duct is made of aluminum corrugated material, this is not recommended as it can trap grease. It should be smooth wall steel ducting.



NEEDS ATTENTION. The exhaust fan is noisy and may be wearing out.

MICROWAVE

There is no microwave present.

LAUNDRY

The laundry facilities are in the kitchen.

CLOTHES WASHER HOOKUPS

PRESENT. There are washer connections present, they are not tested. There is no washing machine present.

TYPE OF CLOTHES DRYER HOOKUPS

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

CLOTHES DRYER HOOKUPS:

There are dryer connections present but they were not tested.

DRYER VENT DUCT

NEEDS ATTENTION. The dryer cover is damaged / missing at the exterior of the bldg.

LAUNDRY AREA

NEEDS ATTENTION. There is no 'drip pan' for the washing machine as is currently recommended to prevent leaks from damaging the floor.

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 operation. 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. While Jetted bathtubs are tested for operation when possible, where there are in line electric booster water heaters these are not and cannot be tested in this limited time inspection. Proper ongoing maintenance is always required whenever there is contact of water with various materials.

BATHROOM

HALLWAY:

WALLS AND CEILING

SERVICEABLE. The general condition of the walls and ceiling appears serviceable.

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable. It is noted that This is apparently a wood type floor which is susceptible to moisture damage, so will require careful maintenance.

COUNTERS

SERVICEABLE. The general condition of the counter tops appears serviceable.

CABINETS

The general condition of the cabinets appears serviceable. A sampling of the doors and drawers are accessed during this general visual inspection.

There are personal items limiting view and access.

SINKS

SERVICEABLE. The sink surfaces appear serviceable.

SINK DRAIN

NEEDS ATTENTION. The sink drains slowly.

FAUCETS

SERVICEABLE. The faucet functioned at the time of inspection.

TOILETS

NEEDS ATTENTION. There is no visible caulk seal between the base of the toilet and the floor. This is recommended.

MIRRORS

PRESENT. A mirror is present.

BATH VENTILATION

PRESENT. There is a window for ventilation, which is working.

TUB FIXTURES

SERVICEABLE. The fixture functioned at the time of inspection.

JETTED TUB

PRESENT. The jetted tub was found to be functional at the time of inspection.

Since much of the unit is covered or hidden from view it is beyond this inspection to determine whether or not proper moisture barriers or flashings have been implemented or whether current leaks exist (since the plumbing is generally out of view).

SHOWER FIXTURES

NOT ACCEPTABLE. The shower is not draining and the shower pan is leaking into the crawl space.

SHOWER WALLS

NEEDS ATTENTION. The shower has areas of deteriorated grout.

The shower walls are generally worn and deteriorated.

SHOWER ENCLOSURE

NEEDS ATTENTION. There is no enclosure for the shower. It is Recommended that a shower curtain be installed.

BATHROOM HEATER

SAFETY ALERT. There is a very old wall heater that is not working. These get very hot and are considered to be a potential burn hazard.



ADU

FIXTURES & MISC

LIGHT FIXTURES

NEEDS ATTENTION. There are fixtures that have missing covers. Such as the kitchen.

HEATING

HEATING CONDITION

NOT ACCEPTABLE. There is no provision for heating in this unit. A permanent source of heat is a standard requirement for habitability.

Further evaluation by a qualified specialist is recommended to determine the options for installation of an approved heating system.

COOLING

TYPE

The air conditioning is a window / wall style unit.

The system is older and at or nearing the end of its expected life span.

SYSTEM CONDITION

NOT ACCEPTABLE. The air coming out of the unit is the temperature of the surrounding air and is not cooled at all.

ROOF

ROOF:

The roofing system is in the same condition as the main building. See Roof Section.

FOUNDATION

FOUNDATION TYPE

This is on a concrete slab over dirt.

FOUNDATION

PRESENT. This building is on a concrete slab over earth. There were no observable signs of significant settlement or deflection in the slab. It appears to be performing its function of supporting the structure. Due to the type of construction it is expected the building is bolted to the foundation to the standards at the time of construction.

EXTERIOR

EXTERIOR

The exterior is in the same condition as the main building. See Exterior Section.

ROOMS

LIVING/DINING/BED AREAS

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.

DOORS

MAIN ENTRY DOOR CONDITION

SERVICEABLE. The main entry door was found to function at the time of inspection.

OTHER EXTERIOR DOOR(S) CONDITION

SAFETY ALERT. The sliding glass doors do not appear to have tempered glass or a safety film installed on them. Having one or the other reduces the danger of bodily harm should the glass be broken and in some cities is required at the time of sale.

INTERIOR DOORS CONDITION

SAFETY ALERT. Some doors are missing guide tracks in areas. They swing in/out and area a potential safety hazard, especially for small children.

WINDOWS

CONDITION

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

FLOORS

GENERAL CONDITION

SERVICEABLE. The overall condition of the viewable areas appears serviceable. Typical wear is noted.

KITCHEN AREA

WALLS AND CEILINGS

SERVICEABLE. The general condition of the walls and ceiling appears serviceable.

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable.

COUNTERS

SERVICEABLE. The general condition of the counter tops appears serviceable.

CABINETS

NEEDS ATTENTION. There is moisture staining and damage to the shelf area under the kitchen sink. It has been painted over

The cabinet doors need adjustment to work properly.

KITCHEN SINK

CONDITION

SERVICEABLE. The sink surfaces appear serviceable with no apparent damage.

FAUCET

SERVICEABLE. The faucet functioned at the time of inspection.

DRAIN

NEEDS ATTENTION. The drain pipe is stained in areas from previous leaks.

KITCHEN APPLIANCES

GARBAGE DISPOSAL

None.

DISHWASHER:

None.

COOKTOP TYPE

The kitchen has an electrical cooktop.

COOKTOP

SERVICEABLE. The cooktop functioned at the time of inspection. The stove is operated simply by turning the burners on and observing whether or not they turned on. Determining the accuracy of the settings is not part of this inspection.

Determining the condition of all the "functions and settings" is also not part of this limited inspection. There is some typical and general wear to the unit.

OVEN TYPE

The kitchen has an electric oven.

OVEN

SERVICEABLE. The oven functioned at the time of inspection. The oven is operated simply by turning the unit on and observing whether or not it functioned. Determining the accuracy of the settings is not part of this inspection.

Determining the condition of all the "functions and settings" is also not part of this limited inspection. There is some typical and general wear to the unit.

VENTILATION FAN

NOT ACCEPTABLE. The exhaust fan is noisy and may be wearing out.

MICROWAVE

None.

BATHROOM

WALLS AND CEILING

SERVICEABLE. The general condition of the walls and ceiling appears serviceable.

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable.

COUNTERS

SERVICEABLE. The general condition of the counter tops appears serviceable.

CABINETS

NEEDS ATTENTION. The bathroom cabinet drawers do not operate properly and need some adjustments/repairs to work properly.

SINKS

NEEDS ATTENTION. The surface of the sink is older, worn and deteriorated.

SINK DRAIN

SERVICEABLE. Water drained adequately during this limited time inspection. It is not determined whether or not water will drain adequately during normal use. If this is a concern, the water would need to be left on at this fixture for a greater length of time. During my limited visual inspection I observed no leaks at this time.

FAUCETS

NEEDS ATTENTION. The faucet leaks at the handle in certain positions

The cold water valve was turned off below the sink. It was opened to test it and then closed back off.

TOILETS

NEEDS ATTENTION. There is no visible caulk seal between the base of the toilet and the floor. This is recommended.

MIRRORS

NEEDS ATTENTION. The mirrors are deteriorated in areas.

BATH VENTILATION

NEEDS ATTENTION. The fan is noisy while in operation. It may need replacement or repairs.

TUB / SHOWER COMBO

PRESENT. This bathroom has a tub/shower installation. Since much of the unit is covered or hidden from view when installed it is beyond this inspection to determine whether or not proper moisture barriers or flashings have been implemented.

TUB FIXTURES

SERVICEABLE. The fixture functioned at the time of inspection.

SHOWER FIXTURES

SERVICEABLE. The fixture functioned at the time of inspection.

SHOWER / TUB DIVERTER

SERVICEABLE. The diverter functioned at the time of inspection.

SHOWER WALLS

PRESENT: The surfaces of the shower walls appeared in serviceable condition. However, it is beyond this inspection to determine if the shower walls leak or if the shower walls have been constructed appropriately.

SHOWER ENCLOSURE

NEEDS ATTENTION. There is no enclosure for the shower. It is Recommended that a shower curtain be installed.

BATHROOM HEATER

There is a ceiling fixture that has a heat lamp incorporated within it. The unit functioned at the time of inspection.

INSPECTION STANDARDS

LIMITATIONS - EXCLUSIONS

This inspection is not intended to discover every "flaw" and not intended to fully investigate every aspect of a system. Specific workings of systems are not evaluated or tested, other than the typical operation of turning them on and off. For example: An oven is turned on and then off, it is not tested for correct temperature and timers are not operated, etc.

GENERAL VISUAL: 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 and observable material defects therein. This report is not intended to itemize or list all the individual flaws or faults. This is not a Code Compliance report. If a code compliance report is desired please contact the appropriate specialist for more information.

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.

CODE COMPLIANCE DISCLAIMER: 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.

MOISTURE, MOLD OR FUNGUS: This is not a moisture, mold or fungus inspection, it is advised to have a moisture and mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any moisture or mold issues that may affect the health or safety of the occupants. Per the CAR Documents, it is recommended to have this specialty inspection performed at this time.

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.

STRUCTURAL PEST CONTROL REPORT: This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection generally covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items should be examined and any repairs completed before the close of escrow. Please refer to the structural pest control report for any information concerning this aspect of the property and if one was not performed then it is recommended that this be performed at this time.

Termites, dry-rot, wood rot and wood destroying organisms are not part of a generalist 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.

STANDARDS OF PRACTICE

CREIA Standards. The report is intended to conform 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 (if cosmetics or aesthetics are reported on, this is done so as a courtesy only).

MATERIAL DEFECTS. 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 end of their expected service life. The report may include the Inspector's recommendations for correction or further evaluation.

NOT EXHAUSTIVE. 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.

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. The intention is to render opinions as to the general condition of various aspects of the property. No destructive testing is performed. Stored items or furniture are not moved.

Thus the goal is not to identify every defect concerning the property but instead to 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.

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

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 Area

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.

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, handrails and guardrails
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings

6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present

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
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. Test or operate any drowning prevention safety feature

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

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 material

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, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
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 cover plates**
- 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 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:

- Chimney exterior
- Spark arrestor
- Firebox
- Damper
- Hearth extension

B. The Inspector is not required to:

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

SECTION 9 - Building Interior

A. Items to be inspected:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
6. Absence of smoke and carbon monoxide 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, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices
4. Use a ladder to inspect systems or components

LaRocca Inspection Associates, Inc.

Inspection Contract

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

Client: Trey Ballard

Inspection Date: 10/31/2024

Inspection Address: 2912 Adams St La Crescenta CA 91214.

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 _____