



848 Foothill Blvd. La Canada Flintridge, CA 91011
818.253.4545 | CalDRE 02024855 | justin@thedonutguyrealtygroup.com

9355 Skyview Terrace Tujunga, CA 91042

Reports & Pre-Market Inspections

Dear Agent/Prospective Buyer,

We have completed some preliminary investigations on this property in order to better educate all parties on its condition. Attached please find the seller's disclosures along with some supplemental inspection reports. We encourage the buyer to still complete their due diligence. Our goal with this package is to help you make an informed offer on the property. We hope to work with you soon!



RECEIPT FOR REPORTS No. 01
(C.A.R. Form RFR, Revised 12/21)

In accordance with the terms and conditions of the Purchase Agreement OR ☐ Other _____
dated _____, on property known
as 9355 Skyview Terrace, Tujunga, CA 91042 ("Property"),
between _____ ("Buyer")
and Hedwig Herold ("Seller").

- 1. ACKNOWLEDGEMENT OF RECEIPT:** Buyer acknowledges receipt of the report(s), document(s), inspection report(s) disclosure(s), proposal(s), estimate(s), or invoices(s) ("Reports") checked below. Unless otherwise specified in paragraph 6, Buyer acknowledges being able to access any and all Reports delivered via a link.
- 2. REPORTS NOT VERIFIED BY BROKER OR SELLER:** Broker and Seller have not verified the representations in such Reports and make no representation themselves regarding the adequacy and completeness of such Reports or the performance of the person conducting such inspections or preparing the Reports.
- 3. BUYER OWN INVESTIGATIONS:** Any Reports not ordered by Buyer should not be considered as a substitute for Buyer obtaining their own inspections and Reports covering the same items and any other matter affecting the value and desirability of the Property.
- 4. LIST OF REPORTS ORDERED BY BUYER OR SELLER FOR THIS TRANSACTION:**

Report, Document or Disclosure	Delivered via Link	Prepared By	Dated
A. <input checked="" type="checkbox"/> Wood Destroying Pest Inspection	<input type="checkbox"/>	<u>Tri Pacific Termite</u>	<u>08/22/2024</u>
B. <input checked="" type="checkbox"/> Home Inspection Report	<input type="checkbox"/>	<u>Summit Inspections</u>	<u>08/22/2024</u>
C. <input type="checkbox"/> Title: Preliminary Report	<input type="checkbox"/>	_____	_____
D. <input type="checkbox"/> Roof Inspection	<input type="checkbox"/>	_____	_____
E. <input checked="" type="checkbox"/> Sewer Lateral Report	<input type="checkbox"/>	<u>LASI Sewer Inspection</u>	<u>08/22/2024</u>
F. <input checked="" type="checkbox"/> Natural Hazard Disclosure Report	<input type="checkbox"/>	<u>Disclosure Source</u>	<u>09/04/2024</u>
G. <input type="checkbox"/> Domestic Well Test	<input type="checkbox"/>	_____	_____
H. <input type="checkbox"/> Septic/Private Sewage Inspection	<input type="checkbox"/>	_____	_____
I. <input type="checkbox"/> HVAC Inspection	<input type="checkbox"/>	_____	_____
J. <input type="checkbox"/> Government Inspection or Report	<input type="checkbox"/>	_____	_____
K. <input type="checkbox"/> Statutory Condominium/Planned Development Disclosures (Civil Code § 4525)	<input type="checkbox"/>	_____	_____
L. <input type="checkbox"/> Contractual Condominium/Planned Development Disclosures	<input type="checkbox"/>	_____	_____
M. <input type="checkbox"/> Lease Documents	<input type="checkbox"/>	_____	_____
N. <input type="checkbox"/> Tenant Estoppel Certificates	<input type="checkbox"/>	_____	_____
O. <input checked="" type="checkbox"/> <u>9A City Report</u>	<input type="checkbox"/>	<u>City of Los Angeles</u>	<u>09/11/2024</u>
P. <input checked="" type="checkbox"/> <u>Retrofit Inspection - #145648</u>	<input type="checkbox"/>	<u>Metro Retrofitting</u>	<u>09/06/2024</u>
Q. <input checked="" type="checkbox"/> <u>Chimney Inspection</u>	<input type="checkbox"/>	<u>Chimney Check</u>	<u>08/22/2024</u>
R. <input checked="" type="checkbox"/> <u>TDS, SPQ, AVID & Seller's Disclosures</u>	<input type="checkbox"/>	<u>Seller</u>	_____



RECEIPT FOR REPORTS (RFR PAGE 1 OF 2)

- 5. LIST OF REPORTS FROM PREVIOUS TRANSACTIONS:** The following Reports are being provided by Seller from previous transactions, and unless otherwise disclosed or noted, Seller has not verified the information and has no further knowledge regarding such Reports. Such Reports may not have been updated or reflect the current condition of the Property.

**Report, Document or Disclosure
From Previous Transactions**

Delivered via Link

Prepared By

Dated

A. <input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
B. <input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
C. <input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
D. <input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
E. <input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
F. <input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____
G. <input type="checkbox"/>	_____	<input type="checkbox"/>	_____	_____

- 6. REPORTS DELIVERED VIA LINK:** For all Reports identified by a check below, Buyer is unable or unwilling to open the link, is unable to download the documents in the link, or prefers to receive the documents directly rather than via a link.

A. ☐ All Reports Delivered via link.

B. ☐ _____

C. ☐ _____

- 7. ADDITIONAL INVESTIGATION RECOMMENDATIONS:** If any of the above reports recommends Buyer obtain additional investigations, you should contact qualified experts to determine if such additional investigations are necessary. If you do not do so, you are acting against Broker's Advice.

- 8. REPORTS PREPARED FOR PERSONS OTHER THAN BUYER:** Buyer has been advised that if Buyer receives any Report that has not been ordered by Buyer (whether prepared by or for Seller or others), Buyer may have no recourse against the preparer of the report for any errors, inaccuracies or missing information. Buyer is advised to check with the preparer of any Report to determine if preparer will offer Buyer such recourse.

Buyer

Date

Buyer

Date

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SUMMIT INSPECTIONS

150 S. Glenoaks Blvd. • PMB 1045
Burbank, CA 91502
(818) 426-9977

Property Location: 9355 SKYVIEW TERRACE
TUJUNGA, CA

Structure Type: Single Family Home

Inspection Date: August 22, 2024

Requesting Party: Hedwig A. Herold
9355 Skyview Terrace
Tujunga, CA 91042

This report provides an account of the results of a building inspection done at the above property. The purpose of the inspection is to report the general conditions of the structure and the electrical, plumbing and mechanical systems.

This report is confidential, is given solely for the use of the requesting party, and is not intended to be used by a third party. The inspection does not constitute a warranty, an insurance policy or a guarantee.

Information regarding permits, code compliance, termites, dry rot, pests, shower pans, hazardous materials (e.g., asbestos, lead, mold, radon, etc.), heating system fireboxes/heat exchangers, chimney smoke tests and related items, septic tanks, cable television and telephone wiring, security systems, intercoms, smoke detectors and loss of pool/spa water is not included in this report. Any general comments about these systems and conditions are informational only and do not represent an inspection.

This report is intended to be only a general guide to help evaluate the overall condition of the property. The inspection and report are not intended to be technically exhaustive or that every possible defect was discovered. Only items that are visible and reasonably accessible are inspected.

This report is not a substitute for the property owner's independent duty of disclosure.

Rating Method:

A – Functional condition, with normal wear and tear.

B – Overall functional but may require repair or replacement.

C – In need of repair or replacement.

These ratings are generally modified by comments which are to be considered a further explanation of the given rating.

EXTERIOR

- | | |
|----------------------------------|--|
| A ROOF: | The roof is a composition shingle (30-year rated or similar) type and appeared to be in generally satisfactory condition – minor shingle deterioration is visible. Note: There is one roofing layer. Recommend resealing the vent pipe collars on the roof as needed. |
| B CHIMNEY: | The chimney (brick, with lined flue) inspection is limited. Recommend consulting a chimney specialist for further review. Note: There are sealed cracks in the chimney upper exterior. There is no spark arrestor/rain cap – older flat type spark arrestor only. The fireplace gas valve appeared to be functional but relatively stiff. Recommend securing the fireplace damper open if natural gas logs or similar are installed. |
| B GUTTERS AND DOWNSPOUTS: | There is a missing downspout at the southwest corner of the west side storage area (see below for related comments). |
| B WALLS, TRIM AND EAVES: | There are cosmetic irregularities in the stucco. Recommend checking with the termite company regarding damaged wood. |
| A DOORS AND SCREENS: | Functional. |
| A WINDOWS AND SCREENS: | Functional. |
| A PORCHES: | Functional. |

- B PATIOS, DECKS AND WALKS:** There is an uneven joint in the south patio/walkway. There are cracks in the front walkway (noted at the right front and toward the left front). There is some breakage in the left front walkway. The patio/walkway surface along the east side of the garage is especially rough.
- B SPRINKLERS:** Manual. The sprinkler system is older.
- B FENCES AND WALLS:** There is some cracking and displacement in the block walls (noted adjacent to the driveway) and at the right rear.
- A FOUNDATION:** The foundation is a slab on grade type (with original anchor bolts) and overall appeared to be structurally intact.
- ADDITIONAL COMMENTS:** The storage structure along the west side of the garage is in poor condition (including the roof) and should possibly be considered to be a tear down. Recommend checking with the termite company for additional information. Note: The exterior surface drains were not tested.

GARAGE

- A ROOF:** See EXTERIOR section.
- A FIRE SEPARATION:** Functional.
- B GARAGE DOOR:** Automatic. The garage door overall appeared to be functional. However, the safety reversing sensors are mounted relatively high (approx. 12" to 13" vs. no more than 6") above the floor level.
- WINDOWS:** None (excluding in the garage door).
- B ELECTRICAL:** The unprotected nonmetallic cable (Romex) wiring along the south wall is subject to damage and not to code (below 8' on the wall). Note: The only receptacles noted were at the garage door opener, at the laundry hookups and at the forced air heater. Recommend installing ground fault circuit interrupter (GFCI) protection for any convenience receptacles – either present or to be added – for the receptacles – for enhanced safety.

- B DRIVEWAY:** The asphalt driveway is older and cracked.
- **ADDITIONAL COMMENTS:** The rear exterior door rubs and the door is slightly separated at the base (both minor).

BATHROOMS

- A/ WALLS AND B CEILINGS:** There are unfinished wall repairs (painted only needed) below the sinks – water piping replacement related.
- A DOORS:** Functional.
- A WINDOWS:** Functional.
- B FLOORS:** 3/4 (primary): The vinyl flooring is lifting along the shower.
- A COUNTERTOPS:** Functional.
- B SHOWER/TUBS:** 3/4 (primary): There is irregular sealant along the base of the shower walls. Note: The shower pan is an older single-piece unit.
- A SINKS:** Functional.
- B FIXTURES:** Some of the plumbing fixtures are older and the following was noted. Full: The shower/tub cold water valve and diverter valve squeak during operation. The shower/tub diverter valve turns clockwise (vs. counterclockwise) for the shower position. There is some corrosion at the end of the tub spout.
- A ELECTRICAL:** Recommend installing ground fault circuit interrupter (GFCI) protection for the receptacles – for enhanced safety. 3/4 (primary): Note: The switch for the shower and toilet area light fixture is to the right of the sink (in the bedroom area).
- **VENT FANS:** None.
- A HEATING:** Wall Register (full) & Ceiling Lamp (3/4)

BEDROOMS

A WALLS AND CEILINGS:	Functional.
A DOORS:	Functional.
A WINDOWS:	Functional.
A FLOORS:	Functional.
A ELECTRICAL:	Functional.

KITCHEN

A WALLS AND CEILINGS:	Functional.
- DOORS:	None.
B WINDOWS:	The window screen is missing (or removed as for a pass through window).
A FLOORS:	Functional.
A COUNTERTOPS:	Functional.
A CABINETS:	Functional.
B APPLIANCES:	Range/oven (gas, portable, with vent fan), dishwasher, garbage disposal and refrigerator/freezer (portable). The appliances overall appeared to be functional but are older. Also, there is roughly installed duct tape on the vent fan ductwork within the above cabinet.
A PLUMBING:	Functional. Note: There is a surface chip in the left side of the sink.
B ELECTRICAL:	There is a terminated run of flexible electrical conduit wiring within the cabinet above the range/oven. Recommend installing ground fault circuit interrupter (GFCI) protection for the countertop area receptacles – for enhanced safety.

LIVING ROOM/DINING ROOM **BREAKFAST AREA/ENTRY/HALLWAY**

- | | |
|-----------------------------------|--|
| A WALLS AND
CEILINGS: | Functional. |
| A DOORS: | Functional. |
| A WINDOWS: | Functional. |
| A FLOORS: | Functional. |
| A ELECTRICAL: | Functional. |
| - ADDITIONAL
COMMENTS: | <u>Living Room</u> : See EXTERIOR section regarding the chimney and the fireplace. |

LAUNDRY

- | | |
|---------------------------|--|
| A LOCATION: | Garage |
| B/ PLUMBING:
C | The washer valves slowly leak at the stem (unless the valves are off or in the fully on position). Also, there is some corrosion on the cold water valve. Note: The water piping is surface mounted. |
| A ELECTRICAL: | Functional (120 volt). |
| B GAS VALVE: | The gas valve is older. |
| A DRYER VENT: | Functional. |

ATTIC

- A FRAMING:** The framing appeared to be structurally intact.
- A ROOF INTERIOR:** No indication of active roof leakage was noted. See EXTERIOR section regarding the roof.
- B VENTILATION:** The attic ventilation is limited.
- B/ DUCTS AND
C VENT PIPES:** See HEATING/AIR CONDITIONING section regarding the ducts.
- B INSULATION:** The majority of the attic insulation is an older blown-in type and thin.

PLUMBING

- B/ FIXTURES:
C** The plumbing fixtures appeared to be in functional condition with the exceptions noted. See BATHROOMS and LAUNDRY sections.
- A WATER PIPES:** Copper and PEX (cross-linked polyethylene). The majority of the water piping is a replacement copper type and overall appeared to be functional. There is a long run of PEX piping in the attic (for exterior piping). Note: There is a surface mounted water piping on the south exterior wall. There is a water piping loop, as for a water softener, at the northeast interior of the garage.
- A WATER PRESSURE:** Incoming: 90 psi
Regulated: 40 psi (see below)
- A PRESSURE REGULATOR:** The water pressure regulator at the northeast exterior of the garage is set to approximately 40 psi (which is relatively low). Note: Code requires pressure to be regulated to a maximum of 80 psi and newer systems are commonly regulated somewhat lower (e.g., to 65 psi).
- B DRAIN PIPES:** Cast iron, galvanized and ABS. The majority of the drain piping overall is older (original). Note: A main sewer line inspection specialist was present at the time of the inspection. Refer to the separated report. There is a main

drain cleanout (possibly added) at the southeast exterior of the garage. There is an additional main drain cleanout at the lower left of the 3/4 (primary) bathroom toilet.

- A/ WATER**
B HEATER: The 40 gallon water heater (A.O. Smith brand) in the garage is approximately six years old ('18) and overall appeared to be functional. Note: The seismic bracing is installed over (vs. under) the insulation blanket. The water heater is venting into the original transite vent pipe. There is no sediment trap for the gas line – common older installation.
- A RELIEF VALVE:** Functional (on water heater and at the northeast exterior of the garage).
- ADDITIONAL COMMENTS:** The main water valve is located at the northeast exterior of the garage. The main gas valve (without seismic shut off valve) is located at the northwest exterior of the garage.

ELECTRICAL

- A LIGHTS AND**
RECEPTACLES: The accessible lights and receptacles overall appeared to be in functional condition.
- A/ WIRING:**
B Flexible conduit and nonmetallic cable (Romex). The majority of the wiring is the original conduit type and overall appeared to be functional. See GARAGE and KITCHEN sections for individual wiring comments.
- B SERVICE**
PANELS: The main service panel (Square D brand) at the northwest exterior of the garage consists of one 100 amp double pole (main), one 60 amp double pole (air conditioner) and ten 20 amp breakers. The panel overall appeared to be functional, however, it is older, the capacity is limited and the number of circuits is limited. Note: The panel is without a directory identifying the purpose of the individual breakers.
- A SERVICE**
ENTRANCE: Functional.

HEATING/AIR CONDITIONING

- B TYPE:** Central Forced Air (Holly brand)
- A CONTROL:** Thermostat
- B/ DUCTS:** The ductwork is the original asbestos insulated type and
C some damage was noted.
- CAPACITIES:** Heater: Not Determined (the label is missing).
Air Conditioner: 3.5 Tons
- A LOCATION:** Heater/Fan Unit: Garage
AC Condensing Unit: West Exterior of the Garage
- ADDITIONAL COMMENTS:** The heating/air conditioning system appeared to be functional but is old (original) and well past its expected service life. Recommend consulting a heating/air conditioning contractor for further review. Note: The heater is venting into the original transite vent pipe. The heater gas line is without a sediment trap – common older installation. The air conditioning refrigerant is the obsolete R-22 type. The air conditioner condensing unit is not securely mounted. There is no electrical disconnect at the air conditioner condensing unit.

ADDITIONAL COMMENTS

The acoustical ceiling material may have some asbestos content – not tested.

Recommend checking with the retrofit company regarding the smoke detectors, carbon monoxide detector and other required retrofit items.




Recommend a termite inspection.

Recommend checking with the building department regarding permits.

	<p>Composition shingle roofing.</p>
	<p>Composition shingle roofing.</p>
	<p>Composition shingle roofing.</p>

	<p>Composition shingle roofing.</p>
	<p>Composition shingle roofing.</p>
	<p>Composition shingle roofing (over the garage).</p>

	<p>Composition shingle roofing (over the garage).</p>
	<p>Composition shingle roofing (over the garage).</p>
	<p>Shingle close-up.</p>

	<p>Another shingle close-up (over the garage). Note: The minor surface deterioration.</p>
	<p>Cracked sealant at a plumbing vent collar.</p>
	<p>Cracked sealant at a plumbing vent collar.</p>



Chimney upper exterior.



Flat type spark arrestor (vs. a spark arrestor/rain cap).






Fireplace.

	<p>Fireplace gas valve. Note: The valve is relatively stiff.</p>
	<p>Fireplace damper in the open position.</p>
	<p>Fireplace damper in the closed position.</p>

	<p>Missing downspout at the southwest corner of the west side storage structure.</p>
	<p>Uneven joint in the south patio/walkway.</p>
	<p>Crack in the front walkway at the right front.</p>

 A photograph of a concrete walkway with a visible crack. A red arrow points to the crack, which runs horizontally across the frame.	<p>Crack in the front walkway toward the left front.</p>
 A photograph of a stone walkway with a breakage. A red arrow points to the damaged area, which shows loose stones and a jagged edge.	<p>Breakage in the left front walkway.</p>
 A photograph of a patio/walkway with a rough surface. The surface is composed of small, irregular stones and pebbles, with some circular patterns. A red arrow points to the rough area.	<p>Patio/walkway with rough surface along the east side of the garage.</p>

 A close-up photograph of a stone patio or walkway. The surface is composed of numerous irregular, light-colored stones set in a sandy matrix. A red arrow points to a specific area on the left side of the image.	<p>A closer view of the above patio/walkway.</p>
 A photograph showing a white block wall with decorative star-shaped cutouts. The wall is leaning towards the left. A red arrow points to the leaning section of the wall. In the background, a paved driveway and a white car are visible.	<p>Leaning block wall adjacent to the driveway.</p>
 A close-up photograph of a light-colored concrete block wall. A red arrow points to a vertical crack or displacement in the mortar joint between two blocks.	<p>Displacement in the right rear block wall.</p>



An exterior surface drain (at the center front).



An exterior surface drain (at the right rear).



West side storage structure.



Storage structure roof.



Storage structure roof.



Irregular sealant on the storage structure roof.

 A close-up photograph of a wooden beam in a storage structure. The wood is heavily damaged, with a large section missing, exposing the interior. A red arrow points to the damaged area.	<p>Example of damaged wood at the storage structure.</p>
 A photograph of a garage door safety sensor mounted on a vertical metal track. A red double-headed arrow indicates the height of the sensor, showing it is mounted relatively high on the track.	<p>Garage door safety sensor mounted relatively high.</p>
 A photograph of a wall in a garage. A yellow Romex cable is visible, running vertically along the wall. A red arrow points to the cable, highlighting that it is unprotected.	<p>Unprotected nonmetallic cable (Romex) wiring along the garage south wall.</p>

	<p>Unprotected nonmetallic cable (Romex) wiring along the garage south wall.</p>
	<p>Older and cracked driveway.</p>
	<p>Minor separation along the base of the garage rear exterior door.</p>

	<p>Shower/tub fixtures. See BATHROOMS section for related comments.</p>
	<p>Corrosion at the end of the tub spout.</p>
	<p>Unfinished wall repair below the full bathroom sink.</p>

	<p>Sealant at the base of the 3/4 (primary) bathroom shower walls.</p>
	<p>3/4 (primary) bathroom shower pan.</p>
	<p>3/4 (primary) bathroom shower fixtures. See BATHROOMS section for related comments.</p>

 A photograph showing a wall area below a sink. A red arrow points to a patch of unfinished, light-colored material on the wall. A flexible black hose and a chrome faucet are visible on the left.	<p>Unfinished wall repair below the 3/4 (primary) bathroom sink.</p>
 A photograph showing the corner of a shower. A red arrow points to the edge of a white shower pan where the patterned vinyl flooring is lifted and peeling away.	<p>Lifted vinyl flooring at the 3/4 (primary) bathroom shower.</p>
 A photograph of a black and white electric range/oven. The oven door is closed, and the control panel features several knobs and a digital display. It is set into wooden cabinetry.	<p>Range/oven.</p>






Roughly installed duct tape on the kitchen vent fan ductwork within the above cabinet.






Surface chip in the kitchen sink.






Terminated wiring within the cabinet above the range/oven/vent unit.

	<p>Washer valves with surface mounted wiring. See LAUNDRY section for related comments.</p>
	<p>Dryer older gas valve.</p>
	<p>Attic.</p>

 A photograph of an attic space. In the foreground, there are two large pipes wrapped in white insulation tape. They are positioned horizontally across the frame. The floor is covered with a layer of grey insulation. Wooden joists and rafters are visible in the background, creating a network of lines across the upper half of the image.	<p>Attic.</p>
 A photograph of an attic space. On the left side, there is a vertical brick wall. Several pipes, some wrapped in insulation, run horizontally and diagonally across the attic. The floor is covered with insulation. Wooden structural elements are visible in the background.	<p>Attic.</p>
 A photograph of an attic space. The focus is on a network of pipes, some wrapped in insulation, running horizontally and diagonally. The wooden joists and rafters of the roof structure are prominent in the background, forming a complex geometric pattern.	<p>Attic.</p>

	<p>Batts type attic insulation along the walls.</p>
	<p>Replacement water piping in the attic. Note: The thin and missing attic insulation.</p>
	<p>Replacement copper water piping in the attic.</p>

 A photograph showing a white PEX (cross-linked polyethylene) water pipe running horizontally in an attic. The pipe is surrounded by yellow insulation and wooden joists. A red arrow points to the pipe.	<p>PEX (cross-linked polyethylene) water piping in the attic. Note: This is for exterior water piping.</p>
 A photograph showing newer copper water piping in a garage. The pipes are running horizontally and vertically against a light-colored wall. A red arrow points to one of the horizontal pipes.	<p>Newer water piping in the garage. Note: This is for exterior water piping.</p>
 A photograph showing newer copper water piping in a garage, focusing on a T-junction. The pipes are running horizontally and vertically. A red arrow points to the horizontal pipe.	<p>Newer water piping in the garage. Note: This is for exterior water piping.</p>



Hookups for a water softener at the left front interior of the garage.



Water pressure regulator.



Main drain cleanout at the southeast exterior of the garage.






Main drain cleanout at the lower left of the 3/4 (primary) bathroom toilet.



Water heater upper section.
Note: The seismic bracing is installed (vs. under) in the insulation blanket.



Water heater lower section.
Note: There is no catch pan.

 <p>CERTIFIED®</p> <p>MODEL NUMBER</p> <p>GUC-40 400</p> <p>INPUT BTU/HR 40000</p> <p>RECOVERY US GAL 43.</p>	<p>Water heater model number.</p>
 <p>40 NATURAL 1002180</p> <p>SERIAL NUMBER 1823110704708</p> <p>ALTITUDE FT. MIN 0</p> <p>BUILD DATE 06/07/2018</p> <p>IN MEXICO CORPORATION E, SC. USA</p>	<p>Water heater serial number and date.</p>
	<p>Water heater transite vent pipe.</p>

 A photograph of a main water shut-off valve for interior piping. The valve is a ball valve with a long, light-colored handle. A red arrow points to the handle. The valve is mounted on a wall, and the pipe is dark and curved.	<p>Main water valve for the interior piping.</p>
 A photograph of a main water shut-off valve for exterior water piping. The valve is a ball valve with a long, light-colored handle. A red arrow points to the handle. The valve is mounted on a wall, and the pipe is dark and curved. There are yellow flowers in the foreground.	<p>Main water valve for exterior water piping (partially routed through the garage and attic areas).</p>
 A photograph of a gas meter. The meter is a grey, rectangular device with a black base. It has a digital display and several red and black pipes connected to it. The meter is mounted on a concrete surface.	<p>Gas meter.</p>



Main gas valve.



Flexible conduit wiring. Note: The majority of the wiring is this type.



Main service panel (with interior cover removed for inspection).



A closer view of the main breaker.



A closer view of the branch circuit breakers.



Panel interior cover without a directory.



Heater/fan unit.



Heater/fan unit missing label.



Heater transite vent pipe.






Air conditioner condensing unit.



Air conditioner model number.



Air conditioner serial number.

 A close-up photograph of a metal label for an evaporator coil assembly. The label is dark with white text. At the top, it reads "EVAPORATOR COIL ASSEMBLY" in large, bold letters. Below this, it says "AR SIEGLER INC. SOUTH GATE, CALIF". Underneath, there is a section for "MODEL" with the number "16-420" in a box. Below that is a section for "SERIAL NO." with the number "0891206" in a box. At the bottom, it says "PRESSURE MAXIMUM 150" and "GERANT 22 CHARGE".	<p>Air conditioner coil model and serial numbers.</p>
 A photograph showing a section of ductwork wrapped in a thick, light-colored, fibrous material, likely asbestos insulation. The ductwork is located in an attic space, with wooden joists visible in the background. A red arrow points to the insulation.	<p>Asbestos insulated ductwork above the heater/fan unit.</p>
 A photograph showing a junction of ductwork wrapped in a thick, light-colored, fibrous material, likely asbestos insulation. The ductwork is located in an attic space, with wooden joists visible in the background. Two red arrows point to the insulation.	<p>Asbestos insulated ductwork in the attic.</p>

	<p>Torn asbestos insulation in the attic.</p>
	<p>Roughly repaired asbestos insulation in the attic.</p>

City of Los Angeles REPORT OF RESIDENTIAL PROPERTY RECORDS

I. MAIL-TO AND CONTACT INFORMATION

Company	FIRST TRUST ESCROW INC	Phone	(818) 242-5499
Contact-Title	IRINA O.	E-mail	IRINA@FTESCROW.COM
Address	111 N FIRST STREET SUITE 300E	Escrow No.	
City, State, Zip	BURBANK, CA 91502	Return Method	EMAIL
Country	US		

II. ASSESSOR, ADDRESS, AND LEGAL DESCRIPTION OF PROPERTY TO BE SOLD

A. INFORMATION PROVIDED BY APPLICANT

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	2572		049	025
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
9355 SKYVIEW TER			SINGLE FAMILY DWELLING	
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
24675			22	

B. INFORMATION OBTAINED THROUGH RESEARCH CONDUCTED BY CITY STAFF

ASSESSOR NUMBER	Book No.		Page No.	Parcel No.
	2572		049	025
ADDRESS(ES)	Building No.	Unit No.	Property Description	No. of Units
9355 N SKYVIEW TER			SINGLE FAMILY DWELLING	1
COMMUNITY NAME				
LEGAL DESCRIPTION OF PROPERTY TO BE SOLD				
Tract	Block		Lot	Arb
TR 24675			22	
Year(s) Built				



III. IMPORTANT NOTES

- A. L.A.M.C Section 151.00 requires all owners whose rental units are subject to the Rent Stabilization Ordinance to register their rental units with the Rent Stabilization Division. No landlord shall demand or accept rent until such registration has been obtained. Contact the division at (866) 552-7368.
- B. L.A.M.C Section 96.300 requires owner or owner's agent to deliver this report to the buyer prior to the close of escrow or prior to sale or exchange of property.
- C. The information provided in this report relates only to the specific items listed. It is only a search of those official records. No field inspection was performed.
- D. This report does not cover any other items regarding the property such as illegal additions, improper construction, illegal uses, other liens, or existing corrective orders against the property. A complete inspection and report by the Los Angeles Department of Building and Safety (LADBS) on the property can be obtained through LADBS' "Building Inspection Service" which is available for a fee. For information call (213) 473-3231.
- E. Report is valid for six months from the date of issuance. However, the items reported on may change any time after the research or report search date.
- F. The City does not certify, guarantee, or warrant that the property in question necessarily satisfies all present or future requirements of the L.A.M.C. nor does the City assume any liability for errors or omissions in the furnishing of any information required to be provided in this report.

*****PART 1 OF 2 PARTS - REPORT OF SUPERINTENDENT OF BUILDING*****

IV. ZONING CLASSIFICATION AND AUTHORIZED OCCUPANCY AND USE

A. ZONING CLASSIFICATION AND PARCEL INFORMATION *For zoning information, call 213-482-6881*

1. Classification for Parcel:	RE11-1-H
2. Parcel Information:	
INFORMATION GROUPS	GEOGRAPHICAL INDICATOR OF DOCUMENT NUMBER
Geographical Indicators	CFG-1500 (CFG);YES (ENVR);VHFHSZ (FD);YES (HG);YES (HL);YES (HWA)
Building & Safety	ORD-129279 (ORD);ORD-175736 (ORD);ORD-128730 (ORD);ORD-181128 (ORD);ORD-129405 (ORD);ZI-2324 SPECIFIC PLAN: SAN GABRIEL/VERDUGO MOUNTAINS SCENIC PRESERVATION (ZI);ZI-2462 MODIFICATIONS TO SF ZONES AND SF ZONE HILLSIDE AREA REGULATIONS (ZI)
City Planning	CPC-17586 (CPC);CPC-2008-4683-CA (CPC);CPC-2000-1357-SP (CPC)
Redevelopment/Historical	
Miscellaneous	



RPR: I00305831
Receipt: 1917589

Status: Completed
Group ID: 1917589

Date Issued: 09/11/2024

B. AUTHORIZED OCCUPANCY AND USE

For occupancy and use information, call 213-482-6777

Authorized Occupancy and Use are based on the Building Permits and Certificates of Occupancy (C/O) of Records in LADBS. Any difference between this authorized use and the current use may indicate illegal use or conversion. A zero in the "No. of Records Found" box indicates that search of Department files has failed to reveal building permits or Certificates of Occupancy pertaining to the authorized occupancy and use for the requested property being sold. Please contact the Department of Building and Safety if additional information is required.

Struct. No.	Address	Building Description	Parking Structure	No. of Units	Records Found	C/O Attached
1	9355 N SKYVIEW TER	SINGLE FAMILY DWELLING	ATTACHED GARAGE	1	1	0
Additional Occupancy & Use Information:						

Note	If applicable, the estimated amount of Pending Assessments shown on LADBS records, resulting from the Superintendent of Building awarding a contract to repair, demolish, or secure buildings or structures or to clean premises, is listed under Part2, V. "Liens and Assessment".
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Superintendent of Building's Report Authorized for Release By Suneeta Atyam Date Completed 09/10/2024

*****PART 2 OF 2 PARTS - REPORTS OF CITY ENGINEER*****

[This report does not include items collected on County Property Tax Bills]

V. SEWER AND LIEN AND ASSESSMENT INFORMATION

A. SEWER INFORMATION

For sewer information, call (213) 482-7483 or (213) 482-7479.

Vacant Lot	NO	Sewer Permit	PERMIT ISSUED
Comments			



RPR: I00305831

Receipt: 1917589

Status: Completed

Group ID: 1917589

Date Issued: 09/11/2024

B. LIENS AND ASSESSMENT*For liens and assessment information, call (213) 482-7483 or (213) 482-7479.***DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT**

In accordance with Sec. 96.304(b) of the Los Angeles Municipal Code, being Ordinance No 144942, the report of the City Engineer includes a search of the following

1. Pending Special Assessment Liens for Public Improvements under State Law or City Ordinances for which an Ordinance of Intention has been adopted.
2. Existing liens of Record or Special Assessment Liens for Public Improvements under State Law or City Ordinance as shown City Engineer Records.
3. Notices of Record issued by the Department of Public Works under Chapter 22, Part 3, Division 7, of the Streets and Highways Code.
4. Notices to complete adjacent public improvements issued by the Department of Public Works under Chapter 27, Part 3, Division 7, of the Streets and Highways Code.
5. Notices of Record received by the Department of Public Works from the Fire Department requesting Brush or Weed Abatement.
6. Pending assessments for Weed Abatement performed or proposed to be performed under City Ordinance.
7. Referrals received from Los Angeles County Health Department requesting weed or debris abatement.
8. Applications for Essential Public Utilities assessment pursuant to Chapter 8, Division 6, Los Angeles Administrative Code.
9. Contracts awarded by Department of Building and Safety, to repair, demolish, or secure buildings or structures or to clean premises.

THIS PROPERTY IS CLEARED OF ALL ITEMS LISTED ABOVE IN "DESCRIPTION OF CITY ENGINEER'S SPECIAL ASSESSMENT RECORDS REPORT".

RESIDENTIAL PROPERTY REPORT VIA THE INTERNET!

Please visit our website at
<https://www.ladbsservices2.lacity.org/OnlineServices/> to:

- >Submit applications for Residential Property Reports
- >Check the status of a Report in progress
- >Obtain a copy of a completed Report
- >Research parcel information
- >Obtain refund information and forms



City of Los Angeles - Department of Building and Safety
REPORT OF RESIDENTIAL PROPERTY RECORDS DECLARATIONS ATTACHMENT
 (Per Sec. 22.12, 22.13 L.A.M.C., refunds are not granted for a report where ANY work has been done on the report.)

PROJECT ADDRESS 9355 N SKYVIEW TER	ASSESSOR'S ID 2572-049-025
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Description of property being sold: ☐ 1-Family Dwelling ☐ 2-Family Dwelling ☐ Apartment ☐ Condo ☐ Vacant Lot ☐ Other

The Owner must complete item B in Section I for all reports. If the owner cannot complete all declarations under item A of Section I, the Buyer must complete Section "II. Buyer's Declaration". Check only one box under each number.

I. OWNER'S DECLARATION:

I, as owner, declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

A. The following device(s) and/or material have been or will be installed as indicated below.

1) Water conservation devices

- a) ☐ Have been installed.
 b) ☒ Will be installed in compliance with Section 122.03 Los Angeles Municipal Code (L.A.M.C.).
 c) ☐ DWP Waiver.

****Water Conservation Certificate of Compliance, as specified in L.A.M.C. Section 122.03, must be filed prior to the close of escrow with the Department of Water and Power (LADWP). A Certificate of Compliance form may be obtained by calling LADWP at (800) 544-4498.****

2) Security Lighting and Locks

- a) ☐ Have been installed.
 b) ☐ Will be installed in compliance with Section 91.8607 L.A.M.C.
 c) ☒ The Security Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.

3) Seismic Gas Shut-Off Valves (SGSOV) or Excess Flow Shut-Off Valve (EFSOV)

- a) ☐ Have been installed.
 b) ☒ Will be installed in compliance with Section 94.1217 L.A.M.C.
 c) ☐ The Gas Shut-off Valves Ordinance does not apply since no gas fuel lines are provided for any building on the property for which this report is being sought.

4) Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms.

- a) ☐ Have been installed.
 b) ☐ Will be installed in accordance with Section 91.1029 L.A.M.C.
 c) ☒ Are not installed.

5) Smoke and Carbon Monoxide Detectors

- a) ☐ Have been installed.
 b) ☒ Will be installed in compliance with Section 91.8603 L.A.M.C.; Section 91.420.6.2.3 L.A.M.C.

6) Impact Glazing/Approved Film for sliding glass panels of sliding-type doors

- a) ☐ Have been installed.
 b) ☒ Will be installed in compliance with Section 91.6101; Section 96.302 L.A.M.C.
 c) ☐ The Impact Hazard Glazing Ordinance does not apply.

Further, I (owner) certify that smoke detectors in compliance with Section 91.8603 L.A.M.C. and carbon monoxide detectors in compliance with Section 91.420.6.2.3 L.A.M.C. and impact glazing/approved film for sliding glass panels of sliding-type doors in compliance with Section 91.6101; Section 96.302 L.A.M.C. will be installed prior to entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, prior to close of escrow, and that within 10 days after installation, I will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869.

- B. 1) ☒ I have inspected the property being sought and no protected trees are located on this property.
 2) ☐ I have inspected the property for the existence of protected trees. (For the purpose of this declaration the definition of "protected trees" set forth in L.A.M.C. Section 46.01 shall apply.) The number of protected trees identified as located on this property is _____.

I authorize the Department of Building and Safety to verify this information by entry upon the subject property. I understand that a fee, as specified in L.A.M.C Section 98.0412(a), shall be collected by the Department of Building and Safety for any inspection required to verify this declaration.

Signed by:
 Signature of Owner HEDWIG A. HEROLD

Print Name HEDWIG A. HEROLD

Date 09/04/2024



City of Los Angeles - Department of Building and Safety
REPORT OF RESIDENTIAL PROPERTY RECORDS DECLARATIONS ATTACHMENT
 (Per Sec. 22.12, 22.13 L.A.M.C., refunds are not granted for a report where ANY work has been done on the report.)

PROJECT ADDRESS 9355 N SKYVIEW TER	ASSESSOR'S ID 2572-049-025
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II. BUYER'S DECLARATION:

I, as buyer, declare under penalty of perjury that the following statements are true and correct for the residential building for which this report is sought.

A. The following device(s) and/or material have been or will be installed as indicated below.

1) Water conservation devices

a) ☐ Have been installed in compliance with Section 122.03 Los Angeles Municipal Code (L.A.M.C.).

2) Security Lighting and Locks

a) ☐ Have been installed in compliance with Section 91.8607 L.A.M.C.

b) ☐ The Security Lights and Locks Ordinance does not apply since no apartment building (3 or more units) is currently present on the property for which this report is being sought.

3) Seismic Gas Shut-Off Valves (SGSOV) or Excess Flow Shut-Off Valve (EFSOV)

a) ☐ Have been installed in compliance with Section 94.1217 L.A.M.C.

b) ☐ Will be installed in compliance with Section 94.1217 L.A.M.C., prior to entering into an agreement of sale or prior to the close of escrow when an escrow agreement has been executed in connection with the sale; and that within 10 days after installation, Buyer will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869. Failure to comply with this requirement shall subject the buyer to the payment of a noncompliance fee in addition to the other penalties provided by law.

c) ☐ The Gas Shut-off Valves Ordinance does not apply since no gas fuel line is provided for any building on the property for which this report is being sought.

4) Metal bars, grills, grates, security roll-down shutters, and similar devices installed over emergency escape windows in sleeping rooms

a) ☐ Have been installed in accordance with Section 91.1029 L.A.M.C. for the property for which this report is being sought.

b) ☐ Are not installed.

5) Smoke and Carbon Monoxide Detectors

a) ☐ Will be installed in compliance with Section 91.8603 L.A.M.C.; Section 91.420.6.2.3 L.A.M.C.

6) Impact Glazing/Approved Film for sliding glass panels of sliding-type doors

a) ☐ Will be installed in compliance with Section 91.6101; Section 96.302 L.A.M.C.

b) ☐ Impact Hazard Glazing Ordinance does not apply.

Further, smoke detectors in compliance with Section 91.8603 L.A.M.C. and carbon monoxide detectors in compliance with Section 91.420.6.2.3 L.A.M.C. and impact glazing/approved film for sliding glass panels of sliding-type doors in compliance with Section 91.6101; Section 96.302 L.A.M.C. will be installed by Buyer within 30 days after entering into an agreement of sale or contracting for an exchange of said residential property, or, where an escrow agreement has been executed in connection therewith, within 30 days after the close of escrow, and that within 10 days after installation, will so advise the Department of Building and Safety in writing to Residential Property Records, c/o Cashier, 201 N. Figueroa St., 4th Floor, Los Angeles, CA 90012-4869.

Signature of Buyer _____ Print Name _____ Date _____

Section 96.300 L.A.M.C. requires that the seller of Residential Property within the City of Los Angeles shall apply to the City for a report of Residential Property Records and Pending Special Assessment Liens (aka Form 9) and deliver such report to the buyer prior to entering into an agreement of sale or exchange of the Residential Property or prior to close of escrow in connection therewith. Refer to the [Forms](#) section at this website for submitting a paper application or our Online service [Residential Property Report System](#) for submitting a request for RPR using the internet.

For more information regarding the Los Angeles Municipal Code and Ordinance requirements when selling residential and commercial property for existing single or two family dwellings, condominiums and apartments, please refer to the Los Angeles Department of Building and Safety website at: <http://ladbs.org/LADBSWeb/requirements-selling-property.jsf>

CITY OF LOS ANGELES
DEPARTMENT OF BUILDING AND SAFETY
REQUEST FOR CHANGE OF ADDRESS

DATE 5-15-70

I HEREBY REQUEST THE CHANGE OF ADDRESS ON:

BUILDING PERMIT NO. **ST 10000 3000x**
5114

FROM **9355 Reson Place**

ADDRESS

REASON: PLEASE CHECK

- () CHANGE BECAUSE OF LOCATION OF PHYSICAL ACCESS.
() CHANGE FROM ONE STREET TO ANOTHER STREET FOR CORNER LOT.

CORRECT ADDRESS:

9355 Skyview Terrace

ISSUED ON **3 May 8, 1969**

TO **9355 Skyview Terrace**

ADDRESS

- () CHANGE BECAUSE OF ERROR ON PART OF APPLICANT.
() CHANGE BECAUSE OF ERROR ON PART OF SOME CITY DEPARTMENT.

Ord. 140,916

OWNER, CONTRACTOR OR AUTHORIZED AGENT

ADDRESS

CITY USE ONLY

LOT 22	BLOCK	TRACT 24673	DISTRICT MAP NO. 7509
BUREAU OF ENGINEERING APPROVAL		APPLICATION CHECKED BY: H. Moorl 9-15-70	APPROVED <i>[Signature]</i>
DATE		DATE	DATE

1

APPLICATION FOR INSPECTION OF NEW BUILDING AND FOR CERTIFICATE OF OCCUPANCY

CITY OF LOS ANGELES

DEPT. OF BUILDING AND SAFETY

INSTRUCTIONS:

1. Applicant to Complete Numbered Items Only.
2. Plot Plan Required on Back of Original.

1-5

1. LEGAL DESCR.	LOT	BLK.	TRACT
	22		24675
2. PURPOSE OF BUILDING () SINGLE FAMILY DWELLING AND ATTACHED GARAGE			
3. JOB ADDRESS 9355 POSSIBLE PLACE <u>SKYVIEW TER.</u> , Tujunga, California 91042			
4. BETWEEN CROSS STREETS Scotmont Drive AND La Shell Drive			
5. OWNER'S NAME PESSIN CONSTRUCTION CO.			
6. OWNER'S ADDRESS 301 E. Colorado Boulevard, Room 424, Pasadena 91101		P. O. BOX 795-4281	
7. ARCHITECT OR DESIGNER FRANK GONZALES & ASSOCIATES		STATE LICENSE NO. #639 (714) 532-6878	
8. ENGINEER		STATE LICENSE NO.	
9. CONTRACTOR SAME AS OWNER		STATE LICENSE NO. #246745	
10. SIZE OF NEW BLDG. 52'6" x 57'		STORIES 1	HEIGHT 15'
11. MATERIAL OF CONSTRUCTION Stucco		NO. OF EXISTING BUILDINGS ON LOT AND USE None	
12. JOB ADDRESS 9355 POSSIBLE PLACE <u>SKYVIEW TER.</u> , Tujunga, California 91042		FLOOR Composition concrete	
13. VALUATION: TO INCLUDE ALL FIXED EQUIPMENT REQUIRED TO OPERATE AND USE PROPOSED BUILDING \$18,900 120K <u>287,000</u>			

CENSUS TRACT 1014
DIST. MAP 7549
ZONE R-1-1A
FIRE DIST. 15
INSIDE COR. LOT KEY REV. COR.
LOT SIZE 10000
REAR ALLEY SIDE ALLEY BLDG. LINE
AFFIDAVITS
DISTRICT OFFICE 5
GRADING CRIT. SOIL
HIGHWAY DED.
FLOOD
CONS.
ZONED BY
FILE WITH
INSPECTOR

1. PURPOSE OF BUILDING DWELLING & ATT GARAGE		VALUATION APPROVED	
TYPE R-1	GROUP R-1	STORIES 1	PLANS CHECKED
BLDG. AREA	MAX. OCC.	TOTAL	PLANS APPROVED
DWELL. UNITS	GUEST ROOMS	SPACES PARKING	REQ'D PROVIDED
SPRINKLERS REQ'D SPECIFIED	CONT. INSP.	APPLICATION APPROVED	
P.C. No.	INSPECTOR		
P.C. 318 57	S.P.C.	G.P.I. 550	B.B. 85-36
I.F.	O.S.	C/O	TYPIST

Plan check expires six months after fee is paid. Permit expires one year after fee is paid or six months after fee is paid if construction is not commenced.

MAR 24 1969 51 10338

440-316

APR 22-70

ST-5144

STATEMENT OF RESPONSIBILITY

I certify that in doing the work authorized hereby I will not employ any person in violation of the Labor Code of the State of California relating to workmen's compensation insurance.

"This permit is an application for inspection, the issuance of which is not an approval or an authorization of the work specified herein. This permit does not authorize or permit, nor shall it be construed as authorizing or permitting the violation or failure to comply with any applicable law. Neither the City of Los Angeles, nor any board, department, officer or employee thereof make any warranty or shall be responsible for the performance or results of any work described herein, or the condition of the property or soil upon which such work is performed." (See Sec. 91.0202 L.A.M.C.)

Signed _____ (Owner or Agent)

Name	Date
Bureau of Engineering	4/20/69
Conservation	
Plumbing	
Planning	
Fire	
Traffic	

PERSON PLACE

GREENEWAY

202.7/1

NOT FOR AND TO EACH



P.O. Box 51113
Los Angeles, CA 90051-5412

DEMAND

Order Number: 240904-00070
Escrow Number:
Demand Date: 9/4/2024

Bill To:	Amount Due: \$99.00
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ROSEMARY SANDS
FIRST TRUST ESCROW
111 N FIRST ST STE 300E
BURBANK, CA 91502-1860

Please include the Order Number on
check to receive proper credit.

THE LIABILITY PROVISIONS OF THE REPORT DO NOT APPLY UNTIL FULL PAYMENT IS RECEIVED

Ordering Party/Agent	Escrow	Order Details
ANI TAKAYAN FIRST TRUST ESCROW INC 111 N FIRST ST, 300E BURBANK, CA 91502 (818) 242-5499	ROSEMARY SANDS FIRST TRUST ESCROW 111 N FIRST ST STE 300E BURBANK, CA 91502-1860 (818) 242-5499	Property Address: HEROLD HEDWIG A; HEDWIG A HEROLD TRUST 9355 SKYVIEW TER TUJUNGA, CA 91042-3340

Quantity	Description	Amount	Total
1	Residential Premium	\$99.00	\$99.00

Subtotal: \$99.00
Paid: \$0.00
Amount Due \$99.00

Important Ordering Agent Payment Instructions:

When escrow opens for this transaction please do the following:

1. Fill out the escrow information above.
2. Fax a copy of this demand to Disclosure Source at (800) 287-8673.
3. Have this demand placed into the escrow file for payment.
4. **Should the escrow we were instructed to bill not close, please forward this demand to the next escrow, and inform Disclosure Source of the new pertinent data.** Disclosure Source will provide the new escrow with an updated demand and a copy of the report.

In the event demands are unpaid after closing, the Ordering Agent will be responsible for payment.

Escrow Instructions:

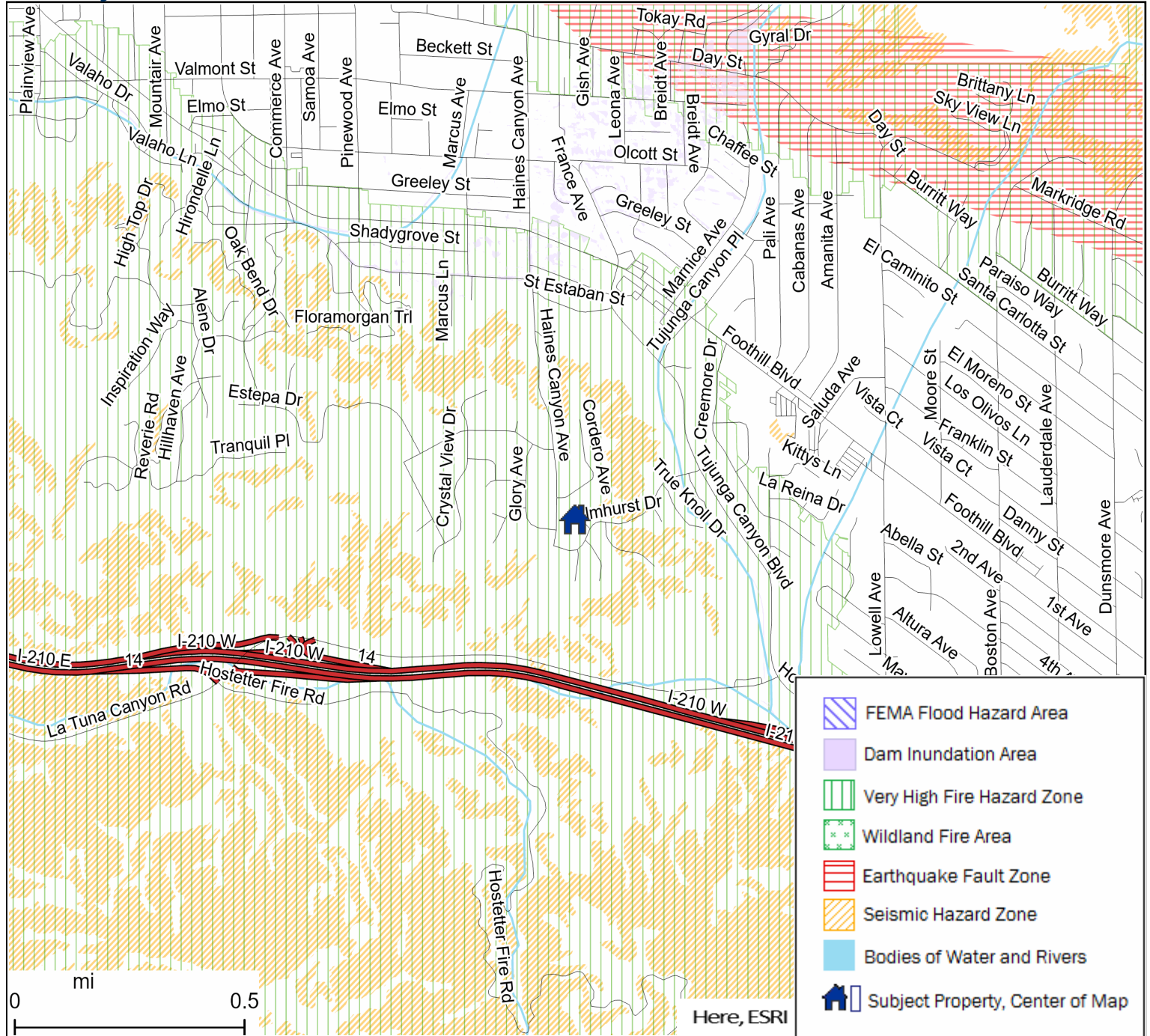
If the escrow documents are being transferred to a new escrow, please notify Disclosure Source Customer Service at (800) 880-9123 to update changes and transfer this demand along with the Disclosure Source Report to the new escrow. If the escrow fails to close, please notify the Disclosure Source Accounting Dept. at (800) 880-9123.

California Residential Disclosure Report

Property Address: 9355 SKYVIEW TER
TUJUNGA, CA 91042-3340
Parcel Number: 2572-049-025

Date: 9/4/2024
Order Number: 240904-00070

Statutory Natural Hazard Disclosures



IS ☐ IS NOT ☒ Located in a FEMA Special Flood Hazard Area.
 * IS ☐ IS NOT ☐ Located in a Dam Inundation Area.
 * IS ☒ IS NOT ☐ Located in a Very High Fire Hazard Severity Zone.
 IS ☐ IS NOT ☒ Located in a Wildland Fire Area.
 IS ☐ IS NOT ☒ Located in an Alquist-Priolo Earthquake Fault Zone.
 IS ☐ IS NOT ☒ Located in a Seismic Hazard Zone.

Fire Hazard Severity Zone: ☒ Very High ☐ High

This map is for your aid in locating natural hazard areas in relation to the subject Property described above. Please verify street address and/or assessor's parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (express or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. **This map is not intended for use as a substitute disclosure**

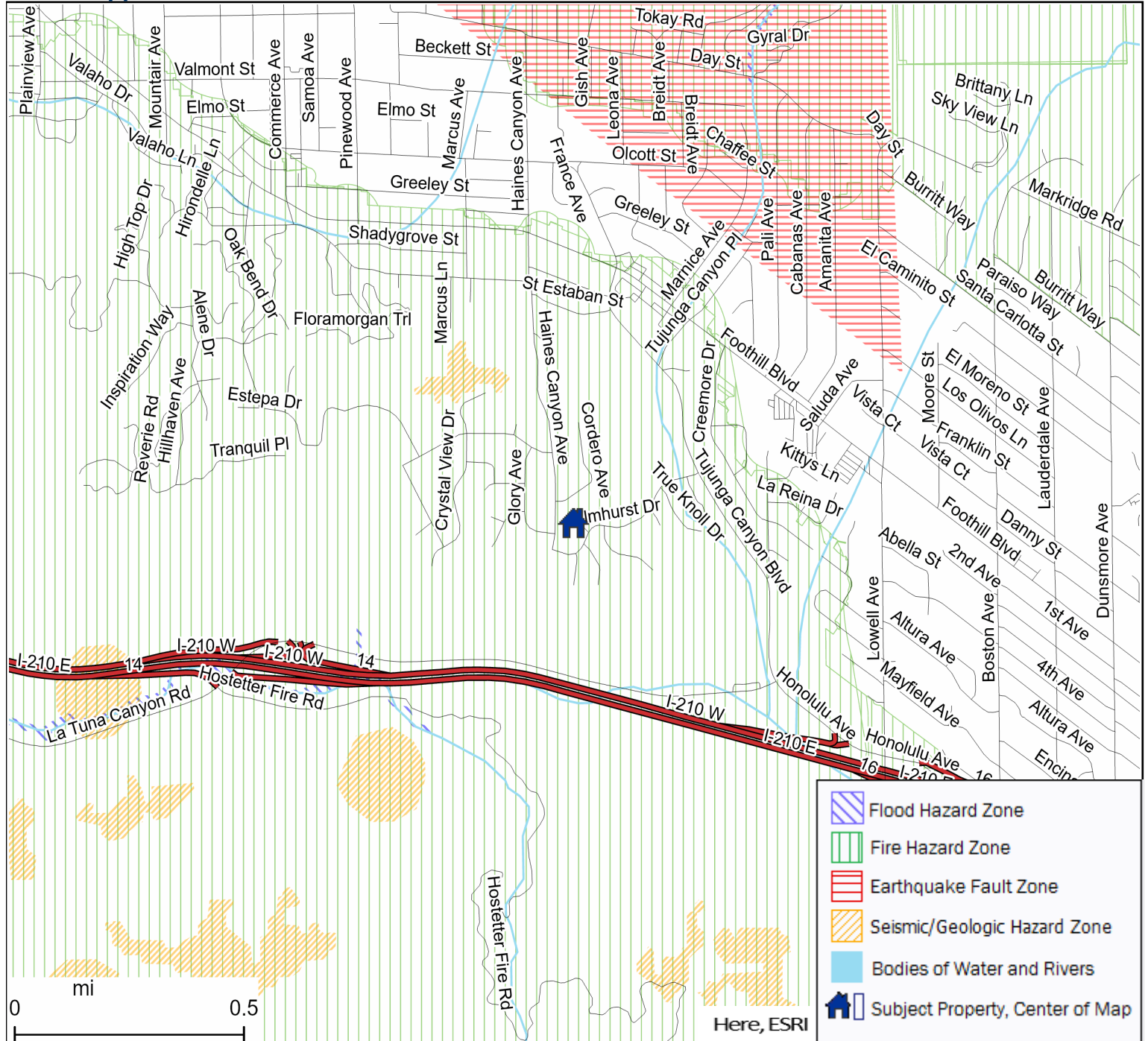
*** Please read the report for further information as AB38 disclosure advisory may apply.**

California Residential Disclosure Report

Property Address: 9355 SKYVIEW TER
TUJUNGA, CA 91042-3340
Parcel Number: 2572-049-025

Date: 9/4/2024
Order Number: 240904-00070

Local/Supplemental Natural Hazard Disclosures



- IS ☐ IS NOT ☒ in a Supplemental Flood Hazard Zone.
- * IS ☒ IS NOT ☐ in a Supplemental Fire Hazard Zone.
- IS ☐ IS NOT ☒ in a Supplemental Earthquake Fault Zone.
- IS ☐ IS NOT ☒ in a Supplemental Seismic/Geologic Hazard Zone.

* Please read the report for further information

This map is for your aid in locating natural hazard areas in relation to the subject Property described above. Please verify street address and/or assessor's parcel number for accuracy. The map is intended for informational purposes only. The company assumes no liability (express or implied) for any loss occurring by reference, misinterpretation, misuse, or sole reliance thereon. **This map is not intended for use as a substitute disclosure under California law.**



California Residential Disclosure Report

Property Address: 9355 SKYVIEW TER
TUJUNGA, CA 91042-3340
Parcel Number: 2572-049-025

Date: 9/4/2024
Order Number: 240904-00070

NATURAL HAZARD DISCLOSURE STATEMENT

This statement applies to the following property: 9355 SKYVIEW TER, TUJUNGA, CA, 91042-3340 APN: 2572-049-025
The seller and the seller's agent(s) or a third-party consultant disclose the following information with the knowledge that even though this is not a warranty, prospective buyers may rely on this information in deciding whether and on what terms to purchase the subject property. Seller hereby authorizes any agent(s) representing any principal(s) in this action to provide a copy of this statement to any person or entity in connection with any actual or anticipated sale of the property. The following are representations made by the seller and seller's agent(s) based on their knowledge and maps drawn by the state and federal governments. This information is a disclosure and is not intended to be part of any contract between the seller and buyer.

THIS REAL PROPERTY LIES WITHIN THE FOLLOWING HAZARDOUS AREA(S):

A SPECIAL FLOOD HAZARD AREA (Any type Zone "A" or "V") designated by the Federal Emergency Management Agency.
Yes _____ No X Do not know and information not available from local jurisdiction _____
AN AREA OF POTENTIAL FLOODING shown on a dam failure inundation map pursuant to Section 8589.5 of the Government Code.
Yes _____ No _____ Do not know and information not available from local jurisdiction X _____
A HIGH or VERY HIGH FIRE HAZARD SEVERITY ZONE (FHSZ) as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9(commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 51182 of the Government Code.
Yes X No _____
High FHSZ in a state responsibility area Yes _____ No X
Very High FHSZ in a state responsibility area Yes _____ No X
Very High FHSZ in a local responsibility area Yes X No _____

A WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS pursuant to Section 4125 of the Public Resources Code. The owner of this property is subject to the maintenance requirements of Section 4291 of the Public Resources Code. Additionally, it is not the state's responsibility to provide fire protection services to any building or structure located within the wildlands unless the Department of Forestry and Fire Protection has entered into a cooperative agreement with a local agency for those purposes pursuant to Section 4142 of the Public Resources Code.
Yes _____ No X _____
AN EARTHQUAKE FAULT ZONE pursuant to Section 2622 of the Public Resources Code.
Yes _____ No X _____
A SEISMIC HAZARD ZONE pursuant to Section 2696 of the Public Resources Code.
Yes (Landslide Zone) _____ Yes (Liquefaction Zone) _____ No X _____ Map not yet released by state _____

THESE HAZARDS MAY LIMIT YOUR ABILITY TO DEVELOP THE REAL PROPERTY, TO OBTAIN INSURANCE, OR TO RECEIVE ASSISTANCE AFTER A DISASTER. THE MAPS ON WHICH THESE DISCLOSURES ARE BASED ESTIMATE WHERE NATURAL HAZARDS EXIST. THEY ARE NOT DEFINITIVE INDICATORS OF WHETHER OR NOT A PROPERTY WILL BE AFFECTED BY A NATURAL DISASTER. SELLER(S) AND BUYER(S) MAY WISH TO OBTAIN PROFESSIONAL ADVICE REGARDING THOSE HAZARDS AND OTHER HAZARDS THAT MAY AFFECT THE PROPERTY.

Signed by:
Signature of Seller(s) [Signature] Date 09/24/2024
Signature of Seller(s) [Signature] Date _____
Seller's Agent(s) [Signature] Date 09/25/2024
Seller's Agent(s) [Signature] Date _____

Check only one of the following:
☐ Seller(s) and their agent(s) represent that the information herein is true and correct to the best of their knowledge as of the date signed by the seller (s) and agent(s).
☒ Seller(s) and their agent(s) acknowledge that they have exercised good faith in the selection of a third-party report provider as required in Section 1103.7 of the Civil Code, and that the representations made in this Natural Hazard Disclosure Statement are based upon information provided by the independent third-party disclosure provider as a substituted disclosure pursuant to Section 1103.4 of the Civil Code. Neither seller(s) nor their agent(s) (1) has independently verified the information contained in this statement and report or (2) is personally aware of any errors or inaccuracies in the information contained on the statement. This statement was prepared by the provider below:

Third-Party Disclosure Provider(s) [Signature] Date 9/4/2024
Buyer represents that he or she has read and understands this document. Pursuant to Civil Code Section 1103.8, the representations made in this Natural Hazard Disclosure Statement do not constitute all of the seller's or agent's disclosure obligations in this transaction.

By signing below, the buyer(s), also acknowledge they have read and understand the additional disclosures, notices, advisories, and disclaimers provided in this report including, but not limited to, local/supplemental natural hazards, commercial/industrial zoning, airport influence area and airport proximity, Williamson Act, right to farm, mining operations, transfer fee notice, notice of your supplemental property tax bill, gas and hazardous liquid transmission pipelines, toxic mold, methamphetamine or fentanyl contaminated property, Megan's law, flood insurance, military ordnance location, energy efficiency standards, water conserving plumbing fixtures, solar energy systems notice, mudslide / debris flow advisory, habitat sensitivity area/endangered species, oil, gas wells and methane, naturally occurring asbestos, radon, additional local disclosures, tax information (Mello-Roos and 1915 special tax and assessments notice, tax summary), if included in the report, environmental information, if included in the report, and links to download Governmental Guides referred to in the Report (additional signatures may be required):

1. "Residential Environmental Hazards: A Guide for Homeowners, Homebuyers, Landlords and Tenants"; 2. "Protect Your Family From Lead In Your Home";
3. "Homeowners Guide to Earthquake Safety" and "Residential Earthquake Hazards Report" form; 4. "What is your Home Energy Rating?"

Signature of Buyer(s) _____ Date _____
Signature of Buyer(s) _____ Date _____



California Residential Disclosure Report

Property Address: 9355 SKYVIEW TER
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THE RECIPIENT(S) SHOULD CAREFULLY READ THE EXPLANATION OF SERVICES, CONDITIONS, LIMITATIONS & DISCLAIMERS CONTAINED IN THIS REPORT.

PAYMENT POLICY: FULL PAYMENT FOR THIS REPORT IS DUE UPON CLOSE OF ESCROW. THE LIABILITY PROVISIONS OF THE REPORT DO NOT APPLY UNTIL FULL PAYMENT IS RECEIVED.

CANCELATION POLICY: OUR REPORT CAN ONLY BE CANCELLED IF ESCROW IS CANCELLED, OR THE SELLER TAKES THE PROPERTY OFF THE MARKET. SIGNED ESCROW CANCELLATION INSTRUCTIONS ARE REQUIRED.

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In	Out	Not Mapped	Statutory Natural Hazard Disclosures	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Special Flood Hazard Area designated by the Federal Emergency Management Agency	2
<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Dam Inundation / Area of Potential Flooding	2
			Wildfire Mitigation: Home Hardening And Defensible Space Notice (AB 38)	3
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Very High Fire Hazard Severity Zone	3
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Wildland Area That May Contain Substantial Forest Fire Risks And Hazards	4
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Earthquake Fault Zone	4
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seismic Hazard - Landslide Zone	5
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Seismic Hazard - Liquefaction Zone	5

In	Out	Not Mapped	Local/Supplemental Natural Hazard Disclosures	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Supplemental Flood Hazard Zone	6
<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Supplemental Fire Hazard Zone	6
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Supplemental Earthquake Fault Hazard Zone	7
<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Supplemental Seismic/Geologic Hazard Zone	7

In	Out	Additional Disclosures	
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Commercial/Industrial Zoning	8
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Airport Influence Area	8
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Airport Proximity	8
<input checked="" type="checkbox"/>	<input type="checkbox"/>	Right to Farm	9
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mining Operations	9

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Yes	No	Tax Information	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Mello-Roos Communities Facilities District Special Tax Liens – currently levied against the property	10
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Improvement Bond Act of 1915 Lien Assessments – currently levied against the property	11
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Property Assessed Clean Energy (PACE) Programs	11
		Tax Summary – annual taxes, liens and assessments currently included on the tax bill	12
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		Supplemental Tax Estimator Worksheet	14
		Property Tax Estimator Worksheet	15

Yes	No	Environmental Information	
<input type="checkbox"/>	<input checked="" type="checkbox"/>	Identified sites with known or potential environmental concerns	16
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AB38 NOTICE

If this property is located in either a High or Very High Fire Severity Zone according to this report, it is subject to AB38 Disclosure Requirements. Precise disclosure of fire zones can be found on the Summary Page, and on either of the maps included in this report. AB38 applies to Residential 1-4 unit properties (including condos and manufactured homes). Additionally, the property may be subject to a Defensible Space Inspection. Senate Bill 63, among other things, would instead provide that fuel modification beyond the property line may only be required by State law, local ordinance, rule, or regulation to maintain the 100 feet of defensible space.

To Request a Defensible Space Inspection, click the following link:

<https://survey123.arcgis.com/share/a15c7706b4114e20b39d2a26294338ed>



For more Information on Defensible Space, please click this link:

<https://www.readyforwildfire.org/>



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STATUTORY NATURAL HAZARD DISCLOSURES

Disclosure Source reviews specific public records to determine whether the property is located in any of six statutorily defined natural hazard areas described below.

SPECIAL FLOOD HAZARD AREA

Pursuant to federal law, the Federal Emergency Management Agency (FEMA) is required to identify and designate areas that are subject to flooding as part of the National Flood Insurance Program. A "Special Flood Hazard Area" (any type Zone "A" or "V") as determined by FEMA is an area where all or a portion of the property has a 1% chance each year of being inundated by flood waters. If a property is located in a Special Flood Hazard Area, the cost and availability of flood insurance may be affected. Properties not located in a Special Flood Hazard Area are not relieved from the possibility of sustaining flood damage. A few areas are not covered by official Flood Insurance Rate Maps. If information is not available, Disclosure Source recommends that the buyer contact the local jurisdiction's planning and building department to determine the potential for flooding at the subject Property.

Source(s) of data: Title 42 United States Code Section 4101

Based on a review of the Flood Insurance Rate Map(s) issued by FEMA, the subject Property:

☐ IS ☒ IS NOT located in a Special Flood Hazard Area ☐ Do not know and information not available

DAM INUNDATION / AREA OF POTENTIAL FLOODING

The State of California Office of Emergency Services is required to review, approve and maintain copies of the maps that have been prepared and submitted to them by local governmental organizations, utilities or other owners of any dam in the state. The maps delineate areas of potential inundation and flooding that could result from a sudden, partial or total dam failure. Dams in many parts of the world have failed during significant earthquakes, causing flooding of those areas in the pathway of the released water. The actual risk of dam failure is not defined by the map(s). Legislation also requires, appropriate public safety agencies of any city, county, or territory of which is located in such an area, to adopt/implement adequate emergency procedures for the evacuation and control of populated areas near/below such dams.

Source(s) of data: Government Code Section 8589.5.

Based on a review of the official map(s) available through the State of California, Office of Emergency Services, the subject Property:

☐ IS ☐ IS NOT located in a Dam Inundation Zone ☒ Do not know and information not available



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WILDFIRE MITIGATION: HOME HARDENING AND DEFENSIBLE SPACE NOTICE (AB 38)

Pursuant to California Civil Code Section 1102.6f, the seller of residential real property that is located in a high or very high fire hazard severity zone, as identified by the Director of Forestry and Fire Protection pursuant to Section 51178 of the Government Code or Article 9 (commencing with Section 4201) of Chapter 1 of Part 2 of Division 4 of the Public Resources Code, shall provide the following information to the buyer, if the home was constructed before January 1, 2010:

"This home is located in a high or very high fire hazard severity zone and this home was built before the implementation of the Wildfire Urban Interface building codes which help to fire harden a home. To better protect your home from wildfire, you might need to consider improvements. Information on fire hardening, including current building standards and information on minimum annual vegetation management standards to protect homes from wildfires, can be obtained on the internet website <http://www.readyforwildfire.org>."

Seller should also disclose which of the listed features, if any, exist on the property that may make the home vulnerable to wildfire and flying embers: a) eave, soffit, and roof ventilation where the vents have openings in excess of one-eighth of an inch or are not flame and ember resistant, b) roof coverings made of untreated wood shingles or shakes, c) combustible landscaping or other materials within five feet of the home and under the footprint of any attached deck, d) single pane or nontempered glass windows, e) loose or missing bird stopping or roof flashing, f) rain gutters without metal or noncombustible gutter covers.

If, pursuant to Section 51182 of the Government Code, the seller has obtained a final inspection report described in that section, the seller shall provide to the buyer a copy of that report or information on where a copy of the report may be obtained.

California Civil Code Section 1102.19 requires the seller, on and after July 1, 2021, to provide to the buyer documentation stating that the property complies with Section 4291 of the Public Resources Code or local vegetation management ordinances. If the local jurisdiction has not enacted an ordinance for an owner of real property to obtain documentation that a property is in compliance with Section 4291 of the Public Resources Code or a local vegetation management ordinance, and if a state or local agency, or other government entity, or other qualified nonprofit entity, provides an inspection with documentation for the jurisdiction in which the property is located, the seller shall provide the buyer with the documentation obtained in the six-month period preceding the date the seller enters into a transaction to sell that real property and provide information on the local agency from which a copy of that documentation may be obtained.

If the seller has not obtained documentation of compliance, the seller and the buyer shall enter into a written agreement pursuant to which the buyer agrees to obtain documentation of compliance with Section 4291 of the Public Resources Code or local vegetation management ordinance within one year of the close of escrow date.

VERY HIGH FIRE HAZARD SEVERITY ZONE

The California Legislature has declared that space and structure defensibility is essential to diligent fire prevention. Further, the Director of Forestry and Fire Protection has identified Very High Fire Hazard Severity Zones in Local Responsibility Areas based on consistent statewide criteria, and based on the severity of fire hazard that is expected to prevail in those areas. Determining information includes, but is not limited to: Fuel loading, terrain (slope), fire weather conditions and other relevant factors.

Source(s) of data: California Government Code Section 51178 and 51179

Based on a review of the official map(s) issued by the California Department of Forestry and Fire Protection, the subject Property:

 X IS IS NOT **located in a VERY HIGH FIRE HAZARD SEVERITY ZONE**



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WILDLAND AREA THAT MAY CONTAIN SUBSTANTIAL FOREST FIRE RISKS AND HAZARDS / STATE RESPONSIBILITY AREA

The California Department of Forestry and Fire Protection designates State Responsibility Areas (SRA) and bears the primary financial responsibility for the prevention and/or suppression of fires in these areas. A seller of real property located within a SRA must disclose the fact that there may be a forest fire risk and hazard on the property, and the fact that the property owner may be subject to the imposition of fire mitigation measures as set forth in Public Resources Code Section 4291.

Source(s) of data: California Public Resources Code Section 4125

Based on a review of the official map(s) issued by the California Department of Forestry and Fire Protection, the subject Property:

☐ IS ☒ IS NOT located in a State Responsibility Area

ALQUIST-PRIOLO EARTHQUAKE FAULT ZONE

Earthquake Fault Zone maps are delineated and compiled by the California State Geologist pursuant to the Alquist-Priolo Earthquake Fault Zoning Act. During an earthquake, structures located directly over fault zones (surface fault traces) could sustain damage as a result of a seismic event resulting from ground fault rupture (surface cracking). For the purposes of this report, an Earthquake Fault Zone is generally defined as an area approximately 1/4 mile in total width (1,320 feet) located along a known active earthquake fault. An "active" fault as defined by the State of California, Department of Conservation, Division of Mines and Geology is an earthquake fault that has produced ground surface displacement (ground surface rupture) within the last eleven thousand years.

Source(s) of data: California Public Resources Code Section 2622

Based on a review of the official map(s) issued by the California Department of Conservation, Division of Mines and Geology, the subject Property:

☐ IS ☒ IS NOT located in an Alquist-Priolo Fault Zone

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SEISMIC HAZARD ZONE

The intent of the Seismic Hazards Mapping Act of 1990 is to provide for a statewide seismic hazard mapping and technical advisory program to assist cities and counties in fulfilling their responsibilities for protecting the public health and safety from the effects of strong ground shaking, liquefaction (failure of water-saturated soil), landslides and other seismic hazards caused by earthquakes. Under this act, The California Department of Conservation is mandated to identify and map the state's most prominent earthquake hazards. Information produced by these maps is utilized (in part) by cities and counties to regulate future development. Development/Construction permits may be withheld until adequate geologic or soils investigations are conducted for specific sites, and mitigation measures are incorporated into development plans.

Seismic Hazard Zone maps delineate areas subject to earthquake hazards. New development in a Seismic Hazard Zone is only permitted if it can be shown that mitigation makes the site acceptably safe. Maps are only available for limited areas now, but will eventually cover all of California.

Earthquake-Induced Landslide Hazard Zones are areas where there has been a recent landslide, or where the local slope, geological, geotechnical, and ground moisture conditions indicate a potential for landslides as a result of earthquake shaking. Landslides zones are described as areas in which masses of rock, soil or debris have been displaced down slope by flowing, sliding or falling. The severity of a landslide depends on the underlying geology, slope and soil in the area.

Liquefaction Hazard Zones are areas where there is a potential for, or an historic occurrence of liquefaction. Liquefaction is a liquid-like condition of soil which sometimes occurs during strong earthquake shaking where the groundwater is shallow and soils are loose and granular (sands for example). These factors can combine to produce liquefaction in localized areas. When liquefaction occurs the soil temporarily becomes liquid-like and structures may settle unevenly. This condition can cause lateral spreading of level ground, and ground failure and sliding on slopes. Liquefaction can cause structural damage under certain geologic conditions. The type of sedimentary deposit, penetration resistance, and depth to ground water are the key factors that govern an area's susceptibility to liquefaction.

Source(s) of data: California Public Resources Code Section 2696

Based on a review of the official map(s) issued by the California Department of Conservation, Division of Mines and Geology, the subject Property:

☐ IS ☒ IS NOT located in a Landslide Hazard Zone ☐ Map not released by state

☐ IS ☒ IS NOT located in a Liquefaction Hazard Zone ☐ Map not released by state

GOVERNMENTAL GUIDES: "HOMEOWNER'S [COMMERCIAL PROPERTY OWNER'S] GUIDE TO EARTHQUAKE SAFETY" PUBLISHED BY THE CALIFORNIA SEISMIC SAFETY COMMISSION CONTAINING IMPORTANT INFORMATION REGARDING EARTHQUAKE AND GEOLOGIC HAZARDS. THEY ARE AVAILABLE FOR DOWNLOAD AT [HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS QUAKE.ASPX](https://www.disclosuresource.com/downloads/quake.aspx)

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LOCAL/SUPPLEMENTAL NATURAL HAZARD DISCLOSURES

Disclosure Source has obtained maps that are both official and publicly available from city, county, and state sources which supplement the statutory natural hazard information. The company has only reviewed maps that are available in a usable format and at an appropriate scale to delineate where hazards may exist on a single parcel basis. Disclosure Source recommends that the buyer contact the local building and planning departments to help ascertain what, if any, special requirements there might be for construction or renovation, and building code requirements for this property. The foregoing statement should be considered a part of the Disclaimers of this Disclosure Report and those Disclaimers apply to this Statement. Please refer to them for further information.

SUPPLEMENTAL FLOOD HAZARD ZONE

Supplemental flood zones include information in addition to, or different from, the areas mapped on Flood Insurance Rate Maps by the Federal Emergency Management Agency or Dam Inundation zones as reported by the California State Office of Emergency Services. These can include tsunamis, seiches (inland lake tsunamis), runoff hazards, historical flood data and additional dike failure hazards.

If a portion or all of the property is located within one of these hazard areas, the lending institution may require flood insurance. Disclosure Source recommends that the buyer: 1) contact the lending institution to ascertain any additional requirements for flood insurance, 2) contact the insurance company to ascertain the availability and cost of the flood insurance.

Based on the maps obtained, the subject Property:

☐ IS ☒ IS NOT located in a supplemental Flood Hazard Zone ☐ Do not know OR information is not available

ADDITIONAL INFORMATION:

NONE

SUPPLEMENTAL FIRE HAZARD ZONE

Local agencies may, at their discretion, include or exclude certain areas from the requirements of California Government Code Section 51182 (imposition of fire prevention measures on property owners), following a finding supported by substantial evidence in the record that the requirements of Section 51182 either are, or are not adequate or necessary for effective fire protection within the area. Any additions to these maps that the company has been able to identify and substantiate are included in this search.

There may be maps of other substantial fire hazards such as brush fires that are not subject to Section 51182. Disclosure Source has included these maps in this search.

Fire hazard zones listed here, if any, are areas which contain the condition and type of topography, weather, vegetation and structure density to increase the susceptibility to fires. In these areas, the City or County may impose strategies to enforce fire mitigation measures, including fire or fuel breaks, brush clearance, and fuel load management measures. For example, emphasis on roof type and fire-resistive materials may be necessary for new construction or roof replacement. In addition, other fire defense improvements may be demanded, including special weed abatement, brush management, and minimum clearance around structures. In most cases, if a property is in a Fire Hazard Area, insurance rates may be affected.

Based on the maps obtained, the subject Property:

☒ IS ☐ IS NOT located in a supplemental Fire Hazard Zone ☐ Do not know OR information is not available

ADDITIONAL INFORMATION:

In an area of Very High Potential for Fire Hazard.

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SUPPLEMENTAL EARTHQUAKE FAULT HAZARD ZONE

Many local jurisdictions have different or higher standards than the State for the identification of earthquake faults. Those jurisdictions have created their own maps which indicate active or potentially active faults according to those standards.

Many cities and counties require geologic studies before any significant construction if a property is in or near an earthquake fault zone known to them and certain types of construction may be restricted in these areas. Disclosure Source has included official and publicly available maps indicating earthquake faults known by those jurisdictions. In some cases the company has used the description of an Earthquake Fault Zone established by the Alquist -Priolo Earthquake Fault Zone Act of approximately 1,320 feet wide to define a supplemental Fault Hazard Zone.

Based on the maps obtained, the subject Property:

☐ IS ☒ IS NOT located in a supplemental Fault Hazard Zone ☐ Do not know OR information is not available

ADDITIONAL INFORMATION:

NONE

SUPPLEMENTAL SEISMIC/GEOLOGIC HAZARD ZONE

The California Division of Mines and Geology (DMG) has not completed the project assigned by Section 2696 of the California Public Resources Code to identify areas of potential seismic hazard within the State of California. The DMG and the US Geologic Survey (USGS) have performed many valuable studies that supplement the Section 2696 maps and fill in many missing areas. These maps are included in this search. Also included in this search are maps that indicate many hazards that may or may not be seismically related, including, but not limited to, liquefaction, landslides, debris flows, mudslides, coastal cliff instability, volcanic hazards and avalanches. A number of various geologic factors may influence the types of geologic hazards present: rainfall amounts, removal of vegetation, erosion, seismic activity, or even human activity. The severity of a geologic hazard depends on the underlying geology, slope, proximity to earthquake faults, and soil type in the area. Many cities and counties require geologic studies before any significant construction if a property is in or near a geologic hazard known to them and certain types of construction may be prohibited.

Based on the maps obtained, the subject Property:

☐ IS ☒ IS NOT located in a supplemental Geologic Hazard Zone ☐ Do not know OR information is not available

ADDITIONAL INFORMATION:

NONE

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ADDITIONAL DISCLOSURES

COMMERCIAL / INDUSTRIAL ZONING

Pursuant to California Civil Code Section §1102.17, the seller of residential real property subject to this article who has actual knowledge that the property is adjacent to, or zoned to allow, an industrial use described in Section 731a of the Code of Civil Procedure, or affected by a nuisance created by such a use, shall give written notice of that knowledge as soon as practicable before transfer of title.

"Whenever any city, city and county, or county shall have established zones or districts under authority of law wherein certain manufacturing or commercial or airport uses are expressly permitted, except in an action to abate a public nuisance brought in the name of the people of the State of California, no person or persons, firm or corporation shall be enjoined or restrained by the injunctive process from the reasonable and necessary operation in any such industrial or commercial zone or airport of any use expressly permitted therein, nor shall such use be deemed a nuisance without evidence of the employment of unnecessary and injurious methods of operation. Nothing in this act shall be deemed to apply to the regulation and working hours of canneries, fertilizing plants, refineries and other similar establishments whose operation produce offensive odors." California Code of Civil Procedure Section §731a.

Based on the county tax assessment rolls, the subject Property:

☒ IS ☐ IS NOT located within one mile of a property zoned for commercial or industrial use.

AIRPORT INFLUENCE AREA

Section 1103.4 of the California Civil Code requires notice if a property is encompassed within an airport influence area. According to Section 11010 of the Business and Professions Code, an airport influence area is defined as "an area in which current or future airport related noise, overflight, safety or airspace protection factors may significantly affect land uses or necessitate restrictions on those uses." Disclosure Source has utilized publicly available airport influence area maps from county Airport Land Use Commissions (ALUC). Airport influence area maps can be found within a county Airport Land Use Comprehensive Plan, available to the public through most county planning departments. Some airports have not published influence area maps and the property may still be subject to some of the annoyances or inconveniences associated with proximity to airport operations. Airports physically located outside California were not included in this report.

According to airport influence maps available, the subject Property:

☐ IS ☒ IS NOT located in a mapped airport influence area.

If the subject property is located in an airport influence area, the following statement applies - NOTICE OF AIRPORT IN VICINITY This property is presently located in the vicinity of an airport, within what is known as an airport influence area. For that reason, the property may be subject to some of the annoyances or inconveniences associated with proximity to airport operations (for example: noise, vibration, or odors). Individual sensitivities to those annoyances can vary from person to person. You may wish to consider what airport annoyances, if any, are associated with the property before you complete your purchase and determine whether they are acceptable to you.

AIRPORT PROXIMITY

Aircraft landing facilities listed herein, if any, consists of those owned by the United States Federal Government (Military aviation), public and privately owned civil and commercial aviation facilities. Private landing facilities (restricted public access), glider ports, facilities that have not been assigned a current location identifier by the Federal Aviation Administration (FAA), and airports physically located outside California were not included in this report.

While a property may not be within a defined airport influence area or within several miles of an aircraft landing facility, it may still be exposed to the nuisances related to such uses. No finding or opinion is expressed or implied in this report regarding the take-off and landing patterns utilized by airports, the noise levels experienced at the subject property as a result thereof, or the impact of any planned or approved airport expansion projects or modifications.

Note: This information does not relieve the sellers' duty to disclose, in writing, their actual knowledge that the property is adjacent to, or zoned to allow an industrial use described in Section 731a of the Code of Civil Procedure, including airport uses, or that is affected by a nuisance created by such a use.

According to information available from the FAA the company reports the following aircraft landing facilities within two miles of the subject Property. The calculated distance can be dependent upon the size of the airport influence area, if any.

FAA ID#	FACILITY NAME	TYPE	DISTANCE
NONE			

For further information regarding any of the aircraft landing facilities identified in this report, please contact the following agency:

Western Pacific Region Airports Division, 15000 Aviation Blvd, #3012, Lawndale, CA 90261, (310) 725-3600

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RIGHT TO FARM

California Civil Code section 1103.4 requires notice if a property is presently located within one mile of a parcel of real property designated as "Prime Farmland," "Farmland of Statewide Importance," "Unique Farmland," "Farmland of Local Importance," or "Grazing Land" on the most current county-level GIS "Important Farmland Map" issued by the California Department of Conservation, Division of Land Resource Protection, and if so, accompanied by the following notice:

NOTICE OF RIGHT TO FARM This property is located within one mile of a farm or ranch land designated on the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection. Accordingly, the property may be subject to inconveniences or discomforts resulting from agricultural operations that are a normal and necessary aspect of living in a community with a strong rural character and a healthy agricultural sector. Customary agricultural practices in farm operations may include, but are not limited to, noise, odors, dust, light, insects, the operation of pumps and machinery, the storage and disposal of manure, bee pollination, and the ground or aerial application of fertilizers, pesticides, and herbicides. These agricultural practices may occur at any time during the 24-hour day. Individual sensitivities to those practices can vary from person to person. You may wish to consider the impacts of such agricultural practices before you complete your purchase. Please be advised that you may be barred from obtaining legal remedies against agricultural practices conducted in a manner consistent with proper and accepted customs and standards pursuant to Section 3482.5 of the Civil Code or any pertinent local ordinance.

According to the current county-level GIS "Important Farmland Map," issued by the California Department of Conservation, Division of Land Resource Protection, the subject Property:

☒ IS ☐ IS NOT located within one mile of a farm or ranch land.

MINING OPERATIONS

The California Department of Conservation, Office of Mine Reclamation, maintains a database of map coordinate data submitted annually by mine operators in the State. Section 1103.4 of the California Civil Code requires notice if a property is within one mile of a mine operation for which the mine owner or operator has reported map coordinate data to the Office of Mine Reclamation, pursuant to Section 2207 of the Public Resources Code. (Note: Not all mine operators have provided map coordinate data to the Office of Mine Reclamation)

According to the database maintained by the California Department of Conservation, Office of Mine Reclamation, the subject Property:

☐ IS ☒ IS NOT located within one mile of a mine operation.

If the subject Property is within one mile of a mine, the following statement applies - NOTICE OF MINING OPERATIONS:

This property is located within one mile of a mine operation for which the mine owner or operator has reported mine location data to the Department of Conservation pursuant to Section 2207 of the Public Resources Code. Accordingly, the property may be subject to inconveniences resulting from mining operations. You may wish to consider the impacts of these practices before you complete your transaction.

In addition to active mines, California's landscape contains tens of thousands of abandoned mine sites. Many of these mines were immediately abandoned when insufficient minerals were found or when poor economics of the commodity made mining unprofitable. It is estimated that the majority of abandoned mines possess serious physical safety hazards, such as open shafts or adits (mine tunnel), while many others pose environmental hazards. Thousands of sites have the potential to contaminate surface water, groundwater, or air quality. Some are such massive problems as to earn a spot on the Federal Superfund list.

Maps and information on abandoned mines are available at the California Department of Conservation, Office of Mine Reclamation https://www.conservation.ca.gov/dmr/abandoned_mine Lands. The State of California, Department of Conservation makes no warranty, express or implied, as to the accuracy of these data or the suitability of the data for any particular use. Distribution of these data is intended for informational purposes and should not be considered authoritative or relied upon for navigation, engineering, legal, or other site-specific uses, including but not limited to the obligations of sellers of real property and their disclosure obligations under California law.

Parties with concerns about the existence or impact of abandoned mines in the vicinity of the property should contact the State Office of Mine Reclamation at: <https://www.conservation.ca.gov/DMR> and/or the local Engineering, Planning or Building Departments in the county where the property is located.

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TAX INFORMATION

NOTICE OF SPECIAL TAX AND ASSESSMENT

TO THE PROSPECTIVE PURCHASER OF THE REAL PROPERTY SHOWN ABOVE. THIS IS A NOTIFICATION TO YOU PRIOR TO YOUR PURCHASING THIS PROPERTY. YOU SHOULD TAKE THESE TAXES AND ASSESSMENTS, IF ANY, AND THE BENEFITS FROM THE PUBLIC FACILITIES AND SERVICES FOR WHICH THEY PAY INTO ACCOUNT IN DECIDING WHETHER TO BUY THIS PROPERTY. YOU MAY OBTAIN A COPY OF THE RESOLUTION OF FORMATION THAT AUTHORIZED CREATION OF THE COMMUNITY FACILITIES DISTRICT, AND THAT SPECIFIES MORE PRECISELY HOW THE SPECIAL TAX AND ASSESSMENTS ARE APPORTIONED AMONG PROPERTIES IN THE ASSESSEMENT DISTRICT AND HOW THE PROCEEDS OF THE TAX WILL BE USED, BY CALLING THE CONTACT NAME AND NUMBER LISTED BELOW. THERE MAY BE A CHARGE FOR THIS DOCUMENT NOT TO EXCEED THE ESTIMATED REASONABLE COST OF PROVIDING THE DOCUMENT. YOU MAY TERMINATE THE CONTRACT TO PURCHASE OR DEPOSIT RECEIPT AFTER RECEIVING THIS NOTICE FROM THE OWNER OR AGENT SELLING THE PROPERTY. THE CONTRACT MAY BE TERMINATED WITHIN THREE DAYS IF THE NOTICE WAS RECEIVED IN PERSON OR WITHIN FIVE DAYS AFTER IT WAS DEPOSITED IN THE MAIL BY GIVING WRITTEN NOTICE OF THAT TERMINATION TO THE OWNER OR AGENT SELLING THE PROPERTY.

If Mello-Roos Community Facilities Special Tax Liens or Improvement Bond Act of 1915 Lien Assessments are not paid on time, the issuer has the right to initiate foreclosure proceedings on the property and it may be sold to satisfy the obligation. By statute, the special tax lien is made superior in priority to private liens such as mortgages and deeds of trust, even if the aforementioned preceded the creation of the assessment. Unlike property tax sales initiated by a County Tax Collector (which require a five year waiting period) special tax lien foreclosure may be initiated quickly if payments become delinquent. This can occur as soon as a few months after a property tax bill becomes delinquent.

The annual assessment installment against this property as shown on the tax bill for the 2023-2024 tax year is listed below. Assessment installments will be collected each year until the assessment bonds are repaid. The authorized facilities that are being paid for by the special taxes, and by the money received from the sale of bonds that are being repaid by the special taxes are summarized below. These facilities may not yet have all been constructed or acquired and it is possible that some may never be constructed or acquired.

Mello-Roos Community Facilities Districts

Mello-Roos Community Facilities Districts ("CFD") provide a method of financing certain public capital facilities and services especially in developing areas and areas undergoing rehabilitation. Public improvements and services funded by Mello-Roos districts may include, but are not limited to police and fire protection services, roads, new school construction, backbone infrastructure improvements, new or expanded water and sewer systems, recreation program services and flood or storm protection services. When construction of facilities is involved, in most cases, the money required to provide initial funding for the improvements is obtained through the issuance of municipal bonds. A special tax lien is placed on each property within the district for the annual payment of principal and interest as well as administrative expenses. The annual special tax continues until the bond is paid, or until revenues are no longer needed. Mello-Roos tax amounts may vary (increase), or the term of the payments may be extended, especially if additional bonds are issued. These special taxes are usually collected with regular property tax installments.

If this property is subject to the Mello-Roos CFD(s) lien(s) listed below, it is subject to a special tax that will appear on your property tax bill that is in addition to the regular property taxes and any other charges and benefit assessments on the parcel. This special tax is not necessarily imposed on all parcels within the city or county where the property is located. If you fail to pay this tax when due each year, the property may be foreclosed upon and sold. The tax is used to provide public facilities and/or services that are likely to particularly benefit the property.

There is a maximum special tax that may be levied against this parcel each year to pay for public facilities. This amount may be subject to increase each year based on the special tax escalator listed below (if applicable). The annual tax charged in any given year may not exceed the maximum tax amount. However, the maximum tax may increase if the property use changes, or if the home or structure size is enlarged. The special tax will be levied each year until all of the authorized facilities are built and all special tax bonds are repaid. If additional bonds are issued, the estimated end date of the special tax may be extended.

THIS PROPERTY IS NOT CURRENTLY SUBJECT TO MELLO-ROOS COMMUNITY FACILITIES SPECIAL TAX LIEN(S).

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Improvement Bond Act of 1915 Assessments Districts

Improvement Bond Act of 1915 Assessments Districts provide a method of financing certain public capital improvements and infrastructures including, but not limited to, roads, sewer, water and storm drain systems, and street lighting. The money required to fund the improvement is obtained in advance through the issuance of municipal bonds pursuant to the Improvement Bond Act of 1915. A special assessment lien is placed on the property within the Assessment District. The lien amount is calculated according to the specific benefit that an individual property receives from the improvement(s) and is amortized over a period of years. Improvement Bond Act of 1915 Lien Assessments can be prepaid at any time. In most instances but not all, the assessment is placed on the secured tax roll and is collected with your annual county real property taxes.

If this property is subject to the Improvement Bond Act of 1915 Lien Assessment(s) listed below, the lien(s) will be repaid from annual assessment installments levied by the assessment district that will appear on the property tax bill, but which are in addition to the regular property taxes and any other charges and levies that will be listed on the property tax bills. Each assessment district has issued bonds to finance the acquisition or construction of certain public improvements that are of direct and special benefit to property within that assessment district.

THIS PROPERTY IS NOT CURRENTLY SUBJECT TO IMPROVEMENT BOND ACT OF 1915 LIEN ASSESSMENT(S).

Property Assessed Clean Energy (PACE) Programs

California legislature enables local governments to help property owners finance the acquisition, installation, and improvement of energy efficiency, water conservation, wildfire safety improvements as defined in Section 5899.4 of the Streets and Highways Code, and renewable energy projects through PACE programs. Owners of residential and commercial properties within a PACE participating district can finance 100% of their project and pay it back over time as a property tax assessment through their property tax bill, which is delivered and collected by the County. The tax bill will have a line item titled with the name of the PACE program. Payments on the assessment contract will be made through an additional annual assessment on the property and paid either directly to the county tax collector's office as part of the total annual secured property tax bill, or through the property owner's mortgage impound account. If the property owner pays his or her taxes through an impound account he or she should notify their mortgage lender to discuss adjusting his or her monthly mortgage payment by the estimated monthly cost of the PACE assessment. Under the PACE programs, if the property is sold before the PACE financing is paid in full, the remaining payments may be passed on to the new property owner. However, a lender may require the property owner to pay off the remaining balance when the property is sold or refinanced. The remaining debt may affect the amount a new buyer can borrow when financing the property purchase. It is the responsibility of the property owner to contact the property owner's home insurance provider to determine whether the efficiency improvement to be financed by the PACE assessment is covered by the property owner's insurance plan. For more information on the PACE financing programs, go to: <https://dfpi.ca.gov/pace-program-administrators/pace/>

THIS PROPERTY IS NOT PARTICIPATING IN A PACE PROGRAM



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TAX SUMMARY

ANNUAL TAXES, LIENS, AND ASSESSMENTS CURRENTLY LEVIED AGAINST THE PROPERTY AND INCLUDED ON THE TAX BILL

Basic Property Taxes:

Agency / Contact	District / Benefit	Levy Amount
County of Los Angeles	Combined Ad Valorem Tax Charges	\$924.28
County of Los Angeles (213) 974-2111	General	

Voter Approved Taxes:

NONE

Mello-Roos Community Facilities Special Tax Lien(s):

NONE

Improvement Bond Act of 1915 Lien Assessment(s):

NONE

Other Direct Assessments:

Agency / Contact	District / Benefit	Levy Amount
County of Los Angeles	Safe Clean Water Program Funding (Measure W)	\$110.44
County of Los Angeles (213) 974-2111	Safe Clean Water Program	
City of Los Angeles	Lighting Maintenance District	\$101.89
City of Los Angeles (213) 485-5705	Lighting Maintenance	
County of Los Angeles	Los Angeles County Trauma and Emergency Services	\$77.85
County of Los Angeles (213) 974-2111	Health	
County of Los Angeles	Flood Control	\$49.50
County of Los Angeles (213) 974-2111	Flood Control	
City of Los Angeles	Stormwater Pollution Abatement	\$39.46
City of Los Angeles (213) 485-5705	Stormwater	
Los Angeles County Regional Park and Open Space District	Special Tax (Measure A)	\$28.18
Los Angeles County Regional Park and Open Space District (213) 738-2983	Park and Recreation Maintenance	
City of Los Angeles	Landscape and Lighting District No. 96-1	\$20.92
City of Los Angeles (213) 485-5705	Landscape and Lighting	
County of Los Angeles	Mosquito Abatement District	\$18.97
County of Los Angeles (213) 974-2111	Vector Control	

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PROPERTY TAX DESCRIPTIONS

Basic Property Taxes

The Basic Levy is the primary property tax charge levied by the County on behalf of government agencies. As a result of the passage of Proposition 13 in 1978 (Article XIII A of the California State Constitution), the basic levy is limited to one percent (1%) of the property's net assessed value. Proceeds from this tax are divided by the County and used to help fund nearly every function the state, county, city and other local municipal agencies provide. All other charges that appear on the tax bill vary by district and county.

Voter Approved Taxes

Voter Approved Debt are taxes levied on a parcel that is calculated based on the assessed value of the parcel. Taxes may include those taxes that were approved by voters before the passage of Proposition 13 in 1978, General Obligation Bonds or Special Taxes that are based on assessed value as opposed to some other method. Taxes that were established before 1978 may be used for various services and improvements and may or may not be associated with public indebtedness (the issuance of municipal bonds). A General Obligation Bond is a municipal bond that may be issued by a city, county or school district in order to finance the acquisition and construction of public capital facilities and real property. Equipment purchases and the cost of operation and maintenance cannot be financed with a General Obligation Bond. Special Taxes are created pursuant to various California Code Sections and require 2/3 majority approval of the qualified voters for approval. A special tax may be formed by a local government (a city, county, special district, etc) in order to finance specific facilities and/or services and cannot be used for general purposes.

Other Direct Assessments

In addition to the items discussed in the previous sections, real property may be subject to Other Direct Assessments. These assessments may appear on the annual property tax bill. Increases or modifications to these assessments are subject to public notice/hearing requirements (as governed by law) and require a vote by the legal property owners or the registered voters in the area. Additional information is available by contacting the agency actually levying the assessment.



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SUPPLEMENTAL TAX ESTIMATOR

This worksheet is provided for you as a convenience to allow you to **estimate** the potential supplemental property tax amount on a given property and whether you will receive one or two Supplemental Tax Bills. Depending on the date your escrow closes you will receive either one or two Supplemental Tax Bills which are in addition to your regular annual secured property taxes and must be paid separately. **Supplemental Tax Bills are not paid in escrow and are not impounded by your mortgage lender.** This worksheet is an estimate and is for your planning purposes only. This Supplemental Tax amount estimate is based on the 2023-2024 secured roll valuation and does not take into account other transactions that may have occurred and will impact the future assessed value.

Adobe Reader is suggested for interactive features

Supplemental Tax Estimator		
	Input the Purchase Price of the Property	
-	Current Assessed Value	\$ 77,062.00
=	Taxable Supplemental Assessed Value	
X	Tax Rate	1.199%
=	Estimated Full-Year Supplemental Tax Amount	

Jan - May Close of Escrow - Complete This Section		
	Computation Factor for Month of Close (See Table Below)	
X	Estimated Full-Year Supplemental Tax Amount (Computed Above)	
=	Supplemental Tax Bill #1 Amount	
+	Supplemental Tax Bill #2 Amount = Estimated Full-Year Supplemental Tax Amount	
=	Estimated Supplemental Tax Amount	

Jun - Dec Close of Escrow - Complete This Section		
	Computation Factor for Month of Close (See Table Below)	
X	Estimated Full-Year Supplemental Tax Amount (Computed Above)	
=	Supplemental Tax Bill Amount	

Computation Factors			
Month		Factor	
January		0.4167	
February		0.3333	
March		0.2500	
April		0.1667	
May		0.0833	
June		1.0000	
Month		Factor	
July		0.9167	
August		0.8333	
September		0.7500	
October		0.6667	
November		0.5833	
December		0.5000	



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PROPERTY TAX ESTIMATOR

The total tax charges listed on the previous pages provide an accurate portrayal of what the property tax charges were for the 2023-2024 tax year at the current assessed value. California law requires the Assessor re -calculate or re-assess the value of real property when it is sold, subdivided or upon the completion of new construction. In coming years, the Ad Valorem (or value based) property tax charges will be assessed based on this new assessed value. It is possible to calculate an **estimate** of what those charges will be using the property tax estimator provided below:

Adobe Reader is suggested for interactive features

Property Tax Estimator		
	Purchase Price of Property	
X	Ad Valorem Tax Rate	1.199%
=	Ad Valorem Tax Amount	
+	Total Direct Assessments	\$ 447.21
=	Total Estimated Taxes	



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ENVIRONMENTAL INFORMATION










IDENTIFIED SITES WITH KNOWN OR POTENTIAL ENVIRONMENTAL CONCERNS

The “Environmental Sites Summary” is divided into three categories: A, B, and C.

Category A: Sites listed with known environmental concerns/contamination. The locations of these sites are researched within a one (1) mile radius of the subject property.

Category B: Sites possessing the potential to release hazardous substances into the environment. These facilities are permitted to generate, treat, store, or dispose of hazardous substances. Locations of these sites are researched within a one-half (1/2) mile radius of the subject property.

Category C: Sites that have Underground Storage Tanks (UST) registered with the appropriate agencies. The locations of these sites are researched within one-eighth (1/8) mile radius of the subject property.

ENVIRONMENTAL SITES SUMMARY	Up to 1/8 Mile	1/8 to 1/2 Mile	1/2 to 1 Mile
CATEGORY A: SITES WITH KNOWN ENVIRONMENTAL CONCERNS			
 U.S. EPA National Priority / Superfund List (NPL)	0	0	0
 Hazardous Waste Sites with Corrective Action (CORRACTS)	0	0	0
 State Priority List (SPL)	0	0	0
CATEGORY B: SITES WITH POTENTIAL ENVIRONMENTAL CONCERNS			
 Treatment, Storage, Disposal and Generators (TSDG)	0	0	
 Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)	0	0	
 No Further Remedial Action Planned (NFRAP)	0	0	
 Leaking Underground Storage Tanks (LUST)	0	0	
 Solid Waste Landfills, Tire Disposal Centers, or Transfer Stations (SWLF)	0	0	
CATEGORY C: SITES WITH REGISTERED UNDERGROUND STORAGE TANKS			
 Registered Underground Storage tank(s) (UST)	0		

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Category A: SITES WITH KNOWN ENVIRONMENTAL CONCERNS

Refer to the pages following the site records for contact information and status definitions.

NATIONAL PRIORITY LIST / SUPERFUND SITES (NPL)

NONE

HAZARDOUS WASTE SITES WITH CORRECTIVE ACTION (CORRACTS)

NONE

STATE PRIORITY LIST SITES (SPL)

NONE

Category B: SITES WITH POTENTIAL ENVIRONMENTAL CONCERNS

Refer to the pages following the site records for contact information and status definitions.

TREATMENT, STORAGE, DISPOSAL AND GENERATORS SITES (TSDG)

NONE

COMPREHENSIVE ENVIRONMENTAL RESPONSE, COMPENSATION, AND LIABILITY INFORMATION SYSTEM SITES (CERCLIS)

NONE

NO FURTHER REMEDIAL ACTION PLANNED SITES (NFRAP)

NONE

LEAKING UNDERGROUND STORAGE TANK SITES (LUST)

NONE

SOLID WASTE LANDFILLS, TIRE DISPOSAL CENTERS, OR TRANSFER STATIONS SITES (SWLF)

NONE

Category C: SITES WITH REGISTERED UNDERGROUND STORAGE TANKS

Refer to the pages following the site records for contact information.

REGISTERED UNDERGROUND STORAGE TANKS SITES (UST)

NONE

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EXPLANATION OF DATABASES RESEARCHED

The Explanation of Databases Researched identifies and provides details on the information sources used to create the report. It also defines the acronyms and certain environmental terminology used throughout the report.

Due to the limitations, constraints, inaccuracies and incompleteness of government information and computer mapping data currently available to Disclosure Source, certain conventions have been utilized in preparing the locations of all federal, state, and local agency sites. Most sites are depicted by a point representing their approximate address location and make no attempt to represent the actual areas of the associated site. Some NPL sites are depicted by polygons approximating their location and size. The boundaries of the polygons may be different than the actual areas of these sites and may include contaminated areas outside of the listed site. A property may be affected by contamination or environmental hazards that have not been identified on any of the databases researched for this report.

Category A: Sites With Known Environmental Concerns

U.S. EPA National Priority/Superfund List (NPL)

The U.S. Environmental Protection Agency (EPA) maintains a list of sites that fall under the Superfund program. The Superfund program was designed to provide federal resources to assist in facilitating remediation of the United States most environmentally impacted sites (based on the severity of the substance problem identified). Any site identified in this database will require remedial action or a final investigation prior to being removed from the National Priority List.

Specific questions regarding these sites should be directed to the U.S. EPA. Regional office location: 75 Hawthorne Street, San Francisco, CA 94105. (866) 372-9378. To see detailed information on specific sites go to: <https://www.epa.gov/superfund/superfund-national-priorities-list-npl>.

Hazardous Waste Sites with Corrective Action (CORRACTS)

The Resource Conservation and Recovery Act Information (RCRAInfo) is a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to regulatory environmental agencies. CORRACTS Sites on this list are facilities that have reported violations and are subject to corrective actions.

For further information contact The United States Environmental Protection Agency. Regional office location: 75 Hawthorne Street, San Francisco, CA 94105, (866) 372-9378 or visit: <https://www.epa.gov/hw/learn-about-corrective-action>.

State Priority List (SPL)

The California Department of Toxic Substances Control's (DTSC's) database EnviroStor, is an online search tool for identifying sites that are known to be contaminated with hazardous substances as well as sites where further studies may reveal problems. EnviroStor is used primarily by DTSC's staff as an informational tool to evaluate and track activities at sites that may have been affected by the release of hazardous substances. For the purpose of this section Disclosure Source includes sites listed in the Cleanup Sites program of EnviroStor.

For more information on a specific site contact: The California Department of Toxic Substances Control 1001 I Street Sacramento, CA 95814, (916) 323-3400 or visit: <https://www.envirostor.dtsc.ca.gov/public/search.asp?basic=True>.

Category B: Sites With Potential Environmental Concerns

Treatment, Storage, Disposal, Generators (TSDG)

The Resource Conservation and Recovery Act Information (RCRAInfo) is a national program management and inventory system about hazardous waste handlers. In general, all generators, transporters, treaters, storers, and disposers of hazardous waste are required to provide information about their activities to regulatory environmental agencies. These sites are facilities that treat, store, dispose of or generate hazardous materials.

Specific questions regarding a particular site should be addressed to: The United States Environmental Protection Agency, Regional Main Office, 75 Hawthorne Street, San Francisco, California, 94105, (866) 372-9378 or visit: <https://echo.epa.gov/facilities/facility-search>.

Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS)

The Comprehensive Environmental Response, Compensation, and Liability Information System (CERCLIS) is a database of potential and confirmed hazardous waste sites at which the EPA Superfund program has some involvement. It contains sites that are either proposed to be or are on the National Priorities List (NPL) as well as sites that are in the screening and assessment phase for possible inclusion on the NPL. Disclosure Source gathers data from the EPA's Superfund Enterprise Management System (SEMS).

For further information on sites found within this database, please contact: The United States Environmental Protection Agency, Regional Main Office, 75 Hawthorne Street, San Francisco, California, 94105, or the Superfund Information Center at (800) 424-9346 or visit:

<https://cumulis.epa.gov/supercpad/CurSites/srchsites.cfm>.

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No Further Remedial Action Planned (NFRAP)

CERCLIS sites that to the best of EPA's knowledge, assessment has been completed and it has been determined that no further steps will be taken to list these sites on the National Priorities List (NPL). This decision does not necessarily mean that there are no hazards associated with a given site; it only means that, based upon available information, the location is not judged to be a potential NPL site.

Additional information is available from: The United States Environmental Protection Agency, Regional Main Office, 75 Hawthorne Street, San Francisco, California, 94105, (866) 372-9378. Archived site status reports can be downloaded at <https://www.epa.gov/superfund/list-8r-archived-site-inventory>.

Leaking Underground Storage Tank (LUST)

The State Water Resources Control Board maintains a database of sites with leaking underground storage tanks. Leaking underground storage tanks are a major source of soil and ground water contamination. It is noteworthy to impart the fact that leaking tank information is rarely removed from the State Water Resources Control Board's Underground Storage Tank database.

For further information concerning leaking tanks, contact: The State of California Environmental Protection Agency State Water Resources Control Board, Office of Underground Storage Tanks, 1001 I Street, Sacramento, CA 95814, (916) 341-5851 or visit: <https://geotracker.waterboards.ca.gov/search.asp>.

Solid Waste Land Fills, Tire Disposal Centers, or Transfer Stations (SWLF)

Sites classified as Solid Waste Landfills include: landfills (both active and inactive), incinerators, transfer stations, recycling centers, and other facilities where solid waste is treated or stored. The California Integrated Waste Management Board maintains a database on solid waste facilities, operations, and disposal sites throughout the state of California referred to as the Solid Waste Information System (SWIS).

For further information pertaining to Solid Waste Landfills, contact: The State of California, Integrated Waste Management Board, 8800 Cal Center Drive, Sacramento, California 95826, (916) 341-6000 or visit: <https://www2.calrecycle.ca.gov/Search/> or <https://geotracker.waterboards.ca.gov/search.asp>.

Disclosure Source also includes sites listed in the Hazardous Waste Facilities program of DTSC's EnviroStor database.

For more information on a specific site contact: The California Department of Toxic Substances Control 1001 I Street Sacramento, CA 95814, (916) 323-3400 or visit: <https://www.envirostor.dtsc.ca.gov/public/search.asp?basic=True>.

Category C: Sites With Registered Underground Storage Tanks

Registered Underground Storage Tanks (UST)

The State Water Resources Control Board maintains a database of sites with registered underground storage tanks.

For further information concerning underground storage tanks, contact: The State of California Environmental Protection Agency State Water Resources Control Board, Office of Underground Storage Tanks, 1001 I Street, Sacramento, CA 95814, (916) 341-5851 or visit: <https://geotracker.waterboards.ca.gov/search.asp>.

Potential Status Field Definitions:

Abandoned: A site that has ceased accepting waste but is not closed pursuant to applicable statutes, regulations and local ordinances in effect at that time, and where there is no responsible party as determined by the local enforcement agency and board.

Absorbed: An operational status used only when existing facilities (permitted facilities) are being combined into a single.

Active: Identifies that an investigation and/or remediation is currently in progress and that DTSC is actively involved, either in a lead or support capacity. Or a facility/operation currently accepting, handling, processing, or disposing waste.

ACW (Asbestos Containing Waste) Disposal Site: A solid waste landfill that accepts asbestos containing waste.

Backlog: Identifies non-active sites which DTSC is not currently investigating or remediating. These sites generally become active when staff and/or financial resources are available. Priorities for placing a site on backlog status versus active are based on the degree of long-term threat posed by the property. Before placing a property on backlog status, DTSC considers whether interim actions are necessary to protect the public and the environment from any immediate hazard posed by the property. Often there are no parties available to fund the full cleanup of these properties.

Border Zone/Haz Waste Property (BZP/HWP): Identifies properties that went through the Border Zone Property or Hazardous Waste Property process of evaluation. Potential Border Zone properties are located within 2,000 feet of a significant disposal of hazardous waste; Hazardous Waste Property facilities/sites have a significant disposal of hazardous waste.

Case Closed: The Regional Board and the Local Agency have determined that no further work is necessary at the site.

Certified: Identifies completed sites with previously confirmed release that are subsequently certified by DTSC as having been remediated satisfactorily under DTSC oversight.

Certified Operation & Maintenance: Identifies sites that have certified cleanups in place but require ongoing Operation and Maintenance (O&M) activities. The Certified O&M status designation means that all planned activities necessary to address the contamination problems have been implemented. However, some of these remedial activities (such as pumping and treating contaminated groundwater) must be continued for many years before complete cleanup will be achieved. Prior to the Certified O&M designation, all institutional controls (e.g., land use restrictions) that are necessary to protect public health must be in place.

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Clean closed: A solid waste disposal site that has documentation of the removal of solid waste on file with the Board. When a site is clean closed, the site is considered to cease to exist as a solid waste disposal site, but records are kept to document the status of the site.

Closed: A solid waste facility, site or operation that has ceased accepting, handling, or disposing of waste (and is not inactive) and/or has documentation that closure was conducted in accordance with applicable statutes, regulations, and local ordinances in effect at the time.

Closing: A site that has ceased accepting waste and is undergoing closure consistent with an approved final closure plan. Closing applies to landfills or disposal sites undergoing closure operations pursuant to closure plan development and implementation up to certification of closure.

Completed - Case Closed: A closure letter or other formal closure decision document has been issued for the site.

Completed - Case Closed/No Monitoring: A land disposal site that ceased accepting waste and was closed in accordance with applicable statutes, regulations, and local ordinances in effect at time of closure. The land disposal site was monitored for at least thirty years and Water Board staff has determined that wastes no longer pose a threat to water quality.

Excluded: A waste tire site that does not meet the definition of a major or minor waste tire facility.

Deleted: Deleted from the Final NPL.

Final: Currently on the Final NPL.

Hazardous Waste Border Zone Property (HWP/BZP): Potential Border Zone properties are located within 2,000 feet of a significant disposal of hazardous waste, and hazardous waste property sites having significant disposal of hazardous waste.

Hazardous Waste Disposal Land Use (NOT BZP/HWP): Identifies facilities/sites that went through the Hazardous Waste or Border Zone Property process and entered into voluntary deed restrictions, but were not formally designated as either a "Border Zone" or "Hazardous Waste Property".

Inactive - Action Required: Identifies non-active sites where, through a Preliminary Endangerment Assessment (PEA) or other evaluation, DTSC has determined that a removal or remedial action or further extensive investigation is required.

Inactive - Needs Evaluation: Identifies non-active sites where DTSC has determined a PEA or other evaluation is required.

No Action Required: Identifies sites where a Phase I Environmental Assessment was completed and resulted in a no action required determination.

No Further Action: Identifies completed sites where DTSC determined after investigation, generally a PEA (an initial assessment), that the property does not pose a problem to public health or the environment.

Non-Operating: A Treatment, Storage, Disposal or Transfer Facility (TSDTF) with no operating hazardous waste management unit(s).

Non-Operating Permit: A facility that has received a hazardous waste facility permit but, has no hazardous waste management operating unit(s). This could be a post-closure permit.

Not Currently Regulated: Never regulated by the Board or no longer subject to the Board's regulation. In the case of waste tire locations below 500 tires or tire facilities that have reduced the tire count to under 500.

Not Proposed: Not on the NPL.

Not Reported: The status was not reported by the Lead Agency.

Open - Assessment & Interim Remedial Action: An "interim" remedial action is occurring at the site AND additional activities such as site characterization, investigation, risk evaluation, and/or site conceptual model development are occurring.

Open - Eligible for Closure: Corrective action at the Site has been determined to be completed and any remaining petroleum constituents from the release are considered to be low threat to Human Health, Safety, and the Environment.

Open - Inactive: No regulatory oversight activities are being conducted by the Lead Agency.

Open - Remediation: An approved remedy or remedies has/have been selected for the impacted media at the site and the responsible party (RP) is implementing one or more remedy under an approved cleanup plan for the site.

Open - Closed/with Monitoring: A land disposal site that has ceased accepting waste and was closed in accordance with applicable statutes, regulations, and local ordinances in effect at time of closure.

Open - Closing/with Monitoring: A land disposal site that is no longer accepting waste and is undergoing all operations necessary to prepare the site for post-closure maintenances in accordance with an approved plan for closure.

Open - Inactive: A land disposal site that has ceased accepting waste but has not been formally closed or is still within the post closure monitoring period.

Open - Operating: A land disposal site that is accepting waste.

Open - Proposed: A land disposal site that is in the process of undergoing the permit process from several agencies.

Open - Site Assessment: Site characterization, investigation, risk evaluation, and/or site conceptual model development are occurring at the site. Examples of site assessment activities include, but are not limited to, the following: 1) identification of the contaminants and the investigation of their potential impacts; 2) determination of the threats/impacts to water quality; 3) evaluation of the risk to humans and ecology; 4) delineation of the nature and extent of contamination; 5) delineation of the contaminant plume(s); and 6) development of the Site Conceptual Model.

Open - Verification Monitoring: Remediation phases are essentially complete and a monitoring/sampling program is occurring to confirm successful completion of cleanup at the Site. (e.g. No "active" remediation is considered necessary or no additional "active" remediation is anticipated as needed. Active remediation system(s) has/have been shut-off and the potential for a rebound in contaminant concentrations is under evaluation).

Operating: A Treatment, Storage, Disposal or Transfer (TSDTF) Facility with an operating hazardous waste management unit(s).

Part of NPL: Site is Part of a NPL Site.

Permitted: Indicates that a facility or site held a solid waste facility permit.

Planned: A facility in the planning stages. It may be awaiting a permit and not yet accepting waste or it may be permitted but not yet constructed or accepting waste.

Pollution Characterization: The responsible party is in the process of installing additional monitoring wells and/or borings in order to fully define the lateral and vertical extent of contamination in soil and ground water and assess the hydrogeology of the area. This phase of work may also include performing aquifer tests, soil gas surveys, continued ground water gradient determinations and monitoring, and assessing impacts on surface and/or ground water.

Post Remedial Action Monitoring: Periodic ground water or other monitoring at the site, as necessary, in order to verify and/or evaluate the effectiveness of remedial action.

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Pre-Title 27 CAI - Open/With Monitoring: A waste management unit that was closed, abandoned or inactive prior to November 27, 1984 (Pre-Title 27) and has monitoring data indicating the unit has the potential to adversely affect water quality. The site has been reopened (post-1984) and is under a detection monitoring program or implementing a corrective action program.

Pre-Title 27 CAI - Closed/With Monitoring: A waste management unit that was abandoned or inactive prior to November 27, 1984 (Pre-Title 27) but was not formally and completely closed. The site has the potential to adversely affect water quality and is implementing a detection monitoring program.

Pre-Title 27 CAI - Closed/No Monitoring: A waste management unit that was abandoned or inactive (CAI) prior to November 27, 1984 (Pre-Title 27) but was not formally and completely closed and is not implementing a monitoring program. The unit has the potential to adversely affect water quality.

Pre-Title 27 CAI - Completed - Case Closed/No Monitoring: A waste management unit that was formally and completely closed prior to November 27, 1984 (Pre-Title 27) in accordance with applicable statutes, regulations, and local ordinances in effect at time of closure. The unit does not pose a threat to water quality.

Preliminary Endangerment Assessment: An assessment of information about a site and its surrounding area. A Preliminary Assessment is designed to determine whether a site poses little or no threat to human health and the environment or if it does pose a threat, whether the threat requires further investigation. Generally includes historical review of documents and may include limited sampling of a site.

Preliminary Site Assessment Underway: Implementation of a work plan addressing the Preliminary Site Assessment Work Plan.

Preliminary Site Assessment Work Plan Submitted: A work plan/proposal has been requested of, or submitted by, the responsible party in order to determine whether groundwater has been, or will be, impacted as a result of a release from any underground tanks or associated piping. This phase of work usually includes plans for the installation and sampling of monitoring wells, soil boring sampling, additional soil excavation, and disposal or treatment of contaminated soil.

Proposed: Proposed for NPL, or a facility or operation that is in the planning and development phase and is not yet operational.

Referred: 1248 Local Agency: Identifies sites that were referred to a local agency (through the SB 1248 determination process) to supervise the cleanup of a simple waste release.

Referred: EPA: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the United States Environmental Protection Agency (U.S. EPA).

Referred: IWMB: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the California Integrated Waste Management Board (IWMB).

Referred: Other Agency: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by another state or local environmental regulatory agency.

Referred: RCRA: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by DTSC's Hazardous Waste Management Program and are identified as Resource Conservation and Recovery Act (RCRA).

Referred: RWQCB: Identifies sites that, based on limited information available to DTSC, appear to be more appropriately addressed by the California Regional Water Quality Control Boards (RWQCBs).

Remedial Action: Implementation of corrective action plan.

Remediation Plan: A remediation plan has been submitted evaluating long term remediation options (or corrective actions). A proposal and implementation schedule for an appropriate remediation option has also been submitted. This phase of work may also include preparing and submitting the necessary information for any permits needed prior to implementation of the plan.

Removed: Removed from Proposed NPL

Reopen Previously Closed Case: Previously closed cases may be re-opened by the Lead Agency because of new information, a change in site conditions, or other factors such as negative test results during post remedial action monitoring.

Revoked: Permit has been taken back (nullified) by the enforcement agency.

Surrendered: The voluntary relinquishment of a permit by the operator to the enforcement agency.

Suspended: Indicates that the facility, operation or site never had or does not have a Solid Waste Facility Permit.

To Be Determined: There is presently not enough information to determine a Regulatory Status or Operational Status. This information may be gathered as part of the Site Investigation Process (SIP) which includes completion of the Site Identification form and Site Assessment form or further investigation by the enforcement agency. Additionally, the operational or regulatory status may be pending permit action, enforcement action, or ongoing investigation.

Unknown - Insufficient Information.

Unpermitted: Indicates that the facility, operation or site never had or does not have a Solid Waste Facility Permit.

Voluntary Cleanup: Identifies sites with either confirmed or unconfirmed releases, and the project proponents have requested that DTSC oversee evaluation, investigation, and/or cleanup activities and have agreed to provide coverage for DTSC's costs.

Un-Locatable Sites

For reporting purposes, these potential hazard sites from any of the three categories are missing certain pieces of relevant data, such as: street addresses, zip codes, city, or county information. This may be the result of limited governmental records or data. While the site may in fact exist, the absence of accurate (or missing) information may create the inability to delineate the property's radial distance in relation to the subject property on a map. If seller or seller's agent has actual knowledge of site(s) with possible contamination or other sensitive environmental impacts not listed in this report, written notification should be provided to the buyer and buyer's agent.

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NOTICES AND ADVISORIES

TRANSFER FEE NOTICE

This is commonly known as a "Private Transfer Tax". It is a fee imposed by a private entity such as a property developer, home builder, or home owner association, when a property within a certain type of subdivision is sold or transferred. A private transfer fee may also be imposed by an individual property owner. Private transfer fees are different from city or county Documentary Transfer Taxes. Private Transfer Fees may apply in addition to government Documentary Transfer Taxes that are due upon sale or transfer of the property.

California Civil Code Section 1098 defines a "Transfer Fee" as "any fee payment requirement imposed within a covenant, restriction, or condition contained in any deed, contract, security instrument, or other document affecting the transfer or sale of, or any interest in, real property that requires a fee be paid as a result of transfer of the real property." Certain existing fees such as government fees, court ordered fees, mechanic lien fees, common interest development fees, etc. are specially excluded from the definition of "Transfer Fee".

To determine if the property is subject to a Transfer Fee, OBTAIN COPIES OF ALL EXCEPTIONS LISTED ON THE PRELIMINARY TITLE REPORT FROM THE TITLE COMPANY AND READ THEM TO DETERMINE IF ANY TRANSFER FEES ARE APPLICABLE. Please be aware that private transfer fees may be difficult to identify by simply reading the title report.

Effective January 1, 2008, Civil Code Section 1102.6e requires the seller to notify the buyer of whether a private transfer fee applies and if present, to disclose certain specific information about the fee.

Content of Disclosure. Civil Code Section 1102.6e requires the seller to disclose specific information about any Transfer Fee that may affect the property. Please refer to the legal code or to the C.A.R. Form NTF (11/07), provided by the California Association of Realtors, for a standard format to use in making the Transfer Fee Disclosure if you elect to investigate and make this disclosure personally.

How to Determine the Existence of a Transfer Fee. If a Transfer Fee does exist affecting the property, the document creating the fee may be on file with the County Recorder as a notice recorded against the property and should be disclosed in the preliminary title report on the property. However, the preliminary title report will merely disclose the existence of the documents affecting title, not the content of the documents. The title of a document may also not be sufficient to disclose that a transfer fee is included in its terms. Accordingly seller should (a) request the title company which issued the preliminary title report to provide copies of the documents shown as "exceptions" and (b) review each document to determine if it contains a transfer fee.

NOTICE OF YOUR "SUPPLEMENTAL" PROPERTY TAX BILL

California Civil Code 1102.6c, states that the seller, or his or her agent, is responsible for delivering a notice specifying information about supplemental tax assessments:

"California property tax law requires the Assessor to revalue real property at the time the ownership of the property changes. Because of this law, you may receive one or two supplemental tax bills, depending on when your loan closes. The supplemental tax bills are not mailed to your lender. If you have arranged for your property tax payments to be paid through an impound account, the supplemental tax bills will not be paid by your lender. It is your responsibility to pay these supplemental bills directly to the tax collector. If you have any question concerning this matter, please call your local tax collector's office."

TOXIC MOLD NOTICE (PURSUANT TO THE "TOXIC MOLD PROTECTION ACT OF 2001")

The seller, or lessor of residential, commercial or industrial property; or a public entity that owns, leases, or operates a building should provide a written disclosure to prospective purchasers, prospective tenants, renters, or occupants if the seller, lessor or public entity has knowledge of mold conditions or in specified instances has reasonable cause to believe, that mold (visible or hidden) that exceeds permissible exposure limits is present that affects the unit or building. The State Department of Health Services is designated as the lead agency for identifying, adopting, and determining permissible exposure limits to mold in indoor environments, mold identification and remediation efforts.

PUBLICATIONS PROVIDING INFORMATION ON TOXIC MOLD AVAILABLE ON THE INTERNET:

- Mold in My Home: What Do I Do?
- Stachybotrys Chartarum (atra) - A mold that may be found in water-damaged homes
- Fungi - and Indoor Air Quality
- Health Effects of Toxin-Producing Molds In California
- Mold Remediation in Schools and Commercial Buildings
- Biological Pollutants in Your Home

<https://www.cdph.ca.gov/Programs/CCDCPHP/DEODC/EHLB/IAQ/Pages/Mold.aspx>; <https://www.epa.gov/mold/>

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GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES NOTICE

The following notice is provided to the buyer(s) of real property regarding information about the general location of gas and hazardous liquid transmission pipelines.

NOTICE REGARDING GAS AND HAZARDOUS LIQUID TRANSMISSION PIPELINES

This notice is being provided simply to inform you that information about the general location of gas and hazardous liquid transmission pipelines is available to the public via the National Pipeline Mapping System (NPMS) Internet Web site maintained by the United States Department of Transportation at <https://pvnpmns.phmsa.dot.gov/PublicViewer/>. To seek further information about possible transmission pipelines near the property, you may contact your local gas utility or other pipeline operators in the area. Contact information for pipeline operators is searchable by ZIP Code and county on the NPMS Internet Web site.

Gas and hazardous liquid pipelines of any size pose a potential risk to life, property and the environment if damaged or punctured. In addition, precise locations of larger gas transmission pipelines are restricted by Federal Homeland Security policies. Additional information relating to other types and sizes of pipelines and other underground utility infrastructures may be available from local pipeline operators such as: PG&E : <https://www.pge.com/en/about/pge-systems/gas-systems/pipeline.html>, San Diego Gas & Electric: <https://sdge.com/safety/gas-safety/natural-gas-safety-map>, Sacramento Municipal Utilities District: <https://www.smud.org/en/In-Our-Community/Safety-Tips/Equipment-and-lines>. Southern California Gas: <https://www.socalgas.com/stay-safe/pipeline-and-storage-safety/natural-gas-pipeline-map>. You may want to contact your local utility provider if they are not listed above.

You should also review your Preliminary Title Report for pipelines right-of-way (easements) and further investigate information about pipelines by contacting the owner or operator responsible for the pipelines, consider what factors, if any, are associated with the property's proximity to pipelines, and determine whether the information you receive is acceptable before you purchase. No excavation work should be done before contacting the One-Call Center (811).

FLOOD INSURANCE NOTICE

Floods can have a devastating effect on communities, causing loss of life, property damage, and loss of income, and can have an adverse effect on government functioning. As such, the federal government has designed measures that are intended to aid disaster assistance by encouraging insurance coverage for those properties in flood disaster areas.

In addition to the flood disclosure in the Natural Hazard Disclosure Statement, Federal law {U.S. Code Title 42, Chapter 68, subchapter III, § 5154a(b)(1)} requires a seller, no later than the date on which a property is to be transferred, to notify a buyer of the requirement to purchase and maintain flood insurance, if disaster relief assistance (including a loan assistance payment) has been previously provided on that property and such assistance was conditioned on obtaining flood insurance according to Federal law. If a buyer fails to obtain and maintain flood insurance on a property disclosed to have been in a previous federal disaster area and that received disaster relief assistance, then no Federal disaster relief assistance will be made available should that property subsequently be in a flood disaster area. If a seller fails to notify a buyer of the requirement to purchase and maintain flood insurance because of said property's inclusion in a Federal disaster area and Federal disaster relief assistance was received for that property, and the buyer does not obtain and maintain flood insurance, then should that property be damaged by a flood disaster and receive Federal disaster relief assistance, the seller will be required to reimburse the Federal Government for the amount of that assistance for that property.

State law (SBX17, Chaptered October 10, 1995) also prohibits "state disaster assistance from being provided to a person required to maintain flood insurance by state or federal law, who has canceled or failed to maintain that coverage."

The information contained here is not intended to indicate whether a property has been in a Federal disaster area and has received Federal disaster relief assistance, but merely to indicate an additional flood insurance disclosure requirement related to future disaster relief assistance availability.

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ENERGY EFFICIENCY STANDARDS AND DUCT SEALING REQUIREMENTS NOTICE

The Energy Policy and Conservation Act directs the Department of Energy (DOE) to establish minimum efficiency standards for various products, including central air conditioners and heat pumps. On January 1, 2015, the DOE amended the energy conservation standards for residential central air conditioners and heat pumps manufactured for sale in the United States to be manufactured with an energy rating of 14 SEER (SEER, Seasonal Energy Efficiency Ratio, is the measurement of energy efficiency for the cooling performance of central air conditioners and heat pumps). Homeowners are not required to replace or upgrade existing central air conditioning units or heat pumps to comply with the new standards. Disclosure Source recommends that the potential buyer of the subject property verify the SEER rating of the central air conditioning or heat pump system through a professional such as a home inspector or through the California Home Energy Efficiency Rating Services. This agency, a home energy rating provider, is a non-profit organization that promotes energy efficiency through comprehensive analyses of homes. Additional information may be found at:

https://www.eere.energy.gov/buildings/appliance_standards/residential/central_ac_hp.html or at www.cheers.org

Additionally, beginning October 1, 2005, and with subsequent revisions to the California building energy efficiency standards, the California Energy Commission ("CEC") outlined new duct sealing requirements which require the home's ducts tested for leaks when the central air conditioner or furnace is installed or replaced. Ducts that leak 15 percent or more must be repaired to reduce the leaks. After your contractor tests and fixes the ducts, you need to have an approved third-party field verifier check to make sure the duct testing and sealing was done properly. Duct sealing is generally not required in the following situations: 1) duct systems that are documented to have been previously sealed as confirmed through field verification and diagnostic testing; 2) when systems have less than 40 feet of ductwork in unconditioned spaces like attics, garages, crawlspaces, basements or outside the building, or 3) when ducts are constructed, insulated or sealed with asbestos. There also are specific alternatives that allow high efficiency equipment and added duct insulation to be installed instead of fixing duct leaks. You also should know that any contractor failing to obtain a required building permit and failing to test and repair your ducts is violating the law and exposing you to additional costs and liability. Real estate law requires you to disclose to potential buyers and appraisers whether or not you obtained required permits for work done on your house. If you do not obtain a permit, you may be required to bring your home into compliance with code requirements for that work and you may have to pay penalty permit fees and fines prior to selling your home. According to the CEC, these duct sealing requirements apply when the following are replaced: the air handler, the outdoor condensing unit of a split system air conditioner or heat pump, the cooling or heating coil, or the furnace heat exchanger. Several cities and counties have adopted more stringent building energy standards. You can find a link to the modified standards on the CEC's Local Ordinances page and a list of the cities and counties: <https://www.energy.ca.gov/title24/2019standards/> and <https://www.energy.ca.gov/resources/publications/energy-commission-publications/>. More information may also be found at www.energy.ca.gov/title24/.

GOVERNMENTAL GUIDE: "WHAT IS YOUR HOME ENERGY RATING?" PUBLISHED BY THE CALIFORNIA ENERGY COMMISSION CONTAINING IMPORTANT INFORMATION REGARDING THE CALIFORNIA HOME ENERGY RATING SYSTEM (HERS) PROGRAM. IT IS AVAILABLE FOR DOWNLOAD AT [HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS HOMEENERGYRATING.ASPX](https://www.disclosuresource.com/downloads/homeenergyrating.aspx)

WATER-CONSERVING PLUMBING FIXTURE NOTICE

The seller of single-family residential real property built on or before January 1, 1994 shall disclose, in writing, to the prospective buyer that Section 1101.4 of the Civil Code requires that California single-family residences be equipped with water-conserving plumbing fixtures on or before January 1, 2017, and whether the property includes any noncompliant plumbing fixtures as defined in subdivision(c) of Section 1101.3.

Further, on and after January 1, 2019, a seller of multifamily residential real property or of commercial real property built on or before January 1, 1994 shall disclose to the prospective buyer, in writing, that all noncompliant plumbing fixtures in any multifamily residential real property and in any commercial real property shall be replaced with water-conserving plumbing fixtures on or before January 1, 2019, and whether the property includes any noncompliant plumbing fixtures.

For purposes of these requirements, noncompliant plumbing fixtures mean any toilet manufactured to use more than 1.6 gallons of water per flush, any urinal manufactured to use more than one gallon of water per flush, any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute, any interior faucet that emits more than 2.2 gallons of water per minute.

SOLAR ENERGY SYSTEMS NOTICE

On and after January 1, 2018, a seller of residential real property within a common interest development shall disclose to the prospective buyer(s) the existence of any solar energy system owned by the seller and the related responsibilities of the owner according to California Civil Code Section 4746. The owner and each successive owner is required to maintain a homeowner liability coverage policy at all times and to provide the homeowner's association with the corresponding certificate of insurance within 14 days of approval of the application and annually thereafter. The owner and each successive owner of the solar energy system is responsible for the costs of damage to the common area, exclusive use common area, or separate interests resulting from the installation, maintenance, repair, removal, or replacement of the solar energy system. Further, the owner and each successive owner of the solar energy system is responsible for the costs of maintenance, repair, and replacement of the solar energy system until it has been removed and for the restoration of the common area, exclusive use common area, or separate interests after removal. The new owner will be responsible for the same disclosures mentioned above to subsequent buyers.

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REGISTERED SEX OFFENDER DATABASE NOTICE ALSO KNOWN AS “MEGAN’S LAW”

For more than 50 years, California has required sex offenders to register with their local law enforcement agencies. However, information on the whereabouts of these sex offenders was not available to the public until the implementation of the Child Molester Identification Line in July 1995. The information available was further expanded by California's Megan's Law in 1996 (Chapter 908, Stats. of 1996).

Section 2079.10a of the California Civil Code specifies notice be provided to buyer(s) of real property of the existence of a registered sex offender database:

Notice: Pursuant to Section 290.46 of the Penal Code, information about specified registered sex offenders is made available to the public via an Internet Web site maintained by the Department of Justice at www.meganslaw.ca.gov. Depending on an offender's criminal history, this information will include either the address at which the offender resides or the community of residence and ZIP Code in which he or she resides.

The public, excluding those who have registered as sex offenders pursuant to Section 290 of the Penal Code, may search this database by a sex offender's specific name, obtain ZIP Code and city/county listings, obtain detailed personal profile information on each registrant, and use the map application to search a neighborhood or anywhere throughout the State to determine the specific location of any of those registrants on whom the law allows the State of California to display a home address.

In addition, the public may also contact the California Department of Justice, Sex Offender Tracking Program, for information on making an inquiry with the Department concerning at least six individuals as to whether any are required to register as a sex offender and subject to public notification. A fee is assessed for such inquiries, which will be deposited into the Sexual Predator Public Information Account within the Department of Justice. The contact number for the Sex Offender Tracking Program is (916) 227-4974.

METHAMPHETAMINE OR FENTANYL CONTAMINATED PROPERTY NOTICE

California law (Health and Safety Code Section 25400.28) requires property owners to notify prospective buyers in writing of any pending order that would prevent the use or occupancy of a property because of methamphetamine or fentanyl laboratory activity, and to provide the prospective buyer with a copy of the pending order. Receipt of a copy of the pending order shall be acknowledged in writing by the prospective buyer.

The "Methamphetamine or Fentanyl Contaminated Property Cleanup Act," chapter 6.9.1 specifies human occupancy standards for property that is subject to the act. These standards will be replaced by any that are devised by the Department of Toxic Substances Control, in consultation with the Office of Environmental Substances Control. In addition, this Act outlines procedures for local authorities in dealing with methamphetamine or fentanyl contaminated properties, including the use of a property lien. This notice is meant to inform prospective buyers of California disclosure law regarding methamphetamine or fentanyl lab activity, and does not indicate or imply that a particular property is or has been contaminated according to this law.

MILITARY ORDNANCE LOCATION NOTICE

California Civil Code Section §1102.15 states "The seller of residential real property subject to this article who has actual knowledge of any former federal or state ordnance locations within the neighborhood area shall give written notice of that knowledge as soon as practicable before transfer of title."

For purposes of this notice, "former federal or state ordnance locations" means an area identified by an agency or instrumentality of the federal or state government as an area once used for military training purposes, which may contain potentially explosive munitions.

"Neighborhood area" means within one mile of the residential real property.

For more information or to view the location of site(s) near a property, go to:
<https://www.usace.army.mil/Missions/Environmental/FormerlyUsedDefenseSites.aspx>

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CALIFORNIA LAND CONSERVATION (WILLIAMSON) ACT NOTICE

The purpose of the California Land Conservation Act of 1965 (Williamson Act) is to allow local governments and private landowners to enter voluntarily into contracts to restrict the use of parcels of land of no less than 100 acres to agricultural and open space use. The landowner receives compensation for the land use restrictions in the form of reduced property tax assessments which are much lower than normal because they are based upon farming and open space uses as opposed to full market value.

A Williamson Act contract is initially for a minimum term of ten years but local jurisdictions have the option to increase the initial term up to twenty years. Williamson Act contracts run with the land and are binding on all subsequent landowners. The contract is automatically extended by one year after the tenth and subsequent years unless a request for non-renewal is filed by either party. A request for non-renewal begins a 9 year term during which the tax assessments gradually increase to the full fair market value at which time the contract is terminated. The use of the property will then be controlled by the local jurisdiction's use and zoning laws.

Williamson Act contracts can be canceled only by the landowner's petition; however the minimum penalty for canceling a contract is 12.5 percent of the unrestricted, fair market value of the property. To approve a tentative contract cancellation, a county or city must make specific findings that are supported by substantial evidence. The existence of an opportunity for another use of the property or the uneconomic character of an existing agricultural use shall not, by itself, be a sufficient reason to cancel a contract.

There are penalties for breach of a contract, caused by the owner intentionally using the land for other than agriculture or making the land unusable for the contracted purposes. The penalties for breach of contract are as much as 25% of the unrestricted fair market value of the land rendered incompatible, plus 25% of the value of any building and any related improvements on the contracted land that cause the breach of contract. If a local jurisdiction allows a contract to be canceled and the State determines that there is a breach of contract, the penalties may be reduced, but not to less than 12.5% of the value of the land.

Contact the planning department to obtain information on requirements for entering into a Williamson Act contract and the uses allowed. Local government uniform rules and the specific Williamson Act contract can be more restrictive than the Williamson Act Government Code provisions.

For more information contact the Department of Conservation, Division of Land Resource Protection at 916-324-0850 or visit its website <https://www.conservation.ca.gov/dlrp/lca>.

MUDSLIDE / DEBRIS FLOW ADVISORY

Wildfires dramatically alter the terrain and ground conditions. Post wildfire rainstorms can produce dangerous flash floods, mudslides, and debris flows. These events are a threat to property located within or along an area which has experienced a recent wildfire.

This advisory is provided to simply inform you about the US Geologic Survey's maps that estimate the probability and volume of debris flow that may be produced by a storm in a recently burned area. They are available at:

[www.usgs.gov/natural-hazards/landslide-hazards/science/emergency-assessment-post-fire-debris-flow-hazards?](https://www.usgs.gov/natural-hazards/landslide-hazards/science/emergency-assessment-post-fire-debris-flow-hazards?qt-science=0#qt-science-center-objects)

[qt-science center objects](https://www.usgs.gov/natural-hazards/landslide-hazards/science/emergency-assessment-post-fire-debris-flow-hazards?qt-science=0#qt-science-center-objects)

There may be additional or updated maps and resources available. To seek further information about possible mudslide and debris flow areas that may affect the property, contact the County Planning Department.

OIL, GAS WELLS & METHANE ADVISORY

California's oil and gas production has been in decline since the 1980's and wells, many of which were drilled at the turn of the past century, have been shut down or improperly abandoned. Such wells are often found when they begin to leak oil, natural gas (methane), or water. Building construction in the past several years has expanded into areas where wells were once, or are, active. Buyer should be aware that wells may exist on or near any property and new construction may also be restricted in the vicinity of wells. The California Division of Oil, Gas and Geothermal Resources administers the program to properly abandon wells. Abandoned or active oil wells, areas containing petroleum deposits, oil fields, landfills, and gas storage facilities could present risks and safety hazards to life, health, and natural resources. Risks could include, but are not limited to, soil and ground water contamination, physical safety hazards to humans and animals, fire hazards, oil and methane seeps, and air quality problems.

Migration of methane gas into areas containing impermeable surfaces (i.e. concrete, pavement, basements, etc.) can trap the gas, resulting in the accumulation of high concentrations. Although natural methane gas is relatively harmless, high concentrations of it can be hazardous due to its highly combustible chemical composition, as well as its ability to displace oxygen. Properties located in a methane zone may be required to undergo testing and mitigation. Disclosure Source recommends that the buyer contact the local Planning, Building and Safety Department to ascertain what previous measures, if any, might have been taken to properly vent the area and what considerations might apply regarding building permits or renovations. For more information and maps visit

<https://www.conservation.ca.gov/CalGEM>.

California Residential Disclosure Report

Property Address: 9355 SKYVIEW TER
TUJUNGA, CA 91042-3340
Parcel Number: 2572-049-025

Date: 9/4/2024
Order Number: 240904-00070

HABITAT SENSITIVITY AREA / ENDANGERED SPECIES ADVISORY

The California Endangered Species Act, Fish and Game Code, section 2051, states that there are certain species of fish, wildlife and plants that are in danger of, or threatened with, extinction because their habitats are being threatened, destroyed or adversely modified. Legislation declares that landowner cooperation is essential for conservation on those lands that have been identified as a habitat for endangered or threatened species. According to Section 2052.1 of the Fish and Game Code, if a person needs to address mitigation measures in relation to a particular impact on a threatened species, then those measures will be roughly proportional to the impact that the person has on those species. Disclosure Source recommends the buyer contact the local planning department and the California Department of Fish & Wildlife to ascertain what, if any, considerations might be involved as a result of being in or nearby habitat sensitive areas. Additional information is available at <https://www.wildlife.ca.gov/Conservation/CESA>.

NATURALLY OCCURRING ASBESTOS ADVISORY

Asbestos is the common name for a group of silicate minerals that are made of thin, strong fibers. It occurs naturally in certain geologic settings in California, most commonly in ultrabasic and ultramafic rock, including serpentine rock. These rocks are commonly found in the Sierra Foothills, the Klamath Mountains, Coast Ranges, and along some faults. While asbestos is more likely found in these rock formations, its presence is not certain. Because asbestos is a mineral, asbestos fibers are generally stable in the natural environment. The fibers will not evaporate into the air. Some naturally occurring asbestos can become friable, or crushed into a powder. This may occur when vehicles drive over unpaved roads or driveways that are surfaced with ultrabasic, ultramafic or serpentine rock, when land is graded for building purposes, or at quarrying operations. Weathering and erosion may also naturally release asbestos. Friable asbestos can become suspended in the air, and under these conditions, asbestos fibers represent a significant risk to human health. Asbestos is a known carcinogen, and inhalation of asbestos may result in the development of lung cancer. Disclosure Source recommends that the buyer visit this website for further information and maps at: https://www.atsdr.cdc.gov/noa/docs/Asbestos-FAQ_ENG_web.pdf

RADON ADVISORY

Radon is a colorless, odorless radioactive gas that is produced by the natural decay of uranium, which is found in nearly all soils and rocks. Radon can seep from the ground into the air in a property through openings in the ground, and its presence increases the risk of lung cancer. Radon levels are variable and may be influenced by not only geology, but also soil permeability, weather and climatic conditions, building design, condition and usage. The Environmental Protection Agency (EPA) has produced a map that assigns one of three zone designations to each county based on radon potential and each zone designation reflects the average short-term radon measurement that can be expected to be measured in a building without the implementation of radon control methods. That map is not meant to be used to determine whether a particular property should be tested for radon, but is used to assist various government agencies and organizations in focusing their radon program resources. Properties with high levels of radon have been found in all zones. Long-term (up to one year) measurement is generally recommended for the most accurate determination of radon levels. Radon testing is affordable and easily done. Test kits are available at the California Department of Public Health website at <https://www.cdph.ca.gov/Programs/CEH/DRSEM/Pages/EMB/Radon/Radon-Testing.aspx>. **The EPA recommends all structures should be tested for radon, regardless of geographic location or zone determination.** If the radon level is greater than 4 picoCuries per Liter of air (pCi/L), the EPA suggests remediation. Additionally, the California Department of Conservation outlines Radon Zone areas where geologic conditions are likely to produce high, moderate, or low potential indoor radon levels above 4 pCi/L. Those maps are available at <https://www.epa.gov/radon/radon-frequently-asked-questions>

GOVERNMENTAL GUIDES: "RESIDENTIAL ENVIRONMENTAL HAZARDS: A GUIDE FOR HOMEOWNERS, HOMEBUYERS, LANDLORDS AND TENANTS"; "PROTECT YOUR FAMILY FROM LEAD IN YOUR HOME" PUBLISHED BY THE ENVIRONMENTAL PROTECTION AGENCY CONTAINING IMPORTANT INFORMATION REGARDING ENVIRONMENTAL HAZARDS LOCATED ON AND AFFECTING RESIDENTIAL PROPERTY. AVAILABLE FOR DOWNLOAD AT [HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS.ASPX](https://www.disclosuresource.com/downloads.aspx) AND [HTTPS://WWW.DISCLOSURESOURCE.COM/DOWNLOADS_LEAD.ASPX](https://www.disclosuresource.com/downloads_lead.aspx)

California Residential Disclosure Report

Property Address: 9355 SKYVIEW TER
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Parcel Number: 2572-049-025

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DISCLAIMERS

ACCEPTANCE OR USE OF THIS REPORT BY ANY PERSON CONSTITUTES AN AGREEMENT TO BE BOUND BY ALL OF THE TERMS AND CONDITIONS, AND LIMITATIONS OF LIABILITY, STATED HEREIN.

THIS AGREEMENT TO BE BOUND BY THESE TERMS AND CONDITIONS, AND LIMITATIONS ON LIABILITY, IS MADE REGARDLESS OF WHETHER THE PERSON ACCEPTING OR USING THE REPORT PAID FOR, OR ORDERED, THE REPORT.

THIS REPORT IS NOT A WARRANTY OR A POLICY OF INSURANCE

TERMS AND CONDITIONS

1. Recipient(s) Defined

"Recipient(s)" shall mean and refer to transferor(s)/seller(s), transferee(s)/buyer(s), and their respective agent(s)/broker(s) who access a copy of this Report.

2. Report Defined

"Report" shall mean and refer to any disclosure Report prepared by Disclosure Source and made available to the Recipient(s), whether the Report is provided as a hard copy, via email, or accessed via <https://www.DisclosureSource.com>

3. No Third Party Reliance

The information contained in this Report is intended for the exclusive benefit and use of the Recipient(s). No person other than the Recipient(s) should rely upon, refer to, or use this Report, or any information contained within this Report, for any purpose. Disclosure Source expressly disclaims all liability, including liability for breach of contract and negligence, to persons other than Recipient(s). The disclosures contained in this Report "shall not be used by any other party, including, but not limited to, insurance companies, lenders, or governmental agencies, for any purpose." California Civil Code section 1103.2(g).

4. Seller's and Seller's Agent's Independent Disclosure Obligations

Seller(s) and their agent(s) are independently required to make certain statutory disclosures of all material facts about the subject property within their actual knowledge. This Report does not alter, change, impact, affect, or replace seller or seller's agent's independent disclosure obligations. Disclosure Source acknowledges that there may be other disclosures required under applicable state law and/or within seller's and seller's agent's actual knowledge, and Disclosure Source makes no representations as to the adequacy or accuracy of any other representations or disclosures made under applicable state law.

5. Explanation of Services and Limitations

(a) Statutory and Local/Supplemental Disclosures, Notices and Advisories

The purpose of the Disclosure Report is to assist the Recipient(s) in notifying the prospective buyer whether the property is located in any of six statutorily defined natural hazard areas. Disclosure Source has also obtained maps that are both official and publicly available from city, county, and state sources which supplement this natural hazard information.

Disclosure Source is also providing disclosures, notices and advisories on potentially hazardous conditions or occurrences that may affect the subject property. These additional disclosures, notices and advisories are either required by the California Civil Code, local ordinance, or the information is readily available. Disclosure Source recommends contacting the local building and planning departments prior to the transfer to help ascertain, what, if any, additional requirements there might be for construction or renovation, and building code requirements for this property. Disclosure Source has not performed a visual or physical inspection of the property. This Report is not a substitute for a visual or physical inspection of the property or a geologic or engineering study. Disclosure Source assumes no responsibility for any costs or consequences, direct or indirect, arising due to the need, or the lack of need, for earthquake insurance, fire insurance or flood hazard insurance. An agent for the Federal Flood Insurance Program should be contacted to determine the actual need for flood hazard insurance.

In order to prepare this Report, either the seller (or his/her agent) or the buyer (or his/her agent) supplied Disclosure Source with the Assessor's Parcel Number ("APN") for the subject property. Disclosure Source has not verified the accuracy of the APN. This Report was prepared based upon such APN, and shall not, and does not, include any property beyond the boundaries of the subject property identified by such APN, including but not limited to, any common interest areas, structures (whether located on the subject property, or not), easements, or any right, title, interest, estate, or easement in any abutting streets, roads, alleys, lanes, ways, or waterways

Disclosure Source shall not be responsible or liable for any losses, liabilities or damages resulting from an incorrect APN. No determination is made and no opinion is expressed, or intended, by this Report concerning whether the subject property is comprised of legal lots in conformance with the California Subdivision Map Act. If the subject property is part of a condominium project, planned unit development, or other properties with a common or undivided interest area, the Report may indicate that the subject property is within the natural hazard zone if any portion of the common or undivided interest area is within the reported natural hazard zone. In preparing this Report, Disclosure Source has reviewed and relied upon the statutes identified and has reviewed the records referred to in each determination.



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(b) Tax Information, if included in the report

California Civil Code requires that the seller of certain real property determine from local agencies whether the property is subject to a Mello-Roos Community Facilities Act and Special Tax Assessment, and if so, deliver notice of such special tax assessment(s) to the prospective buyer. The purposes of the Special Tax and Assessment Section are to (a) make preliminary determinations regarding whether secured tax rolls contain Mello Roos Community Facilities District Special Taxes or Improvement Bond Act of 1915 Lien Assessments against the subject property, and (b) assist the seller in fulfilling his/her duty to comply with California Civil Code Section 1102.6b.

When preparing the Special Tax and Assessment Section, the Company reviewed county tax records and other official and third party resources to determine whether, according to those records, the property is subject to a Special Tax pursuant to the Mello-Roos Community Facilities Act or a Special Assessment pursuant to the Improvement Bond Act of 1915. Only assessments that were levied against the property at the time the Company obtained the tax records are disclosed. No study of the public records was made by the Company to determine the presence of any other tax or assessment. Items not yet levied on the tax bill, items not appearing on the tax bill because the current owner has applied for an available exemption, supplemental taxes, unsecured property taxes, and items removed from the tax bill due to a pending judicial foreclosure suit may not be reflected on this Report. The amount of the levy, ending year, and other tax information may be subject to change in the future. Tax information can vary from property to property. The tax and assessment information in this Report is for the specific time frame and property referenced and may not be used for other properties. The Company is not responsible for any changes that may occur. In some instances, (including some condos, mobile homes, and new subdivisions), the tax roll data disclosed may represent the amount assessed for an entire parcel prior to subdivision of said parcel.

This Report and the above explanation of Special Tax and Assessments are intended to be general in nature and is not a substitute for a tax bill, title report or title insurance and may not be relied upon as such. If detailed information is desired, the Company recommends contacting the agency that administers the Special Tax and Assessment or retaining a professional consultant. The Company believes that the information and data contained in this Report is correct but we do not guarantee the accuracy of County records or the records of Bond Administrators from which this information is based, or accept liability for future tax payments in the event the information is inaccurate, incomplete or outdated. The assessed levy amounts listed are provided by the Tax Collector's office and are accurate based on the levies listed in the identified tax record as of the beginning of the identified tax year. No determination is made and no opinion is expressed, or intended, by the Report concerning the existence of property tax liabilities, unless specifically described in the Report. The applicable county tax assessor/collector updates their Tax Assessment frequently and the Company updates their Tax Assessment information yearly. If your decision to purchase this property is based in part on information contained in this Report, the Company recommends you contact the County Tax Collector's office and the Bond Administrators to verify its accuracy.

(c) Environmental Information, if included in the report

The environmental information (including reference aids) assist the seller(s) in satisfying their general obligations to provide information regarding the property's proximity to site(s) identified by appropriate County, State, and/or Federal Agencies' databases as possessing (either presently or historically) an environmental concern. Disclosure Source has not verified the accuracy, validity, or completeness of those lists and does not insure, warrant or guarantee that they are accurate and up to date. Disclosure Source has not performed a physical inspection of the property and the Report is not intended to be used as a preliminary site assessment or Phase 1 report. Disclosure Source does not make any representation as to the health hazards to humans or animals that may be associated with any of the substances that may exist at the sites or how they may affect the subject property. Disclosure Source does not report on the significance or extent of the contamination or remediation of any of the sites identified in the Agencies' databases.

6. Notice to Recipient(s)

Disclosure Source provides the Report for the benefit of all Recipient(s). Disclosure Source considers Recipient(s) to be a contracting party who is subject to the explanation of services, conditions, limitations and disclaimers herein, and by signing the Report, Recipient(s) expressly agrees to receive the services, and be bound by the conditions, limitations and disclaimers herein. This Report is for the exclusive benefit of the Recipient(s). There shall be no third party beneficiaries, and the Report may not be used in any subsequent transaction affecting the subject property or for any other real property.

7. Limitation of Liability

(a) Disclosure Source has prepared this Report solely based upon records and information provided by various governmental and private agencies. Although reasonable care has been exercised by Disclosure Source in compiling the data and information contained in the Report, Disclosure Source has assumed that these records and information are accurate and complete, and Disclosure Source has not conducted any independent verification of their accuracy or completeness. Disclosure Source shall not be liable to Recipient(s) for errors, inaccuracies or omissions in this Report if such errors, inaccuracies or omissions were based upon information contained in the public and private records used by Disclosure Source, or were known to exist by Recipient(s) on the date of delivery of this Report to Recipient(s).

(b) Disclosure Source expressly excludes from liability any disclosures or information (i) not known to Disclosure Source, (ii) not on the maps used by Disclosure Source, (iii) not recorded in the public record as of the date it was reviewed by Disclosure Source, (iv) not included in the categories included in the Disclosure Report, (v) which would be discovered by a physical inspection of the property, (vi) known to any Recipient prior to receipt of the Report, and/or (vii) regarding the health or risk to any humans or other living things which may be associated in way with any of the disclosed hazards.

(c) Disclosure Source is not responsible or liable for the costs of investigating or remediating any of the disclosed hazards.

(d) Disclosure Source shall not be liable for any damages resulting from a Recipient's inability to access the Report.

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(e) Any website or hyperlink contained in the Report is provided for informational purposes only, and Disclosure Source is not responsible for the accuracy of any information available from or through any referenced website or hyperlink.

(f) Disclosure Source liability for any claim, or claims, including but not limited to any claim for breach of contract or negligence, is limited to actual proven damages as a result of an error or omission in the Report and shall be measured by the difference between the amount paid for the property and the fair market value of the property as of the date of the Report, if and only if such difference is caused by the error or omission.

(g) Disclosure Source shall not be liable for any incidental damages, consequential damages, special damages, indirect damages, or lost profits suffered by Recipient(s).

8. FEMA Flood Determination

This Report may include a FEMA Flood Determination Certificate provided by a third-party. If such a certificate is included, Disclosure Source makes no representation or determination, or offers any opinion, as to whether flood insurance is required, whether private or offered as part of a government program, or any representation or determination of the cost of any such insurance.

9. Report Is Not For Credit Purposes

The information collected and disclosed in the Report is not indicative of any person's credit worthiness, credit standing, credit score, credit capacity or any other characteristics listed in Section 1681(a) of the Fair Credit Reporting Act ("FCRA"). The Report shall not be used in any way, or for any purpose, or in any manner that would cause the Report to be construed as a "consumer report" under the FCRA or any similar State or Federal statute, rule, law or regulation.

10. Change in Information

This Report is an "AS IS" Report. Updates to the databases used in this Report are determined by the responsible agency and may be made at any time and without notice. For that reason, Disclosure Source maintains an update schedule and makes reasonable efforts to use updated information. The complexities of obtaining and adapting the data into a usable format for preparing this Report necessitate some delay once the updated information is obtained; therefore the Report may be considered accurate only as of the date when the database was last reviewed and implemented by Disclosure Source. Subsequent to Disclosure Source's acquisition of government records, changes may be made to said government records and Disclosure Source shall have no obligation to update the Report or to communicate to any Recipient(s), or any other person, any changes, acts, occurrences, circumstances or agreements occurring after the date of the Report, which render inaccurate anything contained in the Report. Disclosure Source may at its sole discretion supplement the Report. The determinations made in the Report are time-sensitive. Disclosure Source shall not be liable for any impact on the Property, or the value thereof, that any change to the government records may have. Disclosure Source is under no duty to update this Report when or if new information is released or becomes available.

11. Notice of Claim

Recipient(s) must promptly notify Disclosure Source in writing of any error or omission, and give Disclosure Source an opportunity to correct such error and omission. All notices and claims shall be addressed to Disclosure Source, Claims Department, 1200 Concord Ave, Suite 400, Concord, CA 94520. Any claim must be given promptly in writing when knowledge is acquired by any Claimant of any information which is contrary to the Disclosure Report. If a written claim notice is not given promptly to Disclosure Source, all liability of Disclosure Source shall terminate with regard to the matters for which a prompt claim notice is required but only to the extent that the failure to give prompt written notice has prejudiced Disclosure Source.

12. Governing Law

These Terms and Conditions, and any Recipient's use of the Report, shall be governed by, and construed in accordance with, the laws of the State of California.

13. Resolution of Disputes (Arbitration or Small Claims)

MANDATORY ARBITRATION. This provision constitutes an agreement to arbitrate disputes on an individual basis. **Any party may bring an individual action in small claims court instead of pursuing arbitration.**

Any claim, dispute or controversy, pursuant to contract or tort law, or otherwise, arising out of or relating to this Agreement, the Report, its issuance, its contents, the disclosures, a breach of the Agreement, any controversy or claim arising out of the transaction giving rise to this Agreement, or the relationships among the parties hereto ("Claim"), shall be resolved by one arbitrator through binding arbitration administered by the American Arbitration Association ("AAA"), under the AAA Consumer Rules in effect at the time the Claim is filed ("AAA Rules"). Copies of AAA Rules and forms can be located at www.adr.org, or by calling 1-800-778-7879.

The arbitration will take place in the same county in which the property is located. The arbitrator's decision shall be final, binding, and non-appealable. Judgment upon the award may be entered and enforced in any court having jurisdiction. This clause is made pursuant to a transaction involving interstate commerce and shall be governed by the Federal Arbitration Act. By receiving this Report, and entering into this Agreement, the parties acknowledge that they are giving up the right to a jury trial, and the right to participate in any class action, private attorney general action, or other representative or consolidated action, including any class arbitration or consolidated arbitration proceeding. Neither party shall sue the other party other than as provided herein or for enforcement of this clause or of the arbitrator's award: any such suit may be brought only in Federal District Court for the District or, if any such court lacks jurisdiction, in any state court that has jurisdiction. The arbitrator, and not any federal, state, or local court, shall have exclusive authority to resolve any dispute relating to the interpretation, applicability, unconscionability, arbitrability, enforceability or formation of this agreement to arbitrate, including any claim that all or any part of the Terms and Conditions, including this agreement to arbitrate, is void or voidable. However, the preceding sentence shall not apply to the clause entitled "Class Action Waiver."

As noted above, a party may elect to bring an individual action in small claims court instead of arbitration, so long as the dispute falls within the jurisdictional requirements of small claims court.



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CLASS ACTION WAIVER. Any Claim must be brought in the parties' individual capacity, and not as a plaintiff or class member in any purported class, collective, representative, multiple plaintiff, or similar proceeding ("Class Action"). The parties expressly waive any ability to maintain any Class Action in *any* forum. The arbitrator shall not have authority to combine or aggregate similar claims or conduct any Class Action nor make an award to *any* person or entity not a party to the arbitration. Any claim that all or part of this Class Action Waiver is unenforceable, unconscionable, void, or voidable may be determined only by a court of competent jurisdiction and not by an arbitrator.

14. Severability

In the event any provision of this Disclosure Report is held invalid or unenforceable under applicable law, this Disclosure Report shall be deemed not to include that provision and all other provisions shall remain in full force and effect.

15. Complete Agreement

These Terms and Conditions constitute the single and entire integrated agreement between Disclosure Source and the Recipient(s), and supersede and replace all prior statements, representations, discussions, negotiations and agreements.

Signed by:

Hi Son, Hsoun

383892F4B32A424...

09/24/2024



RETROFITTING COMPLIANCE • REO & REHAB SERVICES

gometroretro.com

21210 Nordhoff Street (818) 340-3060 Tel
Chatsworth, CA 91311 (818) 347-7885 Fax
State License #: 505706

Invoice

Date	Invoice #
9/6/2024	145648

Bill To
Rosemary Sands First Trust Escrow 111 N First St. Suite 300E Burbank, CA 91502

Property Address		
9355 Skyview Terrace Tujunga, California 91042		
Escrow #	Due Date	Broker
	11/6/2024	JJene

Description	Qty	Rate	Amount
Point of Sale Inspection - Single Family / Condo Residence Includes certificate if applicable	1	179.00	179.00
10 Year Battery Operated Smoke Alarm	3	49.00	147.00
10 year Battery Operated Combination Carbon Monoxide & Smoke Alarm	1	89.00	89.00
**The following requirements are in compliance with Local and State Ordinance based on our inspection -			
* Smoke Alarms			
* Carbon Monoxide			
* Water Conservation			
* Impact Glazing			
* Window Bars - N/A			
* Water Heater Strapping			

Thank you for your business!	Total	\$415.00
Payment of this Invoice is due and payable within 60 days after the work has been completed and certification has been provided or at the close of escrow, whichever comes sooner	Payments/Credits	\$0.00
	Balance Due	\$415.00



Los Angeles Department of Water and Power

CERTIFICATE OF COMPLIANCE

MUNICIPAL WATER CONSERVATION ORDINANCE

Property Address: 9355 Skyview Terrace, Tujunga
PLEASE PRINT. ADDRESS SHOWN MUST MATCH SERVICE ADDRESS ON MUNICIPAL SERVICES BILL.

City Zip Code: 91042 Number of Floors: 1

Total number of toilets in Residence or Building: 2

Number of new ultra-low flush toilets installed: 0 Install Date: _____

THIS IS TO CERTIFY THAT, BASED ON PERSONAL KNOWLEDGE, EACH WATER CLOSET, URINAL AND SHOWERHEAD AT THE ABOVE LISTED ADDRESS COMPLIES WITH THE REQUIREMENTS OF CITY ORDINANCE NO. 172075. ALL PROPERTIES MUST HAVE LOW-FLOW SHOWERHEADS. RESIDENTIAL PROPERTIES MUST HAVE ULTRA-LOW FLUSH TOILETS PRIOR TO THE CLOSE OF ESCROW. THIS CERTIFICATE AND THE APPROPRIATE PROCESSING FEE MUST BE FILED WITH THE DEPARTMENT OF WATER AND POWER NO MORE THAN 15 DAYS AFTER COMPLETION OF THE INSPECTION.

PROCESSING FEE SCHEDULE	No. of Floors	FEE
SINGLE FAMILY DWELLING DUPLEX/CONDO	N/A	\$15.00
COMMERCIAL/INDUSTRIAL/SMALL BUSINESS TRIPLEX/ APARTMENT BUILDING	1 to 3 Floors	\$25.00
COMMERCIAL/INDUSTRIAL APARTMENT BUILDING	4 to 9 Floors	\$50.00
COMMERCIAL/INDUSTRIAL APARTMENT BUILDING	10 Floors	\$75.00
COMMERCIAL/INDUSTRIAL APARTMENT BUILDING	Over 10 Floors	\$75.00 + \$5 per add'l floor
TOTAL FEE DUE		\$ 15.00

INDICATE TYPE OF BUILDING:

☒ SINGLE FAMILY DWELLING / DUPLEX/CONDO

☐ TRIPLEX

☐ APARTMENT BUILDING: SPECIFY NO. OF UNITS _____

☐ COMMERCIAL/INDUSTRIAL BUILDING

☐ SMALL BUSINESS*

*Small business defined as Commercial/Industrial building with 2 or fewer tank type toilets and 2 or fewer showers. No urinals.

PLEASE MAKE CHECK PAYABLE TO: LOS ANGELES DEPARTMENT OF WATER AND POWER
**** PRINT PROPERTY ADDRESS ON THE CHECK ****

METRO RETROFITTING, INC	#B 505706	(818) 340-3060
<small>PRINT NAME OF LICENSED PLUMBING CONTRACTOR (C-36 LICENSE.) GENERAL CONTRACTOR (B LICENSE.) RETROFITTER OR REAL ESTATE AGENT/BROKER</small>	<small>LICENSE # OF: PLUMBING CONTRACTOR (C-36 LICENSE.) GENERAL CONTRACTOR (B LICENSE.) CERTIFIED RETROFITTER OR AGENT/BROKER</small>	<small>TELEPHONE NUMBER</small>

	IMEE P. QUIZON	08. 24. 2024
<small>ORIGINAL SIGNATURE OF PLUMBER, CONTRACTOR, RETROFITTER OR REAL ESTATE AGENT/BROKER</small>		<small>INSPECTION DATE</small>

Hedwig Herold, Trustee	Signed by:	09/24/2024
<small>PRINT NAME OF PROPERTY OWNER (SELLER)</small>	<small>SIGNATURE OF OWNER (SELLER) 383892F4B32A424...</small>	<small>DATE</small>

<small>PRINT NAME OF PROPERTY BUYER</small>	<small>SIGNATURE OF BUYER</small>	<small>DATE</small>
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NAME OF ESCROW COMPANY

ESCROW COMPANY ADDRESS

ESCROW COMPANY CITY AND ZIP CODE

RETURN ORIGINAL WITH PAYMENT TO:

LOS ANGELES DEPARTMENT OF WATER AND POWER
ACCOUNT SERVICES UNIT
P O BOX 515406
LOS ANGELES CA 90051-6706
(213) 367-9263

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

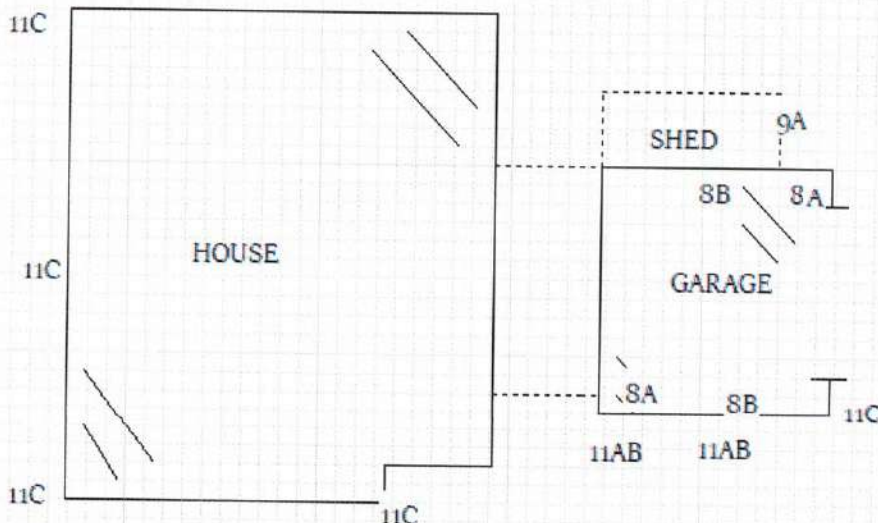
BUILDING NO.	STREET, CITY, STATE, ZIP	Date of Inspection	No. of Pages
9355	SKYVIEW TERRACE, TUJUNGA CA 91042	8/22/2024	5



TRI-PACIFIC TERMITE COMPANY
P.O. Box 365, Verdugo City, CA 91046
Ph: (818) 248-3302 or (800) 660-9302
Fax: (818) 542-4223
Email: jjm@tptermite.com

Firm Registration No. PR 1266	Report No. 22340	Escrow No.
Ordered By: JUSTIN JENEWEIN 9355 SKYVIEW TERRACE TUJUNGA, CA 91042 ESCROWS@THEDONUTGUYREALTYGROUP.COM 818-336-8567	Property Owner/Party of Interest HEDI HEROLD 9355 SKYVIEW TERRACE TUJUNGA, CA 91042 818-260-9200	Report Sent To: JUSTIN JENEWEIN 9355 SKYVIEW TERRACE TUJUNGA, CA 91042 ESCROWS@THEDONUTGUYREALTYGROUP.COM 818-336-8567

COMPLETE REPORT <input checked="" type="checkbox"/> LIMITED REPORT <input type="checkbox"/> SUPPLEMENTAL REPORT <input type="checkbox"/> REINSPECTION REPORT <input type="checkbox"/>			
General Description: ONE STORY SINGLE RESIDENCE/FURNISHED/OCCUPIED/STUCCO/WOOD FRAMING/ FAMILY COMP ROOF/ATTACHED GARAGE		Inspection Tag Posted: GARAGE Other Tags Posted:	
An inspection has been made to the structure(s) shown on the diagram in accordance with the Structural Pest Control Act. Detached porches, detached steps, detached decks and any other structures not on the diagram were not inspected.			
Subterranean Termites <input checked="" type="checkbox"/> Drywood Termites <input checked="" type="checkbox"/> Fungus/Dryrot <input checked="" type="checkbox"/> Other Findings <input type="checkbox"/> Further Inspection <input checked="" type="checkbox"/>			
If any of above boxes are checked, it indicates that there were visible problems in accessible areas. Read the report for details on checked items.			



Inspected by Sho Nakayama State License No. FR61425 Signature

You are entitled to obtain copies of all reports and completion notices on this property reported to the Structural Pest Control Board during the preceding two years. To obtain copies contact: Structural Pest Control Board, 2005 Evergreen Street, Suite 1500, Sacramento, California 95815.

NOTE: Questions or problems concerning the above report should be directed to the manager of the company. Unresolved questions or problems with services performed may be directed to the Structural Pest Control board at (916) 561-8708, or (800) 737-8188 or www.pestboard.ca.gov.

43M-41 (Rev. 04/2015)

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NOTE

Certain areas are recognized by the industry as inaccessible and/or for other reasons not inspected. These include but are not limited to inaccessible and/or insulated attics or portions thereof, attics with less than 18" clear crawl space, the interior of hollow walls, spaces between a floor or porch deck and the ceiling below, areas where there is no access without defacing or tearing out lumber, masonry or finished work, areas behind stoves, refrigerators or beneath floor coverings, furnishings, areas where encumbrances and storage conditions or locks make inspection impractical, portions of the subarea concealed or made inaccessible by ducting or insulation, areas beneath wood floors over concrete, and areas concealed by heavy vegetation. Areas or timbers around eaves were visually inspected from the ground level only. Although we make visual examinations, we do not deface or probe window/door frames or decorative trims. Unless otherwise specified in this report, we do not inspect fences, sheds, dog houses, detached patios, detached wood decks, wood retaining walls or wood walkways unless otherwise requested and referred to herein. We assume no responsibility for work done by anyone else, for damage to structure, or contents during our inspection or for infestation, infection, adverse conditions or damage undetected due to inaccessibility or non-disclosure by owner/agent/tenant. Notice: Reports on this structure prepared by various companies should list the same findings (i.e., termite infestations, termite damage, fungus damage, etc.). However, recommendations to correct these findings may vary from company to company. You have a right to seek a second opinion from another company.

Notice to owner: Under the California Mechanics Lien Law any structural pest control operator who contracts to do work for you, any contractor, subcontractor, laborer, supplier or other person who helps to improve your property, but is not paid for his/her work or supplies, has a right to enforce a claim against your property. This means that after a court hearing, your property could be sold by a court officer and the proceeds of the sale used to satisfy the indebtedness. This can happen even if you have paid your contractor in full if the subcontractor, laborers or suppliers remain unpaid. To preserve their rights to file a claim or lien against your property, certain claimants such as subcontractors or material suppliers are required to provide you with a document entitled "Preliminary Notice". General contractors and laborers for wages do not have to provide this notice. A preliminary notice is not a lien against your property. Its purpose is to notify you of persons who may have a right to file a lien against your property if they are not paid.

This is a separated report which is defined as: **Section 1 and Section 2 evident on the date of the inspection.**

SECTION 1: Contains items where there is evidence of active infestation, infection or conditions that have resulted in or from infestation or infection found on the date of inspection.

SECTION 2: Contains items where a condition was deemed likely to lead to infestation or infection, but where no visible evidence of such was found on the date of inspection.

FURTHER INSPECTION a special note to all parties regarding this property: Further inspection items are defined as recommendations to inspect areas which during the original inspection did not allow the inspector access to complete the inspection and cannot be defined as Section 1 or Section 2.

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Substructure Areas:

CONCRETE SLAB

Stall Shower:

FIBERGLASS SHOWER PAN - NOT TESTED

Foundations:

CONCRETE - ABOVE GRADE

Porches - Steps:

CONCRETE - APPEARED SEALED

Ventilation:

SLAB - NOT APPLICABLE

Abutments:

NONE

Attic Spaces:

LIMITED - INSULATION

Garages:

ITEM 8A **FINDING:** EVIDENCE OF SUBTERRANEAN TERMITES NOTED ENTERING THE GARAGE THROUGH THE CONCRETE SLAB AS INDICATED ON THE DIAGRAM.

RECOMMENDATION: DRILL AND PRESSURE TREAT THE GARAGE SLAB WITH AN APPROVED TERMITICIDE. SEAL THE DRILL HOLES WITH CONCRETE MIX.

***** This is a Section 1 Item *****

ITEM 8B **FINDING:** THE GARAGE INSPECTION WAS LIMITED DUE TO OCCUPANT STORAGE AT THE PERIMETER WALLS.

RECOMMENDATION: UPON REMOVAL OF THE STORAGE BY OCCUPANT OR OWNER, A FURTHER INSPECTION WILL BE PERFORMED AND A SUPPLEMENTAL REPORT ISSUED, AS TO FINDINGS AND COSTS, IF ANY.

***** Unknown Further Inspection Recommended *****

Decks - Patios:

ITEM 9A **FINDING:** DRYWOOD TERMITE DAMAGE NOTED AT DECK/PATIO SHED AS INDICATED ON DIAGRAM.

RECOMMENDATION: REMOVE DAMAGED SHED AS NECESSARY AND COVER EVIDENCE.

***** This is a Section 1 Item *****

Other - Interiors:

APPEARS IN GOOD CONDITION

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Other - Exteriors:

- ITEM 11A **FINDING:** EVIDENCE OF DRYWOOD TERMITE INFESTATION NOTED ON EXTERIOR WOOD MEMBERS AS INDICATED ON DIAGRAM.
- RECOMMENDATION:** DRILL AND PRESSURE TREAT INFESTED WOOD MEMBERS WITH AN APPROVED TERMITICIDE. REMOVE OR COVER DRYWOOD TERMITE EVIDENCE.
- NOTE:** DRYWOOD TERMITES ARE A NON-EARTH DWELLING SPECIES AND CAN ENTER A BUILDING FROM ANY OUTSIDE SOURCE, GUARANTEE WILL BE LIMITED TO TREATED AREAS ONLY.
***** This is a Section 1 Item *****
- ITEM 11B **FINDING:** DRYWOOD TERMITE DAMAGE NOTED AT EXTERIOR FASCIA AND RAFTERS AS INDICATED ON DIAGRAM.
- RECOMMENDATION:** REPAIR, REPLACE OR REINFORCE DAMAGED TIMBER AS NECESSARY AND COVER EVIDENCE.
***** This is a Section 1 Item *****
- ITEM 11C **FINDING:** ROT DAMAGE WAS NOTED TO FASCIA BOARD(S) AS INDICATED ON THE DIAGRAM.
- RECOMMENDATION:** REMOVE AND REPLACE THE ROT DAMAGED WOOD AS NECESSARY. UPON COMPLETION OWNER TO ENGAGE A LICENSED ROOFER TO MAKE THE NECESSARY INSPECTIONS AND REPAIRS.
- NOTE:** NO PAINT INCLUDED IN THE PRICE OF REPAIRS.
- ***** This is a Section 1 Item *****

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SECTION 1

SECTION 2

FURTHER INSPECTION

8A \$ 615.00
9A \$ 600.00
11A \$ 625.00
11B SEE 1C
11C \$ 925.00

8B \$ 0.00

Proposed Cost Section 1: \$2,765.00

Proposed Cost Section 2: \$0.00

Proposed Cost Fur. Insp: \$0.00



PO Box 9413
Glendale, CA 91226

(818)531-3138

www.LAsewerinspectors.com

Inspector: Nicholas Bylsma

Date: 22 August 2024

SEWER LINE INSPECTION REPORT

Client Name: Heddi Herold	Sewer Line Access: 4" cleanout in front of garage.
Property Address: 9355 Skyview Terrace, Tujunga, CA 91042	

**This video is not public and will not show up on internet search results. The provided link is required to view this video.*

Sewer Line Video Link(s): https://youtu.be/_ETagm-Dyio

Disclaimer (limits liability):

Please see our terms of service at the end of this report document for a description of what our inspection covers and for our limited liability statement. If you do not agree with these terms please contact us for a full refund. Thank you.

Repair Recommendations:

Access should be installed. The most efficient method would be to install two points of entry which face toward each other. This is sometimes referred to as "bull horns cleanout" as it slightly resembles this. See the image below for an example of this configuration.



Bullhorn cleanouts are the ideal design for access.

The existing access allowed for me to reach the city sewer connection but it is not ideal for full maintenance of the line. This new cleanout would be very helpful and might prove sufficient however once it is installed it is recommended to test it out to be sure it provides the access needed.

Maintenance recommendations:

The sewer line should be reviewed with a video inspection every few years in order to spot changes as they occur in the system. It is advised to have the line inspected after any major earthquake.

Expected Costs:

The access installation recommended for this property might cost around \$1,500.

These are estimates based on work our past customers have had done. We do not perform these repairs and 3 bids for the work from qualified sewer contractors should be attained to get the most accurate estimate of cost.

Photographic path of sewer line:

Important note: All locations below are provided based on our best attempts at isolating the path of the main sewer line and its important transitions. Locations and depth estimates are not always accurate. Your contractor is ultimately responsible for verifying or accepting these locations before excavating any portion of the system.



Cleanout used for today's inspection.



Location of cleanout.



Install new cleanout here. Depth about 3 ½'.
Install bull horns style so that you can look back toward the main house as well.



Path of main line. Depth about 4'.



Transition from 4" to 6" diameter pipe. Depth about 9'. Connection to city sewer line. Depth about 7'.

Drain pipe under the structure:

While the pipe under the building is outside of the scope of this inspection, we sometimes are able to view portions of that pipe. This section of the system is known as the “building drainage system”. The selections below describe any pipe viewed under the structure today.

X	Not viewed today		Has some cast iron pipe		Has some plastic pipe
	Consisted of some clay pipe		Had few to no roots visible		Has moderate to heavy roots
	Was clogged visibly		Some wear and tear		Worn out & ready to replace

Important note – Pipe under a building can sometimes leak without any obvious indication of this on the video inspection, it is perhaps this point above all others which is why we do not focus on the pipe under the building. While we can tell you some information about this pipe it is advised to consult your general home inspection report to see if they spotted any leaking under the building as well.

General findings:

The focus of our inspection today is the Main Sewer Line. This is the portion of the system which is exterior to the house. This pipe travels from just outside of the house to the connection to the city sewer line. Our inspection covers the portion of this pipe which is visible to the inspection camera during the course of our inspection.

Important note: Most sewer lines will have side connections coming into the pipe which we will pass on our way through the pipe with the camera. The camera does not turn down these side lines unless directly guided by the pipe. These side connections may be sinks or toilets, second sewer lines from another side of the house, ADU lines or even sometimes neighbor’s sewer lines connecting to the main line. Commonly these side lines are discontinued and terminated in the ground. No comment can be made about any section of pipe which we cannot directly see with the camera.

Overview of access and availability for maintenance:

Access into the sewer system is very important. A good access will allow for roots to be removed from the system or other maintenance to be done. When we get into the system through a small access point or when there is excessive distance or too many turns, the line will require additional access to be installed in order to allow for proper maintenance or sometimes even to complete the inspection out to the city sewer line.

Blue = Functioning well.

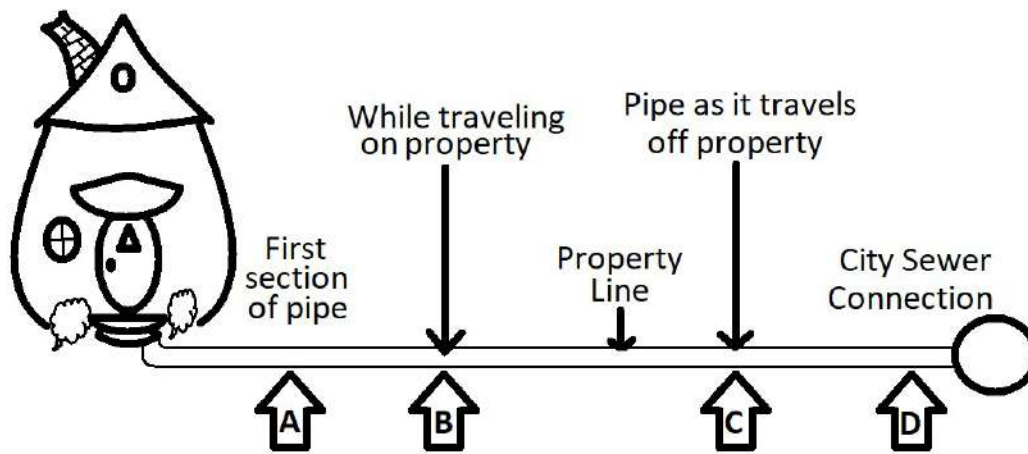
Yellow = Not ideal but functioning.

Red = Repair is recommended.

	Access is sufficient		Access could be improved but might work for maintenance	X	Additional access is needed for regular maintenance
X	Inspection successful out to city connection from existing access		A review inspection may be able to see pipe more clearly		Portions of pipe require review inspection

Materials included in the main sewer line:

The main sewer line often transitions to different materials as it travels out to the city sewer connection. Any of these materials seen today are listed below.



Pipe materials:

A: Clay

B: Clay

C: Clay

D: Clay

Clay section of pipe findings: Also see the *Important general information about sewer lines* section

X	Some cracking. Average for clay		Moderate cracking; slightly below average condition		Heavy cracking allows for sewage to leak from system
	Some misalignment in joints. Average condition for clay.	X	Moderate misalignment in joints; slightly below average		Heavy shifts in pipe obstruct maintenance/allow leaking
X	Few or no roots in clay pipe		Minor roots should be cleared in a year		Heavy roots should be cleared now.
X	Slope is adequate		Some pooling water in line		Slope is unacceptably poor
X	Clay is functioning well.		Clay is functioning at a slightly below average level.		Clay requires repair. Line is in unacceptable condition.
X	Clay was clearly visible to camera		Review video might show this pipe more clearly.		Review inspection required to know condition of clay pipe.

Note: once the new cleanout is installed, if it is installed as recommended, it might allow some more pipe leading back toward the main house to be inspected as well.

Additional findings:

IMPORTANT: Please see the *Important general information about sewer lines* section at the bottom of this report for information about the pipe found in this sewer system. Some of that information will address what actions are essential for the system to function well or even which actions might damage the pipe.

Note – This report does not represent a guarantee for the sewer line but is an opinion about its condition.

Important general information about sewer lines:

Each material used in sewer lines is different and there are some important things to know about the materials in your sewer. Below you can find important general information regarding the types of sewer pipes which are addressed in this report.

General data about cast iron pipe:

Cast iron pipe was originally a very reliable option for sewer lines. It is a strong pipe however it does rust over time. Cast iron has an expected service period of between 50 and 80 years before it will usually begin leaking. Cast iron pipe can clog at any time in its service period, even long before it requires replacement. The inside of this type of pipe is very rough and can catch and hold onto paper towels or wet wipes. Anything which does not disintegrate easily can catch inside a cast iron pipe and eventually cause a temporary clog. This is not a true failure of the material but caused by using the pipe in a way it was not intended. When cast iron pipe is under a structure it can sometimes begin to leak without giving an obvious indication of this to a video inspection. This is perhaps the main reason why our inspection focuses on pipe exterior to the structure.

General data about clay pipe:

Clay pipe is the most common material we see in use in main sewer lines. This pipe material has been around for thousands of years. The best benefit of a clay pipe is that it does not rust or erode over time. This allows it to have a longer potential service period than any other pipe material. However clay is not flexible and earthquakes or heavy root intrusions can break a clay system if the stress placed on the pipe is greater than its ability to resist.

In most clay sewer lines we see defects of some kind. Often this will consist of some cracking, root intrusion, poorly sloped section or misaligned/offset pipe. We hope to help determine how well the pipe is functioning in order to determine if a repair is recommended. If the clay pipe doesn't look close to backing up and isn't allowing sewage to flow out of the system into the surrounding soil it is considered functional for the purposes of this report. About one out of a thousand clay sewer lines we inspect will be perfect. Perfection is not the standard for determining if a repair is recommended for sewer lines.

General data about plastic pipe:

Plastic is an excellent material for sewer line applications. It does not rust and it is flexible. The joints of the pipe do not allow for root intrusion when it is properly installed. This provides a trouble free use from plastic for a very long expected service period. This material might last more than a hundred years before wearing out.

There are different types and chemical compounds for plastic sewer lines. While each of these has its own characteristics, all plastic pipes rated for use in sewer systems tends to be very good as far as material quality is concerned.

General data about fiberglass liners:

Fiber glass lining systems are a relatively new way to repair an aging sewer system. These are known as a trenchless repair as they require less digging to install. A liner can be installed into a damaged pipe only so long as the pipe is not collapsed.

The liner is installed down into the existing damaged line. Once the liner hardens in place it forms a new pipe inside of the previous material.

Liners can be great upgrades or repairs for a sewer system. If installed correctly they often prevent heavy root intrusion, stop leaks and reinforce the structure of the existing pipe.

Liners must not be installed so that they obstruct the city sewer line. If they are pushed too far into the main sewer line they will enter deeply into the city sewer which is a significant issue requiring repair. For this reason code requires that liners not approach closer than 4" to the city sewer pipe.

General data about concrete pipe:

Concrete was a material used broadly in urban areas of Los Angeles. The advantage of concrete was that it allowed for steel reinforcement to be placed within the pipe. Concrete pipe erodes when used as a sewer pipe. The cement begins to break down leaving loose and exposed rock in the place of solid structure. Essentially it begins to lose its ability to hold together and crumbles when it has eroded too much. While this takes time to fail, it is often best to repair the concrete pipe before it reaches its worst stages of deterioration as it can save considerably on the cost of the repair to do it before any section of the pipe is collapsed.

In January of 2007 concrete was eliminated from the permissible materials for new sewer installations in Los Angeles. Sewer water erodes the cement out of the concrete. The City can at times require a city inspection of the main sewer line before granting certain building permits. Examples of this might be adding a guest house to the property or adding a new bathroom to a garage. The city inspector may require concrete to be replaced if this should occur.

General data about Tar paper (Orangeburg) pipe:

Orangeburg pipe is a type of tar paper rolled many layers thick to create a tube. The pipe has an average life expectancy of 30 to 40 years. As it gets older water softens the pipe walls and roots begin to penetrate the pipe. It will also begin to collapse in on itself with the pressure exerted on it by roots or earth. Unfortunately cleanings designed to remove roots from the pipe can damage the soft paper walls of the pipe. Orangeburg which allows for root intrusion or which is deformed should be replaced.

General data about fiber-cement pipe:

Fiber-cement is a type of pipe which is made out of a cement based material which uses fibers for much of its strength. Sometimes these fibers are made out of asbestos. Fiber-cement pipe is not used for new construction. It is difficult to estimate how long a fiber-cement sewer line will continue to work. The material is relatively new compared to pipes which have been used for hundreds or thousands of years. What can be said is that very few fiber-cement pipes have been seen to be failing compared to those which are still functioning well. With this material two things are important. First you will want to do review inspections at least once every few years to check on its condition and second you should avoid any unnecessary cleaning of the fiber-cement pipe. It will do better left alone unless it really needs a cleaning and then only on the advice of a qualified contractor.

Terms of service and limit of liability:

In the interest of making contracts and service terms more understandable we include the first two important notes on our Terms of Service.

Important: Our Company does not guaranty or warranty sewer lines. We inspect the sewer line to the best of our ability given the condition and construction of the pipe and the access used for the inspection. No statement in this report represents any promise for the continued service of the sewer system. Conditions can change and important defects in a sewer system can sometimes be missed during inspection. Our inspectors do the best they can and are very good at what they do, but errors sometimes cannot be avoided. If you are unsatisfied with these terms before or after an inspection you can contact us for a full refund. Our liability is limited to the fee paid for the inspection.

Important: For many sewer lines removing roots as they grow into the pipe is essential to the continued function of the line as well as essential to preventing the roots from getting so thick that they cause damage. Hydrojet is not completely without risk. Rarely the sewer pipe will be in weakened condition to the degree that it will worsen noticeably through the action of cleaning the roots out of the line. This is not common but can happen. Out of two hundred hydrojet cleanings damage might occur one time or less with our company. Since the pipe was already in weakened condition, root intruded and perhaps lacking sufficient soil exterior to the pipe to properly support it, this type of damage can not be considered the fault of the cleaning tool or the technician. Existing damage is not obvious on an original inspection however it may be present. It is possible a rock is pressing on the exterior of the pipe and contributes to damage when the pipe is jostled. Since it can be difficult to prove fault or innocence in such an instance of new damage or worsened condition of the sewer line, for the purposes of our work it will be considered that the fault does not lay on the technician who performed the hydrojetting.

This can be compared to a lifesaving medical procedure which has a better than 99% chance of success. Root removal is not completely without risk however it is essential to preventing worsening conditions in many sewer lines. Our liability for hydrojet cleaning is limited to the cost of the service.

Sewer Line Inspection & Hydrojetting Terms of Service

1. For the purposes of this document the term INSPECTOR shall refer to LA Sewer Inspectors LLC or its technician on site. The term CLIENT shall refer to the person/s that is listed as client at the top of this report. No other person outside of CLIENT is acknowledged as having a contract with INSPECTOR, real or implied.
2. The use of our services is done under the Terms of Service detailed here. Use of the written sewer report, hydrojetting service or verbal or videoed inspection properties constitutes agreement with these Terms of Service. If these Terms of Service are not satisfactory CLIENT is required to inform INSPECTOR within 30 business days or before any close of escrow, whichever is sooner for a full refund of the service fee. After that point if CLIENT is unsatisfied with the quality of the report then please contact INSPECTOR about requesting a refund of the fee. Receipt of refund of the service fee shall complete any obligation from INSPECTOR to

CLIENT whether original or incurred. No additional liability shall be incumbent on INSPECTOR beyond the return of the inspection fee.

3. INSPECTOR agrees to attempt a hydrojet cleaning and/or camera inspection of the home/building(s) main sewer line and if successful to provide CLIENT with a video and written report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained for report. The report is only supplementary to a seller's disclosure. CLIENT understands that the inspection covers only the portions of the Main Sewer Line which were examined by video camera on the date of this work. Main Sewer Line is defined for this document as the waste drainage pipe exterior to the structure which extends between the structure and the connection to the city owned sewer line. CLIENT understands that improperly designed or maintained sewer systems may inhibit complete inspection necessitating maintenance, repair or additional access before a review inspection can be performed successfully.

4. The inspection and report are for the use of CLIENT only, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repair persons, and other interested parties. INSPECTOR shall be the sole owner of the report and all rights to it. INSPECTOR accepts no responsibility for use or misinterpretation by third parties, and third parties who rely on it in any way do so at their own risk and release INSPECTOR (including employees and business entities) from any liability whatsoever. INSPECTOR's inspection of the property and the report are in no way a guarantee or warranty, express or implied, regarding the future use, operability or suitability of the home/building main sewer line. All warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded to the fullest extent allowed by law.

5. INSPECTOR assumes no liability for the cost of repair or replacement of unreported or reported defects, damages or deficiencies either current or arising in the future related to the inspection or hydrojetting of pipe on property. CLIENT acknowledges that the liability of INSPECTOR, its agents and/or employees, for claims or damages, costs of defense or suit, attorney's fees and expenses arising out of or related to INSPECTOR's negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection, the report or the hydrojet shall be limited to liquidated damages in an amount equal to the cost of the inspection or hydrojetting contracted with INSPECTOR for this property on the date of this report, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection/hydrojet at the current fee without charging more.

6. INSPECTOR does not perform engineering, architectural, Sewer Replacement Contracting, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place.

7. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) written notification of adverse conditions within 14 days of discovery; and (2) access to the premises. CLIENT agrees to hold INSPECTOR harmless for any and all claims relating to conditions that are altered or repaired prior to INSPECTOR receiving written notice or the ability to verify conditions via access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

9. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

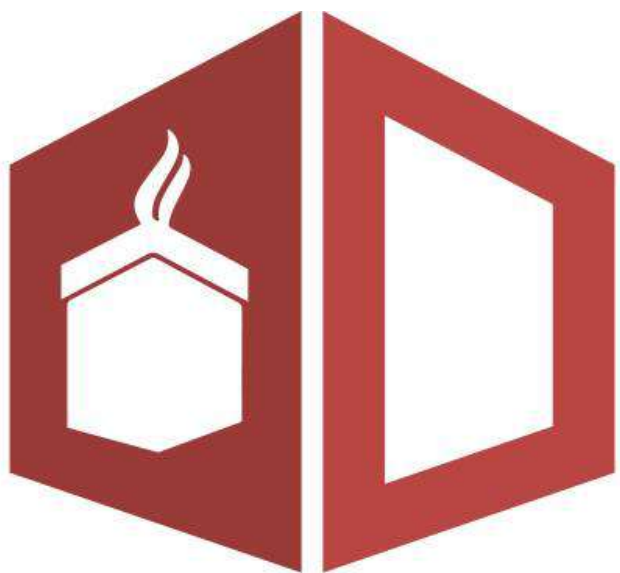
10. If any court declares any provision of these Terms of Service invalid, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change shall be enforceable against any party unless it is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

11. Payment of the fee to INSPECTOR is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

12. If CLIENT requests a re-inspection or later service, the re-inspection or later service shall also be subject to all the terms and conditions set forth in this agreement.

13. This Agreement is not transferable or assignable.

14. Should any provision of this Agreement require judicial interpretation, the Court shall not apply a presumption that the term shall be more strictly construed against one party or the other by reason of the rule of construction that a document is to be construed more strictly against the party who prepared it.



CHIMNEY CHECK

Hedi Herold

H9355 Skyview Ter Tujunga, 91042

Inspector: Laszlo Draskoczi.

August 22, 2024.

Chimney Check Professionals, LLC
209 E Alameda Ave., Suite 205 Burbank, CA 91506 818-951-7550



H9355 Skyview Ter Tujunga, 91042

CLIENT PRESENT: The client was present
DATE OF INSPECTION: August 22, 2024.

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 also agreed.

The goal of this inspection is to render an opinion as to the condition of the fireplace/s and chimney/s, based on available access. No destructive testing is performed.

This is not a code compliance inspection. The inspectors opinion may be that a particular "violation" may not require a repair for the safe operation of the system/s.

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



The following recommendations have been exclusively prepared for:
Hedi Herold at H9355 Skyview Ter Tujunga, 91042

RECOMMENDATIONS

Before the Fireplace is operated the following recommendations should be performed.

POTENTIAL COSTS: \$6,000 could be used (not a guarantee) as a gauge for repair costs, or more. This is based on my ability to inspect and the limitations of this inspection.

NOTE: Potential cost/s are given as a courtesy and are not guarantees of costs. This is given as a sort of gauge and is not intended to be relied upon. Items not specifically part of the fireplace system/s are excluded from the potential costs.

POTENTIAL COSTS EXCLUSIONS: Specific exclusions include (but are not limited to) the following:

Repairs/replacement to the gas line system. Replacement of the current "gas log/glass/appliance" with an approved one.

FIREPLACE UNIT

CHIMNEY

--SPARK ARRESTER/CAP--

The current screen at the top of the flue should be removed.

It is recommended to install an approved and properly sized termination cap (spark arrester/rain cap).

--MASONRY CHIMNEY--

To assist in seismic stability, it is my opinion that an engineered brace system should be installed and that better attachment of the masonry chimney to the house structure should be achieved.

--MASONRY FLUE--

The grouting between the flue tiles should be replaced/repared. All gaps and voids should be properly filled. All rough surfaces should be smoothed and any offsets within the system should be smoothed so that there are proper transitions (this will assist with the drafting characteristics of the systems).

--EXTERIOR BASE--

The minor cracks along then exterior should be properly sealed.

FIREPLACE

--DAMPER--

It is advised to install an approved clamp on the damper to prevent the damper from closing (the damper should be fixed in the fully open position).

--MASONRY FIREPLACE--

All gaps and deteriorated areas above and within the firebox should be sealed with an approved fire rated material.

--GAS APPLIANCE--

Ideally, the gas log set would be replaced with a new set.

--GAS LINE--

It is recommended to lower the log lighter so that it is below the log grate and is not "supporting" part or all of the weight of the log grate.

--GAS VALVE--

The gas valve should be fully evaluated by a qualified licensed plumber and any needed repairs or replacement performed.

--SCREEN--

The screen should be repaired or replaced.

ADDITIONAL

MAINTENANCE: It is recommended that the system be fully evaluated and cleaned yearly (as is applicable), and after seismic activity

FOLLOW-UP INSPECTION: To help ensure that repairs have been appropriately completed a full evaluation should be performed by a qualified inspector, after all the recommended corrections have been completed.

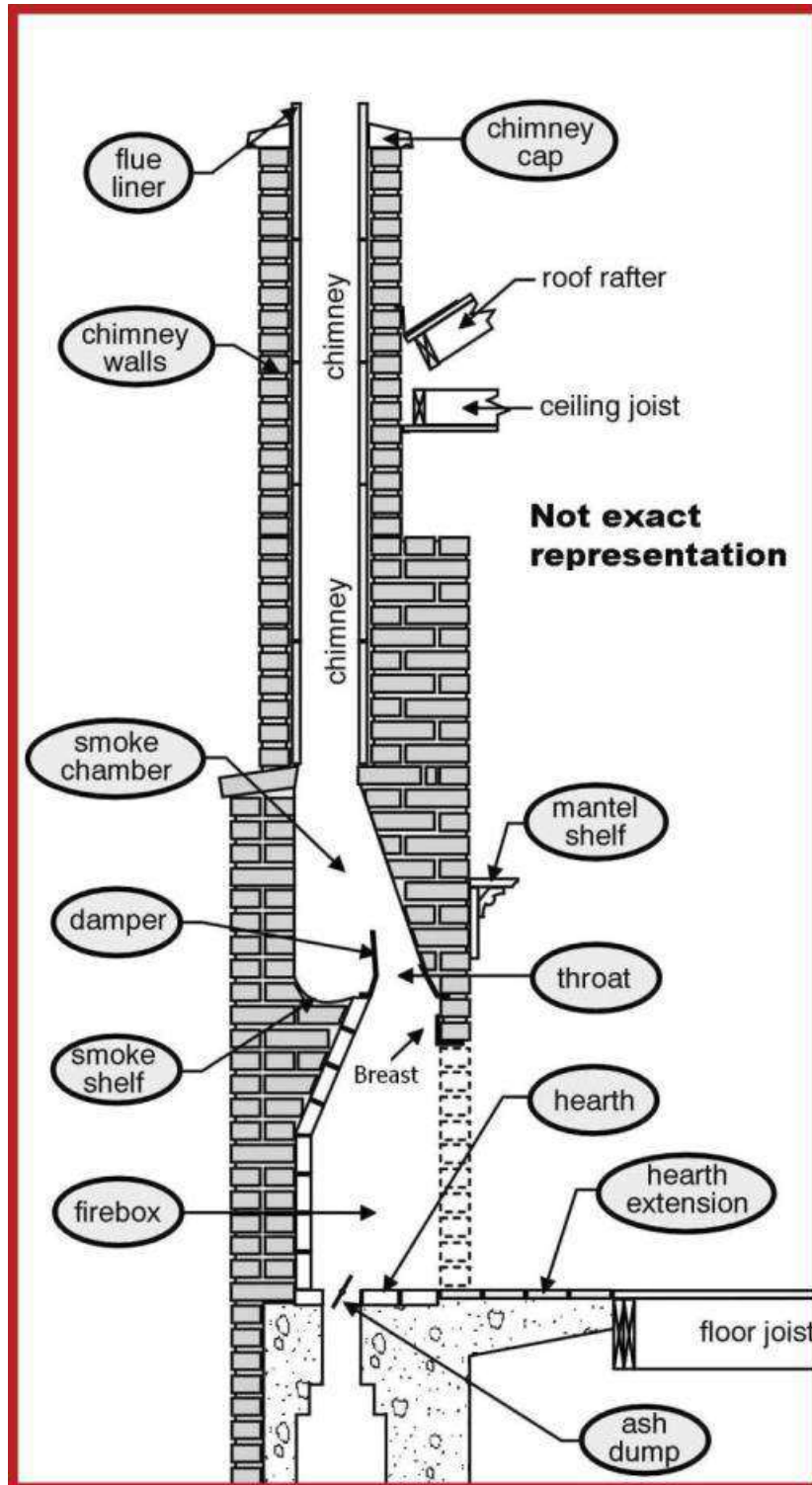
THREE BIDS: It is recommended that three bids be obtained by qualified contractors before the end of inspection contingencies, to help ensure that the actual cost of repairs are fully known.

RECOMMENDATIONS: The above recommendations are given based on available access and ability to inspect. Recommendations that are given for roof, drainage, gas lines and any other components that are not specifically part of the fireplace system are given as a courtesy and does not assert an inspection of that item either in part or full.

POTENTIAL COSTS: Potential costs given do not include repairs needed that are not specifically part of the fireplace/chimney system/s, such as roof repairs, painting, mantle/surround modifications, finish surfaces, tree trimming, moisture related issues, drainage and etc. Any potential costs given assume that the repairs will be performed by a qualified contractor.

Potential costs are based on discoveries at the time of inspection (of accessible areas only) and cannot foresee additional repairs needed that are determined after further evaluation, obtained access or during repairs, such as in the case where chase or attic areas were not accessed (it can be expected that the final cost will increase from what was expected).

DIAGRAM



FIREPLACE UNIT

CHIMNEY



MASONRY CHIMNEY TYPE:

This is a reinforced masonry structure (this is when the chimney has metal reinforcements built into the system, otherwise known as rebar).



RELATIONSHIP TO THE STRUCTURE:

This is a one story fireplace/chimney system.

SPARK ARRESTER/CAP:

FIRE SAFETY RISK. The current spark arrester is a flat screen type with no rain cap. This was allowed in the past but current standards dictate a rain cap incorporated with a 3 dimensional spark arrester system.



MASONRY CHIMNEY CONDITION:

NEEDS ATTENTION. The Masonry structure will move a little when pressure is applied. There is not enough evidence at this time, in my opinion, to verify that the chimney is damaged to a point where replacement is required.

The installation of an engineered brace system may be an appropriate remedy in this case.



FLUE TYPE:

The interior flue is a clay liner system.

LINER TYPE:

The interior of the chimney is lined with mortar.

MASONRY FLUE:

FIRE SAFETY RISK. There is deteriorated/missing grouting between the flue tiles. This is considered a fire safety concern and is a violation of masonry flue liner installation standards.



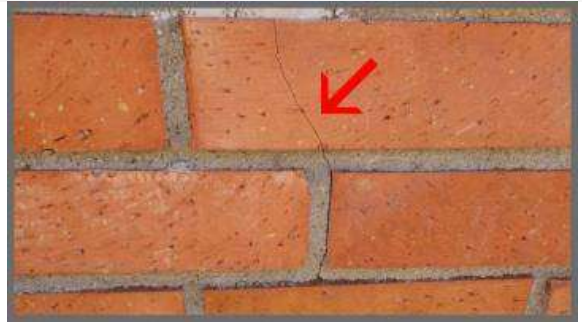
ROOF AND/OR FLASHINGS:

Roof and flashings are not part of this inspection. Any information that is given as a courtesy. Consult a qualified flashing or roofing specialist for more information with regards to water barriers and potential moisture intrusion issues.



EXTERIOR BASE:

NEEDS ATTENTION. There are some minor cracking along the exterior brick surfaces.



FIREPLACE



APPLIANCE TYPE:

This is a masonry wood burning fireplace. This unit has a gas log set installed.



DAMPER:

FIRE SAFETY RISK. The fireplace has an "appliance" system and the damper was not modified to prevent it from closing, usually a simple clamp can be installed to meet this requirement. The damper should typically be "fixed" in the fully open position.



MASONRY FIREPLACE:

FIRE SAFETY RISK. There are gaps where the upper right and left side walls meet the lintel/breast area.



APPLIANCE:

NEEDS ATTENTION. The current gas log set is older and incomplete.



GAS LINE:

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

NOTE. It is not part of this inspection to test for gas leaks nor to determine whether or not the gas line system has been installed correctly. Refer to a qualified plumber or the gas company for more information and/or further evaluation (this is fully outside our scope). It is also not part of this inspection to determine the amount of gas flow that comes out of the log lighter.



NEEDS ATTENTION. The gas log lighter is too far above the firebox floor or inner hearth area. It should be repositioned so that it is about 1 inch above the firebox floor.

NOTE: It is not part of this inspection to test for gas leaks nor to determine whether or not the gas line system has been installed correctly. Refer to a qualified plumber or the gas company for more information and/or further evaluation (this is fully outside our scope). It is also not part of this inspection to determine the amount of gas flow that comes out of the log lighter.



GAS VALVE:

NEEDS ATTENTION. The gas valve operates stiffly and should be evaluated by a qualified plumber.



LOG GRATE:

PRESENT. The grate is needed so that the fuel can be positioned appropriately within the firebox.

SCREEN:

NEEDS ATTENTION. The pull cords for the screen do not function.



SURROUND:

NOTE. Determining the structural integrity or stability of the surround materials above/around the firebox opening is not part of this inspection.



HEARTH EXTENSION:

NOTE. It is beyond this inspection to determine the type of construction that supports the hearth extension nor to determine whether or not the Hearth extension is adequately constructed to provide proper heat protection, such as a correct thickness in materials.



INSPECTION CONTRACT

CHIMNEY CHECK PROFESSIONALS, LLC

Client: _____ **Date:** \$ _____
Address: _____ **Fee:** \$ _____

Chimney Inspection: The Client requests a Level II examination of the existing chimney system(s) of the property. A Level II Chimney Inspection, per the National Fire Protection Association includes an examination of all accessible portions of the chimney exterior and interior including areas within accessible attics and crawl spaces.

Clients Duty: The Inspector shall provide a written and/or video report for the sole benefit of the Client. The Client agrees to examine the entire inspection report & video when received & shall promptly call the Inspector concerning any issue the client may have concerning the inspection report. The written report are the findings of the inspector as to the conditions existing on the day of the inspection. The Client shall not rely on any oral statement(s) made or allegedly made by the inspector. The Client agrees to indemnify, defend and hold harmless the inspector from any 3rd party claims arising from the unauthorized distribution of the inspection report & video.

General Provisions: Excluded from this inspection is any portion of the chimney flue system which is not accessible by camera. This inspection contract and examination do not constitute a warranty, guarantee or insurance policy of any kind whatsoever. It is agreed that any claim made by the client(s) shall be made in writing within 10 days of discovery and the inspector and/or the inspectors designated representative must be allowed to re-inspect and document conditions of the defect prior to making any repair, alteration or replacement to the claimed discrepancy, except in case of emergency. Failure to follow this procedure shall constitute a full and complete waiver of all claims arising from this contract. No legal action or dispute proceeding of any kind can be commenced against the Inspector or the Inspection Company and agents more than ONE YEAR from the date of the inspection. Time is a material term and condition to this contract. Client accepts this material provision.

Mediation Binding Arbitration: The parties stipulate to pre-litigation mandatory mediation through Alternative Dispute Resolution, Inc. (ADR), located in Century City, California. Each side is to share the costs equally. The mediator must be familiar with the chimney inspection industry and applicable civil code provisions. Should the mediation fail the parties stipulate to binding arbitration through ADR. The finding of the arbitrator is final and both sides stipulate to waive the right to appeal. Each side is entitled to discovery as if said case was filed in the Superior Court. The costs associated with mediation and binding arbitration are an item of cost to the prevailing party. The arbitrator is bound by California law and no other law can be applied.

Prevailing Party Attorney Fees Clause: Any action in law or equity the prevailing party is entitled to reasonable attorney and expert fees and costs by the arbitrator at the binding arbitration.

This contract shall be binding upon the undersigned parties and their heirs, successors and assigns. This agreement constitutes the entire agreement between the parties and may be modified only by a written agreement signed by all the parties. If this contract is executed on behalf of the Client by a third party, the person executing this contract expressly represents to the inspector that he/she has the full and complete authority to execute this contract on the Clients behalf and to fully and completely

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

LIMITATIONS AND SCOPE OF INSPECTION:

CONCEALED AREAS: There are areas of a house or system that cannot be accessed, such as areas between walls, within cavities (such as chase areas) and etc. A fireplace/chimney system has many inaccessible areas as well, such as cavities and spaces between walls. Our inspection and liability are limited to areas we are able to reasonably inspect during a limited time inspection.

HIDDEN AREAS: We can only inform you of the observable condition of the installation at the time of inspection. Areas not accessed are specifically excluded from this inspection. It is advised that access be obtained and that these areas be inspected before the system is used. Portions of the installation that are concealed within walls are specifically excluded from this inspection.

GOAL: Our goal is to identify observable material defects, areas of improper installation, wear, deterioration and damage that could affect the safety of the fireplace system/s. Fire and structural safety standards are high to help ensure safety in all cases. Our findings and recommendations are based on city and manufacturers standards.

THIS IS NOT A WARRANTY: This report is based on the observable condition of the system/s at the time of inspection. The term "Serviceable" is not a statement of how long a component will remain in that condition and is **NOT** a guarantee of code compliance.

RIGHT OF INSPECTION IF A DISCREPANCY OR ERROR IS DISCOVERED: Use of this report implies an agreement by the client to give Chimney Check Professionals, LLC the opportunity enter the property and make their own inspection of "said" deficiency or error. Use of this report also implies an agreement by the client to give any and all applicable specialists the opportunity to further evaluate or inspect the system as well. This opportunity must be given before repairs are made to the system, otherwise the client waves all rights to compensation.

ARBITRATION: Use of this report implies an agreement by the client that a binding arbitration will be the means to settle a dispute between Chimney Check Professionals, LLC (and any of its employees, affiliates or inspectors) and the client. The arbitrator to be mutually chosen by both sides. Failure to follow this agreement renders the offending side fully responsible for all reasonable legal fees for both sides and any due compensation to the other party.

DEFINITIONS OF TERMS:

SERVICEABLE:

SERVICEABLE: It is the inspectors opinion that this item was found in a condition with no observable defects or limitations that would affect its operation adversely.

PRESENT:

PRESENT: The component or item indicated is "present" and in most cases determining its condition during a limited time inspection is not possible. The item is not tested or is not fully tested for correct

operation or adequacy, (such as sophisticated remotes, fan systems, gas valves, etc). No Representation as to its ability to fully perform is given. In some cases, the client will be directed to the appropriate specialist or source for further information as desired or required.

NEEDS ATTENTION:

NEEDS ATTENTION: It is the inspectors opinion that this item should be brought to the clients attention and may be in need of repairs or maintenance and/or further investigation and may not be performing to its original standards, thereby being a potential risk of failure in the future (and added expense). The client should take appropriate action (as applicable) with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

FIRE SAFETY RISK:

FIRE SAFETY RISK: It is the inspectors opinion that this item is either not meeting its original standards for fire safety, has been modified from its original and approved configuration or has been discovered to be a risk after original and "approved" installation. Due to this condition the fireplace system should not be operated until corrections have been performed by qualified professional/s. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

NOT ACCEPTABLE:

NOT ACCEPTABLE: It is the inspectors opinion that this item is either not capable of performing the job for which it was intended and/or is a significant threat to health and safety. This item is considered to be clearly outside the realm of acceptability by the inspector. The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

STRUCTURAL SAFETY RISK:

STRUCTURAL SAFETY RISK: It is the inspectors opinion that this is a structural concern and that the condition should be appropriately corrected by a qualified specialist (sometimes further evaluation by a structural engineer is recommended). The client should take appropriate action with the correct professional during the inspection period and prior to the close of escrow. During the repair process and/or further evaluation, additional problems may be found to be in need of repairs at additional costs.

SECURITY ALERT:

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.

INFORMATIONAL NOTE;

INFORMATIONAL NOTE: This is information that the inspector feels is of value to the client and may or may not be within the inspectors realm or scope. This can also be a disclaimer to make the

client aware of the inspectors limitations so that the client may further evaluate the item or consult with the appropriate specialist as needed.

ACCESSIBLE:

BASIC TERMS:

Accessible is defined as portions of the installation or components that are observable without dismantling of components or damage to the installation or surrounding areas (such as roof tiles).

Accessible is also defined as portions of the installation that are observable with the use of reasonable access or without unnecessary risk to the inspector, such as high roofs or very steep roofs.

NOT ACCESSIBLE:

An area which is not accessible is an area which would require damage to the installation or surrounding areas, an area which is unsafe to access (such as a steep roof or crawl space) or an area which would require significant dismantling or unreasonable effort on the inspectors part to access.

CONCEALED AREAS:

Concealed areas are defined as any area which is beyond the inspectors "reach" without removal (or damage to) of a major component of the house, such as the inside of a wall, below roofing materials, within chase areas, crawl spaces or covered by finish materials.

LIMITED INSPECTION:

A general visual inspection is an inspection that does not utilize the use of sophisticated equipment, such as a video camera. This is also a very limited inspection which does not include the removal of chase covers or termination caps and may not include access to attics and crawl spaces. This inspection does not include the moving of personal or stored items for the inspection and may not include the use of a ladder.

DETAILED VISUAL AND/OR VIDEO CAMERA INSPECTION:

A detailed inspection will typically include roof access if determined to be reasonably safe and the potential for damaging roof tiles does not seem apparent. Access to chase areas are attempted, if destructive testing is not needed and providing significant dismantling of components is not necessary. Attic and crawl space access will be attempted if the inspector determines additional information could be discovered and if these areas are reasonably accessible. The termination cap will be removed if possible without damage to the component and providing access is available. The use of video equipment (for the inside of the flue) will likely be used but is not always possible. Concealed areas are excluded from this inspection.

FIREPLACE DEFINITIONS:

Anchors: Anchors are straps of steel that are secured into the bond beam and are tied back to the floor joists, roof rafters or wall members. The anchors tie the chimney to the house, which may provide support in the event of wind or earthquake (*1).

Ash Dump: The trap door on the floor of the inner hearth that leads to the ash pit (*1).

Ash Pit: The ash pit is the space into which the ashes are dumped. It is a non-combustible storage compartment behind or below the firebox, which helps keep the fireplace clean without having to carry

ashes through the house (*1).

Bond Beam: A bond beam is a member poured in the masonry at the support level of the chimney. The support level is usually at the floor and at the ceiling or roof line. It may also be above the roof line if the chimney is tall enough to require a supplementary support (*1). A bond beam is a term also used for the connection or transition where a metal flue system meets the masonry portion of the structure (it can act as a connection unit).

Chimney: A shaft built to carry off smoke and products of combustion that extends from the top of the throat of the fireplace to the top or cap of the chimney (*1).

Chimney Breast: The area above the lintel or opening and in front of the throat, also called the fireplace face (*1).

Chimney Cap: Chimneys should always be designed with a sloping cap to prevent water from running down next to the flue lining and into the fireplace. The chimney cap also prohibits water from standing at the top and creating frost or moisture problems. The chimney cap prevents the brick and masonry of the chimney from becoming soaked from the top down. The chimney flue liners should project approximately two inches (51 mm) to four inches (102 mm) above the highest point of the chimney cap (*1).

Chimney Flue: Smoke and combustion gases from the fire pass up the chimney inside the flue. Each fireplace should have an independent flue, entirely free from other openings or connections. A flue may be lined or unlined. An unlined chimney flue should be larger than a lined chimney flue. The size of the flue and height of the chimney above the roof are important to create the proper draft through the fireplace and to insure adequate burning of fuel and passage of smoke. It is important to obtain a positive and uniform draft over the full width of the fireplace. The flue lining should be supported on at least three sides by a ledge of projecting mortar, brick or masonry, finishing flush with the inside of the lining. Supporting masonry should not project past the inside of the lining (*1).

Chimney Hood: A chimney hood is an extension or baffle on the top of the chimney or flue lining that diverts wind currents away from the chimney opening, prevents downdrafts and improves the draft of the chimney (*1).

Chimney Flue Lining: Chimney flue linings are fire clay, terra cotta, concrete pumice or other approved material made to be installed inside a chimney. Liners begin at the top of a smoke chamber. Clay flue linings must conform to ASTM C-315. When chimney design requires the flues to angle, the flues should not slope more than 30 degrees from vertical (*1).

Chimney Top or Chimney Pot: A chimney top is a clay or concrete extension to the flue that adds height and provides a decorative top to the chimney (*1).

Damper: Dampers are required on all chimneys and should be placed at the forward part of the masonry fireplace, immediately in the back of the breast wall of the fireplace and in the throat of the firebox. They should be properly sized and extend the full width of the throat to regulate the draft and air passing from the firebox into the smoke chamber. The damper also reduces loss of heat up the chimney and can be closed when the fireplace is not in use. The damper can also be used to regulate the rate of burning in the firebox (*1).

Exhaust Fan: An exhaust fan is a mechanical fan that increases the draft through the flue and

prevents smoking and backdrafts (*1).

Fire Brick: Fire brick is a hard-fired refractory brick that may line a firebox and is able to resist the heat of a fire. A fireplace lined with fire brick will help reduce the maintenance of the firebox (*1).

Firebox, Combustion Chamber or Firepot: The chamber or area where the fire is built, is the firebox. It generally is built with fire brick laid with thin joints. The side walls are slanted slightly to radiate heat into the room. The rear wall is sloped or curved to provide an upward draft action into the throat above the firebox, so combustion gases may exit up the chimney (*1).

Fireplace Opening: The fireplace opening is the area between the sides, the bottom and the lintel area. It is the opening into the firebox in which the fire is built. The area of the fireplace opening governs the flue size(*1).

Flashing: Flashing is sheet metal between the chimney and the roof, ideally embedded into the chimney and under the roofing material to prevent rain from leaking between the roof and the chimney (*1).

Footing: The footing should consist of concrete at least twelve inches (305 mm) thick and should extend at least six inches (152 mm) beyond the foundation walls on all sides (*1). **Foundation:** The foundation of a chimney is usually made of masonry or poured concrete designed to support the weight of the chimney, resist frost action on the structure or any additional load imposed and to prevent the settling or tipping of the chimney. The foundation generally is unreinforced, with only the chimney reinforcing bars extending from it when required. Most codes require the foundation to be at least eight inches (203 mm) (*1).

Gas Log: A gas log is a self-contained, free standing, open-flame, gas-burning appliance consisting of a metal frame or base supporting simulated logs and designed for installation only in a vented place (*1).

Hearth: The hearth is the floor of the fireplace. There is both an inner hearth and an outer hearth. The inner hearth may be made of fire-resistant brick that holds the burning logs; the outer hearth may be of brick, tile or other noncombustible building products. It is supported on concrete or may be part of the concrete slab (*1).

Hearth (2): "The hearth is the floor of the firebox and the area in front of it. It protects the wood floor or carpet of the room from sparks and ashes" (*1, pg 37).

Lintel: The lintel is the member above the fireplace opening that supports the decorative face or breast plate of the fireplace. The lintel may be steel angle or may be reinforced masonry. In some designs it may be incorporated into the damper assembly (*1).

Mantel Shelf: A mantel shelf is above the fireplace opening and is a flat surface that serves as a decorative device to hold ornaments. The mantel may be made of wood, masonry, marble or other material (*1).

Outside Air Inlet: This is an energy conservation feature and is sometimes required for fireplaces located on an exterior wall. It is intended to reduce the amount of preheated room air used for combustion (*1).

Smoke Chamber: The smoke chamber acts as a funnel to compress the smoke and gases from the fire so that they will squeeze into the chimney flue above. The smoke chamber is important for good draft action. It should be symmetrical in shape so that the draft pulls evenly on the fire in the firebox. A symmetrical smoke chamber prevents a fire from burning on one side or the other of the firebox, causing eccentric flame action. The smoke chamber should be centered with the flue directly above the fireplace and its walls should be sloped at the same angle to provide even draft from the firebox to the chimney. A smoke chamber also has a smoke shelf to catch soot and thus provides a cleaner fireplace (*1).

Smoke Guard: A common term used for a flat metal strip installed at the upper edge (and usually flush with the outside surface) of the firebox opening for the purpose of preventing smoke entry into the living space through the firebox opening. It actually makes the firebox opening smaller which helps the flue system draft more appropriately.

Smoke Shelf: A smoke shelf is located at the bottom of the smoke chamber behind the damper and can collect soot and also gather any rain water that runs down the chimney. A smoke shelf improves draft conditions in a chimney and help eliminate downdrafts (*1).

Spark Arrester: The spark arrester is a screen at the top of the flue that prevents sparks or other combustible material from blowing out the chimney and igniting brush, wooded areas and even roof tops. Spark arresters are recommended for all fireplaces and are required in brush, forest and national park areas and in many jurisdictions. The spark arrester is of corrosion resistant wire mesh with openings no larger than 1/2 inch square (162 mm) (*1).

Throat: The throat is a slot-like opening directly above the firebox through which flames, smoke and combustion gases pass into the smoke chamber. It is usually fitted with a damper (*1).