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7845 Denivelle Rd. Sunland, CA 91040

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 7845 Denivelle Rd., Sunland, CA 91040 ("Property"),
between _____ ("Buyer")
and Gloria Lopez Tiana, Trustee ("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>09/23/2024</u>
B. <input checked="" type="checkbox"/> Home Inspection Report	<input type="checkbox"/>	<u>Robb Inspections</u>	<u>10/18/2024</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>LA SI Inspections</u>	<u>09/20/2024</u>
F. <input type="checkbox"/> Natural Hazard Disclosure Report	<input type="checkbox"/>	_____	_____
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>Chimney Inspection</u>	<input type="checkbox"/>	<u>Chimney Check</u>	<u>09/20/2024</u>
P. <input checked="" type="checkbox"/> <u>TDS, SPQ & Statutory Disclosures</u>	<input type="checkbox"/>	_____	_____
Q. <input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____
R. <input type="checkbox"/> _____	<input type="checkbox"/>	_____	_____



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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RFR REVISED 12/21 (PAGE 2 OF 2)

RECEIPT FOR REPORTS (RFR PAGE 2 OF 2)

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7845 Deniville Rd



Inspection Report

LOCATED AT:
7845 Denivelle Rd
Sunland, CA 91040

PREPARED EXCLUSIVELY FOR:
Joseph Lopez-Tiana

INSPECTED ON:
Friday, October 18, 2024



Dennis Robb
(213) 663-4066
www.robbsinspections.com



Receipt
7845 Denivelle Rd
Sunland, CA 91040

Client: Joseph Lopez-Tiana

Receipt Number: 8eb9d6fe

Receipt Date: Friday, October 18, 2024

Quantity	Description	Unit Price	Amount
1	Base Amount	\$545.00	\$545.00
Subtotal:			\$545.00
Credit / Debit:			-\$545.00



Change Due

\$0.00

Robb Inspections • (213) 663-4066 • info@robbinspections.com
Thank you for your business!

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ROBB INSPECTIONS
— LOS ANGELES, CA —

INSPECTION CONDITIONS

WEATHER

Clear

TEMPERATURE

70's

BUILDING TYPE

Single Family Residence

STORIES

One

UTILITY SERVICES

The utilities were on

BUILDING OCCUPIED

Yes.

CLIENT PRESENT

Yes.



TERMS & STANDARDS

TERMS OF THE INSPECTION:

SERVICEABLE: It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

NEEDS ATTENTION: It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

NOT ACCEPTABLE: It is the inspectors opinion that this item is either a safety hazard or not functioning properly, The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

STANDARDS OF PRACTICE:

A. The report conforms to the Standards and Practices of the American Society of Home Inspectors (ASHI) and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

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

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

INTRODUCTORY COMMENTS

GENERAL NOTES

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

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

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



PLUMBING SYSTEM

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

MAIN WATER SUPPLY LINE

MAIN WATER LINE MATERIAL

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

MAIN WATER SHUT OFF LOCATION

On the right side of the building

CONDITION

Needs Attention:

The water line uses an older style gate valve. It is recommended that this be replaced with a newer quarter turn ball valve.



WATER SUPPLY PRESSURE REGULATOR

REG CONDITION

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

WATER PRESSURE

About 55-60 psi, this is serviceable and within the 40-80 recommended psi range.



PRESSURE RELIEF VALVE

Needs Attention: A pressure relief valve was not located for the main water line it is recommended one be installed to reduce the risk of pipe failure and flooding.

INTERIOR WATER SUPPLY LINES

WATER SUPPLY PIPING MATERIAL

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

CONDITION

Serviceable, where visible.

WATER SUPPLY PIPING COMMENTS

There were leaks noted in the sprinkler lines / valves at the exterior of the house at the main water line on the right.



WASTE LINES

WASTE LINE MATERIAL

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

CONDITION

Needs Attention: there is staining in the drain under the hall bath tub as from leaks at the overflow connections.



GAS SYSTEM

SEISMIC GAS SHUT OFF VALVE

There is an automatic seismic gas shut-off valve installed on the main gas line

GAS METER LOCATION

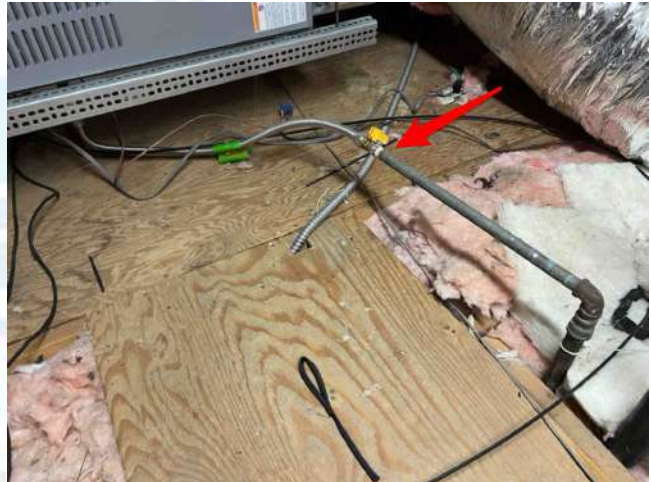
The gas meter was located on the right side of the building



CONDITION

Needs Attention:

There are no or improper gas line sediment traps installed in areas such as at the heater and water heater as required by today's standards.



COMMENTS

It is advised to have the gas provider inspect the gas system to determine its condition and check all the gas appliances and fixtures. This is usually a free service.

WATER HEATER

LOCATION

The water heater is located in the kitchen / laundry closet.



LOCATION CONDITION

Needs Attention:

There is no drain line installed for the drain pan below the water heater to help carry the water away from the living space in case the water heater leaks.



FUEL

Gas

SIZE

50 Gallons

AGE

2015 - 9 year(s) old. Water heaters have an expected life of 8 - 12 years.



CONDITION

Needs Attention:

The water heater is old and nearing the end of its expected life span.

The water line uses an older style gate valve. It is recommended that this be replaced with a newer quarter turn ball valve.



COMBUSTION AIR

Serviceable.

WATER HEATER STRAPPING AND SUPPORT

Needs Attention.

The water heater only has one strap, it needs to have two straps to meet the state standards for water heater strapping.

TEMPERATURE/PRESSURE RELIEF VALVE

Needs Attention:

The temperature/pressure relief valve has no drain line installed to take the water away to a safe location if the valve releases. We recommend this drain line be installed in case this valve ever released.



VENTING

Serviceable, where visible.

COMMENTS

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

PLUMBING COMMENTS

SCOPE SEWER COMMENTS

The sewer lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs. NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the structure, the 'waste line' is under the structure, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and extends to the city sewer. A typical 'sewer line inspection' is only the portion outside the structure to the city sewer, and not under the structure. Some plumbers can also inspect the 'waste / drain' lines actually under the structure, using a smaller video camera system. This is a separate specialty inspection.

IMPORTANT! a recent change in LA building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling with permits is required to have a video inspection of the sewer line between the house and the public sewer main to check for the presence of concrete sewer pipe, and if found, this may need to be repaired or replaced.

ELECTRICAL SYSTEM

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

MAIN ELECTRICAL SERVICE

TYPE OF ELECTRICAL SERVICE

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

BUILDING ELECTRICAL SERVICE

Needs Attention:

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



MAIN PANEL LOCATION

The main panel is located at the left front.

MAIN PANEL AMPERAGE

Service Amperage - 200 Amps with an additional spot for another 200 Amp main breaker.



TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers

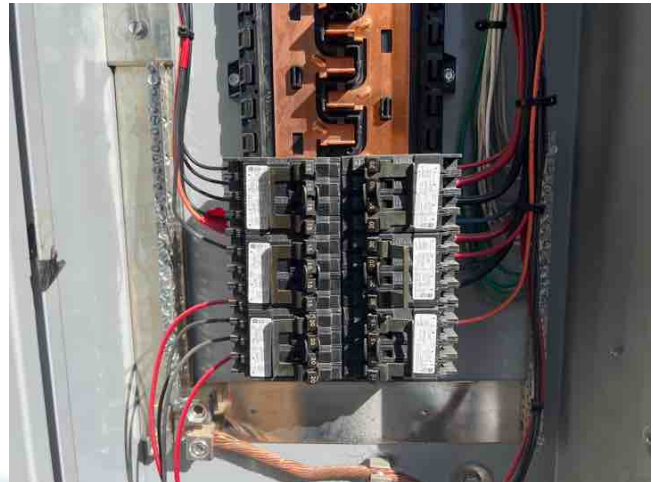
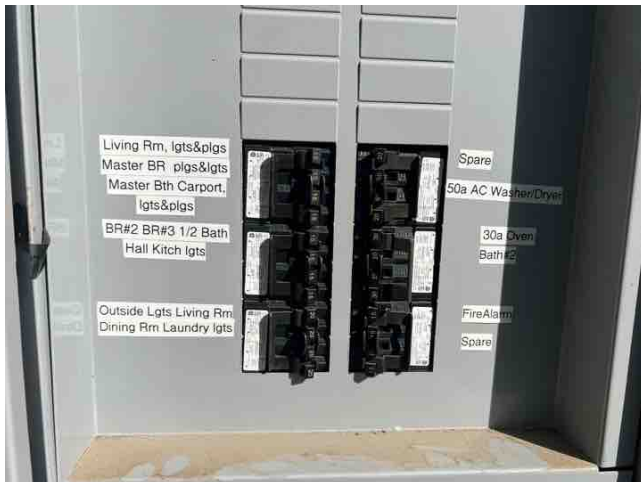
MAIN PANEL CONDITION

Serviceable.



MAIN PANEL CIRCUIT BREAKERS

Serviceable.



GROUNDING SYSTEM

Serviceable.

INTERIOR ELECTRICAL WIRING

TYPE OF WIRING

The wiring consists of plastic insulated wires where visible.

TYPE OF WIRING CONDUIT

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

WIRING CONDITION

Serviceable, where visible.

ELECTRICAL WIRING COMMENTS

There are areas of unused conduit and boxes with now wiring installed at the rear exterior, retaining walls and yards.

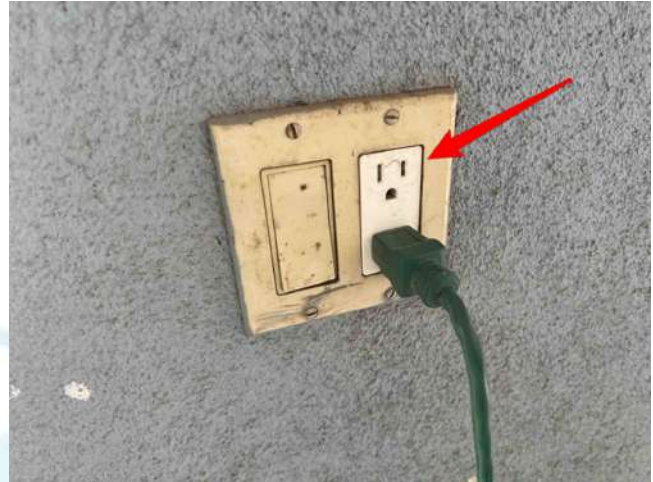


OUTLETS

CONDITION

Needs Attention:

There are some exterior electrical plugs that having missing or damaged waterproof covers such as at the carport and rear exterior.



GFCI OUTLETS

Needs Attention:

There are some areas that do not appear to have the required GFCI safety devices (Ground Fault Circuit Interrupter) such as at the patio cover / carport

Note: These are required in specific areas near water such as in the bathrooms, kitchens, laundry, garage and exterior outlets.



FIXTURES

CONDITION

Needs Attention: one of the hall bathroom lights is not working, this appears to be an electrical repair needed, not a bulb replacement.



SWITCHES

CONDITION

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

SMOKE ALARMS

CONDITION

Smoke alarms are installed in the correct locations but they are not tested as part of this inspection.

CARBON MONOXIDE DETECTOR

There was a carbon monoxide detector located. This device may be required. If further information is needed check with a retrofitting specialist, this is usually done as part of the transaction process.

ELECTRICAL COMMENTS

NOTES

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

HEATING & COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

HEATING

LOCATION

The heating unit is in the attic.



LOCATION CONDITION

Serviceable.

SYSTEM TYPE

The furnace is a gas-fired forced air system.

FAN AND MOTOR

Serviceable.

CONDITION

Serviceable.

THERMOSTAT

Serviceable.



COMBUSTION AIR

Serviceable.

VENTING

Serviceable.

RETURN AIR AND FILTERS

Serviceable.

DUCTING AND AIR FLOW

Serviceable, where visible.

GENERAL COMMENTS

2021 - This heating system has been upgraded to a newer system with a 15-20 year expected life span.



COOLING

LOCATION

The condenser for the air conditioning is located in the side yard



TYPE

The air conditioning is a split system type, this is where the furnace(forced air unit) is inside the building and the air conditioner condenser is outside the structure

CONDENSER CONDITION

Needs Attention: there is no flashing / sealant at the AC lines and wall penetration.



SYSTEM CONDITION

Serviceable.

CONDENSATE LINE

Serviceable, where visible.

ELECTRICAL DISCONNECT

Serviceable.

COMMENTS

From 2020 - This cooling system has been upgraded to a newer type system with a 15-20 year expected life span.



HEATING AND COOLING COMMENTS

COMMENTS

Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired" A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

The ducting that is hidden from view inside walls and ceilings, in hard to access portions of the attic is not visible and its condition and material is unknown. Additionally abandoned ducting is not inspected or commented on as a part of this inspection.

ATTIC & ROOF SYSTEM

ATTIC

ACCESS TO ATTIC

The attic access is in the laundry



ACCESS CONDITION

Serviceable.

AREA OF ATTIC

There is an attic space over the entire floor plan of the building

TYPE OF ATTIC FRAMING

The attic has conventional framing in it



ATTIC FRAMING CONDITION

Serviceable, where visible.

Note: There are areas of stains on the framing lumber, that appears older. See roof notes.

ATTIC CONDITION

Serviceable, where visible.

ATTIC VENTILATION

Needs Attention: The attic fan is noisy during use, it turns on automatically depending on the attic temperature.



INSULATION CONDITION

Serviceable.



ATTIC COMMENTS

There is a whole house attic fan that is working.



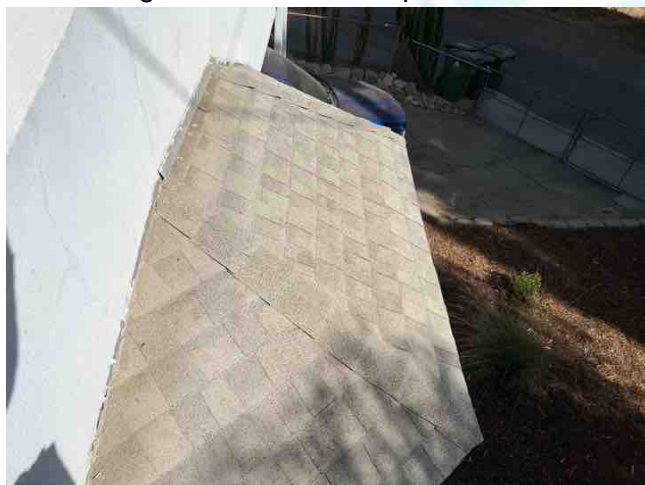
ROOF

ROOF STYLE

The roof is a sloped type with a pitch to it

SLOPED ROOFING MATERIAL

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





ROOF ACCESS

The roof was walked on to inspect it.

SHINGLE ROOF COVERING STATUS

Needs Attention:

There are exposed unsealed nails in a couple of the top ridge caps of the roofing material that need to be sealed and repaired. Exposed nails are not considered a reliable installation.



EXPOSED FLASHINGS

CONDITION

Needs Attention:

One flashings at the main electrical was placed over the roofing material, this is not standard and is not considered a reliable installation, they will require high maintenance to ensure that they remain leak free.



There are gaps in the mastic, where the mastic is cracked and in need of repairs.



The flashings have been covered over with mastic or sealant which is a temporary solution and will require regular maintenance to help ensure a leak free condition.



Some of the flashings are missing screens to prevent animals from entering into the area below them.



The satellite dish was bolted directly through the roof material and is not considered a reliable installation and will require maintenance to ensure the penetrations remain sealed.



GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION

Needs Attention: There are stains at the connections of the gutters indicating that they can leak and should be sealed.



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



DOWNSPOUT CONDITION

Needs Attention:

The downspouts do not all route the water away from the building but instead deposit it next to the structure which commonly causes problems to the foundation over time. Ideally these would extend 4-6 feet away from the foundation.



ROOF COMMENTS

ROOF COMMENTS

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

The roof has been inspected at a time when it was not raining. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been tested under wet conditions and how it performs in these condition is unknown. No warranty is made that it will not leak when it is under a wet condition.

ROBB INSPECTIONS
— LOS ANGELES, CA —

EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls. Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

EXTERIOR COVERING OF THE BUILDING

MATERIAL

The exterior surface of the building is stucco.

CONDITION

Needs Attention:

There is some cracking and patching in the exterior stucco.



The stucco has minor peeling and some deteriorated in areas near the level of the soil.



ADDITIONAL NOTES

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

EXTERIOR WINDOW SURFACES

MATERIAL

The exterior window surfaces are vinyl

CONDITION

Serviceable.

EXTERIOR DOOR SURFACES

MATERIAL

The exterior door surfaces are various types of material.

CONDITION

Needs Attention:

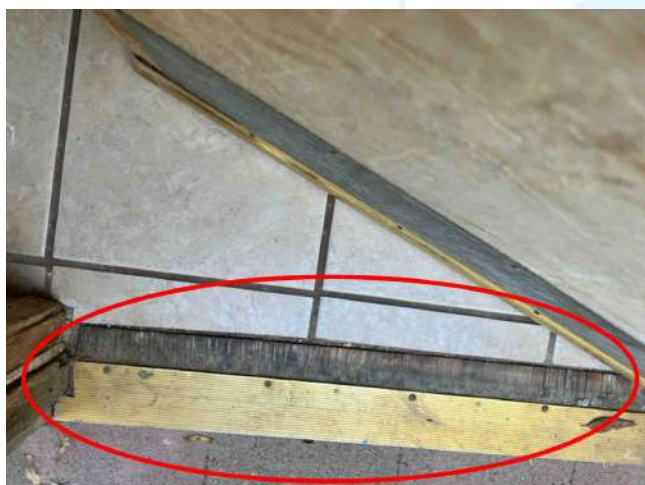
There are areas of weather beaten wood and peeling paint at the rear door.



EXTERIOR DOOR THRESHOLDS

CONDITION

Needs Attention: the rear threshold is flat and can allow moisture in.



EXTERIOR TRIM

MATERIAL

The exterior trim surfaces are wood

CONDITION

Needs Attention: there is a bird nest at the front.



The trim has areas of damage.



EXTERIOR STAIRS

CONDITION

Needs Attention:

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



CHIMNEY

MATERIAL

The chimney is a metal flue



CONDITION

The portions of the chimney that are exposed / accessible / readily visible appear to be generally intact and functional, however most of the components of the chimney system are not visible or evaluated in this limited inspection. This is not an evaluation of its compliance with codes, the structural soundness of the system, or of it's ability to separate the hot combustion gasses from the house structure and avoid a building fire. It is beyond the scope of the inspection to determine the condition of the chimney as this requires observing the inside of the flue for cracks. This is usually done by a chimney expert using a video scope. it is advised to have this done at this time.

SPARK ARRESTERS

Serviceable.



GROUPS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

DRIVEWAY

CONDITION

Needs Attention:

There are cracked and damaged areas of the driveway.



WALKWAYS

CONDITION

Needs Attention:

There are cracked and damaged areas of the walkways.



LANDSCAPING

CONDITION

The grounds on the property need general maintenance in areas

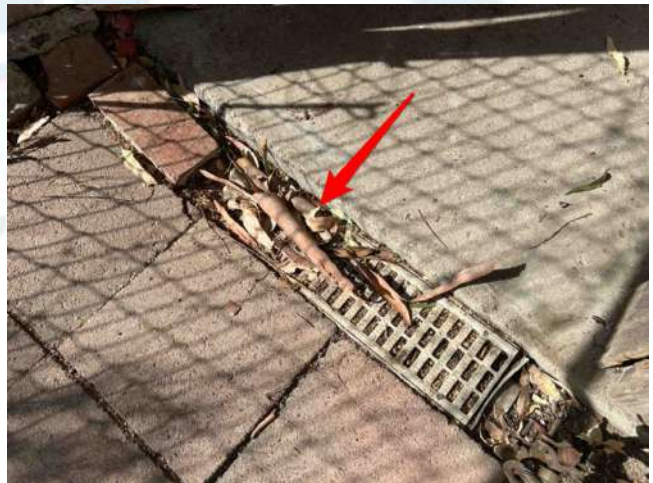
DRAINAGE

SITE

The site is a combination of flat and sloping areas

DRAINAGE CONDITION

Needs Attention: there are clogged area drains at the front right and left sides.



There are planted areas next to the foundation, these are not recommended unless fully drained as they can allow moisture to oversaturate the soil and cause erosion and settlement over time. If severe enough this can also deteriorate the foundation walls over time.



COMMENTS

Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general. This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

RETAINING WALLS

CONDITION OF RETAINING WALLS

Needs Attention:

There are cracks and movement / shifting in areas of the retaining wall(s) at the left side and right rear corners.



There is dirt eroding down the hill and piling up behind the wall. There should be free space behind the wall and this has been filled in and should be cleaned out.



PROPERTY WALLS, FENCES & GATES

CONDITION

Needs Attention: the gates at the left are damaged.



GROUPS COMMENTS

GENERAL COMMENTS

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

GROUPS COMMENTS

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of any property inspection. Area drains are not tested as part of this inspection and their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

GARAGE - CARPORT

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistance, it would automatically reverse and not continue to close.

STYLE

LOCATION

The property has an attached carport.



CARPORT

CONDITION

Serviceable.

ROBB INSPECTIONS
— LOS ANGELES, CA —

FOUNDATION SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs. The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION

CRAWL SPACE

Needs Attention:

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



The insulation is not well attached under the building to the underside of the floor and is falling down in areas. It needs to be properly secured in place.



There is evidence of rodents observed under the structure. It is advised to have this checked out by a specialist to determine the extent of their presence.



RAISED FOUNDATION

Serviceable with past repairs.

The concrete foundation has some typical cracking, but was in functional condition for a building of this age. Cracking does not appear to be significant at this time. If a more detailed evaluation is required, it could be obtained from a structural engineer or foundation specialist.



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

FOUNDATION BOLTING

The foundation has been seismically retrofitted with anchor bolts at a later date than the original construction. This is an upgrade.



FOUNDATION CRIPPLE WALLS

There are no perimeter cripple walls in this type of structure.

FLOOR FRAMING

There are stained areas of floor framing that appear older - it is advisable to consult the structural pest control operator report for more information on this situation.

There are areas with insulation on the framing so the condition of the wood framing and sub flooring could not be fully evaluated.

POSTS AND PIERS

Serviceable.

FOUNDATION VENTS

Needs Attention:

Some of the crawl space vents are at or below grade level, at the right and left rear.



FOUNDATION COMMENTS

GENERAL SUGGESTIONS

The building has had additions or alterations made to it in the past. The full extent of the work or its reason is not evaluated. It is advised to obtain any plans or permits relating to this or other work on the structure and property.



INTERIOR

INTERIOR ROOMS

ENTRY

Serviceable.

LIVING AREA

Serviceable

DINING AREA

Serviceable.

BREAKFAST AREA

Serviceable.

PANTRY

Serviceable.

HALLS

Serviceable.

MAIN BEDROOM

Serviceable, front.

SECOND BEDROOM

Serviceable, middle.

THIRD BEDROOM

Serviceable, back.

DOORS

MAIN ENTRY DOOR CONDITION

Needs Attention:

The doorbell is not working / is loose.



EXTERIOR DOORS CONDITION

Serviceable.

INTERIOR DOORS CONDITION

Needs Attention: the pantry and main bed closet doors bind on the frame.

WINDOWS

WINDOW CONDITION

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

WINDOW COMMENTS

The pull out shade at the right living room is missing / damaged.

FLOORS

GENERAL CONDITION

The general condition of the flooring appears serviceable.

FIREPLACE

LOCATION

Living room



PREFABRICATED FIREBOX TYPE

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

FLUE

Only a small area of the flue is visible and can be observed , the majority of the flue system cannot be viewed or evaluated in this limited general inspection. There is a real risk of concealed damage that may pose a fire hazard. It is advised that a chimney specialist with a video camera inspect the chimney and flue system fully to ensure safe operation and structural stability

DAMPER

Serviceable.



GAS LOG LIGHTER SYSTEM

Needs Attention:

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



MANTLE/HEARTH

Serviceable.

SCREENS/GLASS DOORS

Serviceable.

FIREPLACE COMMENTS

See the Exterior - Chimney section of the report for additional information.

INTERIOR COMMENTS

COMMENTS

There are areas of stress cracks in the walls and ceilings. These stress cracks appear to be cosmetic in nature and would normally be patched and painted.

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



KITCHEN

KITCHEN AREA

WALLS AND CEILINGS

Serviceable.



FLOORING

Needs Attention:

The kitchen flooring has cracked tiles and missing tile at the dishwasher.



COUNTERS

Needs Attention: the sink seal is worn / stained.



There are hairline cracks on the counter tiles.



CABINETS

Needs Attention: there is staining under the cabinet though no active leaks were found.



SINK

Serviceable.

FAUCET

Serviceable.

DRAIN

Serviceable.

GARBAGE DISPOSAL

Needs Attention:

The control switch for the disposal is under the cabinet. This is non-standard and it needs to be moved to the counter / wall above the counter.



DISHWASHER

Needs Attention:

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



COOKTOP TYPE

The kitchen has a gas cooktop

COOKTOP

Needs Attention: the right side burner knob spins in circles and doesn't always ignite.



OVEN TYPE

The kitchen has a double electric oven

OVEN

Serviceable.

VENTILATION FAN

Serviceable.

MICROWAVE

Serviceable.



LAUNDRY

LOCATION

The laundry facilities are in the kitchen area.



LAUNDRY AREA

Serviceable.

Note: There is no pan or apparent drain line installed under the washing machine to catch any spills or leaks. This is recommended to prevent water damage to the floor or structure.

TYPE OF CLOTHES DRYER HOOKUPS

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

CONDITION OF CLOTHES DRYER HOOKUPS

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

Needs Attention: the exterior cover is damaged / missing from the dryer vent.

CONDITION OF CLOTHES WASHER HOOKUPS

There are washer facilities present but they were not tested. Also the washer was not tested.

LAUNDRY SINK AND FAUCETS

Not Acceptable: the sink is damaged / cracked and should be replaced. It is full of stored items and is not in use.



LAUNDRY COMMENTS

The laundry area drain, supply and vent line connections that are hidden inside the walls / ceilings and floors are not viewed or inspected as they are not visible. It is unknown where these terminate or their condition.



BATHROOM

Main Bedroom

WALLS AND CEILING

Serviceable.



FLOORING

Serviceable.

CABINETS

Needs Attention:

The cabinet(s) below the sink have areas of staining as from older leaks with no active leaks found.



COUNTERS

Serviceable.

FAUCETS

Needs Attention:

The aerator appears to be blocked at the right sink faucet and is restricting the flow of water from the faucet.



There's some corrosion to the supply lines under the sinks.



SINKS

Needs Attention:

The bathroom sink stopper(s) does not work properly for the right sink.

DRAIN

Needs Attention: There are sections of non-standard flexible material on one drain.



The drain has some corrosion / rust in areas for the right sink.



MIRRORS

Serviceable.

TOILETS

Serviceable.

TUB FIXTURES

Needs Attention: the over flow cover is damaged / rusted.



The tub spout has gaps at the wall connection.



SHOWER FIXTURES

Serviceable.

SHOWER DIVERTER

Serviceable.

SHOWER WALLS

Serviceable.

SHOWER ENCLOSURE

Needs Attention:

There is no enclosure for the shower.



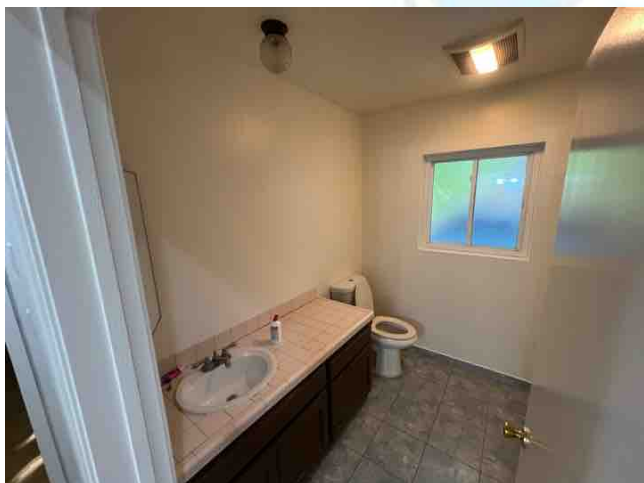
BATH VENTILATION

Serviceable.

Hallway

WALLS AND CEILING

Serviceable.



FLOORING

Serviceable.

CABINETS

Needs Attention:

The cabinets have areas of damage and warping. While no leaks were found the base should be replaced.



COUNTERS

Needs Attention: there is stained and discolored grout on the counter.



FAUCETS

Needs Attention: the flow of water to the cold water handle in the sink is lower than expected and may need a new angle stop.

SINKS

Needs Attention:

The bathroom sink stopper(s) does not work properly.

DRAIN

Serviceable.

MIRRORS

Serviceable.

TOILETS

Serviceable.

TUB FIXTURES

Needs Attention:

The tub spout has gaps at the wall connection.



SHOWER FIXTURES

Serviceable.

SHOWER DIVERTER

Serviceable.

SHOWER WALLS

Serviceable.

SHOWER ENCLOSURE

Needs Attention:

There is no enclosure for the shower.

BATH VENTILATION

Serviceable.

Powder Room

WALLS AND CEILING

Serviceable.



FLOORING

Serviceable.

CABINETS

Serviceable.

COUNTERS

Serviceable.

FAUCETS

Serviceable.

SINKS

Serviceable.

DRAIN

Serviceable.

MIRRORS

Serviceable.

TOILETS

Serviceable.

BATH VENTILATION

Needs Attention:

The bathroom exhaust fan did not work.



INSPECTION LIMITATIONS

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

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

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

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

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

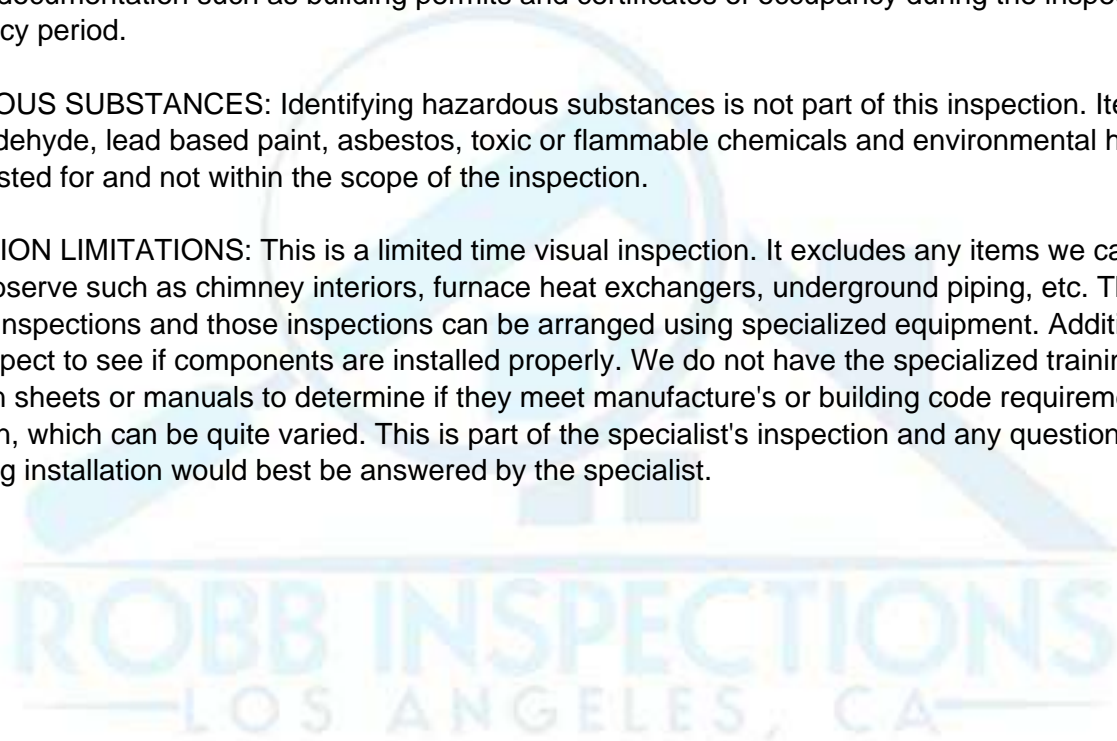
MOLD, MILDEW & FUNGI: Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. In some cases mold has been found to be a serious problem and should not be overlooked. Because we do not inspect for mold,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

WOOD DESTROYING ORGANISMS: Termites, dryrot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

BUILDING CODES: This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

HAZARDOUS SUBSTANCES: Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and not within the scope of the inspection.

INSPECTION LIMITATIONS: This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment. Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacture's or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.



**THE STANDARD OF PRACTICE FOR HOME INSPECTIONS AND
THE CODE OF ETHICS FOR THE HOME INSPECTION PROFESSION**



**AMERICAN
SOCIETY
OF HOME
INSPECTORS**

www.ashi.org

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HOME INSPECTION

Home inspections were being performed in the mid 1950s and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by consumers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standard of Practice for Home Inspections and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate information.

American Society of Home Inspectors

As the oldest and most respected organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standard of Practice for Home Inspections

The ASHI Standard of Practice for Home Inspections guides home inspectors in the performance of their inspections. Subject to regular review, the Standard of Practice for Home Inspections reflects information gained through surveys of conditions in the field and of the consumers’ interests and concerns. Vigilance has elevated ASHI’s Standard of Practice for Home Inspections so that today it is the most widely-accepted home inspection guideline and is recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics for the Home Inspection Profession

ASHI’s Code of Ethics stresses the home inspector’s responsibility to report the results of the inspection in a fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Certified Inspectors have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standard of Practice for Home Inspections. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI’s Standard of Practice for Home Inspections and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

Find local ASHI Inspectors by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' inspection services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of this document is to establish a minimum standard (Standard) for *home inspections* performed by *home inspectors* who subscribe to this Standard. *Home inspections* performed using this Standard are intended to provide the client with information about the condition of inspected *systems* and *components* at the time of the *home inspection*.

2.2 The inspector shall:

- A.** *inspect readily accessible*, visually observable, *installed systems* and *components* listed in this Standard.
- B.** provide the client with a written report, using a format and medium selected by the *inspector*, that states:
 - 1. those *systems* and *components* inspected that, in the professional judgment of the *inspector*, are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives,
 - 2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 the *inspector* is NOT required to determine methods, materials, or costs of corrections.),
 - 3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident,
 - 4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.
- C.** adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the *inspector* from:

- A.** including other services or *systems* and *components* in addition to those required in Section 2.2.A.
- B.** designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.
- C.** excluding *systems* and *components* from the *inspection* if requested or agreed to by the client.

3. STRUCTURAL COMPONENTS

3.1 The inspector shall:

- A.** *inspect structural components* including the foundation and framing.
- B.** *describe*:
 - 1. the methods used to inspect *under-floor crawlspaces* and attics.
 - 2. the foundation.
 - 3. the floor structure.
 - 4. the wall structure.
 - 5. the ceiling structure.
 - 6. the roof structure.

3.2 The inspector is NOT required to:

- A.** provide *engineering* or architectural services or analysis.
- B.** offer an opinion about the adequacy of *structural systems* and *components*.
- C.** enter *under-floor crawlspace* areas that have less than 24 inches of vertical clearance between *components* and the ground or that have an access opening smaller than 16 inches by 24 inches.
- D.** traverse attic load-bearing *components* that are concealed by insulation or by other materials.

4. EXTERIOR

4.1 The inspector shall:

- A.** *inspect*:
 - 1. *wall coverings*, flashing, and trim.
 - 2. exterior doors.
 - 3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings.
 - 4. eaves, soffits, and fascias where accessible from the ground level.
 - 5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
 - 6. adjacent and entryway walkways, patios, and drive-ways.
- B.** *describe wall coverings*.

4.2 The inspector is NOT required to inspect:

- A.** screening, shutters, awnings, and similar seasonal accessories.
- B.** fences, boundary walls, and similar structures.
- C.** geological and soil conditions.
- D.** recreational facilities.
- E.** outbuildings other than garages and carports.
- F.** seawalls, break-walls, and docks.
- G.** erosion control and earth stabilization measures.

5. ROOFING

5.1 The inspector shall:

A. inspect:

- 1. roofing materials.
- 2. roof drainage systems.
- 3. flashing.
- 4. skylights, chimneys, and roof penetrations.

B. describe:

- 1. roofing materials.
- 2. methods used to inspect the roofing.

5.2 The inspector is NOT required to inspect:

- A.** antennas.
- B.** interiors of vent systems, flues, and chimneys that are not readily accessible.
- C.** other installed accessories.

6. PLUMBING

6.1 The inspector shall:

A. inspect:

- 1. interior water supply and distribution systems including fixtures and faucets.
- 2. interior drain, waste, and vent systems including fixtures.
- 3. water heating equipment and hot water supply systems.
- 4. vent systems, flues, and chimneys.
- 5. fuel storage and fuel distribution systems.
- 6. sewage ejectors, sump pumps, and related piping.

B. describe:

- 1. interior water supply, drain, waste, and vent piping materials.
- 2. water heating equipment including energy source(s).
- 3. location of main water and fuel shut-off valves.

6.2 The inspector is NOT required to:

A. inspect:

- 1. clothes washing machine connections.
- 2. interiors of vent systems, flues, and chimneys that are not readily accessible.
- 3. wells, well pumps, and water storage related equipment.
- 4. water conditioning systems.
- 5. solar, geothermal, and other renewable energy water heating systems.
- 6. manual and automatic fire extinguishing and sprinkler systems and landscape irrigation systems.
- 7. septic and other sewage disposal systems.

B. determine:

- 1. whether water supply and sewage disposal are public or private.
- 2. water quality.
- 3. the adequacy of combustion air components.

C. measure water supply flow and pressure, and well water quantity.

D. fill shower pans and fixtures to test for leaks.

7. ELECTRICAL

7.1 The inspector shall:

A. inspect:

- 1. service drop.
- 2. service entrance conductors, cables, and raceways.
- 3. service equipment and main disconnects.
- 4. service grounding.
- 5. interior components of service panels and subpanels.
- 6. conductors.
- 7. overcurrent protection devices.
- 8. a representative number of installed lighting fixtures, switches, and receptacles.
- 9. ground fault circuit interrupters and arc fault circuit interrupters.

B. describe:

1. amperage rating of the service.
2. location of main disconnect(s) and subpanels.
3. presence or absence of smoke alarms and carbon monoxide alarms.
4. the predominant branch circuit wiring method.

7.2 The inspector is NOT required to:

A. inspect:

1. remote control devices.
2. or test smoke and carbon monoxide alarms, security systems, and other signaling and warning devices.
3. low voltage wiring systems and components.
4. ancillary wiring systems and components not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy systems.

B. measure amperage, voltage, and impedance.

C. determine the age and type of smoke alarms and carbon monoxide alarms.

8. HEATING

8.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

1. installed heating equipment.
2. vent systems, flues, and chimneys.
3. distribution systems.

C. describe:

1. energy source(s).
2. heating systems.

8.2 The inspector is NOT required to:

A. inspect:

1. interiors of vent systems, flues, and chimneys that are not readily accessible.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating systems using ground-source, water-source, solar, and renewable energy technologies.
6. heat-recovery and similar whole-house mechanical ventilation systems.

B. determine:

1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air components.

9. AIR CONDITIONING

9.1 The inspector shall:

A. open readily openable access panels.

B. inspect:

1. central and permanently installed cooling equipment.
2. distribution systems.

C. describe:

1. energy source(s).
2. cooling systems.

9.2 The inspector is NOT required to:

A. inspect electric air cleaning and sanitizing devices.

B. determine cooling supply adequacy and distribution balance.

C. inspect cooling units that are not permanently installed or that are installed in windows.

D. inspect cooling systems using ground-source, water-source, solar, and renewable energy technologies.

10. INTERIORS

10.1 The inspector shall inspect:

A. walls, ceilings, and floors.

B. steps, stairways, and railings.

C. countertops and a representative number of installed cabinets.

D. a representative number of doors and windows.

E. garage vehicle doors and garage vehicle door operators.

F. installed ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using normal operating controls to activate the primary function.

10.2 The inspector is NOT required to inspect:

A. paint, wallpaper, and other finish treatments.

B. floor coverings.

C. window treatments.

D. coatings on and the hermetic seals between panes of window glass.

- E. central vacuum *systems*.
- F. *recreational facilities*.
- G. *installed* and free-standing kitchen and laundry appliances not listed in Section 10.1.F.
- H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.
- I. operate, or confirm the operation of every control and feature of an inspected appliance.

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

A. *inspect*:

1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. kitchen, bathroom, laundry, and similar exhaust *systems*.
4. clothes dryer exhaust *systems*.

B. *describe*:

1. insulation and vapor retarders in unfinished spaces.
2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The *inspector* is NOT required to disturb insulation.

12. FIREPLACES AND FUEL-BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect*:

1. fuel-burning fireplaces, stoves, and fireplace inserts.
2. fuel-burning accessories *installed* in fireplaces.
3. chimneys and vent *systems*.

B. *describe systems and components* listed in 12.1.A.1 and .2.

12.2 The *inspector* is NOT required to:

A. *inspect*:

1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.

5. mantles and fireplace surrounds.
 6. combustion air *components* and to determine their adequacy.
 7. heat distribution assists (gravity fed and fan assisted).
 8. fuel-burning fireplaces and appliances located outside the *inspected* structures.
- B. determine draft characteristics.
- C. move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

- A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.
- B. *Inspections* performed using this Standard:
1. are not *technically exhaustive*.
 2. are not required to identify and to report:
 - a. concealed conditions, latent defects, consequential damages, and
 - b. cosmetic imperfections that do not significantly affect a *component's* performance of its intended function.
- C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.
- D. This Standard shall not limit or prevent the *inspector* from meeting state statutes which license professional home inspection and home inspectors.
- E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

13.2 General exclusions

A. The *inspector* is NOT required to determine:

1. the condition of *systems* and *components* that are not *readily accessible*.
2. the remaining life expectancy of *systems* and *components*.
3. the strength, adequacy, effectiveness, and efficiency of *systems* and *components*.
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of *systems* and *components*.
7. the suitability of the property for specialized uses.

8. compliance of *systems* and *components* with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
13. the effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of *systems* and *components*.
15. acoustical properties of *systems* and *components*.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The *inspector* is NOT required to offer:

1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, *engineering*, contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than *home inspection*.
4. warranties or guarantees.

C. The *inspector* is NOT required to operate:

1. *systems* and *components* that are shut down or otherwise inoperable.
2. *systems* and *components* that do not respond to *normal operating controls*.
3. shut-off valves and manual stop valves.
4. *automatic safety controls*.

D. The *inspector* is NOT required to enter:

1. areas that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* and *components*.
2. *under-floor crawlspaces* and attics that are not *readily accessible*.

E. The *inspector* is NOT required to inspect:

1. underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active.
2. items that are not *installed*.
3. *installed decorative* items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar *components*.
8. outdoor cooking appliances.

F. The *inspector* is NOT required to:

1. perform procedures or operations that will, in the professional judgment of the *inspector*, likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*.
2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected*.
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. *dismantle systems* and *components*, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

14. GLOSSARY OF ITALICIZED TERMS

Automatic Safety Controls Devices designed and *installed* to protect *systems* and *components* from unsafe conditions

Component A part of a *system*

Decorative Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

Describe To identify (in writing) a *system* and *component* by its type or other distinguishing characteristics

Dismantle To take apart or remove *components*, devices, or pieces of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a *home inspection*

Home Inspection The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and *describes* those *systems* and *components* using this Standard

Inspect The process of examining *readily accessible systems* and *components* by (1) applying this Standard, and (2) operating *normal operating controls*, and (3) opening *readily openable access panels*

Inspector A person hired to examine *systems* and *components* of a building using this Standard

Installed Attached such that removal requires tools

Normal Operating Controls Devices such as thermostats, switches, and valves intended to be operated by the homeowner

Readily Accessible Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property

Readily Openable Access Panel A panel provided for homeowner inspection and maintenance that is *readily accessible*, within normal reach, can be opened by one person, and is not sealed in place

Recreational Facilities Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground and other similar equipment, and associated accessories

Representative Number One *component* per room for multiple similar interior *components* such as windows and electric receptacles; one *component* on each side of the building for multiple similar exterior *components*

Roof Drainage Systems *Components* used to carry water off a roof and away from a building

Shut Down A state in which a *system* or *component* cannot be operated by *normal operating controls*

Structural Component A *component* that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System A combination of interacting or interdependent *components*, assembled to carry out one or more functions

Technically Exhaustive An investigation that involves *dismantling*, the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawl Space The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe A condition in a *readily accessible, installed system* or *component* that is judged by the *inspector* to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction practices

Wall Covering A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood

Wiring Method Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, and knob and tube, etc.



ASHI[®] CODE OF ETHICS

For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

- A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.
- B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.
- C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.
- D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).
- E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.
- F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

2. Inspectors shall act in good faith toward each client and other interested parties.

- A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.
- B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.
- C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.

- A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.
- B. Inspectors shall report substantive and willful violations of this Code to the Society.



AMERICAN SOCIETY OF HOME INSPECTORS

932 Lee Street, Des Plaines, IL 60016

Phone: 847-759-2820 | Fax: 847-759-1620

E-mail: HQ@ashi.org | www.ashi.org

WOOD DESTROYING PESTS AND ORGANISMS INSPECTION REPORT

BUILDING NO. 7845	STREET, CITY, STATE, ZIP DENIVELLE RD, SUNLAND CA 91040	Date of Inspection 9/23/2024	No. of Pages 4
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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: tp@tptermite.com

Firm Registration No. PR 1266	Report No. 22384	Escrow No.
Ordered By: JUSTIN JENEWEIN 7845 DENIVELLE RD SUNLAND, CA 91040 ESCROWS@THEDONUTGUYREALTYGROUP.COM 818-336-8567	Property Owner/Party of Interest JUSTIN JENEWEIN 7845 DENIVELLE RD SUNLAND, CA 91040 ESCROWS@THEDONUTGUYREALTYGROUP.COM 818-336-8567	Report Sent To: JUSTIN JENEWEIN 7845 DENIVELLE RD SUNLAND, CA 91040 ESCROWS@THEDONUTGUYREALTYGROUP.COM 818-336-8567

COMPLETE REPORT ☒
 LIMITED REPORT ☐
 SUPPLEMENTAL REPORT ☐
 REINSPECTION REPORT ☐

General Description:
 ONE STORY SINGLE FAMILY/ FURNISHED/OCCUPIED/ STUCCO/WOOD
 FRAMING/ COMP ROOF/ ATTACHED CARPORT

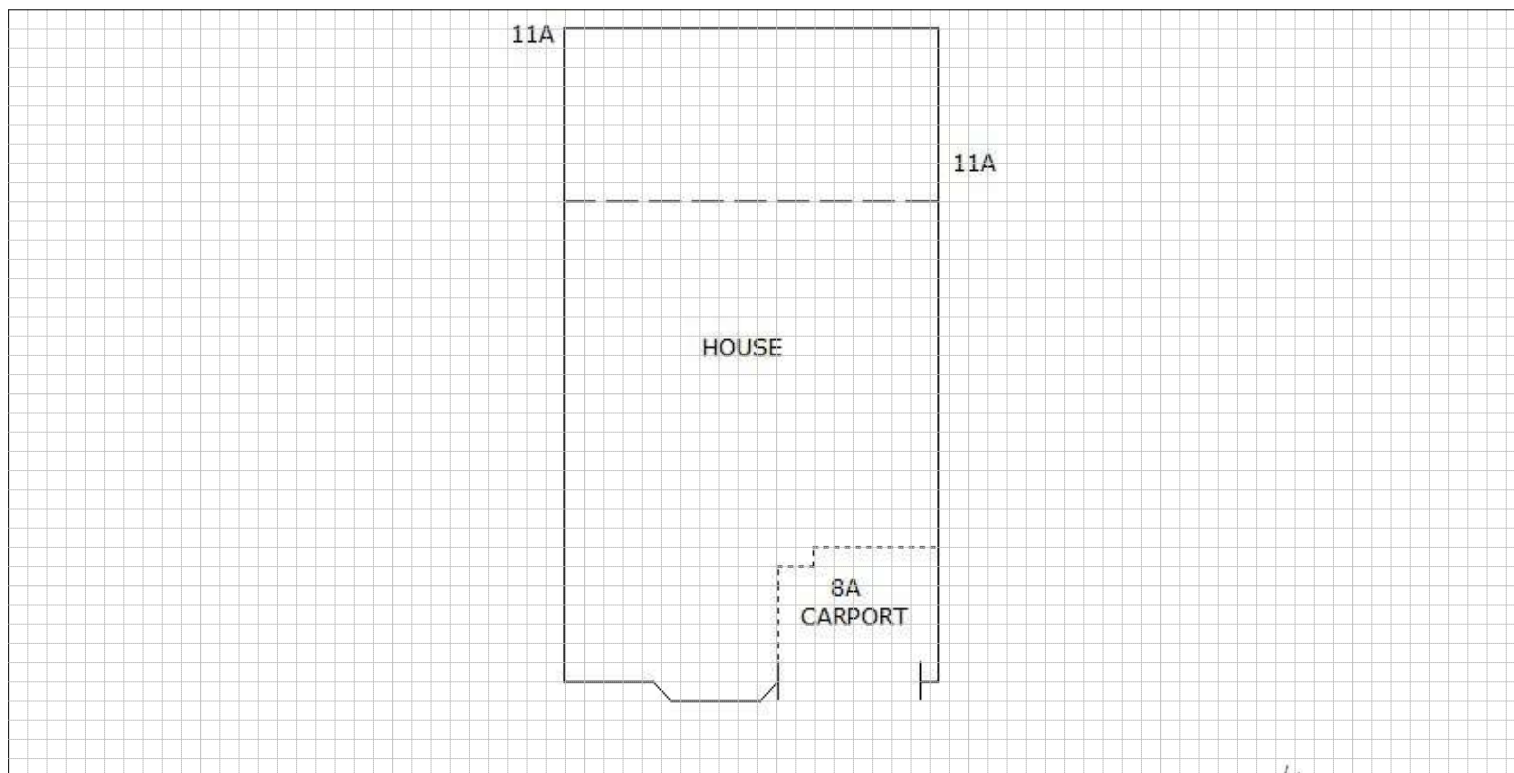
Inspection Tag Posted:
 SUB AREA

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 ☐
 Drywood Termites ☐
 Fungus/Dryrot ☒
 Other Findings ☐
 Further Inspection ☐

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 preceeding 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.

7845

DENIVELLE RD, SUNLAND CA 91040

9/23/2024

22384

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

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.

7845

DENIVELLE RD, SUNLAND CA 91040

9/23/2024

22384

BUILDING NO.

STREET, CITY, STATE, ZIP

INSPECTION DATE

REPORT NO.

Substructure Areas:**NOTE:** A PORTION OF THE SUB-AREA WAS LIMITED DUE TO INSULATION AND OR CLEARANCE**Stall Shower:**

NONE TESTED

Foundations:

CONCRETE - ABOVE GRADE

Porches - Steps:

CONCRETE - APPEARED SEALED

Ventilation:

ADEQUATE AMOUNT

Abutments:

NONE

Attic Spaces:

LIMITED - INSULATION

Garages:**ITEM 8A 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 *****

Other - Interiors:

APPEARS IN GOOD CONDITION

Other - Exteriors:**ITEM 11A 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 *****

7845	DENIVELLE RD, SUNLAND CA 91040	9/23/2024	22384
BUILDING NO.	STREET, CITY, STATE, ZIP	INSPECTION DATE	REPORT NO.

SECTION 1	SECTION 2	FURTHER INSPECTION
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11A	\$	485.00	8A	\$	0.00
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Proposed Cost Section 1: \$485.00	Proposed Cost Section 2: \$0.00	Proposed Cost Fur. Insp: \$0.00
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PO Box 9413
Glendale, CA 91226

(818)531-3138

www.LAsewerinspectors.com

Inspector: Nicholas Bylsma

Date: 20 September 2024

SEWER LINE INSPECTION REPORT

Client Name: Gloria Lopez Tiana

Property Address: 7845 Denivelle Rd,
Sunland, CA 91040

Sewer Line Access: 4" cleanout in
front of house in driveway.

**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/HnGbhc7nqs>

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:

The cast iron pipe under the house is older and can be difficult to determine precisely when it begins to leak. Typically this pipe begins to fail after around 50-80 years of use. If no evidence of leaking is seen by the general inspector upon direct observation then it is recommended to replace the pipe when most convenient such as when performing other contracting work on the property. Particularly good times to do this would be with a copper re-piping or when replacing flooring as this can significantly reduce the cost of the work to be done.

The clay pipe in the system has some defects which appear most likely to have been present during installation, however, just to be safe it is recommended to review the condition of that pipe within 3-4 years and compare that video to this report to see if the pipe is changing at all or if it has settled into place and is stable. I would estimate that there is a 95% chance that it will look about the same however it is important to just follow through and check up on it anyway.

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:

Replacing the cast iron pipe during a renovation can be much less expensive than waiting for it to completely fail some time after a major home remodel has already been completed. The cost to replace the cast iron pipe during a renovation might be around \$10,000 however it is always recommended to get a few bids from contractors who specialize in this work.

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.



Main sewer cleanout used for today’s inspection.



Path of plastic pipe. Depth about 3 ½’.



Transition from plastic to clay pipe. Depth about 5’.



Connection to city sewer line. Depth about 6’.



Additional small wall cleanout. Not used for today’s inspection.

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.

<input type="checkbox"/>	Not viewed today	X	Has some cast iron pipe	X	Has some plastic pipe
<input type="checkbox"/>	Consisted of some clay pipe	X	Had few to no roots visible	<input type="checkbox"/>	Has moderate to heavy roots
<input type="checkbox"/>	Was clogged visibly	X	Some wear and tear	<input type="checkbox"/>	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:

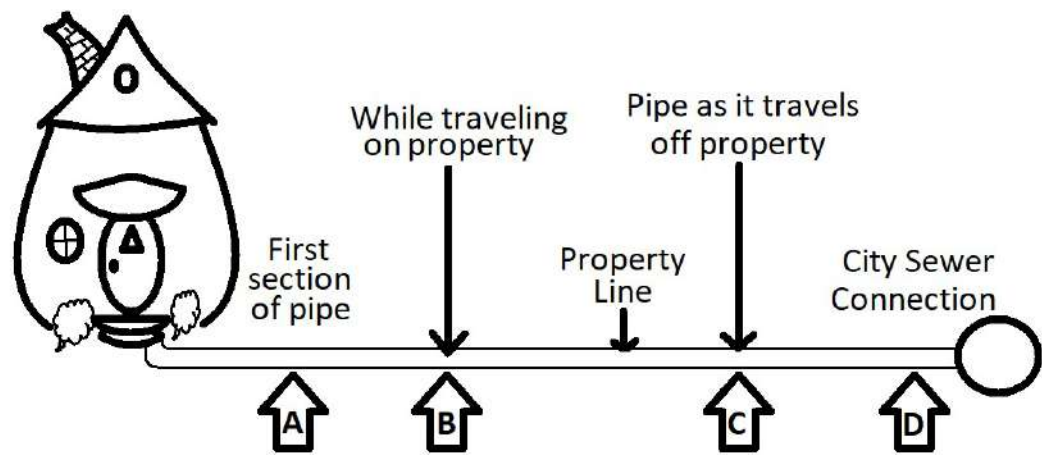
Access into the sewer system is very important. A good access will allow for roots to be removed from the system or other maintenance to be done. When we get into the system through a small access point or when there is excessive distance or too many turns, the line will require additional access to 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	X	Access could be improved but might work for maintenance		Additional access is needed for regular maintenance
X	Inspection successful 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: Cast iron under house but plastic as we exit from under the front of the house.

B: Plastic

C: Clay

D: Clay

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

	Minor or average rusting	X	More rusting; looks older, Heavy rusting, replace with any major renovation.		Heavy rust/erosion; Repair
X	Few or no roots observed		Small isolated roots; not yet fully failed		Heavy roots; pipe is failing and requires repair
	Cast iron is functioning	X	Pipe is older and should be reviewed every few years		Cast iron requires replacement or repair now
	Slope appears adequate	X	Some pooling water in line		Slope is unacceptably poor

Note: Cast iron can clog in certain circumstances long before it actually requires replacement. Only things which break up easily in water should be put through a cast iron sewer line.

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.
	Slope is adequate	X	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.

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

X	Functioning well		Not perfect but is functioning		Requires repair
	Slope is acceptable	X	Some pooled water; imperfect slope; still functioning well		Slope is unacceptably poor and requires repair
X	No heavy roots in line.		Minor roots intrude through isolated joints; still functioning		Roots intruding through poorly installed joints; repair
X	No significant damage noted		Some dents without affecting function		Pipe kinked, cracked or broken and requires repair

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 a 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.

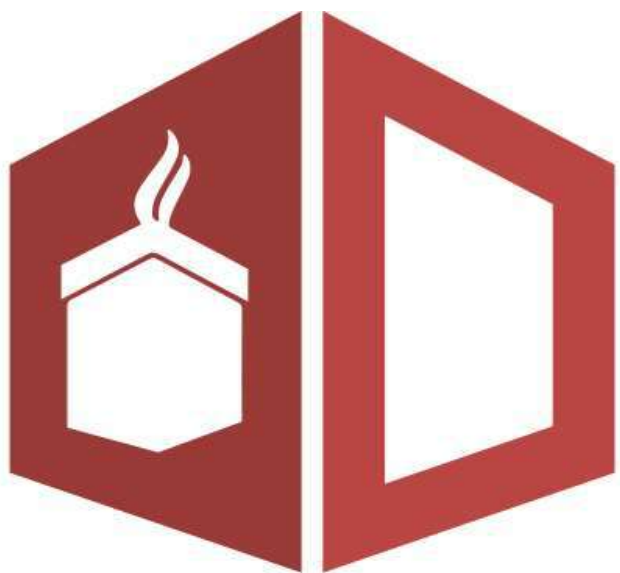
11. Payment of the fee to INSPECTOR is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person

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

Gloria Lopez Tiana

7845 Denivelle Rd Sunland

Inspector: Chris Richeson

September 20, 2024.

Chimney Check Professionals, LLC
2315 W. Burbank Blvd., Burbank, CA 91506 818-951-7550



7845 Denivelle Rd Sunland

CLIENT PRESENT: The client was present. The client is the current owner

DATE OF INSPECTION: September 20, 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:
Gloria Lopez Tiana at 7845 Denivelle Rd Sunland

RECOMMENDATIONS

Before the Fireplace is operated the following recommendations should be performed. The city and fire safety standards for a system designed for wood burning are the same whether the system is used with gas logs or solid fuel.

POTENTIAL COSTS: \$6,000 to \$9,000 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.

During the repairs and/or further evaluation and access there may be other deficiencies discovered that are in need of repairs/correction at additional costs.

If it is found that the fireplace system is not repairable then full replacement will be required at additional costs

There was limited access to the chase areas and most of the components of the system are covered or hidden by finish materials. During the repairs or further evaluation it should be anticipated that the scope of repairs needed will increase

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

Roof or flashing repairs. Replacement of the current "gas log/glass/appliance" with an approved one. All corrections that affect cosmetics, such as drywall repairs, painting, modifications to mantels, surrounds, hearth extensions and exterior surfaces are all

excluded from the above potential costs. Moisture related corrections

FIREPLACE UNIT CHIMNEY

--ATTIC/CHASE INTERIOR--

Any debris in the chase should be removed from the chase/attic.

Any debris on the horizontal firestop spacer should be removed.

Any loose wiring within the chase should be properly secured and positioned.

All displaced building insulation within the chase/attic should be properly positioned and secured within the chase.

--METAL FLUE--

The metal chimney system/s should be properly installed per the manufacturers installation instructions and per city standards, including the following but not limited to: The bent areas (at the inner walls of the flue, bottom edges) should be corrected. All sections of the metal flue and chimney pipe should be properly attached/connected.

The recommended repairs to this flue will require full or partial removal of the chimney, corrections and then re-installation in a manner in alignment with fire safety, city and manufacturers requirements.

--ROOF/FLASHING--

It is advised to consult with a licensed roofing contractor for more information regarding the roof flashings and to determine what repairs may (as is applicable) be needed.

FIREPLACE

--PREFABRICATED FIREBOX--

This system is older, parts are no longer available. The rusting/deterioration to the system will continue. In my opinion, the need for full Replacement of this system should be expected in the next 5 years or so. The system should be fully evaluated periodically so that replacement of the fireplace and chimney can be performed at the appropriate time.

--PREFABRICATED FIREPLACE DRAFTING--

All the repairs to the system should be performed and then the fireplace operated during differing climate conditions to determine whether or not other corrections are needed for the system to draft correctly.

--GAS APPLIANCE--

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

--GAS LINE--

The gas line penetration within the firebox should be sealed with a proper fire rated material.

--LOG GRATE--

The log grate should be properly installed within the firebox.

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.

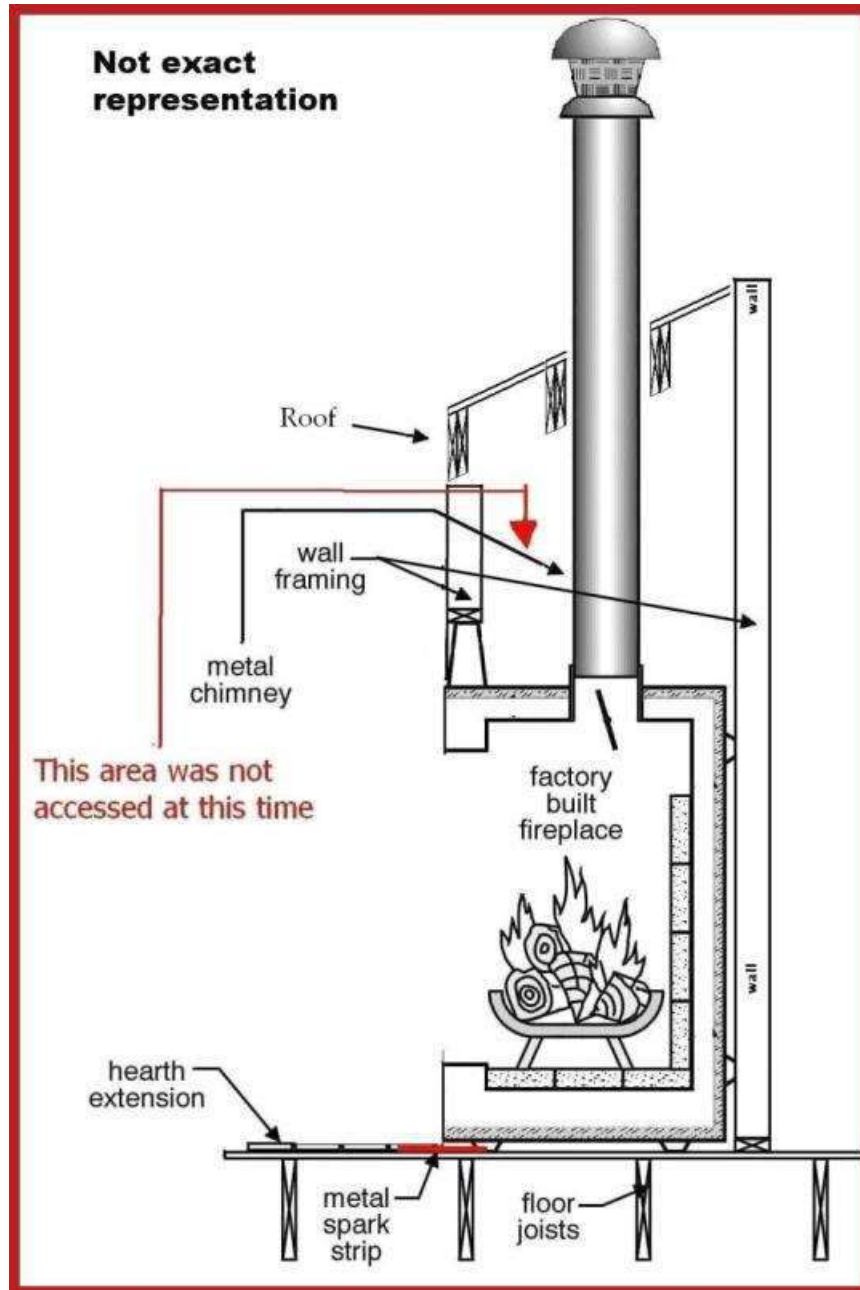
THREE BIDS: It is recommended that three bids be obtained by qualified contractors before the end of inspection contingencies, to help ensure that the actual cost of repairs are fully known.

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



METAL CHIMNEY TYPE:

This is a prefabricated metal chimney system within a chase or enclosure, designed for a specific fireplace.



RELATIONSHIP TO THE STRUCTURE:

This is a one story fireplace/chimney system.

TERMINATION CAP:

This appears to be the approved termination cap.



ATTIC/CHASE INTERIOR:

FIRE SAFETY RISK. There is debris noted on the horizontal firestop spacer.

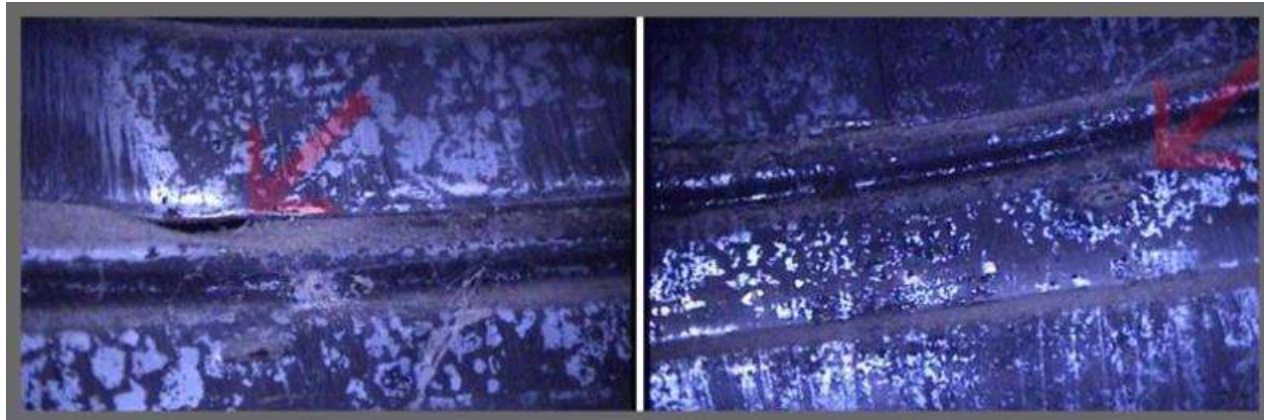
There is debris noted within the chase area.

There is displaced building insulation within the chase.





METAL FLUE:



FIRE SAFETY RISK. The inner wall of the metal flue is disconnected.

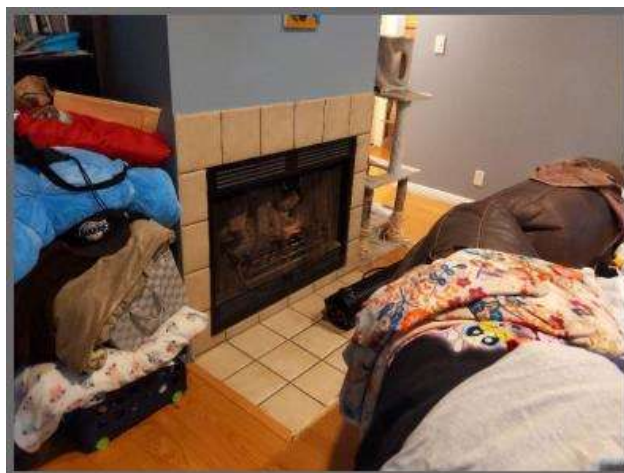


ROOF AND/OR FLASHINGS:

NEEDS ATTENTION. There is a deteriorated mastic sealant where the masonry/chase penetrates the roof.



FIREPLACE



APPLIANCE TYPE:

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



DAMPER:

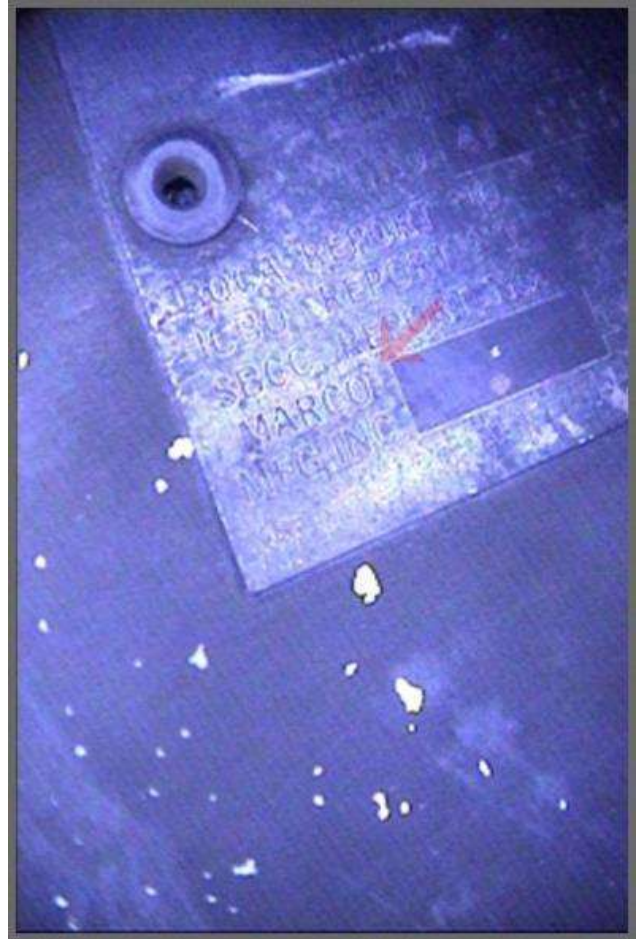
A damper is present. It is beyond this inspection to determine the efficiency of the damper to seal the throat.



BRAND OF UNIT:

MARCO:





PREFABRICATED UNIT:

NEEDS ATTENTION. The firebox has rusting in areas. This rusting will continue to worsen over time.





PREFABRICATED FIREPLACE DRAFTING:

FIRE SAFETY RISK. There are smoke stains at the side walls of the firebox and just outside the firebox area which indicates improper drawing of the chimney flue (and smoke entry) during operation.



APPLIANCE:

FIRE SAFETY RISK. The gas log set is not a "listed system".

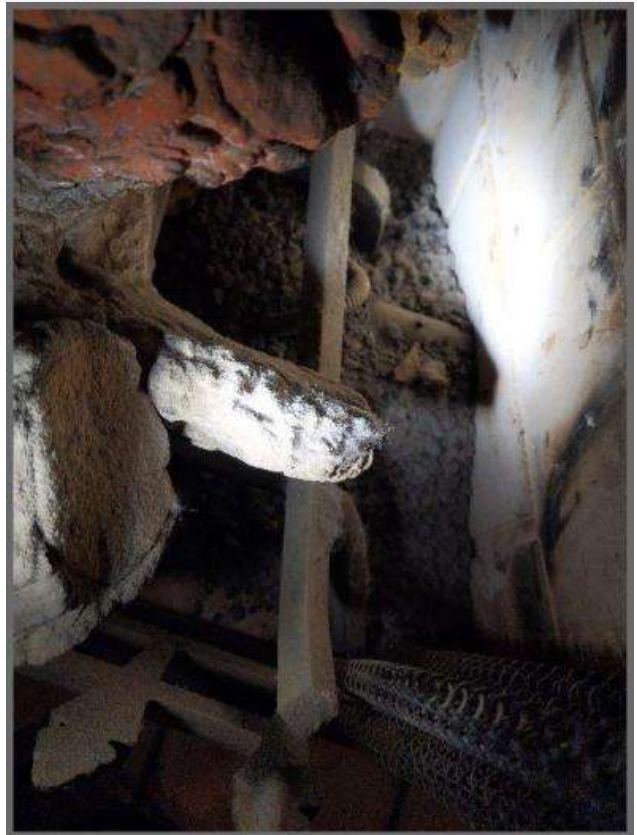
It is my opinion that the gas log system is too large for the present design of the firebox.



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.



GAS VALVE:

The gas valve is operated to determine whether or not gas exits the "log lighter". It is turned on and then off.



LOG GRATE:

FIRE SAFETY RISK. The log grate appears fairly large for the size of the firebox. It should be determined whether or not this is the correct log grate for this fireplace and if not then the original log grate should be installed and if not available then an appropriate log grate should be installed the closely approximates the original.



SCREEN:

A screen is present and is required for fire safety.



HEARTH EXTENSION:

It is beyond this inspection to determine the type of construction that supports the hearth extension finish material nor to determine if the heat rating for the current materials is sufficient.

It cannot be determined during a non-intrusive inspection whether or not the required spark strip has been installed below the firebox.

Additionally, there should not be combustible materials along the facing around the firebox, including below the hearth extension. In most cases, it is beyond the inspectors ability to determine whether or not there are combustibles against the firebox metal facing.



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).

REFERENCES: