

INSPECTIONS/INSPECTORS

A. IMPORTANCE OF PROPERTY INVESTIGATION: The physical condition of the land and improvements being purchased is not guaranteed by either Seller or Brokers. You should conduct thorough inspections, investigations, tests, surveys and other studies (Inspections) of the property using appropriate professionals, who should provide written reports of their Inspections.

B. BUYER RIGHTS AND DUTIES: You have an affirmative duty to exercise reasonable care to protect yourself, including discovery of the legal, practical and technical implications of disclosed facts, and to investigate and verify information.

C. NOTE ON INSPECTION/INSPECTOR CHOICES: The information and inspectors provided on this document are NOT all inclusive. This is simply meant for general awareness and convenience. Please review ALL options available and make your decision based on the information that you collect and have available. These inspectors or reports are in no way, guaranteed or warranted by the agent or broker. The choice of which inspections to conduct and which inspector to use is completely in the sole discretion of you, the purchaser. It is important to review, research, schedule and understand all aspect of the inspection, fees, reports and conclusions involved in the inspections conducted during the investigation period agreed upon in your purchase agreement.

A few examples:

Home Inspectors:

1. Equity Building Inspection:

*\$250 re-inspection fee

Contact: Michael Boeger

Email: inspmike@gmail.com

Phone: 310.540.0200

Website: Equityinspection.com

2. Lugar Inspection Services:

*Do not use for pre-sale inspections (will not re-inspect)

Contact: Bill Lugar

Email: bill@lugarinspections.com

Phone: 310.798.2411

Website: lugarinspections.com

3. Carroll Property Inspectors

*Do not use for pre-sale inspections (will not re-inspect)

Contact: James Wall

Phone: 310-375-4703

Website: carrollpropertyinspections.com

Sewer Inspector's/plumbing:

Tony's Plumbing

Phone: 310-905-8484

Email: info@tonysplumbingpro.com

Website: tonysplumbingpro.com

West Coast Sewer Inspection llc:

Contact: Bronzon Pichlik (owner/inspector)

Phone: 310-876-4653

Email: Bronzon@westcoastsewerinspection.com

Website: westcoastsewerinspection.com

William's Sewer Line Inspectors:

Phone: 818-900-8606

Website: sewerlineinspectors.com

Chimney Inspector & Air Duct Cleaning:

Oliver Twist Chimney Sweep & Air Duct:

Contact: David Handel

Email: info@olivertwist.net

Phone: 310.377.8163

Website: OliverTwist.net

Chimney Cricket Chimney sweep & Air Duct:

Phone: 310-376-1699

Website: chimneycricketchimney.com

Fiddler On The Roof Chimney Service:

Phone: 310-846-9233 or 818-305-6973

Email: Info@afiddlerontheroof.com

Website: afiddlerontheroof.com

Termite Inspector:

The Termite Guy:

Contact: Andre Carruana
Email: Andre@877termite.com
Phone: 323-495-5888
Website: 877termite.com

All City Termite:

Phone: 310-796-0822
Email: Allcitytermite@aol.com
Website: allcitytermite.com
*\$85 inspection fee, applied toward work if completed through them.

Escocia Termite:

Contact: Gordon Mathers
Phone: 310-514-8101
Email: escocia@sbcglobal.net
Website: escociatermite.com

Western Exterminators:

Contact: Sam Villarreal
Phone: 310-938-2166 (cell- can text)
Email: svillarreal@west-ext.com
Website: westernexterminator.com

Roof Inspectors:

Avalon Roofing:

Contact: Brad or Jeff
Phone: 310-515-9423
Website: avalonroofing.com

Cert-a-roof, Inspection, certification & repair:

Phone: 888-7663-800
Email: info@certarroof.com
Website: certarroof.com

Stay Dry Roofing Company:

Phone: 310-948-7663 or 626-639-7663
Email: Info@losangelesroofingco.com
Website: losangelesroofingco.com

Foundation Inspectors:

Built Strong Foundation Experts:

Contact: Ron Sabban
Phone: 1-800-899-5085 Cell: 818-974-9470
Email: Ron@builtstrongfoundation.com
Website: builtstrongfoundation.com

Derrick Toole Construction Inc.

Contact: Derrick Toole
Phone: 818-703-6163
Email: Derrick@derricktoole.com
Website: <http://www.derricktoole.com/services/>
*specializing in drainage problems, waterproofing, slope repairs and foundation repairs.

Alpha Structural, Inc:

Phone: 323-258-5482
Website: alphastructural.com

Mold and Asbestos Inspectors:

MTS Mold Technical Services:

Contact: Jasson Walke
Phone: 310-541-1534
Email: Jasson@moldtechnicalservices.com
Website: yelp.com/biz/mold-technical-services-rancho-palos-verdes

- As of 6/2018: \$295 for visual inspection up to 3000sf, \$195 quick red flag look, \$95 per sample, can do rush testing at extra cost.

Golden State Mold Inspections:

Contact: Bret Pfeifer
Phone: 424-206-1758; cell: 310-525-0619
Email: GoldenStateMoldInspections@gmail.com
Website: goldenstatemoldinspections.com

- As of 7/2018: \$325 for inspection up to 1,500sf, \$250 for partial inspection, \$125 per additional samples

JLM Environmental Inspection & Consulting (Mold, Asbestos, Lead etc.):

Phone: 310-978-8281; Cell: 310-930-3355
Email: info@jlmenvironmental.com
Website: jlmenvironmental.com

- For a full list of services visit website, 24/7 emergency response team available