

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.

Home Inspectors

Equity Building Inspection

*\$250 re-inspection fee

Michael Boeger

inspmike@gmail.com

310.540.0200

Equityinspection.com

Carroll Property Inspectors

*Do not use for pre-sale inspections

(will not re-inspect)

Steve Carroll

310.375.4703

carrollpropertyinspections.com

Lugar Inspection Services

*Do not use for pre-sale inspections

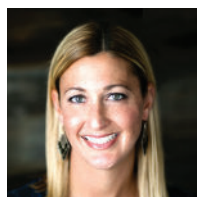
(will not re-inspect)

James Wall

sales@lugarinspections.com

310.798.2411

lugarinspections.com



Kim Doner

Realtor®

310.720.7933

kim.doner@compass.com

DRE 01828186

Inspections / Inspectors

Sewer Inspector's / Plumbing

Tony's Plumbing

310.905.8484

info@tonysplumbingpro.com

tonysplumbingpro.com

West Coast Sewer Inspection LLC

Bronzon Pichlik (owner/inspector)

310.876.4653

Bronzon@westcoastsewerinspection.com

westcoastsewerinspection.com

William's Sewer Line Inspectors

818.900.8606

sewerlineinspectors.com

Chimney Inspector & Air Duct Cleaning

TruView:

James Dubuque

james@TruViewChimney.com

310.318.7077

**Inspections only does not provide repairs or work*

Oliver Twist Chimney Sweep & Air Duct:

David Handel

info@olivertwist.net

310.377.8163

OliverTwist.net

Chimney Cricket Chimney Sweep & Air

Duct:

310.376.1699

chimneycricketchimney.com

Termite Inspector

The Termite Guy

Andre Carruana

Andre@877termite.com

323.495.5888

877termite.com

All City Termite

310.796.0822

Allcitytermite@aol.com

allcitytermite.com

*\$90 inspection fee, applied toward work if completed through them.

Escocia Termite

Gordon Mathers

310.514.8101

escocia@sbcglobal.net

escociatermite.com

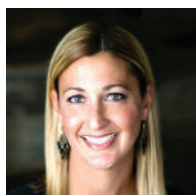
Western Exterminators

Sam Villarreal

310.938.2166 (cell-can text)

svillarreal@west-ext.com

westernexterminator.com



Kim Doner

Realtor®

310.720.7933

kim.doner@compass.com

DRE 01828186

Inspections / Inspectors

Roof Inspectors

Southland Roofing

Contact Robert Bacon
310.544.2350

Cert-a-roof, Inspection, certification & repair

888.7663.800
info@certarroof.com
certarroof.com

Stay Dry Roofing Company

310.948.7663 or 626.639.7663
Info@losangelesroofingco.com
losangelesroofingco.com

Foundation Inspectors

Built Strong Foundation Experts

Ron Sabban
800.899.5085
Cell 818.974.9470
Ron@builtstrongfoundation.com
builtstrongfoundation.com

Derrick Toole Construction Inc.

Derrick Toole
818.703.6163
Derrick@derricktoole.com
derricktoole.com/services/
*specializing in drainage problems, waterproofing,
slope repairs and foundation repairs.

Alpha Structural, Inc.

323.258.5482
alphastructural.com
Mold and Asbestos Inspectors:

MTS Mold Technical Services

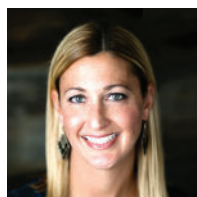
Jasson Walke
310.541.1534
Jasson@moldtechnicalservices.com
yelp.com/biz/mold-technical-services-rancho-
palos-verdes
• As of 6/2018: \$295 for visual inspection up to
3,000 Sq Ft, \$195 quick red flag look, \$95 per
sample, can do rush testing at extra cost.

Golden State Mold Inspections

Bret Pfeifer
424.206.1758
Cell 310.525.0619
GoldenStateMoldInspections@gmail.com
goldenstatemoldinspections.com
• As of 7/2018: \$325 for inspection up to 1,500
Sq Ft, \$250 for partial inspection, \$125 per
additional samples.

JLM Environmental Inspection & Consulting

(Mold, Asbestos, Lead etc.)
310.978.8281
Cell 310-930-3355
info@jlmenvironmental.com
jlmenvironmental.com
• For a full list of services visit website, 24/7
emergency response team available.



Kim Doner

Realtor®
310.720.7933
kim.doner@compass.com
DRE 01828186