

# 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

### Ferguson Home Inspections

Paul Ferguson (owner/inspector)  
Paul@FergusonHomeInspections.com  
310.540.4940  
fergusonhomeinspections.com

### Lugar Inspection Services

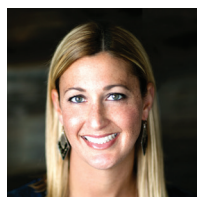
\*Do not use for pre-sale inspections  
(will not re-inspect)  
James Wall  
sales@lugarinspections.com  
310.798.2411  
lugarinspections.com

### Carroll Property Inspectors

\*Do not use for pre-sale inspections  
(will not re-inspect)  
Steve Carroll / David Kramer  
310.375.4703  
carrollpropertyinspections.com

### Titus Inspections

Dean Nielsen (owner/inspector)  
TitusInspect@gmail.com  
310.427.5197  
<http://www.titusinspect.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

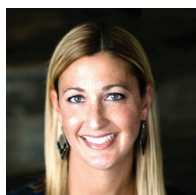
### Western Exterminators

Sam Villarreal

310.938.2166 (cell-can text)

svillarreal@west-ext.com

westernexterminator.com



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## 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.

## Mold Inspectors

### Alpha Structural, Inc.

323.258.5482  
alphastructural.com  
Mold and Asbestos Inspectors:

### MTS Mold Technical Services

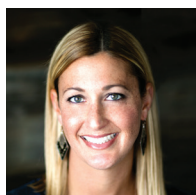
Jasson Walke  
310.541.1534  
Jasson@moldtechnicalservices.com  
yelp.com/biz/mold-technical-services-rancho-  
palos-verdes  
• As of 6/2018: \$295 for visual inspection up to  
3,000 Sq Ft, \$195 quick red flag look, \$95 per  
sample, can do rush testing at extra cost.

### 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.



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