

# Commercial Building Inspection Report

## Major Components Only

Long Beach, CA

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**Inspection Date:**  
December 2018

**Prepared For:**  
John Doe

**Prepared By:**  
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Marc Morin



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# Report Overview

## THE PROPERTY IN PERSPECTIVE

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This is an occupied, multi-level, 55-year old (approximate age) 16-unit residential dwelling. As with all property, ongoing maintenance is required and improvements to the systems of the property will be needed over time. Please remember that there is no such thing as a perfect property.

Additions/Modifications have been made: roofing replaced/repared, copper re-pipe, newer garage doors (E-facing) water heater replaced, window retrofit, security bars, interior/exterior finishes, etc. Client is advised to review all permits including certificates of completion prior to close of escrow.

## INSPECTION/PRESENTATION ATTENDEES

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Client     Client's Agent     Seller     Seller's Representative

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

- **Major Concern:** denotes a major improvement recommendation that is uncommon for a property of this age or location.
- **Safety Issue:** denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** denotes improvements that should be anticipated over the short term.
- **Monitor:** denotes a normal operating condition *or* (as specified in the comment itself) that there was insufficient information during the inspection and further review is required by a specialist who may suggest that repairs are needed.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

**NOTE:** For the purpose of this report, it is assumed that the property faces east.

## IMPROVEMENT RECOMMENDATION

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**IMPORTANT NOTE – PLEASE READ:** The entire Inspection Report, including the CREIA® Standards of Practice, Scope of Inspection, limitations, and Standard Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the sale contract should be clarified by consulting an attorney or your real estate agent.

It is strongly recommended that any deficiencies and the components/systems related to these deficiencies noted in the report (which includes comments accompanying any photos) be evaluated/inspected as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. It is not the intent of this report to identify or describe the scope of work contractors or similarly licensed professionals suggest are needed. Further evaluation **PRIOR** to the close of escrow is recommended so properly licensed professionals can evaluate our concerns further and inspect the remainder of the system(s) or component(s) for additional concerns and/or needed repairs that may be outside our area of expertise or the Scope of the Inspection.

## THE SCOPE OF THE INSPECTION—MAJOR COMPONENTS ONLY

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Client understands that the subject property's accessible **MAJOR COMPONENTS** as identified within the report were inspected. Major components include: Inspection of the accessible areas of the foundation, exterior, garage(s), roof, main electrical service panels, some interior branch panels, water supply, waste line, laundry area and the water heater. Items specifically excluded from this inspection include: attic, switches, outlets, plumbing fixtures, cabinets, space heating equipment, windows, doors, kitchen appliances and property walls/fences. **Interior habitable spaces were entered /investigated only to access electrical panels & heaters.** Any comments of areas excluded from the scope of a Major Components Inspection are as a courtesy only. **Client understands that significant defects may exist in these excluded areas that present the potential for serious injury or costly repairs.**

**WEATHER CONDITIONS**

Dry weather conditions prevailed at the time of the inspection. Weather conditions leading up to the inspection have been wet.

All components designated for inspection in the CREIA® Standards of Practice are inspected, except as may be noted in the “Limitations of Inspection” sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to provide property information for the client that puts them in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

**Important note:**

**Due to the potential for water damage to systems or property, Beachside Property Inspection does not physically test under-sink angle stops, laundry supply valves, water heater fill valves, water softener/conditioner valves, Pressure Relief Valves or Temperature/Pressure Relief Valves. We strongly urge that the seller demonstrate the operability of these items to the buyer prior to the close of escrow.**

**IMPORTANT NOTE:** A property inspection is not to be confused with a ‘Physical Needs Assessment’. A ‘PNA’ serves an entirely different purpose by providing a monetary value of depreciated and non-compliant conditions, remaining service life and the replacement cost of systems, components, grounds, finishes, fixtures, equipment, appliances, etc., to develop a capital reserve study for re-investment timelines of near and long term ownership costs that this Property Inspection does not provide.



# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

<b>Foundation:</b>	•Poured Concrete •Slab on Grade
<b>Floor Structure:</b>	•Poured Concrete •Wood Frame
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Roof Joists
<b>Roof Sheathing:</b>	•Plywood •Spaced Plank
<b>Attic Access Location:</b>	•Not Applicable

## STRUCTURAL COMPONENT OBSERVATIONS

The building exhibited no observed conditions of substantial structural movement.

### RECOMMENDATIONS / OBSERVATIONS

1. **Major Improve:** The building's configuration at the alley area where the living space is above adjacent garages has documented issues regarding its poor performance in resisting lateral loads due to seismic activity. Referred to as 'Soft Story' structures prone to racking and/or collapse, the building should be assessed by a licensed structural engineer for the installation of steel framed vehicle door openings.
2. **Monitor:** The building's slab foundation exhibited no observed defects at its perimeter areas and the slab's top surface was obstructed by floor finishes. Client is advised that cracks may exist below flooring finishes, however, no significant off-sets were noted or detected. It is recommended that the seller be consulted regarding any knowledge of the slab's condition when it was exposed during installation of newer floor finishes.

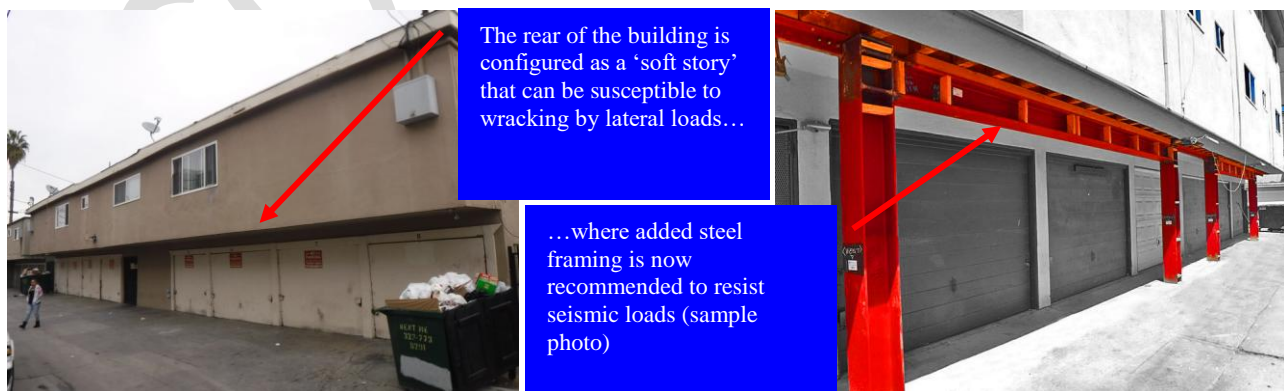
## LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of this type of inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Photos



# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

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<b>Roof Covering:</b>	•Roll Roofing (rubber?)	•Number of roofing layers observed: Unknown
<b>Gutters and Downspouts:</b>	•None	
<b>Method of Inspection:</b>	•Walked On Roof	

## ROOFING OBSERVATIONS

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### RECOMMENDATIONS / OBSERVATIONS

1. **Major Concern:** The flat roofing exhibits a number of conditions indicating this to be a problematic system where patching has been performed at a number of large areas. Further, the unconventional perimeter edge detail where fiberglass/asphalt roll roofing 'strips' are exposed with crude sealant applied, 'popped' fasteners that have worked through the material as well as tears/rips due to excessive over-hang. As well, 'popped' fasteners were noted at a number of areas across the system and numerous roof penetrations are liberally sealed with mastic lacking UV protection and the penetration flashings are placed directly atop the roofing system versus being provided an over-lay of the roofing material. Further, the surface of the roll roofing is cracked and crazed throughout, its white UV coating scrubbed-off at a number of areas and the sheathing exhibited 'soft' areas when traversed. This system requires immediate review by a licensed roofing contractor who may well recommend re-roofing. Note: Flat roofs, although not uncommon, have a higher potential for unexpected problems. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior.

## LIMITATIONS OF ROOFING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

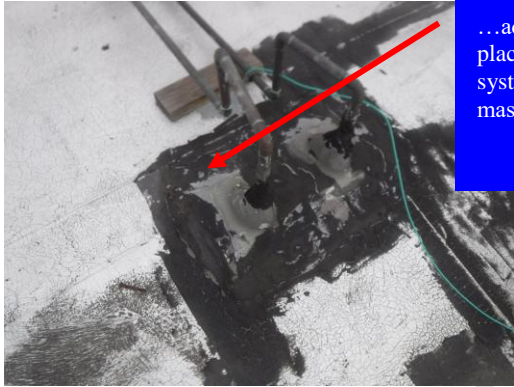
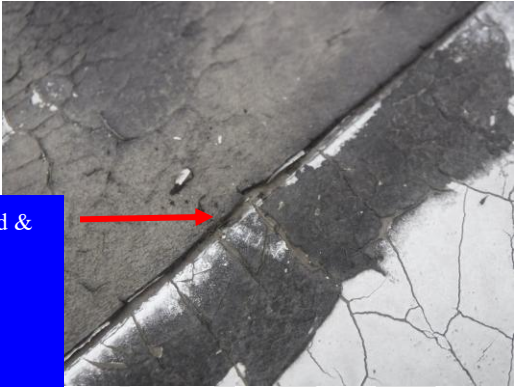


# Roofing Photos



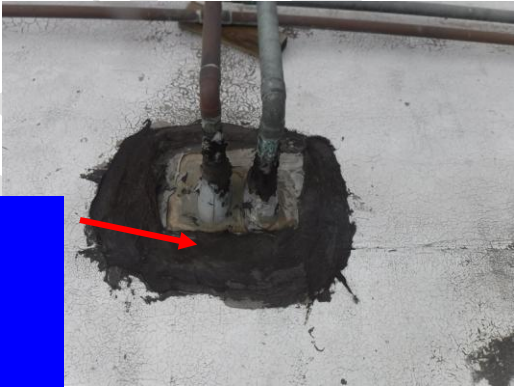
The roof has a number of large patched areas...

...lifting seams, cracked & crazed surface...



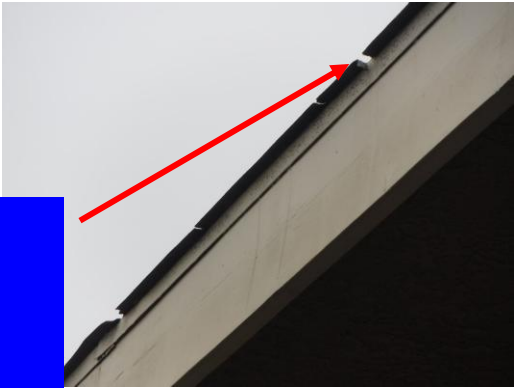
...added jack flashings placed atop the roofing system and sealed with mastic...

...when an overlay of roofing is preferred



The perimeter transitions to asphalt based roofing has crude sealant details, 'popped' fasteners...

...and damage due to excessive over-hang



Other patched areas of the roof have 'popped' fasteners here demonstrated with a magnet...

...where leaks can occur



# Exterior Components

## DESCRIPTION OF EXTERIOR

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<b>Lot Grading:</b>	•Level Grade
<b>Driveways:</b>	•Concrete
<b>Walkways / Patios:</b>	•Concrete
<b>Fencing:</b>	•Chain Link •Steel/Iron
<b>Sprinkler System:</b>	•Automatic Timers (Not Tested)
<b>Porches, Decks, and Steps:</b>	•Concrete
<b>Soffit and Fascia:</b>	•Stucco •Wood
<b>Wall Cladding:</b>	•Stucco
<b>Window Frames:</b>	•Vinyl
<b>Entry Doors:</b>	•Wood
<b>Overhead Garage Doors(10):</b>	•Wood Tilt-up(8) & Metal Roll-Up(2)

## EXTERIOR OBSERVATIONS

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The exterior shows signs of normal wear and tear for this age and construction. Window frames are clad, for the most part, with a low maintenance material.

*Please refer to a licensed Structural Pest Control operator for information regarding any activity of wood destroying pests and organisms as well as the condition of wood components at the subject property.*

### RECOMMENDATIONS / OBSERVATIONS

- Safety Issue:** Proper fire separation between the garages and living space is required. The #6 garage (as is likely the case at all of the W-facing garages) has exposed overhead wood girders and support columns that, although common back in the day, are required to be clad with sheetrock in new construction for improved fire separation; suggest improving as needed.
- Safety Issue:** Security gates and/or window bars have been installed. Any interior keyed deadbolts should be changed to “knob” type for quick egress; familiarization of the interior window release mechanisms (or removal of the bars altogether) is also strongly advised.
- Improve/Safety Issue:** The common area stairways have openings at along the base of the railings are large enough to allow a six-inch sphere to pass through (between the treads and lower rail). It is recommended that this be altered for improved safety.
- Improve:** Some of the fencing is in poor condition; suggest improving as needed.
- Improve:** Cracks, flaking and blisters were noted at lower sections of the exterior stucco wall where prep and paint are recommended. Note: Usually, these conditions are caused by lot drainage that can be improved with the installation of gutters.
- Improve:** The #10 garage door has torn and dented panels.
- Improve:** Various screens are damaged/missing; suggest repair as needed.
- Improve:** The W-stairway attachment to the upper level shows damaged/cracked stucco at the underside of the upper walkway where differential movement between the deck and stairs may have been exacerbated by damage to the framing that requires further investigation.
- Monitor/Safety Issue:** The upper level walkway railing height is to an old, lower standard where contemporary requirements call for a 42-inch tall barrier.
- Monitor:** Stucco wall finishes that extend within the soil can wick moisture up and into the wall sheathing or framing causing damage to the assembly. The interior floor elevation should be provided at least 4-inches clearance above the exterior soil. Note: Exterior wall assemblies lacking “weep” screeds (a horizontal metal channel located at the base of the wall that allows water behind the stucco to drain by gravity) as noted here require sufficient soil clearance to be maintained.
- Monitor:** Wood deterioration noted at roof’s fascia boards where warping was observed. As well, the garage vehicle doors/trim are bowed, weathered, etc; suggest improving as needed.

## LIMITATIONS OF EXTERIOR INSPECTION

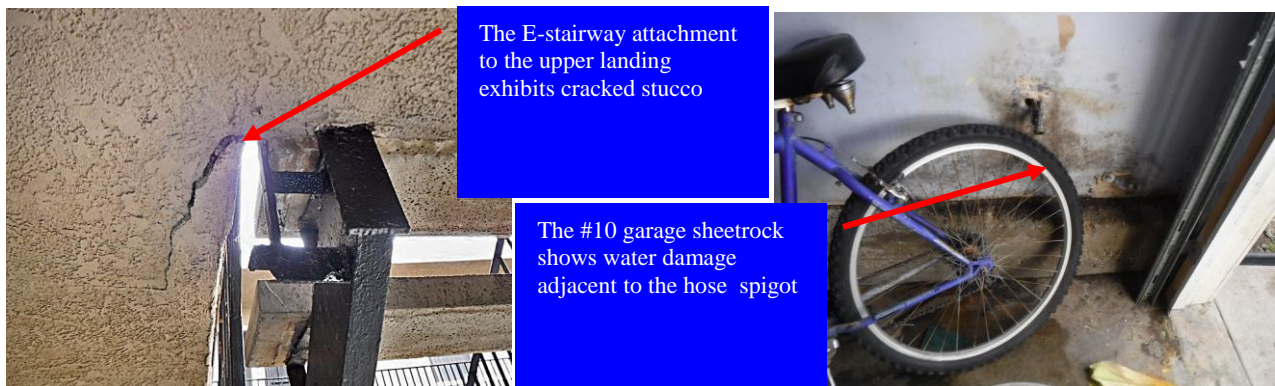
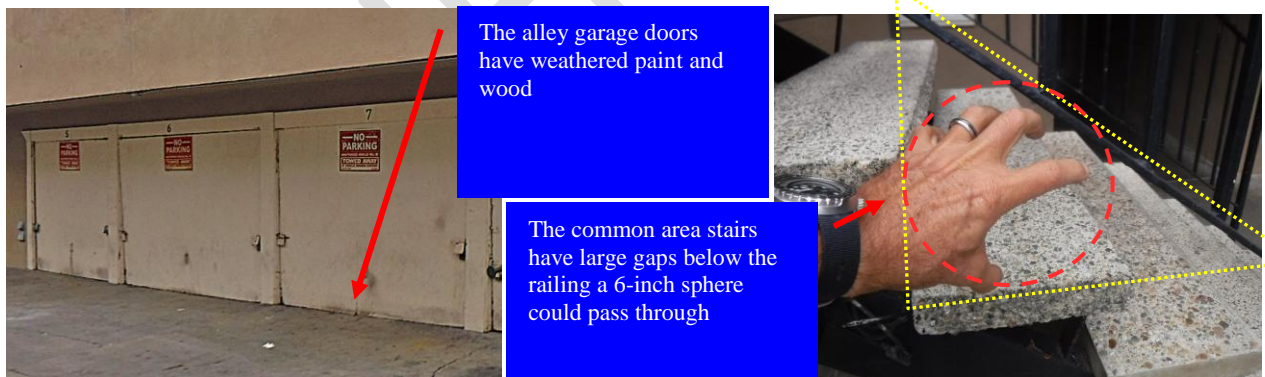
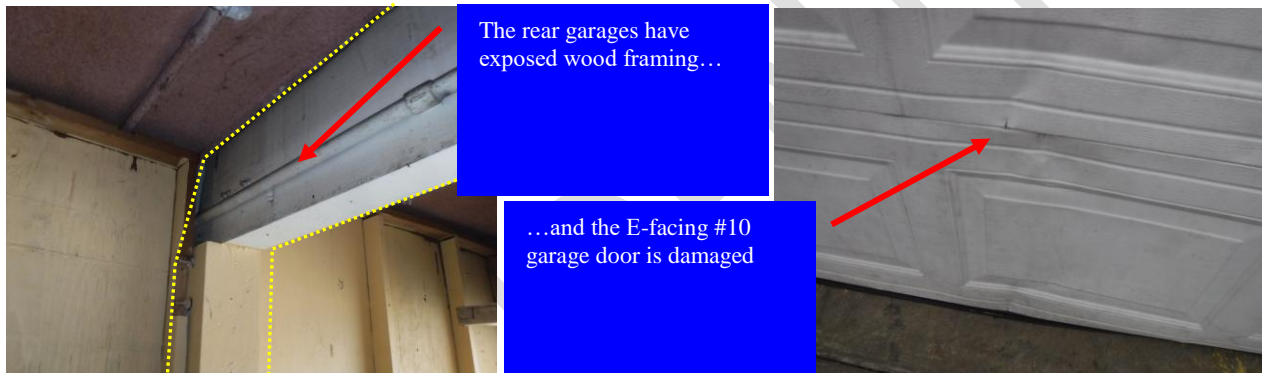
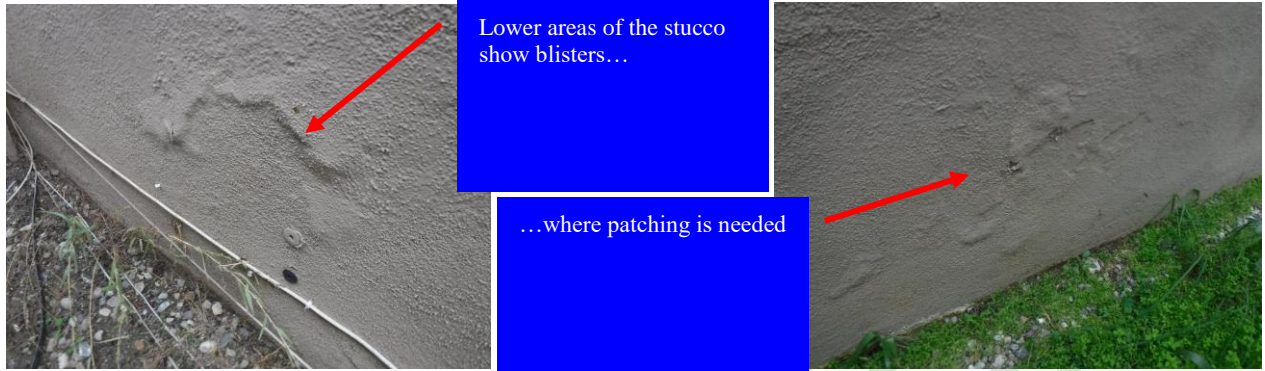
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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:



- **Storage in the two garages that were entered restricted the inspection. Of the 10 garages, only garages #6 & 10 were entered.**
  - A representative sample of exterior components was inspected.
  - The inspection does not include an assessment of geological conditions and/or site stability.
- Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Exterior Photos



# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

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<b>Size of Electrical Service:</b>	•Three, 400 Amp Services of 120/240 Volt
<b>Service Entrance Wires:</b>	•Overhead
<b>Main Disconnects (17):</b>	•Breakers •Located at the SW-Corner, NW-Corner & N-Wall Center Area •Main Service Ratings: 70 to 100amps
<b>Service Grounds(3):</b>	•Copper •Water Pipe Connections
<b>Distribution Panels(17):</b>	•Breakers •Located Within Each Unit & Laundry Room •Panel Rating 70 & 100 Amps
<b>Distribution Wiring:</b>	•Copper
<b>Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathrooms (Units #1 & 10) •Kitchens (Units #1, 4 & 10)

## ELECTRICAL OBSERVATIONS

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The size of the electrical service to each unit should be sufficient for typical single family needs. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas. These devices are extremely valuable, as they offer an extra level of shock protection. Dedicated 220 volt circuits have been provided. All visible small circuit branch wiring is copper with is a good quality electrical conductor.

### RECOMMENDATIONS / OBSERVATIONS

- Major Concern/Safety Issue:** The three main electrical service panels are “Bulldog” units using older-style disconnects that function by pushing a button (not ‘throwing’ a toggle). These types of breakers have well documented quality and performance issues that have earned them a reputation as being unreliable to shut-off power when needed. As well, their unique ‘on/off’ indicators consist of a ‘window’ where a rotating ‘on/off’ labeled drum is operated by a ratchet system that itself can jam the button from tripping as well as become damaged to where the indicator will read ‘off’ when ‘on’ or, the labels can be worn-off preventing a clear determination as to the status of the circuit. Further, replacement breakers (having a light gray housing) are typically cheap manufactured imports that do not meet required listing/performance standards. Finally, some of the breaker mounts have damaged insulation guards, appear deformed, and have on-site fabricated ‘dead front’ covers as well as missing lower outer covers (where water can enter). These services are considered deficient in numerous areas and should be replaced by a licensed electrical contractor.
- Safety Issue:** The laundry area electrical panel has a number of unsafe conditions presenting shock & fire hazards including: two oversized breakers (a 20amp breaker serving a 14-gauge conductor rated for just 15amps, a 50-amp breaker serving a 12-gauge conductor rated for just 20-amps), pointed screws that can pierce wiring are securing the cover, there is an unused breaker opening, two circuit conductors are doubled up (referred to as “double taps”) to single breaker lugs that must be separated (each circuit conductor is to be served by a separate breaker) and added vinyl-clad distribution cable passing through panel frame opening lacks a bushing; suggest immediate repairs by a licensed electrical contractor.
- Safety Issue:** The three electrical service panels appear to have their earth grounding conductors connected to water piping where potential issues exists: The NW & SW electrical services may well be grounded to abandoned/unused galvanized water supply pipe that could be cut-away from the plumbing system and no longer provides a continuous path to earth. Further, the buried rigid steel conduit protecting the earth grounding conductor could be heavily rusted and fallen apart where an arc-flash can occur during a high voltage event that can cut the grounding conductor itself resulting in dangerous voltage levels remaining upon the electrical system; suggest immediate further investigation and repairs as needed by a licensed electrical contractor.
- Safety Issue:** Paint over-spray was noted at the four electrical distribution panels inspected which is likely indicative of similar conditions at the balance of panels. Paint is not allowed within panels and is difficult to correct as cleaning solvents may not be used (panel/bussing replacement is the only option) given the paint can interfere with proper contact between conducting materials and cause them to overheat. An electrician must immediately review each panel within the building for possible problems.
- Safety Issue:** ‘Bonding’ the gas supply pipe to the cold & hot water piping must be provided (this is not to be confused with ‘grounding’ as this is a separate safety system addressing transient lower voltages that unintentionally energize conductive piping systems). “Bonding” (wiring the utility pipes together usually at the water heater where it is both convenient and conspicuous) provides an unobstructed equipotential grid should these utilities become accidentally electrically charged; suggest improvements by a licensed electrician.

6. **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at all outlets located at the exterior, the garages, all bathrooms and all kitchen countertop (or exposed cabinet) areas. GFCI's are strongly recommended at the clothes washers & disposal units as well. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution; suggest repairs by a licensed electrical contractor.
7. **Safety Issue:** The Unit #10 electrical panel has two circuit conductors that are doubled up (referred to as "double taps") to a single breaker and must be separated. Each circuit conductor is to be served by a separate breaker; suggest repairs by a licensed electrical contractor.
8. **Safety Issue:** The 17 older electrical distribution panels can be prone to failure due to age, exposure to moisture, lack of annual switch operation/testing, etc. A few exhibit corrosion. No statement can be made as to the reliability of this older equipment which could become problematic and require replacement at anytime.
9. **Improve:** The Unit #4 electrical panel cover is captured within an added perimeter frame that prevents its removal; suggest improving as needed.
10. **Improve:** Suggest labeling each circuit breaker within all 17 of the distribution panels.
11. **Improve:** The #6 garage outlet is tapped-off a light circuit (likely not rated for heavy loads) and lacks a cover plate; suggest improving as needed.

### DISCRETIONARY IMPROVEMENTS

The number of outlets within the kitchens is considered less than ideal and should be improved.

New outlets feature 'tamper-resistant' safety features where the receptacles are designed to prevent objects other than a plug from entering and prevent children from shock hazards due to jamming conductive items within the receptacles.

Outlet circuits with 'arc fault circuit interrupter' (AFCI) devices may be desirable in some areas (and required in new construction). These breaker devices are extremely valuable, as they offer an extra level of protection from over-heated and damaged wiring/outlets.

### LIMITATIONS OF ELECTRICAL INSPECTION

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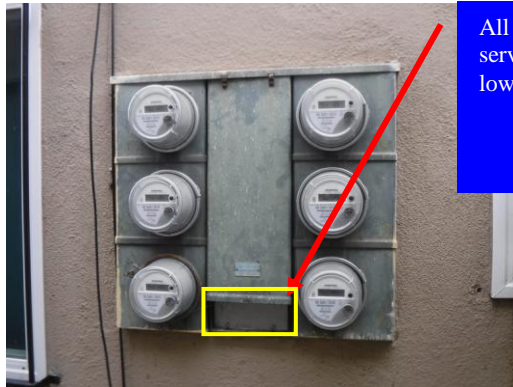
As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.
- Determining the operability and effectiveness of any security system including, but not limited to, video cameras, sensors and alarms is beyond the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.



# Electrical Photos



All three of the electrical service panels are missing lower outer covers

The N-wall center electrical service has an on-site fabricated dead-front cover



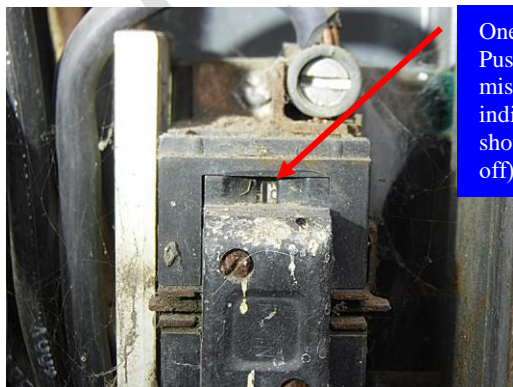
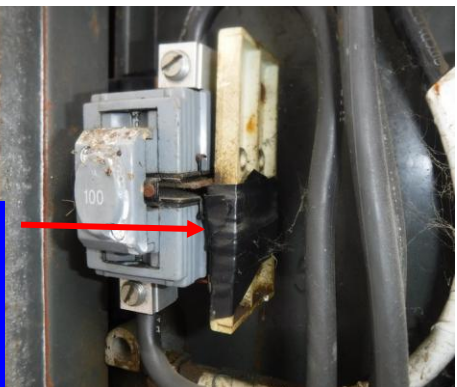
The panels use problematic Pushmatic breakers of which some are 'newer' replacement units with suspect performance

The electrical services buried earth grounding electrodes have corroded conduits below grade



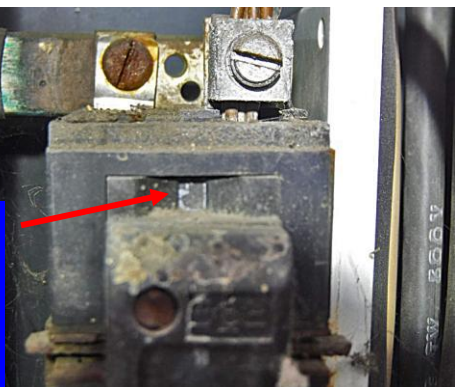
Many of the service meters lack utility provided lock tabs

Some of the service panel breakers have damaged insulation guards (here held with tape)



One of the issues with Pushmatic breakers is misaligned 'on/off' indicators (this one is showing half on, half off)...

... while others have the indicator labels worn off



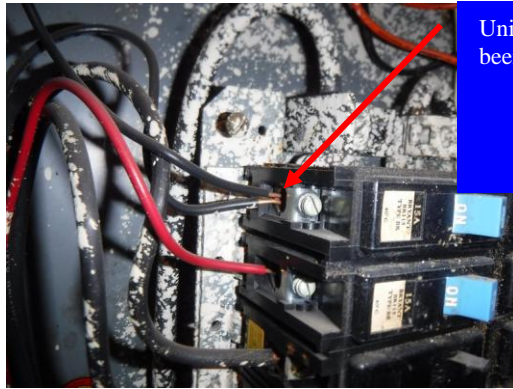
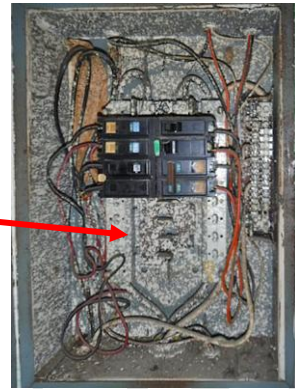


# Electrical Photos



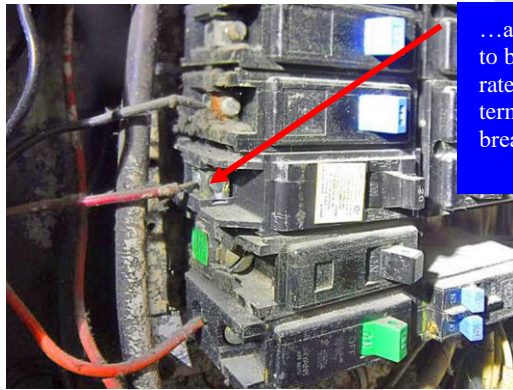
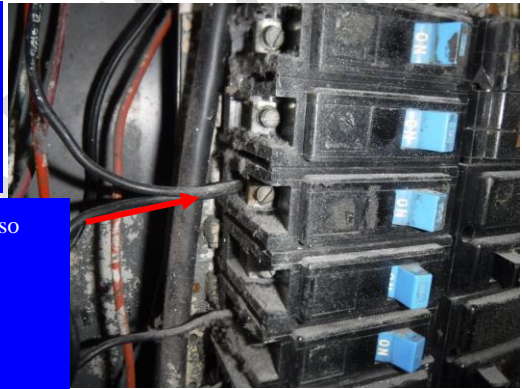
Two of the three electrical service panels are grounded to what could be ineffective water pipe earth electrodes

Unit #1: All three panels inspected have been covered with paint



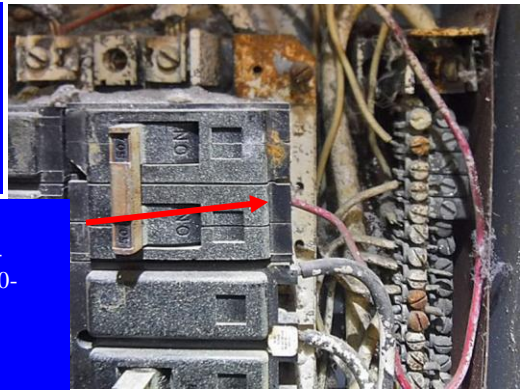
Unit #10: A breaker has been double-tapped

Laundry: This panel also has a 'double-tapped' breaker lug...

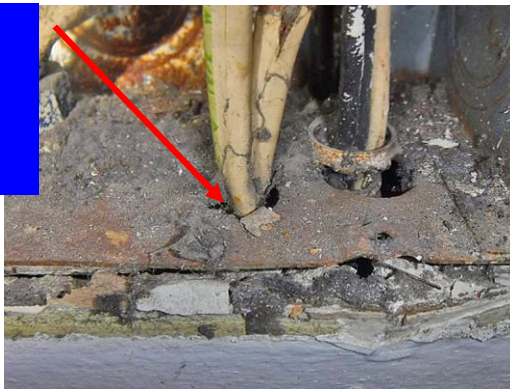


...as well as what appears to be a 14-gauge conductor rated for 15-amps terminated at a 20-amp breaker...

...and a 12-gauge conductor rated for 20-amps terminated at a 50-amp breaker...



...along with added distribution cable routed through the panel where a bushing is needed





# Heating System

## DESCRIPTION OF HEATING SYSTEM

**Primary Energy Source:** •Electricity  
**Heating System:** •Wall Mounted Resistance Coil Units **BTU Rating:** Est. 4000 watts (?) # Of Zones: 1 per Dwelling Unit

## HEATING OBSERVATIONS

Adequate heating capacity is likely provided by these older, inefficient systems that operate at very high temperatures. These appear to be original equipment estimated to be 55+ years old and have a typical service life cycle of 30+ years.

### RECOMMENDATIONS / OBSERVATIONS

- Major Improve/Safety Issue:** Suggest removal/replacement of the wall mounted electric resistance coil heaters as they present a burn potential given their exposed high temperature components. As well, a few units did not respond, others have damaged grills/covers that expose the heating elements to contact with furnishings/storage/occupants, etc. Ideally, these should be replaced with baseboard units or wall mounted fan driven units. Note: Additional heating may be needed at some dwelling units; suggest further improvements as needed by a licensed heating/cooling contractor.

## LIMITATIONS OF HEATING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of furnace heat exchangers is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- We do not test for indoor air pollution, which the Consumer Product Safety Commission rates fifth among contaminants. As health is a personal responsibility, we recommend that indoor air quality be tested as a prudent investment in environmental hygiene particularly if you or any member of your family suffers from allergies or asthma.**
- The adequacy of heat distribution is difficult to determine during a one time visit to a property.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Photos



The heating units are electrical resistance coil units of which two were inoperative...

...and the #10 Unit has a damaged grill where the coils are accessible



# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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Roof Cavity Insulation:	•Unknown
Exterior Wall Insulation:	•Unknown
Roof Ventilation:	•None (common for such a roof)

## INSULATION / VENTILATION OBSERVATIONS

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### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

1. **Monitor:** Insulation improvements are likely needed which should help to reduce heating costs and help keep the building cooler during warm weather.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- **Insulation/equipment/framing within the attic restricted inspection of some electrical, plumbing and structural components.**
- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to Building:</b>	•Copper •Service Pipe Size: 1 1/4 inch
<b>Main Valve Location:</b>	•Exterior
<b>Supply Piping:</b>	•Copper
<b>Waste Disposal System:</b>	•Public Sewer System
<b>Drain / Waste / Vent Piping:</b>	•Plastic •Galvanized Steel •Cast Iron
<b>Cleanout Location:</b>	•Garage
<b>Water Heater:</b>	<b>Manufacturer:</b> American •Approximately 100 gallon capacity •Approximate age: 5 years •Gas •Location: Laundry Room
<b>Seismic Gas Shut-Off Valve:</b>	• <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No

## PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

### RECOMMENDATIONS / OBSERVATIONS

- Safety Issue:** The strapping of the water heater is insufficient (unit not snug to wall, only two straps, straps do not encompass the tank, etc.) Unless the two provided seismic straps are rated for this 100-gallon tank (not likely), all water heaters larger than 75 gallons and in seismic zones must be **triple or quadruple-strapped** snug to the wall (**and if needed provided 'blocking' material between the tank and wall to prevent the unit from punching through the sheetrock that spans the cavity between the wall studs.**) The straps should be 1 ½ to 2" wide and located at the top, **middle** and bottom third of the unit (the upper strap should be no closer that 9-inches from the top of the case and lower strap should be no lower than 4 inches above the gas connection) to resist any horizontal movement during earthquake conditions. Note: **The straps should encompass the tank**, secured to the 1<sup>st</sup> stud that is not directly behind the unit, mounted below insulation blankets and not cover the water heater manufacture's date plate; although strapped, the **boldface underlined** sections above may require improvement.
- Safety Issue:** The water heater TPR valve must have a discharge pipe installed. The pipe should be of rigid metal consistent in diameter with the valve orifice and terminate facing down between 6" and 24" above grade at a conspicuous exterior location; suggest further review by a licensed plumbing contractor.
- Safety Issue:** The water heater gas supply pipe requires a 'sediment trap' directly upstream of the appliances gas supply valve. These required 'traps' capture pipe dope, sediment, metal flakes, etc., within the system that can enter and obstruct gas nozzles. The base of the sediment trap should have a removable cap for periodic servicing; suggest repairs by a licensed plumbing contractor.
- Safety Issue:** All exterior hose bibs should provided vacuum breakers to prevent hose water from being drawn back into the home's water supply system.
- Improve:** The waste system vent stacks at the rooftop where inspected of which at least two of the smaller vents were full of debris preventing the system from proper function that can lead to drain back-ups, gas build-up, etc., and require immediate repairs by a licensed plumbing contractor.
- Improve:** For the most part, the waste piping is older, may be prone to unexpected problems and should be camera inspected prior to the close of escrow or contingency period. Improvement is recommended on an as needed basis. This system is near or at the end of its service life and one should budget for its replacement.
- Safety Issue:** Water connections for water heaters in seismic zones should include flexible water connectors to prevent seismic activity from shearing the pipes off the tank; suggest installation as needed. Note: Adding flexible connectors may result in the tank being less secured to the wall (due to the lack of rigid pipe) which would require re-securing the provided seismic straps, adding 'blocking material, etc.).
- Improve:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit is approaching this age range and exhibited audible "knocking" when heating indicating excessive sediment deposits within the tank that requires the tank be drained. One cannot predict with certainty when replacement will become necessary.
- Monitor:** The main water shut-off valve was partially operated to verify it will turn. However, the valve was not shut-off as this test is only to verify the valve will budge with moderate effort. Ideally, this type of gate valve should be replaced with a quarter-turn 'ball' valve.

10. **Monitor:** The building has three water shut-off areas of which the two located at the front planters appear to be original galvanized steel which have been abandoned (one lacks a handle and the other has an un-capped branch fitting clearly demonstrating no water flows within that distribution system). The 3<sup>rd</sup> water shut-off at the N-exterior wall consists of copper pipe routed to the roof where the system is distributed through a network of copper pipes across the roof. Note: The #6 garage has older galvanized pipe at the ceiling that may suggest some of the older pipe remains in service or, that the re-pipe was routed separate from the original distribution configuration. All water supply piping observed at the sink and toilet areas inspected was copper. Galvanized pipe this age that remains in service will be problematic.

## LIMITATIONS OF PLUMBING INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

## Plumbing Photos



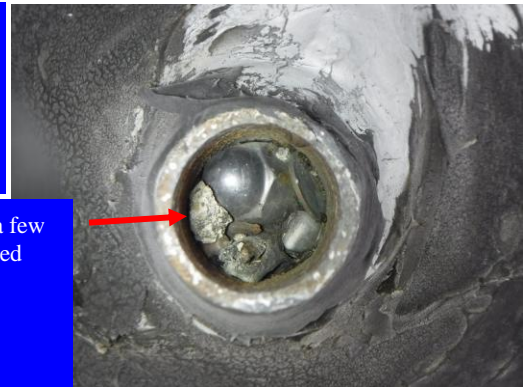
The 100 gallon water heater only has two seismic straps...



...and a missing discharge pipe at the TPR valve

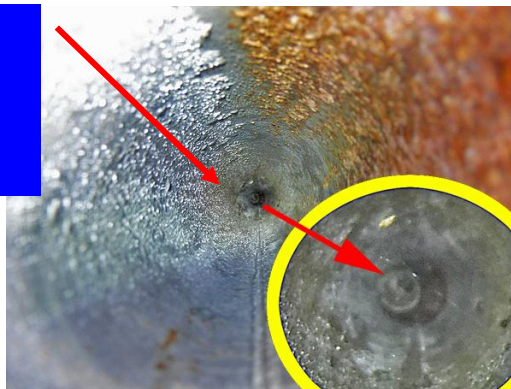


The #6 garage has galvanized water supply pipe showing corrosion that might be abandoned



The waste piping has a few rooftop vent stacks filled with debris...

...that can affect proper drainage of the fixtures



# Interior Components

## DESCRIPTION OF INTERIOR

<b>Wall Finishes:</b>	•Drywall/Plaster
<b>Ceiling Finishes:</b>	•Drywall/Plaster
<b>Floor Surfaces:</b>	•Carpet •Tile
<b>Doors:</b>	•Hollow Core
<b>Window Styles and Glazing:</b>	•Sliders •Fixed Pane •Double Glazed
<b>Kitchen Appliances Installed:</b>	•Electric Ranges (3) •Waste Disposer (1) •Exhaust Hoods (3)
<b>Laundry Facility:</b>	•Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
<b>Other Components Tested:</b>	

## INTERIOR OBSERVATIONS

The interior observations are provided as a courtesy only and were noted while tending to other areas apart of the accessible Major Components of the building. On the whole, the interior finishes are considered to be in average condition where some of the refreshed units are in good condition while others such as Unit #4 (throughout) and Unit #10 (kitchen, shower pan) require immediate attention. Typical flaws common with rental units were observed (dings, chipped tile, stains, etc.). The majority of the windows are good quality. The floors are relatively level and walls are relatively plumb. The appliances were not operated. Only three units were entered to inspect the electrical panels, space heating equipment and plumbing.

### RECOMMENDATIONS / OBSERVATIONS

- Safety Issue:** Smoke alarms are needed at the bedrooms & hallways of Units #4 & 10 (and likely within other units not entered). The Unit #1 smoke alarm at the W-bedroom is painted-over which requires replacement, the smoke alarms at and the hallway is too high. The other bedrooms were provided smoke alarms. Note: Smoke alarms older than 10-years must be replaced. Testing of these alarms is outside the scope of a property inspection. Photoelectric sensor (versus ionization) alarms are preferred for their early sensing capabilities. Contemporary building standards require smoke alarms be placed within and outside of all sleeping areas and at each level of multi-story structures. The alarms must be no closer than 6-inches from the highest ceiling/wall line.
- Safety Issue:** Carbon Monoxide alarms are needed at Units #4 & 10 (and likely within other units not entered). A CO alarm was noted at Unit #1. Testing of these alarms is outside the scope of a property inspection. These alarms are now a requirement for residences with fuel burning appliances and/or have an attached garage and may only be located within the living space. See: <http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/Frequently%20asked%20questions%20on%20Carbon%20Monoxide.pdf> for further information.
- Major Improve/Safety Issue:** The kitchen and bath sink cabinets at Units 4 & 10 exhibits a range of damage (from mild to substantial) as well as stains and odors consistent with water exposure that may have created conditions where hibernating organics exist at inaccessible areas. Areas of past moisture intrusion or current leakage often create conditions that are favorable for the growth of many fungus-like organisms (bacteria, mold, mildew, fungus and many other types of growth) that comprise indoor air quality. Damaged/stained materials should be replaced and/or the stained areas covered with an approved brush/roller application of mold encapsulating/neutralizing paint/surface treatment by licensed specialists following established protocols to assure any current organics do not 'kick-off' if re-wetted. Inspection for and identification of these conditions is beyond the scope of the CREIA Standards of Practice and would require consultation with an environmental specialist or licensed/Certified Industrial Hygienist.
- Improve/Safety Issue:** The kitchen ranges should be provided anti-tip brackets that will prevent the units from toppling over; suggest improving.
- Improve/Safety Issue:** Some of the bedroom windows (Unit #1 E-facing bedrooms) do not provide proper fire egress. One window in every lower bedroom should be no higher than 44" from the floor and provide a 5 sq. ft. opening (5.7 sq. ft. for upper level bedrooms) without being less than 24 inches in height or 20 inches in width. Conforming installation is encouraged.
- Monitor:** Evidence of patching of the interior finishes was detected as is expected for this type of building and its age.
- Monitor:** The ceiling shows evidence of water damage. This condition is suspected to be the result of leakage from the shower stall.

**UNIT #1** Occupied 3 Bedroom/1-Full Bath



1. **Safety Issue:** Improper wiring noted at the kitchen exhaust hood where distribution wiring is spliced directly to light-duty lamp cord within the over head cabinet that presents a shock & fire hazard (compounded by the build-up of food oils/grease upon the wiring) that requires immediate repairs by a licensed electrical contractor.
2. **Safety Issue:** The kitchen exhaust fan duct is detached from the fan housing that allows food oils/grease to coat the overhead cabinet interior; suggest improving as needed
3. **Safety Issue:** The kitchen peninsula's countertop has a exposed, combustible wood 'rough-top' just above the electric range that presents a fire hazard and requires proper thermal shielding; suggest improving as needed by a licensed contractor.
4. **Safety Issue:** The disposal wiring should be properly secured at the base of the unit to prevent the connection from separating and contacting occupants or metallic components.
5. **Improve:** The kitchen sink faucet is loose and the sink's edge holds water against the backsplash where liberal sealant has been applied.
6. **Safety Issue:** The W-bedroom security bar safety release mechanism was not located *this must be corrected with the installation of appropriate hardware or removal of the bars altogether.*
7. **Improve:** The bathroom sink drain stopper is missing.
8. **Improve:** The bathroom sink countertop has a large corner crack.
9. **Improve:** The shower neck is secured with a pair of vice-grip pliers.
10. **Improve:** The kitchen sink cabinet outlet lacks a cover plate.
11. **Monitor:** Corrosion at the base of the disposal could suggest water weeping within the motor enclosure.

#### UNIT #4 Occupied 2 Bedroom/1 -Bath

1. **Major Improve:** The bathroom and kitchen sink cabinets and abutting wall areas show extensive water damage requiring immediate repairs by a licensed contractor.
2. **Major Improve:** Interior finishes including (but not limited to): floors, doors, trim, cabinets, countertops, porcelain, tub/shower tile work and plumbing fixtures have poorly maintained. The condition of these items is considered by most people to be candidates for refurbishment/replacement.
3. **Safety Issue:** The kitchen GFCI outlet could not be tripped with test equipment and when tripped manually continued to operate indicating a damaged unit or improper wiring that presents a shock hazard and requires immediate repairs by a licensed electrical contractor.
4. **Improve:** The shower was backed-up and the drain fully obstructed; suggest repairs by a licensed plumbing contractor.
5. **Improve:** The toilet 'runs-on' due to a leaking tank flapper valve.
6. **Improve:** The bathroom sink drain stopper is missing.

#### UNIT #10 Occupied 2 Bedroom/ A ¾ -Bath

1. **Safety Issue:** Improper wiring noted at the W-bedroom where strand wiring is routed to a ceiling fan that presents a fire hazard which requires replacement with electrical distribution wiring routed within the ceiling framing cavity by a licensed electrical contractor, or, the fixture can be removed.
2. **Safety Issue:** The W-bedroom has an added recessed ceiling light powered by a lamp cord that appears to be a shop light buried within the ceiling that presents a fire hazard which requires its removal (or replacement if desired) by a licensed electrical contractor.
3. **Major Improve:** The bathroom shower pan exhibits a number of issues suggesting a non-professional installation including: steep pan slope, crude tile work and liberal slathering of sealant at the perimeter of the pan as well as at the curb adjustments. Inspection of the Unit #3 bathroom directly below revealed water damaged at the ceiling suggesting the shower pan water management assembly is problematic. The pan should be flood-tested and replaced (at substantial cost) is needed by a licensed contractor.
4. **Major Improve:** The kitchen sink cabinet & sink perimeter show extensive water damage where replacement is likely needed.
5. **Improve:** The bathroom sink drain stop is missing.
6. **Improve:** The bathroom outlet is loose within its wall box.
7. **Monitor:** The W-bedroom window sliding sash is taped closed; suggest further inquiry with the occupant.

#### Environmental Issues

- **Monitor:** Based on the age of this building, there is a likelihood that remaining older materials apart of the structure, systems and components may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the above listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials that contain asbestos but are not identified by this inspection report and is the sole responsibility of the client to further investigate prior to the close of escrow or contingency period.

- **Monitor:** There is the potential for lead content in the drinking water. Lead in water may have two sources; the piping system of the utility delivering water and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a building of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection.

**Further Information**

- For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

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## LIMITATIONS OF INTERIOR INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- The inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

CONFIDENTIAL

# Interior Photos

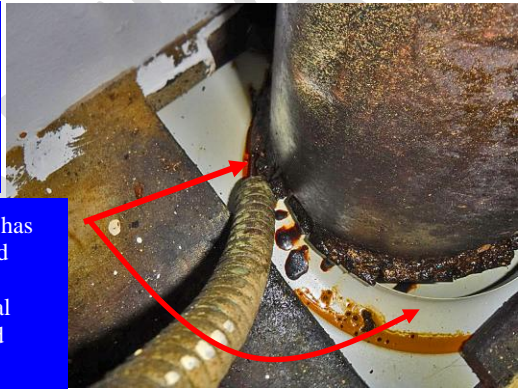


Unit #1: The bathroom sink/countertop is cracked...

...the shower neck is secured with vise grip...



...the kitchen peninsula's combustible wood rough top hangs over the cooktop console and shows heat damage



...the exhaust fan duct has separated allowing food oils/grease within the cabinet and its electrical has exposed wiring and connections...



... the disposal unit power cord lacks a bushing



Unit #4: The electrical panel cover is 'captured' within an added steel frame...



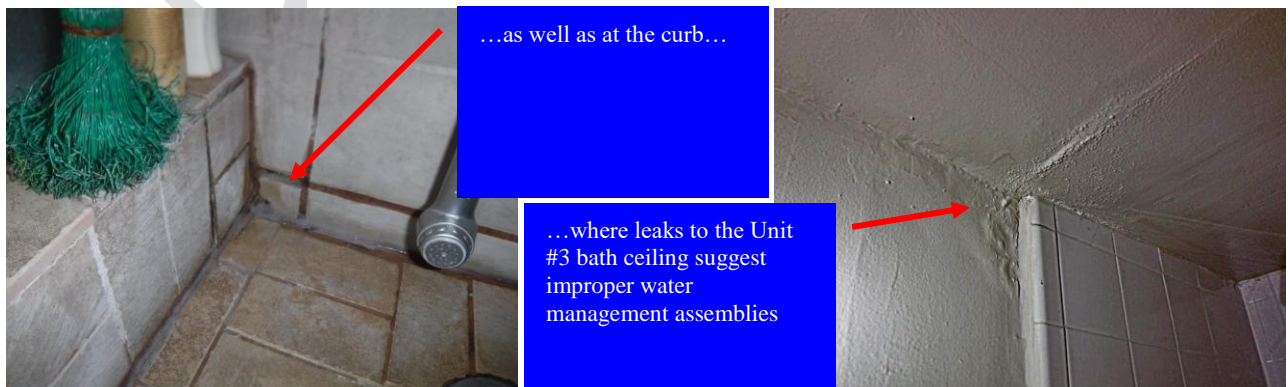
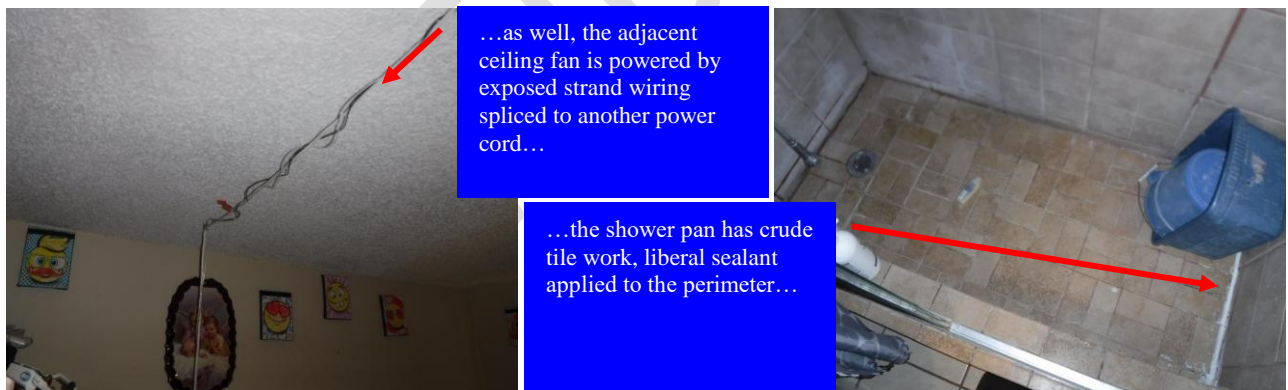
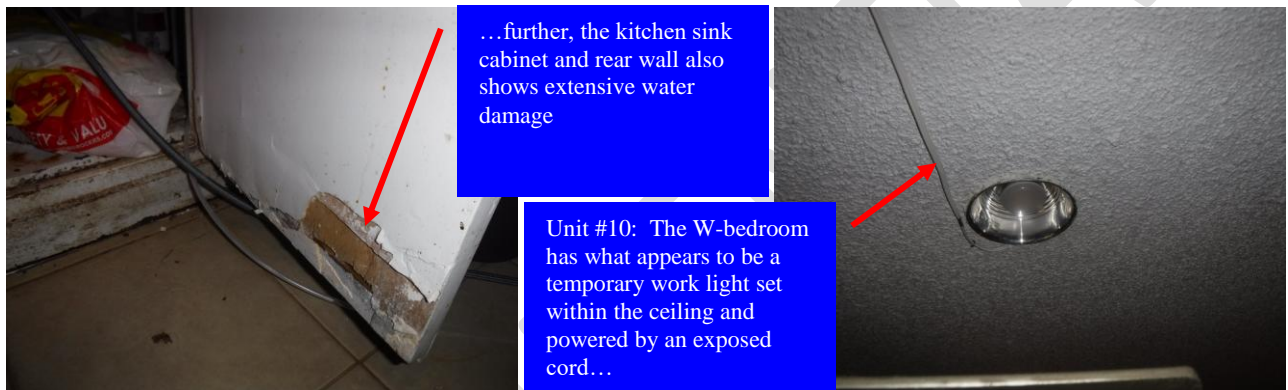
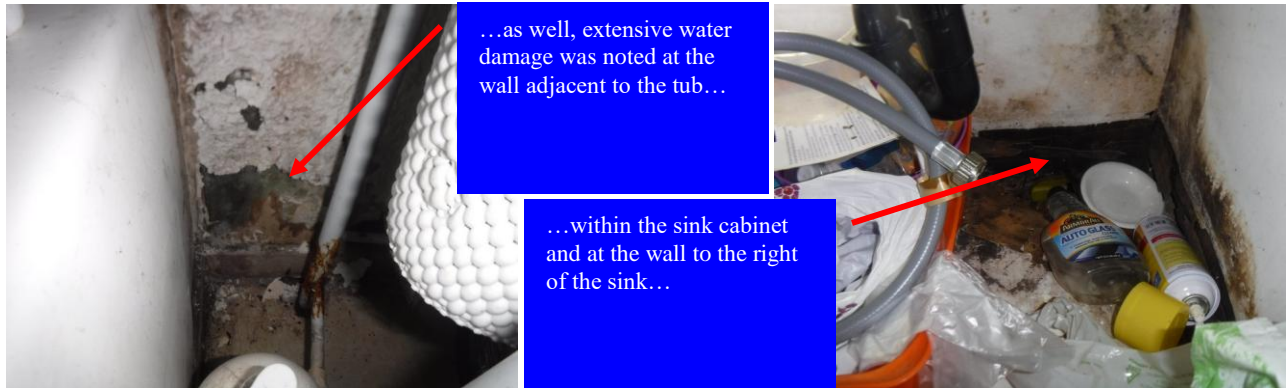
...the tub drain has backed-up...



...and the enclosure has damaged tile...



# Interior Photos



# COMMERCIAL STANDARDS OF PRACTICE

## PLEASE READ CAREFULLY

1. The inspection to be performed for Client consists of non-intrusive visual observations to survey the readily accessible, easily visible material components, systems and equipment of the building. The inspection is designed to identify material physical deficiencies in the building's components, systems and equipment, as they exist at the time of the inspection. The work product resulting from completing an inspection in accordance with this contract is an inspection report. The inspection report incorporates the information obtained during the inspection. The inspection report is for the sole use and benefit of Client. Client agrees to read the entire inspection report when it is received and shall promptly call the Inspector with any questions or concerns Client may have regarding the inspection report or the inspection. The inspection report shall be considered the final and exclusive findings of the Inspector regarding the inspection of the building. Client shall not rely on any oral statements made by the Inspector prior to issuance of the inspection report.
2. Components and systems operated during the inspection will be identified in the inspection report. The identified components and systems shall be operated with normal user controls only and as conditions permit. If a component or system is operated, it may be conducted without the aid of special protective clothing, exploratory probing, removing materials, testing, measuring, preparing calculations or using special equipment, including meters or devices of any kind. Testing, measuring, or preparing calculations for any system or component to determine adequacy, capacity, or compliance with any standard is outside the scope of this contract.
3. The term material physical deficiencies means the presence of conspicuous patent defects or material deferred maintenance of the building's material systems, components, or building equipment as observed during the inspection. This definition specifically excludes deficiencies that may be remedied with routine maintenance, miscellaneous minor repairs, and normal operating maintenance, and excludes conditions that generally do not present material physical deficiencies of the building.
4. Inspector is an expert generalist and not acting as an expert in any SPECIFIC craft or trade. The inspector may make recommendations for further evaluation by an individual(s) who is an expert or specialist IN ONE OR MORE SPECIFIC BUILDING COMPONENTS OR SYSTEMS.
5. The inspection is not technically exhaustive. The cost of obtaining information or the time required to conduct a technically exhaustive inspection and prepare the inspection report could outweigh the usefulness of the information and could be detrimental to the orderly and timely completion of Client's transaction.
6. No inspection can wholly eliminate the uncertainty regarding the presence of physical deficiencies and the performance of the building's systems. Preparation of an inspection report in accordance with this contract is intended to reduce, but not eliminate, the uncertainty regarding the potential for component or system failure and to reduce the potential that such component or system may not be initially observed. Client recognizes the inherent subjective nature of the inspector's opinions as to issues such as workmanship, quality of original installation, and estimating the remaining useful life of any given component or system. The inspector's opinions generally are formed without detailed knowledge from those specifically familiar with the component's or system's performance.
7. The inspection report will contain a representative indication of the property condition at the time of the inspection and is dependent on the information available to the inspector at that time.
8. It is Client's duty and obligation to exercise reasonable care to protect himself or herself regarding the condition of the building, including those facts that are known to or within the diligent attention and observation of Client.

**LIMITATIONS, EXCEPTIONS AND EXCLUSIONS:** Excluded from this inspection is any system, structure or component of the building that is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the Inspector, or which Client has agreed is not to be inspected. Unless specifically agreed upon otherwise between the Inspector and Client, the following are excluded from the inspection:

- |  |   |
|--|---|
| <ul style="list-style-type: none"> <li>A. Building code or zoning ordinance violations.</li> <li>B. Geological stability or soils conditions or structural stability or engineering analysis.</li> <li>C. All wood-destroying organism.</li> <li>D. Interior partition walls; tenant improvements and non-building equipment.</li> <li>E. Americans With Disabilities Act inspections.</li> <li>F. Water testing for roof, wall or window leaks. Concealed roofing membrane integrity.</li> <li>G. Concealed floor cracks and all underground components.</li> <li>H. Product recalls or other such notices.</li> <li>I. Specific components noted in the inspection report as being beyond</li> </ul> | <ul style="list-style-type: none"> <li>the scope of the inspection.</li> <li>J. Thermostatic, motion and time clock controls.</li> <li>K. Permits or public records research.</li> <li>L. Fire and life safety systems.</li> <li>M. Elevators or lifts.</li> <li>N. Building security and security systems.</li> <li>O. Installation guidelines and manufacturer's specifications.</li> <li>P. Examination of conditions related to animals, rodents, insects, wood destroying insects, organisms, mold, and mildew or the damage caused thereby.</li> <li>Q. Personal property.</li> <li>R. Removing equipment or component covers, panels or plates.</li> </ul> |
|--|---|

Services for inspecting or evaluating the excluded items listed above may be available from Inspector for an additional fee or from specialists qualified to inspect or evaluate a particular category or item.



NO REPRESENTATION IS MADE AS TO THE LEGAL VALIDITY OR ADEQUACY OF ANY PROVISION IN ANY SPECIFIC TRANSACTION. IF YOU DESIRE LEGAL ADVICE, CONSULT AN APPROPRIATE PROFESSIONAL. USE OF THIS FORM DOES NOT GUARANTEE THAT THE USER IS A QUALIFIED INSPECTOR MEMBER OF CREIA. TO LOCATE A QUALIFIED CREIA INSPECTOR CALL (949) 715-1768 OR WWW.CREIA.ORG © 2001-2017 CREIASM All Rights Reserved. CREIA IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION.



**ENVIRONMENTAL CONCERNS:** Client acknowledges that what is being agreed upon is for a building inspection and not an environmental evaluation and the inspection is not intended to detect, identify or disclose any health or environmental concerns regarding this building or property, including, but not limited to, the presence of asbestos, radon, lead, urea-formaldehyde, fungi, mold, mildew, PCBs, or other toxic materials or substances in the water, air, soil or building materials.

**CONFIDENTIAL REPORT:** The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to other persons directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said other persons directly or indirectly through the inspection or the inspection report. CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT.

**LIQUIDATED DAMAGES:** IT IS UNDERSTOOD AND AGREED BY AND BETWEEN THE PARTIES HERETO THAT THE INSPECTOR/INSPECTION COMPANY IS NOT AN INSURER, THAT THE PAYMENT FOR THE SUBJECT INSPECTION IS BASED SOLELY ON THE VALUE OF THE SERVICES PROVIDED BY INSPECTOR/INSPECTION COMPANY IN THE PERFORMANCE OF THE INSPECTION AND PRODUCTION OF THE INSPECTION REPORT AS DESCRIBED HEREIN, THAT IT IS IMPRACTICABLE AND EXTREMELY DIFFICULT TO FIX THE ACTUAL DAMAGES, IF ANY, WHICH MAY RESULT FROM A FAILURE TO PERFORM SUCH SERVICES, AND IN CASE OF FAILURE TO PERFORM SUCH SERVICES AND A RESULTING LOSS, CLIENT'S DAMAGES HEREIN SHALL BE LIQUIDATED AND FIXED IN AN AMOUNT EQUAL TO THE INSPECTION FEE PAID MULTIPLIED BY ONE HUNDRED TWENTY-FIVE PERCENT (125%) AS LIQUIDATED DAMAGES AND NOT AS A PENALTY, AND THIS REMEDY SHALL BE EXCLUSIVE.

**GENERAL PROVISIONS:**

- A. This inspection and the inspection report do not constitute a warranty, guarantee, or insurance policy of any kind whatsoever.
- B. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company, or its officers, agents or employees more than one year from the date the Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of legal action or proceeding exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.
- C. In the event Client discovers a material physical deficiency in a component, system or equipment of the building that was not identified and reported by Inspector, Client shall so notify Inspector in writing and allow Inspector and/or Inspector's designated representative to re-inspect and document the condition(s) of the material physical deficiency prior to making any repair, alteration, or replacement to said physical deficiency.



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**C.S.O.P INCLUDES 2 PAGES: PAGE 2 OF 2**