

Building Inspection Report

Palos Verdes Estates, CA

Inspection Date:
2019

Prepared For:
John & Jane Doe

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Report Overview

THE HOUSE IN PERSPECTIVE

This is an occupied, single level, 60+ year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. Please remember that there is no such thing as a perfect home.

Additions/Modifications appear to have been made (room additions, re-roof, interior/exterior finishes, water heater replaced, re-pipe, forced air heating system, recessed lights, vehicle door/opener, etc.). Client is advised to review all permits including certificates of completion prior to close of escrow. Note: Modifications can obscure evidence of issues/defects with systems or components.

A chimney inspection specialist, water intrusion specialist, waste pipe camera inspection specialist and termite specialist were all conducting independent inspections concurrent with this property inspection; suggest further review of their documentation prior to the close of escrow or contingency period.

INSPECTION/PRESENTATION ATTENDEES

Client Client's Agent Seller Seller's Agent

CONVENTIONS USED IN THIS REPORT

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 house faces north.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

IMPORTANT NOTE – PLEASE READ: The Report Overview is provided to allow the reader a brief overview of the findings of the report. This page is not all encompassing. Reading this page alone is not a substitute for reading the report in its entirety. 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.

1. **Safety Issue/Major Improve:** The "Zinsco-Sylvania" main electrical panel is an older component with known reliability issues that feature both breaker and buss-bar configurations/design long abandoned by manufactures. Further, the performance/reliability of these older units is considered to be fully depreciated and their 'new' replacement parts are cheap imports lacking certification and so the unit should be ***immediately replaced*** by a licensed electrical contractor. Other issues noted here are the dangerous pointed screws fastening the cover (that can pierce wiring), unused conduit openings that should have been capped and what appears to be a 14-gauge conductor rated for 15 amps terminated at a 'newer' breaker rated at 20-amps (further, one of the newer breakers is off-set atop the mount). As well, the panel's ground conductor is connected to an abandoned galvanized water supply pipe as an earth electrode that is longer be apart

of the water distribution system (now copper piping) which prevents the electrical system from having the required earth grounding feature--***Grounding is an essential component of the electrical system the lack of which presents immediate hazards.***

2. **Safety Issue:** Although smoke alarms were noted at the bedrooms & hallway, their age was indeterminate and an additional alarm is needed just outside the S-bedroom (if the units are older than 10-years they must be replaced as they can no longer reliably detect smoke). 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.
3. **Safety Issue:** Carbon Monoxide alarms are required to be installed just outside sleeping areas. 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.
4. **Safety Issue:** Improper strapping of the water heater noted as the unit is easily rocked. Water heaters in seismic zones must be double-strapped **snug to the wall (and if needed provided 'blocking' material between the tank and wall to prevent the unit from falling back).** The straps should be 1½ to 2" wide and located at the top and bottom third of the unit (the upper strap should be no closer than 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, each strap end secured to the 1st studs that are 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 require improvement.
5. **Safety Issue:** The clothes dryer's flexible exhaust duct material within the wall/crawl space is not allowed and must be improved with the installation of a metal, smooth wall, rigid ducting run of no more than 14 feet (which may include up to two 90-degree bends, each bend accounting for 2 feet of run). The duct should not terminate within 3-feet of a building opening. Flexible ducting is prone to lint build-up, presents a fire hazard and may only used to connect the appliance to the rigid duct where both ends of the flex are within 'line-of-sight'.
6. **Safety Issue:** The crawl spaces at the ¾-bath, kitchen & dining room have open electrical junction boxes as well as improperly terminated 'live' wire ends that present shock & fire hazards. All visible wiring connections and live cable ends should be enclosed within **covered junction boxes**; suggest repairs by a licensed electrical contractor.
7. **Safety Issue:** The front yard has electrical boxes at the grass area that lack steel support stakes, have damaged conduit and exposed wiring presenting shock hazards. As well, the N-bedroom exterior wall has a damaged/rusted apart electrical conduit routed to the soil; suggest repairs by a licensed electrical contractor.
8. **Safety Issue:** The garage vehicle door springs require adjustment for easier manual operation to prevent the potential for injury or an obstruction for a single individual to remove a vehicle from the garage should the opener become inoperative (note: a battery back-up may be available). Further, the garage door opener auto-reverse sensors must be re-located between 4 and 6 inches from the garage floor, missing bolts at the garage vehicle door torsion rod's outside mounting brackets require installation, an electrical conduit is contacting the torsion pole cable spool that is abrading the conduit, the garage vehicle door's automatic opener requires a carriage release handle located 6-feet above the floor, manufacture warning labels are needed (at the spring assembly, vehicle door center section as well as it's lower corners and adjacent to the wall button); suggest improving as needed by a licensed specialist.
9. **Safety Issue:** The hallway attic pull-down stairway has an over-extended folding hinge and splitting ladder rung that is due to improper sizing/trimming of the ladder where replacement is recommended by a licensed contractor.
10. **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at all outlets located at the exterior, throughout the garage, at the full bathroom E-wall drawer cabinet outlet and the kitchen countertop outlet to the left of the sink. GFCI's are strongly recommended at the clothes washer, disposal unit & dishwasher as well. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution; suggest repairs by a licensed electrical contractor.
11. **Safety Issue:** The water heater TPR valve discharge pipe drains to the closet floor and must be routed to a conspicuous exterior location of the building and terminate vertically (facing down) between 6" and 24" above grade; suggest conforming installation.
12. **Safety Issue:** Ungrounded 3-prong outlets were noted throughout the home and should be improved as they can present shock hazards. A grounded cable could replace the wiring to the outlets or ground fault circuit interrupter (GFCI) outlets installed as to manufactures requirements; suggest improving as needed. Note: installing GFCI's will prevent shock hazards to individuals but will not protect electrical equipment from wiring faults that can cause irreparable damage.
13. **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.
14. **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.

15. **Improve/Safety Issue:** The fireplace firebox and chimney are very dirty and has loose bricks at the rear wall. Further, there is a gap just behind the stone mantel that must be sealed, the out-dated aluminum gas connector replaced (given their propensity to leak) and a damper stop installed (a standard safety feature to minimize the possibility of exhaust gases entering the house). Further, the chimney inspectors report must be reviewed. Note: Repairs can be expensive. It is not unusual for specialists to discover additional defects that will require repair for the safe operation of this unit.
16. **Improve/Safety Issue:** The water heater exhaust is fitted with a reducer fitting and undersize vent diameter (the vent appears to have served the previous water heater) and should be improved as needed by a licensed plumbing contractor. Further, screws should be used at the water heater's single wall exhaust vent pipe connections as well as at the appliance draft diverter; suggest improving.
17. **Improve/Safety Issue:** Vermin activity noted within the attic space (droppings, carcasses, urine stains/odor, nesting, traps, etc.) requires remediation and prevention of all harborage by a "Branch II" pest control specialist.
18. **Improve:** A rain cap and vermin screen should be installed on the masonry chimney.
19. **Improve:** As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), the installation of a pressure regulator and pressure relief valve are required. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
20. **Improve:** Minor repairs and maintenance to the roofing is needed. Damaged roofing material noted at the garage E-slope should be repaired, the gas appliance exhaust vent pipe jack flashings provided storm collars (here, the roof jack flashings were simply sealed to the vents and missing storm collars) and built-up foliage noted here and there that must be removed; suggest repairs by a licensed roofing contractor.
21. **Improve:** The ¾ bath toilet area sub-floor has a cut-through blocking board (which spans between two floor joists) that should be patched by a licensed contractor.
22. **Improve:** The crawl space is littered with discarded building materials (pipe, demolition debris, wiring, etc.) that should be removed.
23. **Improve:** The full bath shower enclosure shows discolored stone tile at the low partition wall that is usually due to water infiltration (either from the surface or below the stone) that rusts the internal iron minerals apart of the stone. These can be stains can be difficult to removed where sealant improvements are likely needed at the glass panel framing mount (remove older sealant, re-apply and spray with release agent so tooling the sealant will not pull it from the crevices where applied). As well, a surface sealant for the stone (sometimes as simple as applying mineral oil) will help prevent future issues.
24. **Improve:** The laundry area waste pipe p-trap is located within the crawl space and not above the floor level as is required. Further, the waste line does not appear to be provided a 'vent stack' needed to assure a vacuum does not develop within the pipe that blocks drainage; suggest repairs by a licensed plumbing contractor. Note: The possible solution is to remove the trap, extend the ABS waste pipe within the laundry area and add a 'tee' fitting downstream of the new p-trap upon which a riser pipe can extend vertically to a location above the washer and fitted with a air admittance device.
25. **Improve:** The N-facing exterior wall lower brick skirt has a few loose bricks, missing flashing at its upper course and appears to be soaked by sprinkler spray at the N-bedroom area; suggest repairs by a licensed contractor.
26. **Improve:** The wood siding at the dining room W-facing gable and at the water heater closet door/trim shows considerable deterioration that will require (in various degrees) replacement, repair, and paint. Suggest a review of the pest report for the condition of this and all wood.

THE SCOPE OF THE INSPECTION

WEATHER CONDITIONS

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

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 put a home buyer 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.

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Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	House: •Poured Concrete •Crawl Space Configuration •Slab on Grade •Crawl Space Access: Exterior •Crawl Space Method Of Inspection: Entered
Floor Structure:	Garage: •Poured Concrete Perimeter footing & Parking Pad •Wood Floor Joist •Wood Columns •Wood Floor Beams •Plywood Sub Floor •Board/Plank Sub Floor
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters
Roof Sheathing:	•Solid Plank •Waferboard
Attic Access Location:	•Hallway & Garage •Attic Method Of Inspection: Entered - Inaccessible Areas

STRUCTURAL COMPONENT OBSERVATIONS

The spans of all visible joists appear to be within acceptable limits. The building exhibited no observed conditions of substantial structural movement. As is expected of homes of this age, the building exhibits conditions/dated building practices where improvements could be undertaken. However, most homes of this nature are improved on an as needed basis only. Many less than ideal conditions are simply tolerated. It is not the intention of this report to provide guidelines for making this old house new again. Improvements will only be recommended where they are considered critical so it is important that one have an “old house mentality” when it comes to living in a home of this nature.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** The hallway attic pull-down stairway has an over-extended folding hinge and splitting ladder rung that is due to improper sizing/trimming of the ladder where replacement is recommended by a licensed contractor.
- **Improve/Safety Issue:** Vermin activity noted within the attic space (droppings, carcasses, urine stains/odor, nesting, traps, etc.) requires remediation and prevention of all harborage by a “Branch II” pest control specialist.
- **Improve:** The crawl space is littered with discarded building materials (pipe, demolition debris, wiring, etc.) that should be removed.
- **Improve:** The crawl space below the kitchen N-area has an added wood post/girder likely addressing a floor squeak that is bearing upon a concrete paver. Ideally, two posts bearing atop concrete piers supporting a girder where the assembly is fastened together with framing hardware would be preferred.
- **Improve:** The ¾ bath toilet area sub-floor has a cut-through blocking board (which spans between two floor joists) that should be patched by a licensed contractor.
- **Monitor/Improve:** Although correct at the time of construction, the anchor-bolt configuration for this structure does not meet current standards; further, old anchors can be significantly corroded within the foundation footing. Additional seismic hardware can be installed to improve the building’s structural performance from lateral forces during earthquake conditions.
- **Monitor:** A few tight vertical cracks were observed in the foundation walls of the house. This implies that some structural movement of the building or curing of the concrete has occurred, as is to be expected.
- **Monitor:** Water stains were noted at various areas of the home’s sub-floor. These can represent past leaks from bath, kitchen, laundry area, water heater areas, etc., or where wet weather worked through exterior door threshold assemblies. All accessible areas investigated were dry to the touch; suggest further review by a licensed structural pest control operator prior to the close of escrow or contingency period.
- **Monitor:** The home’s slab foundation family room addition 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.

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 a typical home 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:

- **Attic storage at the garage and hallway areas obstructed this inspection.**

- 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.

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Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	•Shake Tiles •Some Roll Roofing •Number of roofing layers observed: One
Chimneys:	•Masonry •Lined
Gutters and Downspouts:	•None Installed
Method of Inspection:	•Viewed From Ladder At Eave

ROOFING OBSERVATIONS

The installation of the roofing materials has been performed in a professional manner with better than average quality materials. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Minor repairs and maintenance to the roofing is needed. Damaged roofing material noted at the garage E-slope should be repaired, the gas appliance exhaust vent pipe jack flashings provided storm collars (here, the roof jack flashings were simply sealed to the vents and missing storm collars) and built-up foliage noted here and there that must be removed; suggest repairs by a licensed roofing contractor.
- **Improve:** A rain cap and vermin screen should be installed on the masonry chimney.
- **Improve:** Gutters and downspouts are needed to control roof water. The downspout(s) should discharge water at least five (5) feet from the house. Storm water flow away from the building at the point of discharge.

LIMITATIONS OF ROOFING INSPECTION

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, ice build up, 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.

Exterior Components

DESCRIPTION OF EXTERIOR

Lot Grading:	•Level Grade
Driveways:	•Concrete
Walkways / Patios:	•Concrete •Brick
Fencing:	•Wood •Chain Link •Masonry
Sprinkler System:	•Automatic Timers (Not Tested)
Porches, Decks, and Steps:	•Brick
Soffit and Fascia:	•Wood
Wall Cladding:	•Brick •Stucco
Window Frames:	•Wood
Entry Doors:	•Wood •French •Sliding Glass
Overhead Garage Door:	•Wood Roll-up •Automatic Opener Installed

EXTERIOR OBSERVATIONS

Generally speaking, the exterior of the home is in good condition. The wood window frames are in generally good condition. The auto reverse mechanism on the overhead garage door responded properly to testing (sensor beam interruption test only). This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. The garage of the home is completely finished. The driveway and walkways are in good condition.

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 garage and house is required. Damaged fire-rated wall finishes noted at the garage attic must be patched with fire rated sheetrock. Further, any gaps should be filled and pipe penetrations sealed tight around their perimeter where they pass through the wall; suggest repairs by a licensed contractor.
- **Safety Issue:** The garage vehicle door springs require adjustment for easier manual operation to prevent the potential for injury or an obstruction for a single individual to remove a vehicle from the garage should the opener become inoperative (note: a battery back-up may be available). Further, the garage door opener auto-reverse sensors must be re-located between 4 and 6 inches from the garage floor, missing bolts at the garage vehicle door torsion rod's outside mounting brackets require installation, an electrical conduit is contacting the torsion pole cable spool that is abrading the conduit, the garage vehicle door's automatic opener requires a carriage release handle located 6-feet above the floor, manufacture warning labels are needed (at the spring assembly, vehicle door center section as well as it's lower corners and adjacent to the wall button); suggest improving as needed by a licensed specialist.
- **Safety Issue:** Unable to determine if all window glass located within 18-inches of the floor, within a door, adjacent to an entry, patio or walkway is safety rated; suggest further review and installation of safety film as needed at these locations.
- **Improve/Safety Issue:** It is suggested that gas clothes dryers in garages be on a raised platform so that the pilots, burner or heating elements are not closer than 18 inches from the garage floor.
- **Improve:** A sprinkler system valve at the SW-corner of the garage appears to be leaking.
- **Improve:** The N-facing exterior wall lower brick skirt has a few loose bricks, missing flashing at its upper course and appears to be soaked by sprinkler spray at the N-bedroom area; suggest repairs by a licensed contractor.
- **Improve:** The wood siding at the dining room W-facing gable and at the water heater closet door/trim shows considerable deterioration that will require (in various degrees) replacement, repair, and paint. Suggest a review of the pest report for the condition of this and all wood.
- **Improve:** The driveway area adjacent to the vehicle door has a low spot that holds water and the garage S-side walkway is green with surface algae due to a lack of sunlight and poor drainage. Given the garage interior is intended for water exposure (such as parking a soaking wet vehicle) and is considered to be passively ventilated, such conditions are not critical, however, discharge from the roof, run-off from hillside/ terraced properties and irrigation should be directed to swales (a shallow culvert) or subterranean drains that terminate at the street and not to an exposed slope or adjacent property. Areas within 3' (feet) of the foundation should be considered part of a drainage system sloping away from the home and intersecting drainage runs to the street. As well, excessive landscaping topsoil added over the years

and/or hardscape elements (walkways, patios, planters, etc.) can create a “moat” that may inhibit drainage. Monitor for improvements.

- **Improve:** The driveway gate latch tubs the hardscape.
- **Monitor/Safety Issue:** After inspection of the garage vehicle door, it’s hardware, the carrier release mechanism, spring balance and sensor beam reverse feature, it’s **safety reversal system** was tested (by placing a 1½-inch obstruction at the base of the door opening) to which the closing door did reverse upon contact. However, this in no way guarantees the prevention of serious injury and may not represent the testing conditions required by the door opener manufacture which is specific knowledge beyond the scope of this inspection. The manufacture of the door opener should be contacted for their testing procedure of their safety reversal system feature which should be performed monthly.
- **Monitor:** Cracked/missing glazing noted at various windows; suggest repair.
- **Monitor:** Cracks/settling noted at sections of the walkways, patio, porches, garage floor and driveway.

LIMITATIONS OF EXTERIOR INSPECTION

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 garage restricted the inspection.**
- **Interior finishes and/or insulation restricted the inspection of the garage.**
- **Foliage on the fencing restricted the inspection of this component.**
- 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.

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•125 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Overhead
Main Disconnect:	•Breakers •Located SE-corner of the home •Main Service Rating 125 Amps
Service Ground:	•Copper •Ground Connection Not Visible
Main Distribution Panel:	•Breakers •Located SE-corner of the garage •Panel Rating 125 Amps
Branch/Auxiliary Panel(s):	•Breakers •Located in the garage
Distribution Wiring:	•Copper
Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•Some outlets at the Kitchen, Garage, Baths and Garage

ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue/Major Improve:** The "Zinsco-Sylvania" main electrical panel is an older component with known reliability issues that feature both breaker and buss-bar configurations/design long abandoned by manufactures. Further, the performance/reliability of these older units is considered to be fully depreciated and their 'new' replacement parts are cheap imports lacking certification and so the unit should be *immediately replaced* by a licensed electrical contractor. Other issues noted here are the dangerous pointed screws fastening the cover (that can pierce wiring), unused conduit openings that should have been capped and what appears to be a 14-gauge conductor rated for 15 amps terminated at a 'newer' breaker rated at 20-amps (further, one of the newer breakers is off-set atop the mount). As well, the panel's ground conductor is connected to an abandoned galvanized water supply pipe as an earth electrode that is longer be apart of the water distribution system (now copper piping) which prevents the electrical system from having the required earth grounding feature--*Grounding is an essential component of the electrical system the lack of which presents immediate hazards.*
- **Safety Issue:** The garage electrical panel has the improper termination of branch circuit grounding conductors (either having green insulation or bare copper) noted at the neutral bar which presents shock & fire hazards. Branch circuit grounding conductors (also referred to as equipment grounding conductors) at a branch electrical panel must be separated from the neutral bar, bonded to the panel frame and provided a dedicated feeder/path to the main panel. The improper configuration noted here can defeat the shock protection/safety features of the system and present shock hazards; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at all outlets located at the exterior, throughout the garage, at the full bathroom E-wall drawer cabinet outlet and the kitchen countertop outlet to the left of the sink. GFCI's are strongly recommended at the clothes washer, disposal unit & dishwasher as well. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution; suggest repairs by a licensed electrical contractor.
- **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.
- **Safety Issue:** The front yard has electrical boxes at the grass area that lack steel support stakes, have damaged conduit and exposed wiring presenting shock hazards. As well, the N-bedroom exterior wall has a damaged/rusted apart electrical conduit routed to the soil; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** The crawl spaces at the ¾-bath, kitchen & dining room have open electrical junction boxes as well as improperly terminated 'live' wire ends that present shock & fire hazards. All visible wiring connections and live cable ends should be enclosed within *covered junction boxes*; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** Ungrounded 3-prong outlets were noted throughout the home and should be improved as they can present shock hazards. A grounded cable could replace the wiring to the outlets or ground fault circuit interrupter (GFCI) outlets

installed as to manufactures requirements; suggest improving as needed. Note: installing GFCI's will prevent shock hazards to individuals but will not protect electrical equipment from wiring faults that can cause irreparable damage.

- **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.
- **Improve/Safety Issue:** Unprotected electrical cable runs noted within a 6-foot radius of the hallway attic opening. Wiring should be armored, routed aside framing or provided 'raceways' to prevent damage to the cables adjacent to the access where service personnel or equipment traversing the area present a hazard.
- **Improve:** The N-bedroom ceiling dome light did not respond and the remote for the E-bedroom ceiling/fan fixture was not located; suggest seller demonstration.
- **Improve:** The driveway and entry walkway pillar light fixtures require demonstration by the seller (phone video is sufficient to verify their operation).
- **Monitor/Safety Issue:** The recessed lights may pose a fire hazard if they are not specifically designed for installation in an insulated ceiling and require that 'baffles' be installed to hold back the loose, blown-in insulation that is encroaching upon the fixtures; suggest further review and repairs as needed.

DISCRETIONARY IMPROVEMENTS

Grounded circuits would be a desirable upgrade where ungrounded outlets exist. This will depend on electrical needs. Grounded circuits provide improved safety for the occupants and equipment protection from shock hazards.

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

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.

Heating System

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Gas
Heating System Type:	•Forced Air - Manufacturer: Payne BTU Rating: 88,000 # Of Zones: 1
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

The furnace is estimated to be 13 years old. The typical life cycle for a unit such as this is 20-25 years. Some units will last longer; others can fail prematurely. The heating system is in generally good condition, should be relatively economical and provide adequate heating capacity.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor/Improve:** Improper configuration of the forced air heating unit’s “B” vent exhaust pipe assembly may cause damage to the system or impede the discharge of combustion products presenting a safety hazard for occupants. Issues observed include: missing 1-foot vertical riser where the pipe exits the unit (after the 1-foot riser, the pipe can then transition laterally) and what appears to be less than 5-feet of total vertical pipe height. Such a configuration can prevent proper drafting of combustion products where excessive condensation will develop within the pipe causing conspicuous corrosion of the assembly which has not occurred here (after 13 years of use).
- **Monitor/Improve:** Although power cords are common in forced air heating installations, they are usually not allowed for remotely operated equipment such as these units; suggest a review of all installation documentation.
- **Note:** The forced air heating unit responded to normal operating commands.

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 the furnace heat exchanger 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 home.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•1-2 inches of Blown Material
Roof Cavity Insulation:	•None visible
Exterior Wall Insulation:	•Unknown (none suspected)
Floor Cavity Insulation:	•None visible
Roof / Attic Ventilation:	•Soffit Vents •Gable Vents •Roof Vents
Crawl Space Ventilation:	•Wall Vents

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Safety Issue:** The clothes dryer's flexible exhaust duct material within the wall/crawl space is not allowed and must be improved with the installation of a metal, smooth wall, rigid ducting run of no more than 14 feet (which may include up to two 90-degree bends, each bend accounting for 2 feet of run). The duct should not terminate within 3-feet of a building opening. Flexible ducting is prone to lint build-up, presents a fire hazard and may only used to connect the appliance to the rigid duct where both ends of the flex are within 'line-of-sight'.
- **Improve:** Attic insulation improvements are recommended. This should help to reduce heating costs and help keep the home cooler during warm weather.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper •Service Pipe Size: 1 inch
Main Valve Location:	•Exterior
Supply Piping:	•Copper •Water Pressure: 100# static
Bath Fixtures:	•2 toilets •1 soaking tub •2 shower enclosures •2 sinks
Waste Disposal System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Plastic •Galvanized Steel •Cast Iron
Cleanout Location:	•Exterior
Water Heater:	Manufacturer: Rheem •Approximately 50 gallon capacity •Approximate age: <1 years •Gas •Location: Closet
Seismic Gas Shut-Off Valve:	• _____ Yes <u> X </u> 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:** Improper strapping of the water heater noted as the unit is easily rocked. Water heaters in seismic zones must be double-strapped **snug to the wall (and if needed provided 'blocking' material between the tank and wall to prevent the unit from falling back).** The straps should be 1½ to 2" wide and located at the top and bottom third of the unit (the upper strap should be no closer than 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, each strap end secured to the 1st studs that are 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 require improvement.
- **Safety Issue:** The water heater TPR valve discharge pipe drains to the closet floor and must be routed to a conspicuous exterior location of the building and terminate vertically (facing down) between 6" and 24" above grade; suggest conforming installation.
- **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/Safety Issue:** The water heater exhaust is fitted with a reducer fitting and undersize vent diameter (the vent appears to have served the previous water heater) and should be improved as needed by a licensed plumbing contractor. Further, screws should be used at the water heater's single wall exhaust vent pipe connections as well as at the appliance draft diverter; suggest improving.
- **Improve:** As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), the installation of a pressure regulator and pressure relief valve are required. Otherwise, the plumbing system may be prone to leaks in piping, fittings or other equipment; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.
- **Improve:** Reversed hot/cold functions of the ¾ bathroom shower fixture noted; suggest improving.
- **Improve:** The laundry area waste pipe p-trap is located within the crawl space and not above the floor level as is required. Further, the waste line does not appear to be provided a 'vent stack' needed to assure a vacuum does not develop within the pipe that blocks drainage; suggest repairs by a licensed plumbing contractor. Note: The possible solution is to remove the trap, extend the ABS waste pipe within the laundry area and add a 'tee' fitting downstream of the new p-trap upon which a riser pipe can extend vertically to a location above the washer and fitted with a air admittance device.
- **Improve:** The water heater sits upon framing and requires an overflow/drip pan that drains to the exterior or garage floor; suggest improving as needed.
- **Monitor:** For the most part, the waste piping is older, shows rust blossoms, 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.

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.

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Interior Components

DESCRIPTION OF INTERIOR

Wall Finishes:	•Drywall/Plaster •Paneling
Ceiling Finishes:	•Drywall/Plaster
Floor Surfaces:	•Tile •Wood
Doors:	•Raised Panel •Pocket
Window Styles and Glazing:	•Casement •Double/Single Hung •Fixed Pane •Single Pane
Fireplace:	•Masonry Firebox •Gas
Kitchen Appliances Tested:	•Built-in Electric Oven •Gas Cooktop •Dishwasher •Waste Disposer •Exhaust Hood
Laundry Facility:	•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

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in above average condition. Typical minor flaws were observed in some areas. The majority of the doors and windows are good quality. The floors of the home are relatively level and walls are relatively plumb. The appliances are considered to be in generally good condition. All appliances that were tested responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** Although smoke alarms were noted at the bedrooms & hallway, their age was indeterminate and an additional alarm is needed just outside the S-bedroom (if the units are older than 10-years they must be replaced as they can no longer reliably detect smoke). 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.
- **Safety Issue:** Carbon Monoxide alarms are required to be installed just outside sleeping areas. 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.
- **Improve/Safety Issue:** The fireplace firebox and chimney are very dirty and has loose bricks at the rear wall. Further, there is a gap just behind the stone mantel that must be sealed, the out-dated aluminum gas connector replaced (given their propensity to leak) and a damper stop installed (a standard safety feature to minimize the possibility of exhaust gases entering the house). Further, the chimney inspectors report must be reviewed. Note: Repairs can be expensive. It is not unusual for specialists to discover additional defects that will require repair for the safe operation of this unit.
- **Improve:** The N-bedroom door rubs the frame.
- **Improve:** The full bath shower enclosure shows discolored stone tile at the low partition wall that is usually due to water infiltration (either from the surface or below the stone) that rusts the internal iron minerals apart of the stone. These can be stains can be difficult to removed where sealant improvements are likely needed at the glass panel framing mount (remove older sealant, re-apply and spray with release agent so tooling the sealant will not pull it from the crevices where applied). As well, a surface sealant for the stone (sometimes as simple as applying mineral oil) will help prevent future issues.
- **Improve:** The kitchen drawer adjacent to the refrigerator strike that appliance's door handle.
- **Monitor:** There is evidence of a prior leak below the kitchen sink where a few splatter stains were noted. This area should be monitored.
- **Monitor:** The N-bedroom E-window upper sash has a cracked pane.
- **Monitor:** Evidence of patching of the interior finish was detected as is expected for a home this age.
- **Monitor:** The living room wood floor has a few long marks that appear to have been caused by a blade used to remove carpet.

Environmental Issues

- **Monitor:** Based on the age of this building, there is near certainty 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.

LIMITATIONS OF INTERIOR INSPECTION

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.

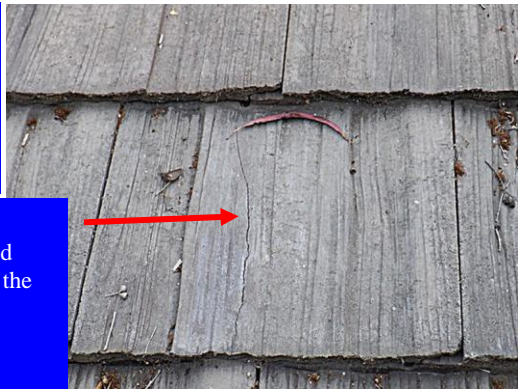
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

Assorted Photos



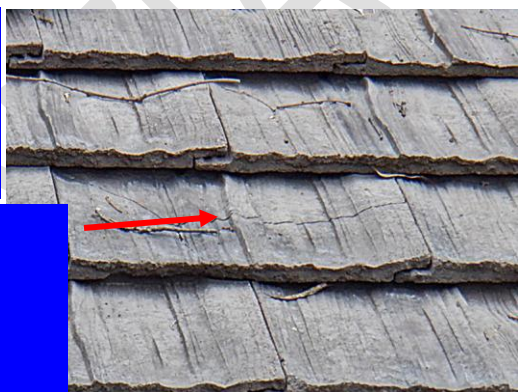
The garage roof E-slope has a separated tile...

...and other tiles were noted to have developed cracks such as again at the garage E-slope...



...dining area NW-hip...

...and foyer area



As well, built-up foliage...

...must be removed



The water heater and forced air heater exhaust vent pipes are sealed to the flashing...

...where 'storm collars' are preferred



Assorted Photos



The W-gable wood siding is weathered...



...the water heater closet door and casing are damaged...



...and some of the windows are missing glazing



The front lawn has damaged electrical fixtures...



...and a conduit at the N-bedroom N-exterior wall is heavily corroded



The exterior wall brick skirt has a few loose bricks...

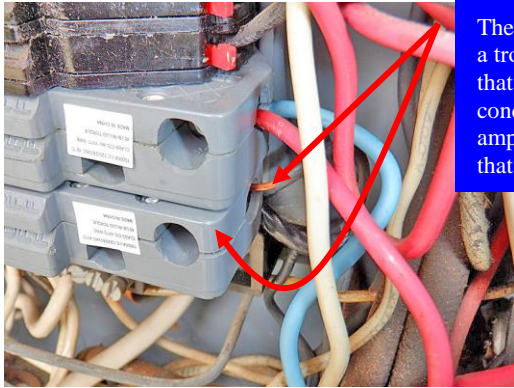


...that should be secured



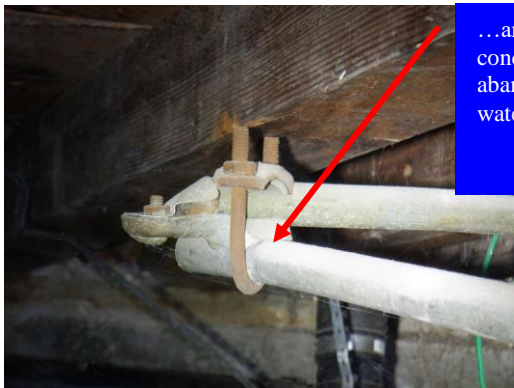
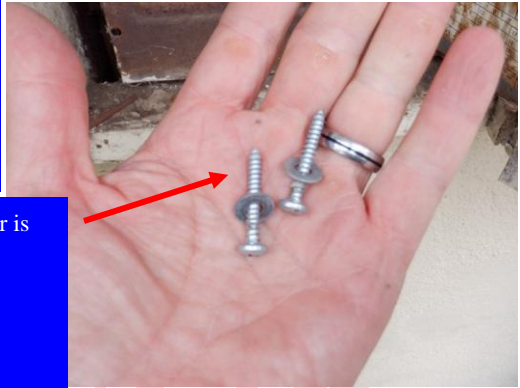
The water heater exhaust venting system has a reducer fitting and re-uses the corroded vent pipe that served the previous water heater

Assorted Photos



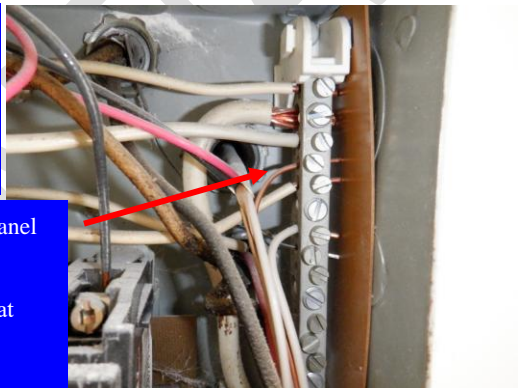
The main electrical panel is a troublesome 'Zinsco' unit that also has a 14-gauge conductor rated for 15-amps at a 20-amp breaker that itself is off-set

Further, the panel cover is fastened with pointed screws...



...and its earth grounding conductor is terminated at abandoned galvanized water pipe

The garage electrical panel has a bare copper 'equipment grounding conductor' terminated at the neutral bar



The vehicle door S-torsion pole drum is rolling against electrical conduit and missing lag screws at the wall mount

The garage attic fire separation wall is damaged



The attic has vermin activity given the two carcasses...

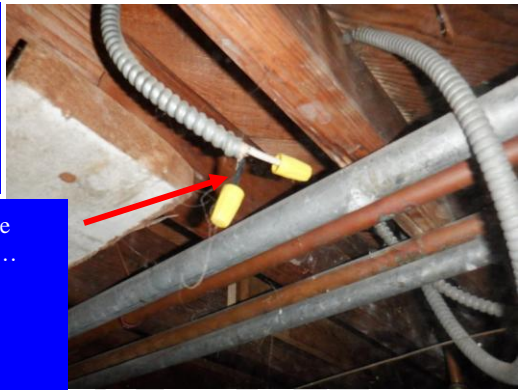
...and remnants present



Assorted Photos



The hallway attic pull down ladder has a loose folding hinge



The kitchen crawl space has exposed wire ends...



...at two areas...



...and open electrical boxes were noted at the dining room crawl space...



...and 3/4-bath crawl space



The older waste piping is exhibiting rust and corrosion



The fireplace hearth extension form boards were not removed

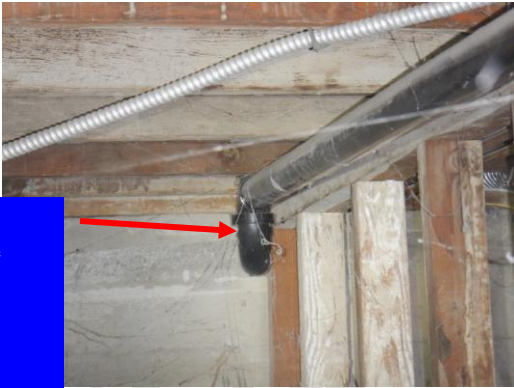


The kitchen crawl space has an added post with under-sized 'girder' when two posts are needed with a box girder as well as proper footings and framing hardware

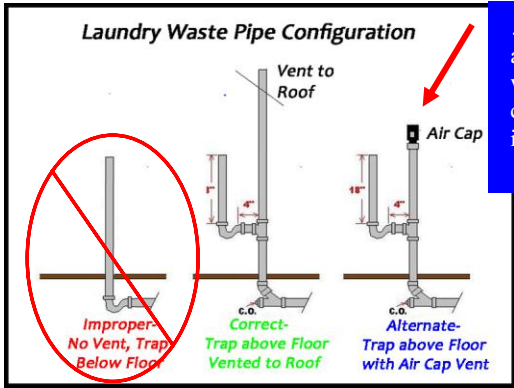
Assorted Photos



The 3/4-bath toilet area has a cut-through framing block



The laundry area waste pipe p-trap is below the floor...



...which is prohibited as it also lacks a vent where the alternate configuration see here is an improvement



The N-bedroom NW-corner wall outlet is loose



The dining area windows lack crank hardware



The fireplace mantle has a gap along the backside of its perimeter...

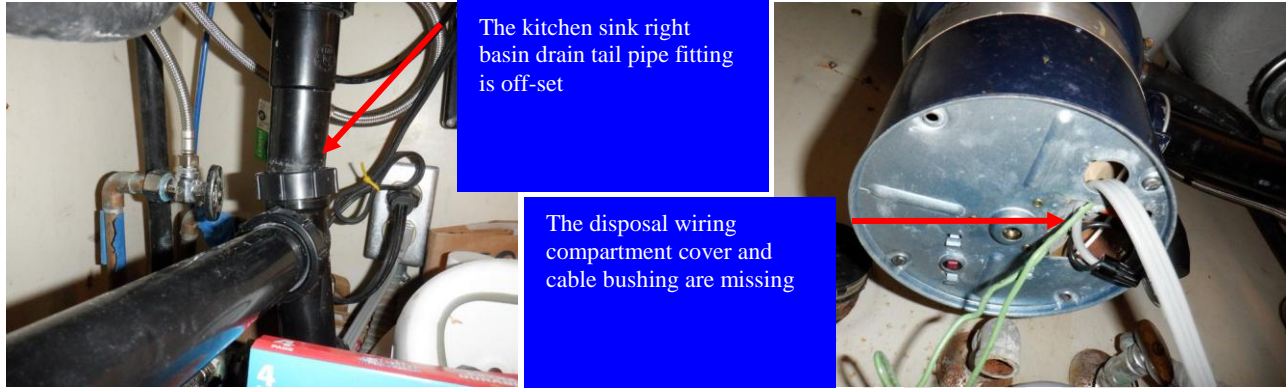


...and the loose rear wall blocks can be pushed causing powdered mortar to fall from the joints



The full bath shower partition wall tile show water saturation

Assorted Photos



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RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

Part I. Definitions and Scope

These Standards of Practice provide guidelines for a *real estate inspection* and define certain terms relating to these *inspections*. *Italicized words* in these Standards are defined in Part IV, Glossary of Terms.

- A. A *real estate inspection* is a survey and basic *operation* of the *systems and components* of a *building* which can be reached, entered, or viewed with out 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 lives. 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*.

Part II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems and components* or a *representative number* of multiple similar *components* listed in SECTIONS 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

SECTION 1 – Foundation, Basement, and Under-floor Areas

- A. Items to be *inspected*:
1. Foundation *system*
 2. Floor framing *system*
 3. Under-floor ventilation
 4. Foundation anchoring and cripple wall bracing
 5. Wood separation from soil
 6. Insulation
- B. The *Inspector* is not required to:
1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
 2. *Determine* the composition or energy rating of insulation materials

SECTION 2 – Exterior

- A. Items to be *inspected*:
1. Surface grade directly adjacent to the *buildings*
 2. Doors and windows
 3. Attached decks, porches, patios, balconies, stairways, and their enclosures
 4. Wall cladding and trim
 5. Portions of walkways and driveways that are adjacent to the *buildings*
- B. The *Inspector* is not required to:
1. *Inspect* door or window screens, shutters, awnings, or security bars
 2. *Inspect* fences or gates or *operate* automated door or gate openers or their *safety devices*
 3. Use a ladder to *inspect systems or components*

SECTION 3 – Roof Covering

- A. Items to be inspected:
1. Covering
 2. Drainage
 3. Flashings
 4. Penetrations
 5. Skylights
- B. The *Inspector* is not required to:
1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
 2. Warrant or certify that roof *systems, coverings, or components* are free from leakage

SECTION 4 – Attic Areas and Roof Framing

- A. Items to be *inspected*:

1. Framing
2. Ventilation
3. Insulation

- B. The *Inspector* is not required to:

1. *Inspect* mechanical attic ventilation *systems or components*
2. *Determine* the composition or energy rating of insulation materials

SECTION 5 – Plumbing

- A. Items to be *inspected*:
1. Water supply piping
 2. Drain, waste, and vent piping
 3. Faucets and *fixtures*
 4. Fuel gas piping
 5. Water heaters
 6. *Functional flow and functional drainage*
- B. The *Inspector* is not required to:
1. Fill any *fixture* with water or *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
 2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems or components*
 3. *Inspect* whirlpool baths, steam showers, or sauna *systems or components*
 4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
 5. *Inspect* wells or water treatment *systems*

SECTION 6 – Electrical

- A. Items to be *inspected*:
1. Service equipment
 2. Electrical panels
 3. Circuit wiring
 4. Switches, receptacles, outlets, and lighting *fixtures*
- B. The *Inspector* is not required to:
1. *Operate* circuit breakers or circuit interrupters
 2. Remove cover plates
 3. *Inspect* de-icing *systems or components*
 4. *Inspect* private or emergency electrical supply *systems or components*

SECTION 7 – Heating and Cooling

- A. Items to be *inspected*:
1. Heating equipment
 2. Central cooling equipment
 3. Energy source and connections
 4. Combustion air and exhaust vent *systems*
 5. Condensate drainage
 6. Conditioned air distribution *systems*
- B. The *Inspector* is not required to:
1. *Inspect* heat exchangers or electric heating elements
 2. *Inspect* non-central air conditioning units or evaporative coolers
 3. *Inspect* radiant, solar, hydronic, or geothermal *systems or components*
 4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
 5. *Inspect* electronic air filtering or humidity control *systems or components*

SECTION 8 – Fireplaces and Chimneys

- A. Items to be *inspected*:
1. Chimney exterior
 2. Spark arrester
 3. Firebox
 4. Damper
 5. Hearth extension
- B. The *Inspector* is not required to:
1. *Inspect* chimney interiors
 2. *Inspect* fireplace inserts, seals, or gaskets
 3. *Operate* any fireplace or *determine* if a fireplace can be safely used

SECTION 9 – Building Interior

- A. Items to be *inspected*:
1. Walls, ceilings, and floors
 2. Doors and windows
 3. Stairways, handrails, and guardrails
 4. Permanently installed cabinets
 5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers

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6. Absence of smoke or carbon monoxide alarms
7. Vehicle doors and openers
- B. The Inspector is **not** required to:
 1. *Inspect* window, door, or floor coverings
 2. *Determine* whether a *building* is secure from unauthorized entry
 3. Operate or test smoke or carbon monoxide alarms or vehicle door safety devices
 4. Use a ladder to *inspect systems or components*

Part III. Limitations, Exceptions, and Exclusions

A. The following are excluded from a real estate inspection:

1. *Systems or components* of a *building*, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be inspected
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems or components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems or components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building, system, or component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system or component* of a *building*, complex, adjoining property, or neighborhood
10. *Conditions* related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building, system, or component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems or components*
18. Fire extinguishing and suppression *systems and components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system, component, or appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*

21. *Operating* shutoff valves or *shutting down* any *system or component*
22. Dismantling any *system, structure, or component* or removing access panels other than those provided for homeowner maintenance

B. The Inspector may, at his or her discretion:

1. *Inspect* any *building, system, component, appliance, or improvement* not included or otherwise excluded by these Standards of Practice. Any such inspection shall comply with all other provisions of these Standards.
2. Include photographs in the written report or take photographs for Inspector's reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

Part IV. Glossary of Terms

*NOTE: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a *specific function*

Building: The subject of the *inspection* and its *primary parking structure*

Component: A part of a *system, appliance, fixture, or device*

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a *real estate inspection*

Device: A *component* designed to perform a particular task or *function*

Fixture: A plumbing or electrical *component* with a fixed position and *function*

Function: The normal and characteristic purpose or action of a *system, component, or device*

Functional Drainage: The ability to empty a plumbing *fixture* in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

Inspect: Refer to Part I, "Definition and Scope", Paragraph A

Inspector: One who performs a *real estate inspection*

Normal User Control: Switch or other *device* that activates a *system or component* and is provided for use by an occupant of a *building*

Operate: Cause a *system, appliance, fixture, or device* to *function* using *normal user controls*

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A *building* that an *Inspector* has agreed to *inspect*

Primary Parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A

Representative Number: Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

Safety Hazard: A *condition* that could result in significant physical injury

Shut Down: Disconnected or turned off in a way so as not to respond to *normal user controls*

System: An assemblage of various *components* designed to *function* as a whole

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

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rev:11.1.12

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