

# Building Inspection Report

**4140 Admirable Dr., Rancho Palos Verdes, CA**

---

**Inspection Date:**  
11/28/17 9:00am

**Prepared For:**  
Linda Hilgart (property heir)

**Prepared By:**  
Beachside Property Inspection, LLC  
5318 E. 2<sup>nd</sup> St., #707  
Long Beach, CA, 90803  
ph. (562) 433-2288

**Inspector:**  
Marc Morin



# Table Of Contents

---

<b>REPORT OVERVIEW</b>	<b>3</b>
<b>STRUCTURAL COMPONENTS</b>	<b>7</b>
<b>ROOFING SYSTEM</b>	<b>9</b>
<b>EXTERIOR COMPONENTS</b>	<b>10</b>
<b>ELECTRICAL SYSTEM</b>	<b>12</b>
<b>HEATING SYSTEM</b>	<b>14</b>
<b>INSULATION / VENTILATION</b>	<b>15</b>
<b>PLUMBING SYSTEM</b>	<b>16</b>
<b>INTERIOR COMPONENTS</b>	<b>18</b>
<b>ASSORTED PHOTOS</b>	<b>20</b>

---

# Report Overview

## THE HOUSE IN PERSPECTIVE

---

This is a furnished (vacant), single level, 50+ 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 (foundation repairs/seismic retrofit, copper re-pipe, water heater replaced/relocated, forced air heater replaced, master bath remodel, roofs, 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.

The subject property is situated on a hillside prone to movement. An evaluation of soil stability is outside the scope of this inspection. Client is advised to obtain further information from a geologist and/or soils engineer.

## INSPECTION/PRESENTATION ATTENDEES

---

Client       Client's Representative

## 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. **Major Improve:** The kitchen sub-floor was ‘re-leveled’ by seismic retrofit specialists who lifted the assembly off the foundation walls where the floor girders were provided new post/pier assemblies and the sill plate (lowest horizontal framing member bearing upon the foundation wall) was secured to the wall with added foundation plates. The issues here are the resultant large gaps at the girder ends which no longer bear upon their provided wall-pockets and that the sill plate is now ‘floating’ above the wall (slick plastic shims and wood wedges fill some areas). The perimeter wood framed walls should be provided contiguous compression load paths upon the foundation wall top face which is usually addressed with the injection of non-shrink grout as well as added wood pads within the girder wall pockets; suggest repairs by a licensed foundation specialist as needed to the provide the proper lateral resistance and compression load paths of this assembly.

2. **Major Improve:** The concrete foundation shows a number of separating vertical cracks throughout the perimeter with gaps wide enough to indicate continuing structural movement. A number of these cracks appear to be candidates for epoxy fill and metal strapping which will stabilize the foundation and help prevent further movement (some of the cracks have been strapped and filled at the kitchen area). It is highly unlikely these cracks would lead to a structural failure in static conditions, but their continued movement will crack the interior/exterior finishes; suggest repairs by a licensed foundation specialist.
3. **Major Improve/Safety Issue:** The “Pushmatic” main electrical panel is an older component with known reliability issues that feature both breaker and buss-bar configurations/design long abandoned by manufactures. As well this unit exhibits a well known safety defect where two breakers indicating they are ‘off’ are in fact ‘on’, and other issues such as a ‘double-tapped’ breaker terminal (each circuit conductor is to be served by a separate breaker) and unused breaker openings that are not capped. The performance/reliability of these older units is considered to be fully depreciated and should be immediately replaced by a licensed electrical contractor.
4. **Safety Issue:** Exposed cable/improper wiring noted at the laundry room cabinet to the left of the washer (the cabinet was built over a wall switch that was relocated to the cabinet exterior) that presents a shock/fire hazard. All visible wiring must be enclosed within flexible or rigid metal conduit with connections in covered junction boxes; suggest conforming installation.
5. **Safety Issue:** Exposed cable/improper wiring noted powering the kitchen countertop food center. All visible wiring must be enclosed within flexible or rigid metal conduit with connections in covered junction boxes; suggest conforming installation.
6. **Safety Issue:** Exposed non-metallic electrical distribution cable/improper wiring noted at the garage interior as well as exposed strand wiring & connection at the added light fixtures. All visible wiring must be enclosed within flexible or rigid metal conduit with connections in covered junction boxes for the prevention of shock & fire hazards; suggest repairs by a licensed electrical contractor.
7. **Safety Issue:** Improper use of thinly insulated circuit strand wiring (intended for indoor applications) noted providing overhead electrical service to the garage prevents shock & fire hazards (as well, the wiring also lacks sufficient ground clearance); suggest proper installation of “service entrance” conductors at least 10-feet above walkways by a licensed electrical contractor.
8. **Safety Issue:** A Carbon Monoxide alarm is 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.
9. **Safety Issue:** An exposed electrical wiring connection (“running splice”) was noted at the kitchen attic space present shock & fire hazards; all electrical connections must be made within covered junction boxes; suggest repairs by a licensed electrical contractor.
10. **Safety Issue:** Smoke alarms are needed at the bedrooms & hallway. 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.
11. **Safety Issue:** The garage door opener is older and was not tested for verification of a tactile automatic reverse feature under resistance to closing. As well, the opener lacks optical auto-reverse sensors located between 4 and 6 inches from the garage floor. *There is a serious risk of injury, particularly to children, subjected to a door lacking these features that* should be dealt with immediately. Further, the automatic garage door motor should be mounted with heavy gauge angel-iron, the wall controls for the automatic opener should be located where it provides full view of the vehicle door and 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 repairs by a licensed specialist.
12. **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at all outlets located at the exterior, garage, bathrooms and all kitchen countertop (or exposed cabinet) areas. 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.
13. **Safety Issue:** The main electrical distribution panel ground conductor’s earth electrode connection could not be verified. *This is an essential safety component of the electrical system that requires further review by a licensed electrical contractor.* The connection to the earth electrode is required to be easily accessible and visible.
14. **Safety Issue:** The master bath GFCI outlet could not be tripped with test equipment indicating a damaged unit or improper wiring that presents a shock hazard and requires immediate repairs by a licensed electrical contractor.
15. **Improve/Safety Issue:** The fireplace firebox and chimney are dirty and should be inspected/cleaned by a licensed specialist prior to the close of escrow or contingency period. Further, the fireplace damper is jammed closed, there was no ‘damper stop’ (a standard safety feature to minimize the possibility of exhaust gases entering the house). 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:** Voids in the roof gravel were observed on the membranes at the garage and home which leads to a shortened life expectancy and increases the potential for ultraviolet damage to the membrane. Missing gravel should be replaced by a licensed roofing contractor. **Note:** Prior repairs to the home's roofing are evident. As well, the flashings are older and should be monitored. The underside of the garage and house roofs both show water stains indicating previous leaks.
17. **Improve:** A new rain cap/vermin screen should be installed on the masonry chimney (the unit here has lost its rain cap).
18. **Improve:** An "S" trap has been used at the master bath left sink. Ideally, S traps should be replaced as they are subject to siphoning that can result in sewer gases entering the home. As well, the laundry area drain pipe has a 'running' trap (a trap set within a long lateral run verses at the base of a vertical transition to horizontal run); suggest repairs by a licensed plumbing contractor.
19. **Improve:** The master bath right sink drain leaks (a plastic bag has been taped around the pipe to capture the water); suggest repairs by a licensed plumbing contractor.
20. **Improve:** Evidence of subterranean wood destroying insect activity was observed at the master bathroom's S-foundation wall where a cellulose mud tube was observed upon the wall; suggest further assessment by a licensed pest control operator prior to the close of escrow or contingency period.
21. **Improve:** The dining room sliding glass door is difficult to roll, has a loose frame (the side the handle mounts to) and the opening is out-of-square.
22. **Improve:** The fireplace has settled independent of the home resulting is a large gap developing between it and the dining area partition wall abutment. Inspection of the crawl space revealed a vertical foundation wall crack that aligns with this area; suggest improving the interior finishes as needed to mask the off-set.
23. **Improve:** The forced air heating unit's dirty air filter should be replaced.
24. **Improve:** The garage is prone to water infiltration due to poor drainage where sandbags were noted at the service door to prevent water entry. As well, water ponds against the N-wall and the built-up soil at the rear wall of the building is against the wood framing which should be excavated. This detached building requires comprehensive perimeter drainage improvements by a licensed specialist. Note: the garage's cracked floor and off-set service door opening are symptomatic of the dynamic site conditions.
25. **Improve:** The gutters require cleaning as they have built-up roof rock. As well, additional gutters and downspouts are needed and the downspout(s) should discharge water at least five (5) feet from the house. Storm water should flow away from the building at the point of discharge.
26. **Improve:** The kitchen sink drain trap arm is prone to leaks given the corrosion at the pipe and the stains/damage at the cabinet finishes.
27. **Improve:** The master bath shower neck is not snug to or sealed at the wall and requires improvement to prevent water infiltration.
28. **Improve:** The newer heating system's contemporary thermostat was activated but the unit not respond which this inspector may have improperly operated (the thermostat was flashing the 'low battery' icon).
29. **Improve:** The textured elastomeric finish applied to the stucco and eaves was noted to be blistered and peeling at the S-facing walls (thermal cycling can 'pop' this material off the substrate if rigorous adherence to the required preparation process is not followed prior to applying the finish); suggest improving as needed.
30. **Improve:** The toilets at the hall bath and master are loose at the floor which can deform the wax ring and allow water and sewer gas seepage; suggest a review of the pest report as well as securing the toilet and/or replacing the wax ring as well as caulking the base by a licensed plumbing contractor.
31. **Improve:** The wood deck boards showing weathering and some termite damage. As well, steps are poorly configured given the exposed stringers upon the treads that present trip hazards.
32. **Improve:** Waste pipe leaks at the crawl space were noted at the hall bath sink drain and that tub/shower drain. As well, the master bath's 'newer' ABS waste piping appears to lack sufficient slope where passing below that tub; suggest repairs by a licensed plumbing contractor. Note: for the most part, the waste piping is older, shows rust blossoms, past 'pin-hole' leaks, 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.

## 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.**

**A Note Concerning Vacant Homes:** Long term unoccupied buildings, remodeled or new construction including all components/systems which are put into full service by new occupants can develop immediate problematic issues including plumbing leaks, shower pan leaks, mechanical & electrical failures, etc., that could not be determined during a property inspection due to limited loads and stresses of a single individual operating those systems and components within the scope of established property inspection standards of care. All property will require repairs at varying costs in varying timelines, however, a vacant property returned to full service can exhibit the need for immediate repairs while not having any related observable defects just prior to failure.

# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

---

<b>Foundation:</b>	•Poured Concrete •Crawl Space Configuration •Crawl Space Access: Exterior •Crawl Space Method Of Inspection: Entered
<b>Floor Structure:</b>	•Wood Columns •Wood Floor Beams •Plywood Sub Floor
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters
<b>Roof Sheathing:</b>	•Plywood
<b>Attic Access Location:</b>	•Hallway •Attic Method Of Inspection: Entered - Inaccessible Areas

## STRUCTURAL COMPONENT OBSERVATIONS

---

The spans of all visible joists appear to be within acceptable limits. As is expected of homes of this age, the building exhibits many 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. Unless substantial renovation is anticipated, it is important that one have an “old house mentality” when it comes to living in a home of this nature.

### RECOMMENDATIONS / OBSERVATIONS

- **Major Improve:** The kitchen sub-floor was ‘re-leveled’ by seismic retrofit specialists who lifted the assembly off the foundation walls where the floor girders were provided new post/pier assemblies and the sill plate (lowest horizontal framing member bearing upon the foundation wall) was secured to the wall with added foundation plates. The issues here are the resultant large gaps at the girder ends which no longer bear upon their provided wall-pockets and that the sill plate is now ‘floating’ above the wall (slick plastic shims and wood wedges fill some areas). The perimeter wood framed walls should be provided contiguous compression load paths upon the foundation wall top face which is usually addressed with the injection of non-shrink grout as well as added wood pads within the girder wall pockets; suggest repairs by a licensed foundation specialist as needed to the provide the proper lateral resistance and compression load paths of this assembly.
- **Major Improve:** The concrete foundation shows a number of separating vertical cracks throughout the perimeter with gaps wide enough to indicate continuing structural movement. A number of these cracks appear to be candidates for epoxy fill and metal strapping which will stabilize the foundation and help prevent further movement (some of the cracks have been strapped and filled at the kitchen area). It is highly unlikely these cracks would lead to a structural failure in static conditions, but their continued movement will crack the interior/exterior finishes; suggest repairs by a licensed foundation specialist.
- **Improve:** Evidence of subterranean wood destroying insect activity was observed at the master bathroom’s S-foundation wall where a cellulose mud tube was observed upon the wall; suggest further assessment by a licensed pest control operator prior to the close of escrow or contingency period.
- **Monitor:** Water stains were noted at various areas of the sub-floor. These can represent past leaks from bath, kitchen, laundry area, water heater areas, etc. All accessible areas investigated were dry to the touch.
- **Monitor:** The interior walls and some ceiling areas exhibit cracks and off-sets consistent with site settlement. The wall cracks are likely due of foundation wall cracks, off-sets where the framing spans from one foundation wall to another or from girder system to walls where their differential movement (due to seismic activity, stress or settlement) transitions through the framing. Note: The interior wall cracks will likely be re-occurring.
- **Monitor:** Seismic upgrades/retrofitting of the original structure were observed. Client is urged to secure any applicable plans, permits and certificates of completion in reference to this section of the foundation within the inspection contingency period.

## 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:

- 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.



# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

---

<b>Roof Covering:</b>	•Built Up •Number of roofing layers observed: One
<b>Chimneys:</b>	•Masonry •Lined
<b>Gutters and Downspouts:</b>	•Metal
<b>Method of Inspection:</b>	•Walked On Roof

## ROOFING OBSERVATIONS

---

The roofing is considered to be in fair condition. It is recommended that roofing materials be removed prior to re-roofing.

### RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Voids in the roof gravel were observed on the membranes at the garage and home which leads to a shortened life expectancy and increases the potential for ultraviolet damage to the membrane. Missing gravel should be replaced by a licensed roofing contractor. **Note:** Prior repairs to the home's roofing are evident. As well, the flashings are older and should be monitored. The underside of the garage and house roofs both show water stains indicating previous leaks.
- **Improve:** A new rain cap/vermin screen should be installed on the masonry chimney (the unit here has lost its rain cap).
- **Improve:** The gutters require cleaning as they have built-up roof rock. As well, additional gutters and downspouts are needed and the downspout(s) should discharge water at least five (5) feet from the house. Storm water should flow away from the building at the point of discharge.
- **Improve:** Chimney elevations 30 inches or wider and facing up-slope require a "cricket" (contoured flashing that diverts the water around the chimney); suggest monitoring for improvements.

## 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

---

<b>Lot Grading:</b>	•Terraced Slope
<b>Driveways:</b>	•Concrete
<b>Walkways / Patios:</b>	•Concrete •Stone
<b>Retaining Walls:</b>	•Unit Masonry
<b>Fencing:</b>	•Wood •Chain Link •Masonry
<b>Sprinkler System:</b>	•Automatic Timers (Not Tested)
<b>Porches, Decks, and Steps:</b>	•Wood •Concrete
<b>Soffit and Fascia:</b>	•Wood
<b>Wall Cladding:</b>	•Wood Siding •Stucco •Stone
<b>Window Frames:</b>	•Wood
<b>Entry Doors:</b>	•Wood •Sliding Glass
<b>Overhead Garage Door:</b>	•Wood Tilt-up •Automatic Opener Installed

## EXTERIOR OBSERVATIONS

---

The exterior of the home shows signs of normal wear and tear for a home of this age and construction. 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 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:** The garage door opener is older and was not tested for verification of a tactile automatic reverse feature under resistance to closing. As well, the opener lacks optical auto-reverse sensors located between 4 and 6 inches from the garage floor. ***There is a serious risk of injury, particularly to children, subjected to a door lacking these features that*** should be dealt with immediately. Further, the automatic garage door motor should be mounted with heavy gauge angel-iron, the wall controls for the automatic opener should be located where it provides full view of the vehicle door and 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 repairs 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.
- **Safety Issue:** A low steel post abutting the driveway presents a trip/impaling hazard.
- **Improve:** The entry steps have off-sets that present a trip hazard; suggest improving as needed.
- **Improve:** The textured elastomeric finish applied to the stucco and eaves was noted to be blistered and peeling at the S-facing walls (thermal cycling can 'pop' this material off the substrate if rigorous adherence to the required preparation process is not followed prior to applying the finish); suggest improving as needed.
- **Improve:** Discharge from the roof, down spouts, 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; suggest improving as needed.
- **Improve:** The wood deck boards showing weathering and some termite damage. As well, steps are poorly configured given the exposed stringers upon the treads that present trip hazards.
- **Improve:** The chain link fencing is leaning at areas.
- **Improve:** Various screens are damaged/missing; suggest repair as needed.
- **Improve:** The garage is prone to water infiltration due to poor drainage where sandbags were noted at the service door to prevent water entry. As well, water ponds against the N-wall and the built-up soil at the rear wall of the building is against the wood framing which should be excavated. This detached building requires comprehensive perimeter

drainage improvements by a licensed specialist. Note: the garage's cracked floor and off-set service door opening are symptomatic of the dynamic site conditions.

- **Monitor:** The W-retaining wall shows evidence of movement. This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the property.
- **Monitor:** The garage floor slab has typical cracks. This is usually the result of shrinkage and/or settling of the pad which is not a structural component.
- **Monitor:** Cracks/settling noted at sections of the walkways & porches due to the soil conditions (the driveway and apron have been replaced).
- **Monitor:** A number of cracks were noted at various sections of the exterior stucco wall finish reflected foundation cracks that are likely due to on-going 'soil-creep' that appears characteristic of this site/neighborhood. As well, the stone cladding at the entry stop has pulled away from the wall (this heavy cladding usually lacks a footing and will move independent of the structure); please see the structure page.
- **Monitor:** The property is provided a lot drainage system consisting of field drains and subterranean drain lines. The street curb was inspected to verify that drain outlets are present. The function of these systems is outside the scope of a property inspection so the seller should be consulted as to their past performance as a back-up of this system can lead to standing water and possible water entry/damage within the building

## **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:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.
- Storage in the garage restricted the inspection.

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

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

---

<b>Size of Electrical Service:</b>	•100 Amps, 120/240 Volt Main Service
<b>Service Entrance Wires:</b>	•Overhead
<b>Main Disconnect:</b>	•Breakers •Located SE-corner of the home •Main Service Rating 100 Amps
<b>Service Ground:</b>	•Copper •Ground Connection Not Visible
<b>Main Distribution Panel:</b>	•Breakers •Located SE-corner of the home •Panel Rating 100 Amps
<b>Distribution Wiring:</b>	•Copper
<b>Receptacles:</b>	•Ungrounded
<b>Ground Fault Circuit Interrupters:</b>	•Master Bathroom

## 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 visible wiring within the home is copper. This is a good quality electrical conductor.

### RECOMMENDATIONS / OBSERVATIONS

- **Major Improve/Safety Issue:** The “Pushmatic” main electrical panel is an older component with known reliability issues that feature both breaker and buss-bar configurations/design long abandoned by manufactures. As well this unit exhibits a well known safety defect where two breakers indicating they are ‘off’ are in fact ‘on’, and other issues such as a ‘double-tapped’ breaker terminal (each circuit conductor is to be served by a separate breaker) and unused breaker openings that are not capped. The performance/reliability of these older units is considered to be fully depreciated and should be immediately replaced by a licensed electrical contractor.
- **Safety Issue:** An exposed electrical wiring connection (“running splice”) was noted at the kitchen attic space present shock & fire hazards; all electrical connections must be made within covered junction boxes; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** Exposed cable/improper wiring noted at the laundry room cabinet to the left of the washer (the cabinet was built over a wall switch that was relocated to the cabinet exterior) that presents a shock/fire hazard. All visible wiring must be enclosed within flexible or rigid metal conduit with connections in covered junction boxes; suggest conforming installation.
- **Safety Issue:** Exposed non-metallic electrical distribution cable/improper wiring noted at the garage interior as well as exposed strand wiring & connection at the added light fixtures. All visible wiring must be enclosed within flexible or rigid metal conduit with connections in covered junction boxes for the prevention of shock & fire hazards; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** Improper use of thinly insulated circuit strand wiring (intended for indoor applications) noted providing overhead electrical service to the garage prevents shock & fire hazards (as well, the wiring also lacks sufficient ground clearance); suggest proper installation of “service entrance” conductors at least 10-feet above walkways 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, garage, bathrooms and all kitchen countertop (or exposed cabinet) areas. 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:** Exposed cable/improper wiring noted powering the kitchen countertop food center. All visible wiring must be enclosed within flexible or rigid metal conduit with connections in covered junction boxes; suggest conforming installation.
- **Safety Issue:** The main electrical distribution panel ground conductor’s earth electrode connection could not be verified. *This is an essential safety component of the electrical system that requires further review by a licensed electrical contractor.* The connection to the earth electrode is required to be easily accessible and visible.
- **Safety Issue:** The master bath GFCI outlet could not be tripped with test equipment indicating a damaged unit or improper wiring that presents a shock hazard and requires immediate repairs by a licensed electrical contractor.
- **Improve/Safety Issue:** The kitchen disposal unit’s flexible metal electrical conduit is no longer allowed. Disposals require a power cord and outlet; suggest repairs by a licensed electrical contractor.
- **Improve:** The exterior wall outlet serving the water conditioner/softener is utilized by a power cord but lacks a bubble cover for weather protection.

- **Improve:** The microwave oven and kitchen exhaust hood power cords pass through the top of their cabinets to an unknown power connection. Plug & cord appliances must have the outlet within sight of the equipment; suggest repairs by a licensed electrical contractor.
- **Improve:** The unused breaker openings in the main electrical distribution panel should be covered.
- **Monitor:** ‘Bonding’ the gas supply pipe to the cold & hot water piping has been provided. “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.
- **Monitor:** Common for the age of the home, outlets are not within 3-feet of all bath sink rims; suggest improving 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

---

<b>Primary Energy Source:</b>	•Gas
<b>Heating System Type:</b>	•Forced Air - <b>Manufacturer:</b> Kenmore <b>BTU Rating:</b> 69,000 <b># Of Zones:</b> 1
<b>Heat Distribution Methods:</b>	•Ductwork
<b>Other Components:</b>	•Electric Heat Ceiling Coils (full and master bath)

## HEATING OBSERVATIONS

---

The furnace is estimated to be 4 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, when compared to systems of a similar age and configuration. Heating a home with this type of heating system should be relatively economical. Adequate heating capacity is provided by the system.

### RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The newer heating system's contemporary thermostat was activated but the unit not respond which this inspector may have improperly operated (the thermostat was flashing the 'low battery' icon).
- **Improve:** The forced air heating unit's dirty air filter should be replaced.
- **Improve:** The master bathroom ceiling heating coil unit lacks a screen.
- **Improve:** The forced air heating system's duct box atop the equipment has detaching insulation wrap that decreases the system's efficiency.
- **Monitor:** The heating system ductwork insulation likely contains a suspected asbestos material; further evaluation may be obtained from an asbestos abatement company or testing laboratory.

## 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

---

<b>Attic Insulation:</b>	•2+ inches Fiberglass
<b>Roof Cavity Insulation:</b>	•None visible
<b>Exterior Wall Insulation:</b>	•Unknown
<b>Floor Cavity Insulation:</b>	•None visible
<b>Roof / Attic Ventilation:</b>	•Roof Vents •Soffit Vents
<b>Crawl Space Ventilation:</b>	•Wall Vents

## INSULATION / VENTILATION OBSERVATIONS

---

As is typical of homes of this age and construction, insulation levels are relatively modest.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve/Safety Issue:** The attic insulation has exposed paper facing. This 'double-faced' insulation exposes the combustible paper to the spread of an attic fire and is now prohibited. Blown insulation can be added over this material to prevent its exposure.

## 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

---

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper •Service Pipe Size: 1 inch
<b>Main Valve Location:</b>	•Exterior
<b>Supply Piping:</b>	•Copper •Water Pressure: 80# static
<b>Bath Fixtures:</b>	•3 toilets •2 tub/shower enclosures •5 sinks
<b>Waste Disposal System:</b>	•Public Sewer System
<b>Drain / Waste / Vent Piping:</b>	•Plastic •Galvanized Steel •Cast Iron
<b>Cleanout Location:</b>	•Crawl Space •Exterior
<b>Water Heater:</b>	<b>Manufacturer:</b> Sears •Approximately 40 gallon capacity •Approximate age: 4 years •Gas •Location: Exterior Cabinet
<b>Seismic Gas Shut-Off Valve:</b>	• _____ 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:** All exterior hose bibs should provided vacuum breakers to prevent hose water from being drawn back into the home's water supply system.
- **Improve:** Waste pipe leaks at the crawl space were noted at the hall bath sink drain and that tub/shower drain. As well, the master bath's 'newer' ABS waste piping appears to lack sufficient slope where passing below that tub; suggest repairs by a licensed plumbing contractor. Note: for the most part, the waste piping is older, shows rust blossoms, past 'pin-hole' leaks, 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.
- **Improve:** The forced heating unit gas supply pipe requires a 'sediment trap' directly upstream of the appliances gas control body (as noted at the water heater). 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.
- **Improve:** Improper strapping of the water heater noted. Although the unit is double-strapped snug to the wall which resisted any horizontal movement when pushed, each of the four strap ends must be secured to the 1<sup>st</sup> studs that are not directly behind the unit (here, the wall anchors are behind the width of the tank).
- **Improve:** The toilets at the hall bath and master are loose at the floor which can deform the wax ring and allow water and sewer gas seepage; suggest a review of the pest report as well as securing the toilet and/or replacing the wax ring as well as caulking the base by a licensed plumbing contractor.
- **Improve:** An "S" trap has been used at the master bath left sink. Ideally, S traps should be replaced as they are subject to siphoning that can result in sewer gases entering the home. As well, the laundry area drain pipe has a 'running' trap (a trap set within a long lateral run verses at the base of a vertical transition to horizontal run); suggest repairs by a licensed plumbing contractor.
- **Improve:** The master bath right sink drain leaks (a plastic bag has been taped around the pipe to capture the water); suggest repairs by a licensed plumbing contractor.
- **Improve:** The master bath shower neck is not snug to or sealed at the wall and requires improvement to prevent water infiltration.
- **Improve:** The gas range is provided 'linked' flexible gas connectors when only a single flexible connector is allowed.
- **Improve:** The kitchen sink drain trap arm is prone to leaks given the corrosion at the pipe and the stains/damage at the cabinet finishes.
- **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.
- **Monitor:** The front entry walkway gas lantern was inoperative and noted to have its gas supply shut-off. Further, its steel gas pipe was noted buried without the benefit of pipe wrap (pipe wrap should be provided to prevent corrosion of the pipe); suggest improving as needed.



## 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.

# Interior Components

## DESCRIPTION OF INTERIOR

---

<b>Wall Finishes:</b>	•Drywall/Plaster •Paneling
<b>Ceiling Finishes:</b>	•Drywall/Plaster & T-Bar
<b>Floor Surfaces:</b>	•Carpet •Tile •Wood
<b>Doors:</b>	•Hollow Core •Pocket
<b>Window Styles and Glazing:</b>	•Sliders •Fixed Pane
<b>Fireplace:</b>	•Masonry Firebox •Gas
<b>Kitchen Appliances Tested:</b>	•Built-in Gas Oven •Gas Cooktop •Microwave Oven •Dishwasher •Waste Disposer •Exhaust Hood •Countertop Food Center
<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

## INTERIOR OBSERVATIONS

---

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas. The majority of the doors and windows are average quality. The flooring system of the home exhibits signs of unusual movement and/or unevenness. Refer also to the Structural Components section of this report. The appliances are showing signs of aging. The dishwasher, disposal, gas range, exhaust hood and countertop food center responded to commands. As such, they are more prone to breakdowns. A few years of serviceable life should still remain.

### RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** A Carbon Monoxide alarm is 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.
- **Safety Issue:** Smoke alarms are needed at the bedrooms & hallway. 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.
- **Major Improve:** Various door and window openings are out-of-square (preventing proper operation of some doors and windows), the floor exhibits a gentle slope and cracks (some tight, others separating) were noted at a number of wall/ceiling finishes. These conditions appear due to dynamic site conditions where movement appears on-going (albeit at a slow rate). Please see the structure page for further details.
- **Improve/Safety Issue:** Indoor laundry areas should include steel braided water supply hoses, a washer over-flow drip pan with a drain piped to the exterior (or the pan provided a water sensor alarm), fire-rated flexible metal transitional duct connector for the clothes dryer and the dryer duct run immediately cleaned (clogged ducts are the largest contributor to the 15,000 clothes dryer house fires caused annually).
- **Improve/Safety Issue:** The fireplace firebox and chimney are dirty and should be inspected/cleaned by a licensed specialist prior to the close of escrow or contingency period. Further, the fireplace damper is jammed closed, there was no 'damper stop' (a standard safety feature to minimize the possibility of exhaust gases entering the house). 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 client's on-site representative disclosed that the gas oven, mini-fridge and microwave oven are inoperative.
- **Improve:** The dining room sliding glass door is difficult to roll, has a loose frame (the side the handle mounts to) and the opening is out-of-square.
- **Improve:** The dishwasher lacks an airgap device. Air gaps assure a separation between supply and waste water. It is advised that one be installed.
- **Improve:** The fireplace has settled independent of the home resulting is a large gap developing between it and the dining area partition wall abutment. Inspection of the crawl space revealed a vertical foundation wall crack that aligns with this area; suggest improving the interior finishes as needed to mask the off-set.
- **Improve:** The master bedroom ceiling fan has only 2 of 5 blades.

- **Monitor:** The kitchen t-bar ceiling was over-painted preventing removal of the panels for inspection of the wiring serving the lights, microwave and exhaust hood.

#### **Environmental Issues**

- **Monitor:** Based on the age of this building, there is a possibility 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.
- **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 home's rock roof has a number of bare areas...



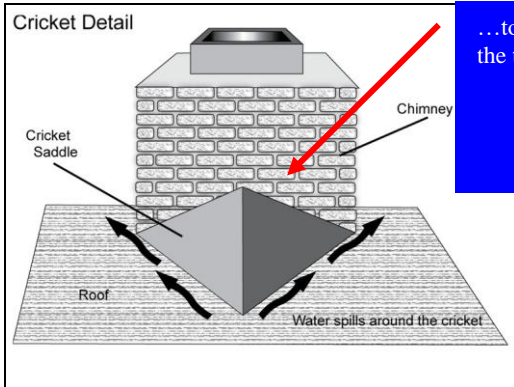
...where UV damage to the system requires attention...



...to prevent leaks



The wide base of the chimney should have been provided a 'cricket' flashing...



...to divert water around the tower



The garage rock roof has bare areas as well



The garage N-sideyard is prone to flooding...



...where sand bags are needed to prevent water entry at the service door...

# Assorted Photos



...and the site conditions have heaved/cracked the stucco as well as the floor

The garage has exposed wiring connections...



...is provided power with indoor strand wiring routed outdoors...

...as well as having exposed cloth-wrapped distribution cable within the garage



The N-exterior wall's stone cladding has detached from the structure

Many areas of the home's perimeter have patched areas at the foundation where blistered finishes and re-occurring cracks have emerged...



...at the numerous foundation wall cracks that have been left untouched...

...which allows continued movement...

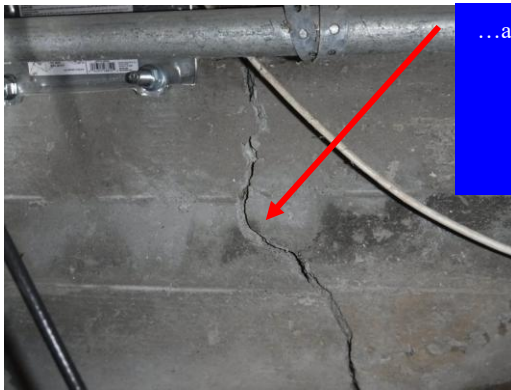


# Assorted Photos



...of the wall and the building...

...when these cracks appear to be candidates for epoxy filler...



...and metal strapping...

...as has been done at the kitchen N-wall



The kitchen floor assembly was lifted, leveled and re-supported...

...resulting is large gaps where girders now float above their wall pockets and the sill plate is raised above the foundation wall...

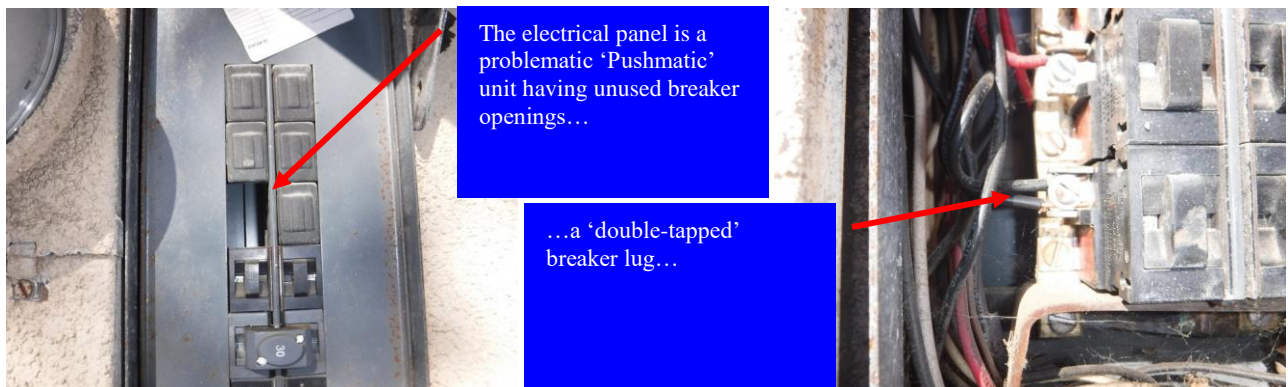
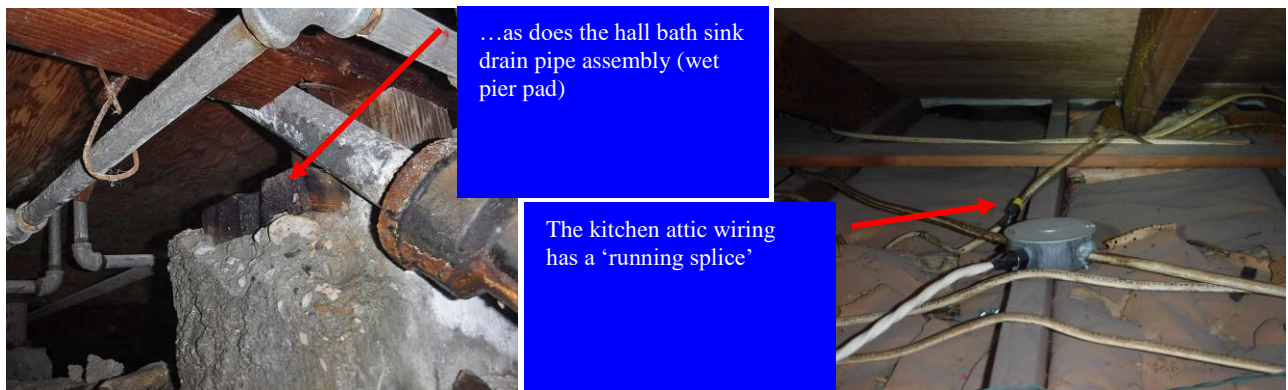
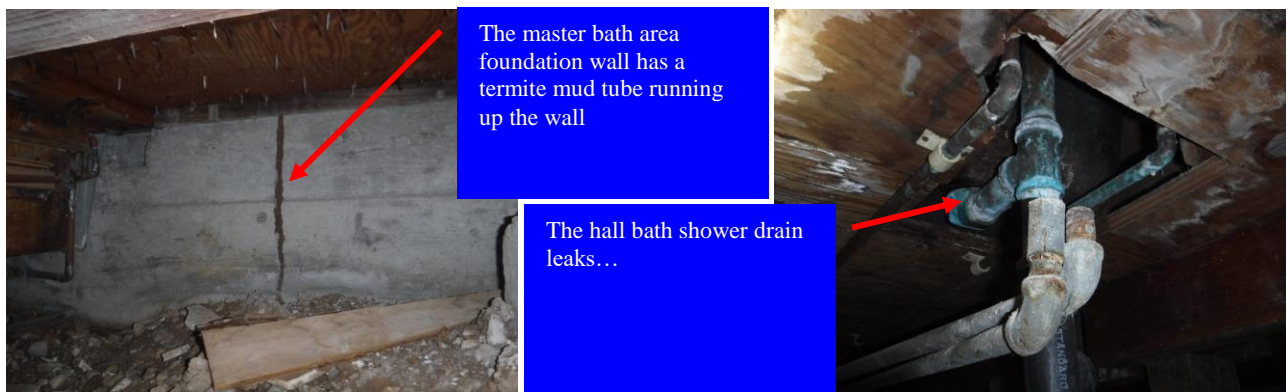
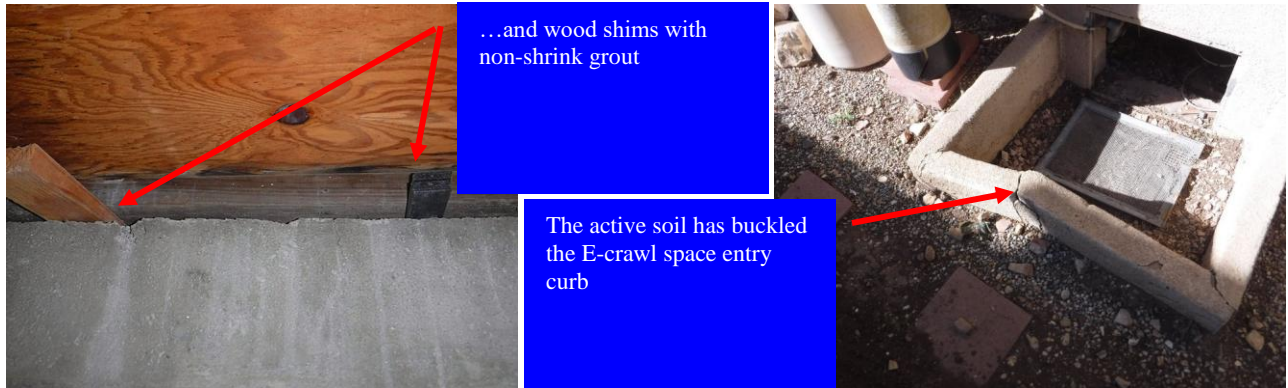


...that requires the addition of wood pads...

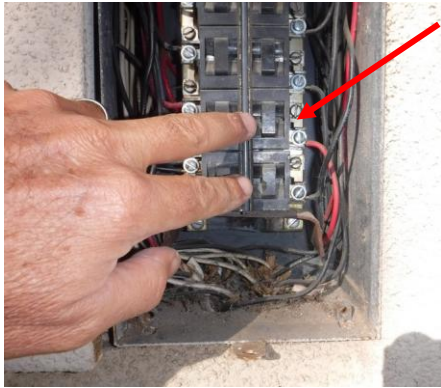
...and replacement of plastic shims...



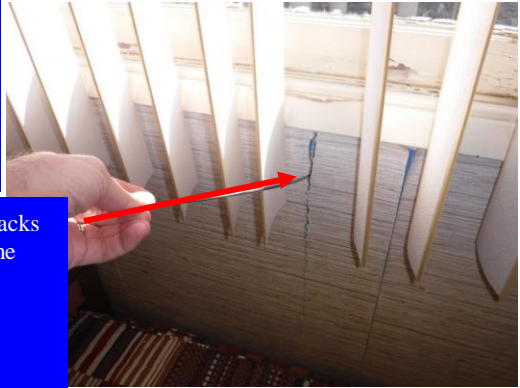
# Assorted Photos



# Assorted Photos



...and the common problem of breakers that indicate they are 'off' when in fact they tested as 'on'



The foundation wall cracks have manifested in some interior wall cracks...



...of which some are masked by wall paper where rippled finishes reveal the off-sets...



The master bath shower pan is cracked...



...and the chimney has settled resulting in a large opening where abutting the W-wall...



...that cracked the foundation below



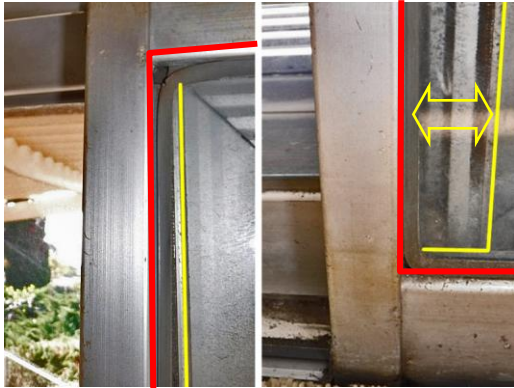
The master bedroom has a cracked window pane



The master bath left sink drain is configured in an 'S'-trap



# Assorted Photos



The dining area sliding glass door is off-set as the top of the door (red) aligns with the fixed panel frame (yellow), but is misaligned at the base

The kitchen exhaust fan may not use a flexible duct



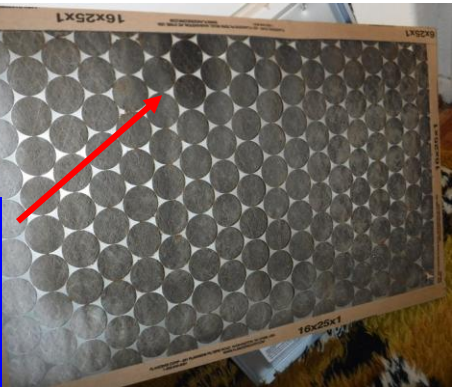
The kitchen countertop has a gap between the back-splash and the wall

The kitchen sink waste pipe is prone to leaks



The forced air heating unit duct box insulation is detached...

...and the filter is dirty



## 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 arrestor
  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

**CONTRACT INCULDES 3 PAGES-- Page 2 OF 3**

rev:11.1.12

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

THIS FORM HAS BEEN APPROVED BY THE CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIASM). 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(SM). TO LOCATE A QUALIFIED CREIASM INSPECTOR CALL 800/848-7342 OR VISIT WWW.CREIA.ORG © 2012 CREIA(SM) All Rights Reserved. CREIA(SM) IS A PUBLIC-BENEFIT, NONPROFIT ORGANIZATION.

