

# Property Inspection Report

*Prepared Exclusively For*

**Lloyd Meyers**

**4170 Whispering Oak Way  
Paso Robles, CA 93446**

**Inspection Date:  
06/21/2017**



**P.O. Box 1448 Templeton, CA 93465**

**[bronco.rudnick@gmail.com](mailto:bronco.rudnick@gmail.com)**

**805-748-2717**

# **SUMMARY of FINDINGS**

## **Rudnick Property Inspections**

June 22, 2017

Mr. Lloyd Meyers

RE: 4170 Whispering Oak Way  
Paso Robles, CA 93446

Dear Mr. Meyers:

At your request, a visual inspection of the above referenced property was conducted on June 21, 2017. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. This summary is an excerpt from an opinion based report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

### **SUMMARY OF FINDING FOR FURTHER EVALUATION / CORRECTION / UPGRADE**

**IMPORTANT:** This Summary is NOT the entire report. The complete report may include additional information of concern to the client. It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow or settlement. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. The goal of a property inspection is to discover, define and disclose conditions that represent significant defects, safety hazards and/or effect the habitability of the property so the client may make an informed decisions during purchasing process. This summary 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 contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that the client have an appropriate specialist or licensed contractor evaluate each concern to the client's full understanding and potential cost-to-cure PRIOR to the close of escrow or settlement. Please call our office for any clarifications or further questions.

[SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.

[FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.

[CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.

[RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

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**EXTERIORS**2.A.1 SURFACE GRADE DIRECTLY ADJACENT TO THE BUILDINGS2.A.1-3 LANDSCAPING

[CR] Routine maintenance of trees and vegetation was necessary to prevent touching or overgrowth at the left side(s) the building. Trees and vegetation can cause damage to the building and provide ready access for rodents and insects.

2.A.4 WALL CLADDING AND TRIM2.A.4-1 CLADDING

[FE] The bottom edge of the wood cladding was embedded in the ground/soil at the rear side(s) of the building. These conditions are conducive to moisture intrusion and deterioration of the building materials.

2.A.4-2 TRIM

[CR] The wood fascia materials were noted to have moisture related damage/deterioration at the front side(s) of the building. Continued use under these conditions without maintenance is conducive to moisture intrusion and deterioration of the building materials.

**ROOF COVERINGS**3.A.2 DRAINAGE3.A.2-1 DRAINAGE

[CR] The rain-gutters were clogged with debris at the front, left, and rear side(s) of the building. Continued use in this condition may lead to additional damage.

[CR] Drainage from the downspouts discharged at the building foundation at the front and rear side(s) of the building. This condition allows water to accumulate at the foundation and is conducive to moisture intrusion and deterioration.

**ATTIC AREAS AND ROOF FRAMING**4.A.2 VENTILATION4.A.2-1 VENTILATION

[CR] A number of the attic vent screens had had openings that were too large. This condition allows birds, insects and other creatures to enter and nest the attic space.

**PLUMBING**5.A.3 FAUCETS AND FIXTURES5.A.3-2 FIXTURE FAUCET(S)

[CR] The sink faucet was missing parts in the master bath. Under these conditions the faucet may not be operating as designed.

[CR] The bath tub faucet(s) were difficult to operate in the hall bath. This condition usually indicates that the faucet is aging and could malfunction.

5.A.3-3 SINK(S)

[CR] The sink stopper mechanism was defective/missing parts in the master bath. This condition may not allow for water to be held in or drained from the sink.

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5.A.5 WATER HEATER CONDITION # 15.A.5-1 VENTING SYSTEM

[SC] The water heater flue pipe components were not supported at the garage area of the building. The vent pipe components could become disconnected allowing the bi-products of combustion to escape creating a health hazard.

5.A.5-4 TANK(S)

NOTE: The water heater at the garage was at the end of its expected useful life and you should budget for replacement.

5.A.5-5 SEISMIC BRACING

[SC] The seismic strapping for the water heater in/at the garage area of the building was installed in a manner that did not comply with the strapping kit manufacturer's installation instructions. The intent is for the strapping is for the unit to resist movement.

5.A.5-10 CATCH (SMITTY) PAN

[RU] There was no catch (Smitty) pan and drain installed under the water heater in/at the garage area of the building. The catch pan's function is to capture water from the water heater in the event of a leak and drain it to an approved location to prevent moisture damage to the building components.

**ELECTRICAL**6.A.4 SWITCHES, RECEPTACLES, OUTLETS, AND LIGHTING FIXTURES6.A.4-2 RECEPTACLE(S)

[CR] There was a missing weather-tight cover for an exterior receptacle at the rear side of the garage. This condition exposes the electrical system to the elements of weather and/or lawn-sprinkler systems.

6.A.4-3 GFCI DEVICE(S)

[SC] The GFCI receptacle at the rear-exterior was providing power, but failed to trip when the "TEST" button was pushed. This condition is an indication of improper wiring or a defective GFCI device.

**HEATING AND COOLING**7.A.1 HEATING EQUIPMENT # 17.A.1-1 HEATING EQUIPMENT

[FE] The heating equipment failed to respond to normal user controls.

7.A.1-4 BLOWER / FILTER(S)

[CR] There was no air filter installed in the return air path of the heating/cooling system. This condition allows dirt and debris to be drawn into the system and collect on the components. The restricted air-flow not only reduces system performance, it wastes energy and may cause the system to malfunction. Disassembly to access and clean the system can be expensive.

7.A.1-5 THERMOSTAT(S)

[CR] The thermostat failed to respond.

7.A.2 CENTRAL COOLING EQUIPMENT # 17.A.2-1 CENTRAL COOLING SYSTEM

[FE] The air-conditioning system failed to function. A number of different conditions could cause the unit to fail to operate.

7.A.2-2 CONDENSING UNIT(S)

[FE] The condensing unit failed to function. A number of different conditions could cause the unit to fail to operate.

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**7.A.2-3 COOLING ENERGY SOURCE**

[SC] The fuses/circuit breakers protecting the condenser unit had a higher amperage rating than specified on the condenser unit data plate at the left side of the building. The over-rated fuses/circuit breakers may not disengage the power to the condensing unit in a electrical-short or over-current condition.

FULL SYSTEM REVIEWINSPECTOR COMMENTS

[FE] Given the condition(s) noted in this section, a full evaluation of the system and components is needed to determine the extent of corrections needed.

**BUILDING INTERIOR**9.A.1 WALLS, CEILINGS, AND FLOORS9.A.1-4 FLOORS

NOTE "You may find that the concrete slab on grade floor system has some visible cracks when the floor finish is removed. We have no way of actually knowing this since our inspection scope did not include removal of any floor finish. Cracks are frequently the result of shrinkage of the concrete during the curing process. This is natural and expected. Ideally the cracks are barely visible or microscopic. Sometimes visible cracks do occur. Shrinkage-related cracking is not an indication of structural failure and rarely affects the structure."

[FE] Efflorescence stains (mineral salts) were noted on the concrete floor in the master bedroom, second bedroom, and guest bedroom. This condition is from the floor experiencing wet and dry cycles and may continue until the moisture source is located and corrected.

9.A.2 DOORS AND WINDOWS9.A.2-1 DOORS

[CR] The entry door(s) rubbed the jamb in the living room. Continued use in this condition may lead to damage.

[CR] The sliding-glass door(s) were difficult to operate in the dining room. Continued use in this condition may lead to damage.

[CR] The rear screen door(s) were damaged.

9.A.2-3 WINDOW(S)

[FE] Condensation/stains were noted between the glass-panes in the thermal-panels of the window(s) in the master bedroom. This is an indication that the thermal seal between the panes of glass is defective allowing moisture laden-air to enter. The same condition may be occurring at other windows, but was not visible due to lighting or other conditions.

9.A.6 SMOKE ALARMS9.A.6-1 SMOKE ALARMS

[SC] The smoke alarm(s) were removed in the hallway. For safety reasons, smoke alarms should be installed and tested at regular intervals per the manufacturer's instructions.

9.B.0 OUTSIDE THE SCOPE OF THE "CREIA SOP " (Comments here provided as a courtesy)9.B.1 SMOKE ALARMS

[RU] Upgrade to the current building standards by installing smoke alarms in each of the sleeping rooms and in all other locations recommended by the smoke alarm manufacturer's installation instructions.

9.B.2 CARBON MONOXIDE ALARM(S)

[SC] The carbon monoxide alarm did not respond to the test button. The condition noted poses a safety hazard to the building and/or occupants.

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Thank you for selecting our firm to perform your pre-purchase inspection. If you have any questions regarding the inspection report the property or this addendum, please feel free to call us.

Sincerely,

Bronco Rudnick  
Rudnick Property Inspections

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## INSPECTION INFORMATION

It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow or settlement. The client is to personally perform a diligent visual *inspection* of the property after the seller vacates to insure that no "*condition*" was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the *building*. Should any "*condition*" be revealed that was not addressed within this *report* prior to or after the close of escrow or settlement, please contact our office immediately for an additional evaluation regarding such "*condition*".

## CLIENT & SITE INFORMATION

**CLIENT NAME**

Lloyd Meyers

**LOCATION**4170 Whispering Oak Way  
Paso Robles CA 93446.**INSPECTED BY**

Bronco Rudnick.

**WEATHER & SOIL**

Weather conditions during the inspection: Clear, 90-100 degrees, and the ground was dry.

**ATTENDING**

Termite inspector.

**LISTING AGENT**Elissa Mailhot  
Keller Williams, North County.

## BUILDING CHARACTERISTICS

**STRUCTURE**

Age:1986, One Story, 1728 sq. ft., Single Family Residence.

**FOUNDATION**

Slab on Grade.

**MAIN ENTRY**

Faces generally: West.

**GARAGE**

2 car, attached.

**ELECTRICITY**

Municipal: On.

**GAS**

Private: propane: On.

**WATER**

Private: Well.

**UTILITIES**

All utilities: On.

## PROPERTY INFORMATION

**BUILDING STATUS**

The building was occupied during the inspection and access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, closets and cabinet interiors may be restricted by furniture or personal belongings. Any such items or locations are excluded from this inspection report.

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## Inspection Report Exclusively For: Lloyd Meyers

**INSPECTION COMMENTS**

This report has identified a number of *conditions* with the *systems* or *components* of *systems* as needing correction and/or further evaluation. These *conditions* are preceded by one of the following abbreviations [SC], [FE], [CR] and [RU]. Each abbreviation is defined in the "CONDITION DEFINITIONS" section below. We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods prior to the close of escrow or settlement.

**CONDITION DEFINITIONS****SAFETY CONCERNS**

[SC] **Safety Concerns:** Conditions noted that may pose a safety hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

**FURTHER EVALUATION**

[FE] **Further Evaluation:** Conditions noted that warrant a full evaluation and/or correction by specialists in the appropriate trades.

**CORRECTIONS RECOMMENDED**

[CR] **Corrections Recommended:** Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

**RECOMMENDED UPGRADE**

[RU] **Recommended Upgrade:** Systems or components either not available or improved since the building was constructed. These may be, but are not limited to, items such as GFCI and AFCI protected receptacle(s) and smoke alarm locations, baluster spacing in guardrails and the installation of safety glass where subject to human impact.

**NOTE**

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

**INTRODUCTORY NOTES****IMPORTANT INFORMATION**

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend inquiring about any/all municipal permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of disclosure statements.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

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[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. Photographs do not necessarily depict all locations of the noted condition(s).

**ENVIRONMENTAL CONCERNS**

NOTE: Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, and Chinese drywall. We are not trained or licensed to recognize or analyze these materials. If one or more of these materials is thought to be present during the inspection or noted in this report, then a full evaluation should be conducted by a specialist in the appropriate trade.

**CREIA RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS****Table of Contents****Part I. Definitions and scope****Part II. Standards of Practice**

- 1. Foundations, basements and Under-floor Area**
- 2. Exterior**
- 3. Roof Covering**
- 4. Attic Area and Roof Framing**
- 5. Plumbing**
- 6. Electrical**
- 7. Heating and Cooling**
- 8. Fireplace and Chimney**
- 9. Building Interior**

**Part III. Limitations, Exceptions, and Exclusions****Part IV. Glossary of Terms****Part I. Definition 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 without 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 in the *inspected buildings, systems* and *components* which, in the opinion of the inspector, are a *safety hazard*, are not *functioning* properly, or appear to be at the end of their service life. 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*.

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**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.

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## FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

### SECTION 1

#### 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

**We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.**

[SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.

[FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.

[CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.

[RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

### 1.A.0 FOUNDATION INFORMATION

#### FOUNDATION TYPE(S)

Concrete slab on grade.

#### FOUNDATION ACCESS

##### LOCATION

Concrete slab on grade, no access.

### 1.A.1 FOUNDATION SYSTEM

#### 1.A.1-2 FOUNDATION SYSTEM

The foundation system was in serviceable condition.

### 1.A.4 FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

#### 1.A.4-1 FOUNDATION ANCHORING

Foundation to wall framing-anchors were visible at the unfinished walls in the garage.

### 1.A.5 WOOD SEPARATION FROM SOIL

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**1.A.5-1 WOOD SEPARATION FROM SOIL**

The visible wood framing members of the building appeared to have adequate separation from the soil.

**SECTION 1****B. The *inspector* is not required to:**

1. ***Determine* size, spacing, location or adequacy of foundation bolting and bracing components or reinforcement systems**
2. ***Determine* the composition or energy rating of insulation materials.**

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## EXTERIORS

### SECTION 2

#### 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 or walkways and driveways that are adjacent to the *buildings*

**We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.**

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## 2.A.0 EXTERIOR INFORMATION

### DOOR(S)

The doors were made of metal.

### WINDOW(S)

Metal. horizontal sliding, double-pane (thermal) windows were present.

### PORCHES

Concrete.

### PATIO(S)

Concrete.

### WALL CLADDING

Wood.

### EXTERIOR TRIM

Wood.

### VENEER(S)

Brick.

### DRIVEWAY(S)

Asphalt.

### WALKWAY(S)

Concrete.

### SITE GRADING

Gentle slope to the front.

### SITE DRAINAGE

Surface drainage away to the front.

## 2.A.1 SURFACE GRADE DIRECTLY ADJACENT TO THE BUILDINGS

### 2.A.1-1 SITE GRADING

The surface grading adjacent to the building appeared to direct surface water away from the building's foundation.

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**2.A.1-2 SITE DRAINAGE**

The lot drainage appeared to collect and direct excess surface water away from the building's foundation.

**2.A.1-3 LANDSCAPING**

[CR] Routine maintenance of trees and vegetation was necessary to prevent touching or overgrowth at the left side(s) the building. Trees and vegetation can cause damage to the building and provide ready access for rodents and insects.

**2.A.2 DOORS AND WINDOWS****2.A.2-1 DOOR(S)**

The doors were in generally serviceable condition where viewed from the exterior.

**2.A.2-2 WINDOW(S)**

The windows were in serviceable condition where viewed from the exterior.

**2.A.3 ATTACHED DECKS,PORCHES,PATIOS,BALCONIES,STAIRWAYS AND THEIR ENCLOSURES****2.A.3-2 PORCHES**

The porches appeared to be in generally serviceable condition.

**2.A.3-3 PATIO(S) & COVERS**

The patio was in serviceable condition.

**2.A.4 WALL CLADDING AND TRIM****2.A.4-1 CLADDING**

[FE] The bottom edge of the wood cladding was embedded in the ground/soil at the rear side(s) of the building. These conditions are conducive to moisture intrusion and deterioration of the building materials.

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**2.A.4-2 TRIM**

[CR] The wood fascia materials were noted to have moisture related damage/deterioration at the front side(s) of the building. Continued use under these conditions without maintenance is conducive to moisture intrusion and deterioration of the building materials.

**2.A.5 PORTIONS OF THE WALKWAYS AND DRIVEWAYS THAT ARE ADJACENT TO THE BUILDINGS****2.A.5-1 WALKWAY(S)**

The walkway(s) were in serviceable condition.

**2.A.5-2 DRIVEWAY(S)**

The driveway(s) were in serviceable condition.

**SECTION 2****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 for their safety devices
3. Use a ladder to *inspect* systems or components

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## ROOF COVERINGS

### SECTION 3

#### A. Items to be inspected :

1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

**We recommend that all conditions identified in this report be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.**

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[FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.

[CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.

[RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

### 3.A.0 ROOF INFORMATION

#### INSPECTION METHOD

Inspector walked the accessible roof(s).

#### COVERING

Dimensional fiberglass/asphalt composition shingles.

#### LAYERS

2 layers.

#### DRAINAGE

Aluminum gutters.

### 3.A.1 COVERING

#### 3.A.1-1 COMPOSITION ROOF

The composition roof area(s) were in serviceable condition.

### 3.A.2 DRAINAGE

#### 3.A.2-1 DRAINAGE

[CR] The rain-gutters were clogged with debris at the front, left, and rear side(s) of the building. Continued use in this condition may lead to additional damage.

[CR] Drainage from the downspouts discharged at the building foundation at the front and rear side(s) of the building. This condition allows water to accumulate at the foundation and is conducive to moisture intrusion and deterioration.

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### 3.A.3 FLASHINGS

#### 3.A.3-1 FLASHING(S)

The roof flashings appeared to be in generally serviceable condition.

### 3.A.4 PENETRATIONS

#### 3.A.4-1 PENETRATION(S)

The roof penetrations appeared to be in generally serviceable condition.

## SECTION 3

### 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

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## ATTIC AREAS AND ROOF FRAMING

### SECTION 4

#### A. Items to be inspected :

1. Framing
2. Ventilation
3. Insulation

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[FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.

[CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.

[RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

### 4.A.0 ATTIC AREA AND ROOF FRAMING INFORMATION

#### ATTIC ACCESS(S)

Accesses: 1.  
Location: Hall.  
Type: Hatch in the ceiling.

#### ROOF FRAMING

Factory-built trusses.

#### ROOF SHEATHING

Oriented strand board  
(OSB)/(wafer board)

#### INSULATION

Fiberglass batts. Approx  
thickness: 9.5"

#### VENTILATION

Eave and gable.

### 4.A.1 FRAMING

#### 4.A.1-1 ACCESS(S)

**NOTE:** The attic space was restricted by framing and/or vaulted ceilings. The attic examination was limited to the accessible areas.

#### 4.A.1-2 FRAMING

The visible areas of the attic/roof framing appeared to be in generally serviceable condition.

### 4.A.2 VENTILATION

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**4.A.2-1 VENTILATION**

[CR] A number of the attic vent screens had had openings that were too large. This condition allows birds, insects and other creatures to enter and nest the attic space.

**4.A.3 INSULATION****4.A.3-1 INSULATION**

The visible insulation in the attic appeared to be adequate and in generally serviceable condition.

**SECTION 4****B. The *inspector* is not required to:**

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

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## PLUMBING

### SECTION 5

#### 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*

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### 5.A.0 PLUMBING INFORMATION

#### MAIN WATER LINE

Copper piping, where visible.

#### MAIN WATER SHUTOFF

Right side of the building.

#### WATER PRESSURE

50 - 60 PSI.

#### WATER SUPPLY PIPING

Copper. where visible.

#### DRAIN, WASTE AND VENT PIPING

ABS black plastic. where visible.

#### FUEL GAS SHUTOFF

Right side of the building.

#### DRYER SERVICE

Gas and 220-volt electric hookups.

### 5.A.1 WATER SUPPLY PIPING

#### 5.A.1-1 WATER SHUTOFF

The main water shutoff-valve appeared to be in generally serviceable condition. These valves are NOT operated by the inspector.

#### 5.A.1-2 WATER PRESSURE

The pressure was serviceable at 50 to 60 PSI.

#### 5.A.1-3 WATER SUPPLY PIPING

The visible areas of the water supply piping appeared to be in generally serviceable condition.

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## 5.A.2 DRAIN, WASTE, AND VENT PIPING

### 5.A.2-1 DRAIN PIPING

The visible areas of the drain piping appeared to be in generally serviceable condition.

### 5.A.2-2 WASTE PIPING

The visible areas of the waste piping appeared to be in generally serviceable condition.

### 5.A.2-3 VENT PIPING

The visible areas of the vent piping appeared to be in generally serviceable condition.

## 5.A.3 FAUCETS AND FIXTURES

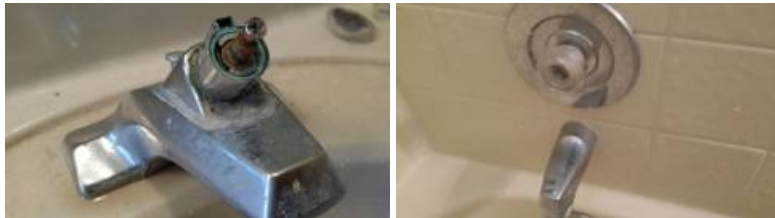
### 5.A.3-1 HOSE FAUCET(S)

The visible hose faucets appeared to be in generally serviceable condition.

### 5.A.3-2 FIXTURE FAUCET(S)

[CR] The sink faucet was missing parts in the master bath. Under these conditions the faucet may not be operating as designed.

[CR] The bath tub faucet(s) were difficult to operate in the hall bath. This condition usually indicates that the faucet is aging and could malfunction.



### 5.A.3-3 SINK(S)

[CR] The sink stopper mechanism was defective/missing parts in the master bath. This condition may not allow for water to be held in or drained from the sink.



### 5.A.3-4 TOILET(S)

The toilet(s) functioned under normal user operation.

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**5.A.3-5 TUB/SHOWER(S)**

The tub(s)/shower(s) functioned under normal user operation.

**5.A.4 FUEL GAS PIPING****5.A.4-1 GAS METER & SHUTOFF-VALVE**

The gas shutoff valve appeared serviceable but was NOT tested.

**5.A.4-2 GAS PIPING**

The visible gas piping was serviceable.

**5.A.5 WATER HEATER INFORMATION # 1**

BRAND NAME  
Rheem.

LOCATION  
Garage.

APPROX. AGE  
2006.

SIZE / ENERGY  
50 gallon / Propane.

**5.A.5 WATER HEATER CONDITION # 1****5.A.5-1 VENTING SYSTEM**

[SC] The water heater flue pipe components were not supported at the garage area of the building. The vent pipe components could become disconnected allowing the bi-products of combustion to escape creating a health hazard.

**5.A.5-2 SUPPLY PIPING**

The water heater supply piping appeared to be in generally serviceable condition.

**5.A.5-3 T&P VALVE**

The water heater T&P valve and discharge-line appeared to be in generally serviceable condition.

**5.A.5-4 TANK(S)**

NOTE: The water heater at the garage was at the end of its expected useful life and you should budget for replacement.

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**5.A.5-5 SEISMIC BRACING**

[SC] The seismic strapping for the water heater in/at the garage area of the building was installed in a manner that did not comply with the strapping kit manufacturer's installation instructions. The intent is for the strapping is for the unit to resist movement.

**5.A.5-6 COMBUSTION AIR**

The water heater combustion-air supply appeared to be adequate.

**5.A.5-7 ENERGY SUPPLY**

The water heater energy supply appeared to be in generally serviceable condition.

**5.A.5-8 CONTROL(S)**

The water heater temperature control appeared to be in generally serviceable condition.

**5.A.5-9 ELEVATION(S)**

The water heater appeared to be appropriately elevated for its location.

**5.A.5-10 CATCH (SMITTY) PAN**

[RU] There was no catch (Smitty) pan and drain installed under the water heater in/at the garage area of the building. The catch pan's function is to capture water from the water heater in the event of a leak and drain it to an approved location to prevent moisture damage to the building components.

**5.A.6 FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE****5.A.6-1 FUNCTIONAL FLOW**

The water supply system functioned under normal user operation.

**5.A.6-2 FUNCTIONAL DRAINAGE**

The drain, waste & vent system functioned under normal user operation.

**SECTION 5****B. The inspector is not required to:**

1. Fill any *fixture with water, inspect overflow drains or drain stops or evaluate backflow devices 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 well or water treatment systems*

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## ELECTRICAL

### SECTION 6

#### A. Items to be inspected :

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacle, outlets, and light *fixtures*.

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### 6.A.0 ELECTRICAL INFORMATION

#### SERVICE TYPE

Overhead.

#### MAIN PANEL

Right side of the building.

#### DISCONNECT TYPE(S)

Circuit breakers.

#### CIRCUIT WIRING

Material: Copper

Type: Non-metallic sheathed cable.

#### MAIN SERVICE RATING

120/240 volt system, rated at 200 amperes.

#### GROUNDING

Driven rod into the earth.

### 6.A.1 SERVICE EQUIPMENT

#### 6.A.1-1 SERVICE WIRING

The visible service entrance wiring appeared to be in generally serviceable condition.

#### 6.A.1-2 GROUNDING

The visible grounding equipment and connections appeared to be in generally serviceable condition.

#### 6.A.1-3 CAPACITY

The electrical system capacity appeared adequate for the building.

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## 6.A.2 ELECTRIC PANELS

### 6.A.2-1 MAIN ELECTRIC PANEL

The visible components and wiring within the main electric panel appeared to be in generally serviceable condition.

## 6.A.3 CIRCUIT WIRING

### 6.A.3-1 CIRCUIT WIRING

The visible circuit wiring appeared to be in generally serviceable condition.

## 6.A.4 SWITCHES, RECEPTACLES, OUTLETS, AND LIGHTING FIXTURES

### 6.A.4-1 SWITCHES

The light switches functioned under normal user operation.

### 6.A.4-2 RECEPTACLE(S)

[CR] There was a missing weather-tight cover for an exterior receptacle at the rear side of the garage. This condition exposes the electrical system to the elements of weather and/or lawn-sprinkler systems.



### 6.A.4-3 GFCI DEVICE(S)

[SC] The GFCI receptacle at the rear-exterior was providing power, but failed to trip when the "TEST" button was pushed. This condition is an indication of improper wiring or a defective GFCI device.



### 6.A.4-4 LIGHT(S)/FIXTURE(S)

The lights & fixtures functioned under normal user operation.

## SECTION 6

### B. The inspector is not required to:

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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

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## HEATING AND COOLING

### SECTION 7

#### A. Items to be inspected :

1. Heating equipment
2. Central cooling equipment
3. Energy source connections
4. Combustion air and exhaust vent systems
5. Condensate drainage
6. Conditioned air distribution systems

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### 7.A.0 HEATING AND COOLING INFORMATION

#### HEATING BRAND NAME(S)

Unitary Products Group.

#### HEATING APPROX. AGE

Approx. Age: 1996.

#### HEATING BTU(S)

Approx. Btu's: 90-100,000.

#### HEATING LOCATION(S)

Located in/on the attic and served the main living spaces.

#### COOLING BRAND NAME(S)

York.

#### COOLING APPROX. AGE

Approx. Age: 1996.

#### COOLING TON(S)

Approx. Tons: 4.

#### COOLING LOCATION(S)

Located on/at the left of the building and served the living spaces.

#### SYSTEM TYPE(S)

Type: Forced-air, gas-fired heating and air conditioning system.

#### AIR DUCT TYPE(S)

Air Ducts: Metal ducts covered with fiberglass insulation.

#### FILTER TYPE(S)

Air Filter: No filter installed.

#### SYSTEMS COUNT

Heating unit(s): 1 Cooling unit(s): 1.

### 7.A.1 HEATING EQUIPMENT # 1

#### 7.A.1-1 HEATING EQUIPMENT

[FE] The heating equipment failed to respond to normal user controls.

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**7.A.1-4 BLOWER / FILTER(S)**

[CR] There was no air filter installed in the return air path of the heating/cooling system. This condition allows dirt and debris to be drawn into the system and collect on the components. The restricted air-flow not only reduces system performance, it wastes energy and may cause the system to malfunction. Disassembly to access and clean the system can be expensive.

**7.A.1-5 THERMOSTAT(S)**

[CR] The thermostat failed to respond.

**7.A.1-6 HEATING ENERGY SOURCE**

The gas connection(s) to the heating equipment appeared to be generally serviceable.

**7.A.1-7 HEATING UNIT COMBUSTION AIR**

The combustion-air supply appeared adequate for the heating equipment installed.

**7.A.1-10 SUPPLY AIR PLENUM(S)**

The supply-air plenum appeared to be in generally serviceable condition.

**7.A.1-11 RETURN AIR PLENUM(S)**

The return-air plenum appeared to be in generally serviceable condition.

**7.A.1-12 CONDITIONED AIR DUCTS**

The conditioned-air ducts appeared to be in generally serviceable condition.

**7.A.1-13 REGISTERS**

The registers appeared to be in generally serviceable condition.

**7.A.2 CENTRAL COOLING EQUIPMENT # 1****7.A.2-1 CENTRAL COOLING SYSTEM**

[FE] The air-conditioning system failed to function. A number of different conditions could cause the unit to fail to operate.

**7.A.2-2 CONDENSING UNIT(S)**

[FE] The condensing unit failed to function. A number of different conditions could cause the unit to fail to operate.

**7.A.2-3 COOLING ENERGY SOURCE**

[SC] The fuses/circuit breakers protecting the condenser unit had a higher amperage rating than specified on the condenser unit data plate at the left side of the building. The over-rated fuses/circuit breakers may not disengage the power to the condensing unit in a electrical-short or over-current condition.

**7.A.2-4 CONDENSATE DRAINAGE**

The condensate drainpipe for the air-conditioning unit appeared to be in serviceable condition.

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## FULL SYSTEM REVIEW

### INSPECTOR COMMENTS

[FE] Given the condition(s) noted in this section, a full evaluation of the system and components is needed to determine the extent of corrections needed.

#### SECTION 7

##### B. The *inspector* is not required to:

1. *Inspect* furnace heat exchangers or electric heating elements
2. *Inspect* non-central air conditioning units or evaporative coolers
3. *Inspect* radiant, 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

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## FIREPLACES AND CHIMNEYS

### SECTION 8

#### A. Items to be inspected :

1. Chimney exterior
2. Spark Arrestor
3. Firebox
4. Damper
5. Hearth extension

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### 8.A.0 FIREPLACE AND CHIMNEY INFORMATION

#### LOCATION(S)

Living room.

#### UNIT TYPE(S)

Freestanding fireplace.

#### FUEL TYPE(S)

Wood only.

#### CHIMNEY(S)

Metal chimney pipe and spark arrestor.

### 8.A.1 CHIMNEY EXTERIOR

#### 8.A.1-1 CHIMNEY

The fireplace chimney(s) appeared to be in generally serviceable condition.

### 8.A.2 SPARK ARRESTOR

#### 8.A.2-1 SPARK ARRESTOR

The fireplace spark arrestor(s) appeared to be in generally serviceable condition.

### 8.A.3 FIREBOX

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**8.A.3-1 FIREBOX**

The fireplace firebox(s) appeared to be in generally serviceable condition.

**8.A.4 DAMPER****8.A.4-1 DAMPER**

The fireplace damper(s) appeared to be in generally serviceable condition.

**8.A.5 HEARTH EXTENSION****8.A.5-1 HEARTH EXTENSION**

The fireplace hearth extension(s) appeared to be in generally serviceable condition.

**SECTION 8****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

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## BUILDING INTERIOR

### SECTION 9

#### 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
6. Absence of smoke alarms
7. Vehicle doors and openers

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### 9.A.0 BUILDING INTERIOR INFORMATION

#### ROOMS INSPECTED

Number of bedrooms: 3.  
Bathroom(s), living room,  
kitchen, and hallway(s)

#### WALL(S)/CEILING(S)

Drywall.

#### FLOOR(S)

Laminate and concrete.

#### DOOR(S)

Wood and metal.

#### WINDOW(S)

Metal, horizontal sliding, and  
double-pane (thermal)  
windows were present.

#### CABINETS

Locations: Kitchen and  
bathrooms.

#### COOK-TOP(S)

A gas cook-top/range.

#### EXHAUST VENT(S)

Up draft system.

#### OVEN(S)

Gas oven.

#### DISHWASHER(S)

1 present.

#### FOOD WASTE

#### DISPOSER(S)

1 present.

#### SMOKE ALARM(S)

Location(s): Hallway.

#### GARAGE DOOR(S)

Metal sectional.

#### DOOR OPENERS

1 installed.

#### FIRE-RESISTIVE WALL

Present between garage &  
building interior.

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## 9.A.1 WALLS, CEILINGS, AND FLOORS

### 9.A.1-1 INTERIOR WALLS & CEILINGS

The interior walls and ceilings appeared to be in generally serviceable condition.

### 9.A.1-2 FIRE-RESISTIVE WALL(S)

The fire-resistive walls/ceiling appeared to be in generally serviceable condition.

### 9.A.1-3 GARAGE WALLS & CEILING

The garage walls and ceiling appeared to be in generally serviceable condition.

### 9.A.1-4 FLOORS

NOTE "You may find that the concrete slab on grade floor system has some visible cracks when the floor finish is removed. We have no way of actually knowing this since our inspection scope did not include removal of any floor finish. Cracks are frequently the result of shrinkage of the concrete during the curing process. This is natural and expected. Ideally the cracks are barely visible or microscopic. Sometimes visible cracks do occur. Shrinkage-related cracking is not an indication of structural failure and rarely affects the structure."

[FE] Efflorescence stains (mineral salts) were noted on the concrete floor in the master bedroom, second bedroom, and guest bedroom. This condition is from the floor experiencing wet and dry cycles and may continue until the moisture source is located and corrected.



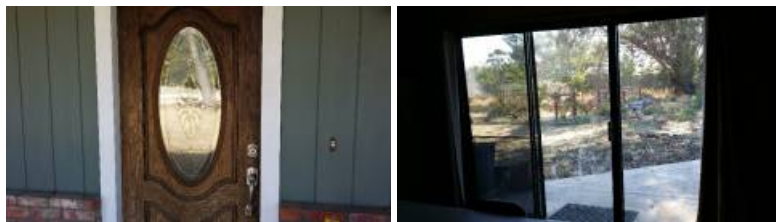
## 9.A.2 DOORS AND WINDOWS

### 9.A.2-1 DOORS

[CR] The entry door(s) rubbed the jamb in the living room. Continued use in this condition may lead to damage.

[CR] The sliding-glass door(s) were difficult to operate in the dining room. Continued use in this condition may lead to damage.

[CR] The rear screen door(s) were damaged.



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**9.A.2-3 WINDOW(S)**

[FE] Condensation/stains were noted between the glass-panes in the thermal-panels of the window(s) in the master bedroom. This is an indication that the thermal seal between the panes of glass is defective allowing moisture laden-air to enter. The same condition may be occurring at other windows, but was not visible due to lighting or other conditions.

**9.A.4 PERMANENTLY INSTALLED CABINETS****9.A.4-1 PERMANENTLY INSTALLED CABINETS**

The permanently installed cabinets were in serviceable condition.

**9.A.5 PERMANENTLY INSTALLED COOK-TOPS, MECH. RANGE VENTS, OVENS, DISHWASHERS, AND FOOD WASTE DISPOSERS****9.A.5-1 COOK-TOPS**

The range burners functioned under normal user operation.

**9.A.5-2 MECHANICAL RANGE VENTS**

The mechanical range vent functioned under normal user operation.

**9.A.5-3 OVENS**

The oven functioned under normal user operation.

**9.A.5-4 DISHWASHERS**

The dishwasher functioned under normal user operation.

**9.A.5-5 FOOD WASTE DISPOSERS**

The food waste disposer functioned under normal user operation.

**9.A.6 SMOKE ALARMS****9.A.6-1 SMOKE ALARMS**

[SC] The smoke alarm(s) were removed in the hallway. For safety reasons, smoke alarms should be installed and tested at regular intervals per the manufacturer's instructions.

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## 9.A.7 VEHICLE DOORS AND OPENERS

### 9.A.7-1 VEHICLE / GARAGE DOORS

The garage door(s) were serviceable and functioned under normal user operation.

### 9.A.7-2 VEHICLE / GARAGE DOOR OPENERS

The garage door opener functioned under normal user operation.

## SECTION 9

### 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 alarms or vehicle door safety devices
4. Use a ladder to *inspect systems or components*

## 9.B.0 OUTSIDE THE SCOPE OF THE "CREIA SOP " (Comments here provided as a courtesy)

### 9.B.1 SMOKE ALARMS

[RU] Upgrade to the current building standards by installing smoke alarms in each of the sleeping rooms and in all other locations recommended by the smoke alarm manufacturer's installation instructions.

### 9.B.2 CARBON MONOXIDE ALARM(S)

[SC] The carbon monoxide alarm did not respond to the test button. The condition noted poses a safety hazard to the building and/or occupants.

## 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, land-

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- scaping, 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 manufacturer's 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*, *component*, or marketability or advisability of purchase
  8. Structural, architectural, geological, environmental, hydrological, land surveying or soils-related examinations
  9. Acoustical or nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
  10. *Conditions* related to animals, insects, 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 costs 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* or *components* or *determining* fire resistive qualities of materials or assemblies
  19. Elevators, lifts, and dumb-waiters
  20. Lighting pilot lights or activating or *operating* any *system* or *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* or *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*

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**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 *shut off* valve when another *fixture* is used simultaneously

**Inspection:** 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* or *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*

**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, "Definition and Scope", Paragraph A

**Representative Sampling:** Example, an average or one component per area for multiple similar components such as windows and electric outlets

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

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

**System:** An assemblage or 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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