



Confidential Inspection Report

LOCATED AT:
1516 Ford Ave
Redondo Beach, California 90278

PREPARED EXCLUSIVELY FOR:
Douglas & Brandy Glad

INSPECTED ON:
Tuesday, September 8, 2020



Inspector, David Hext & Mark Swan 310-502-9518
15 Clipper Road, Rancho Palos Verdes, CA 90275

Tuesday, September 8, 2020
Douglas & Brandy Glad
1516 Ford Ave
Redondo Beach, California 90278

Dear Douglas & Brandy Glad,

We have enclosed the report for the property inspection we conducted for you on Tuesday, September 8, 2020 at:

1516 Ford Ave
Redondo Beach, California 90278

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

Inspector, David Hext & Mark Swan 310-502-9518
15 Clipper Road, Rancho Palos Verdes, CA 90275



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Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Agreement. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard California Real Estate Inspection

Agreement contract provided by the inspector who prepared this report.

General Comments

You have hired Makai Building Inspection to perform a limited, visual inspection of this property. The inspection was performed in accordance with industry standards. The limited inspection does not involve any specific tools or instruments and is completed usually within a few hours, beginning to end. The purpose of the inspection is to identify defects in the systems, structures, and components as they exist at the time of the inspection. If our opinion is that a specialist is needed, we will note that within the report.

We are not authorized to comment on wood destroying organisms and pests, including termites, dry rot, wet rot, fungus or mold. Additionally, we are not qualified to comment on or test for environmental contaminants such as asbestos or lead-containing materials, fungi or molds, etc. Similarly, we do not test the quality of the air within a residence. If these items are important to you, you should schedule any such inspections with the appropriate specialists before the close of escrow.

Occasionally we will comment on cosmetic conditions and report on the condition or estimated age of a system to make a more comprehensive report. We take into consideration when a house was built and therefore allow for typical deterioration that occurs through time. We do not comment on insignificant and predictable defects and do not annotate them.

It is essential that you read our entire report. Any recommendations that we make for required service or further evaluation should be completed and documented before the close of escrow. OUR SERVICE DOES NOT INCLUDE ANY KIND OF WARRANTY OR GUARANTEE.

The Transfer Disclosure Statement is a legal document that the sellers are required to provide to any potential buyer at the time of the sale. You should read it very carefully and ask questions of the sellers if necessary. This is important because the sellers generally have the most intimate knowledge of a property.

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Specific requirements for smoke detectors and carbon monoxide alarms vary from city to city. Although we may comment on such items within our report, we do not necessarily know these requirements. We do not test or otherwise operate smoke detectors or carbon monoxide detectors as part of our service.

Introductory Notes

PROPERTY ORIENTATION

1: For purposes of identification and reporting, the front of this building faces west.

PROPERTY INFORMATION

2: COVID19- Due the the present status and hazards associated with COVID19, our testing of some appliances, windows, faucets, etc. may be limited. Using every possible precaution, we attempt to get a random sampling of all items inside the home, however for safety reasons, we limit our exposure when possible.

3: - Over the course of this inspection the temperature was estimated to be between 70 and 80 degrees.

4: - The structure is estimated to have been originally constructed circa 1997.

5: - It was not raining at the time of the inspection, we were therefore unable to inspect the property for active water intrusion or leakage. Considering the typical climate in the area, active leakage is difficult to confirm. The seller should be consulted regarding any past issues and/or a mold inspection should be performed as we can in no way guarantee the home is leak free.

6: - The building was furnished at the time of the inspection. We only inspected the areas and components that are exposed and readily accessible. We did not move furniture, lift area rugs, nor remove or rearrange items within the interior. Our inspection within under sink cabinets and inside closets is limited in occupied home's. We do not remove personal items.

7: - Domestic animals presently occupy the residence. The presence of animals within the home can affect air quality and could require cleaning of carpets, air-ducts, etc.

ENVIRONMENTAL

8: The home is located near the ocean in a salt air environment. Because of this, there are metal components that will become degraded over time, particularly at the exterior. Regular maintenance will be needed to prevent the need for replacement of lighting fixtures, railings, etc.

Grading & Drainage

Moisture intrusion involves a host of interrelated factors and can be unpredictable, intermittent, or constant. It can be determined by musty odors, peeling paint, efflorescence, rust on metal components, and degraded wood. If the interior floors are at the same elevation or lower than the exterior grade we cannot rule out the potential for moisture intrusion in such areas. If these neutral or high grade conditions do exist, or if you or any member of your family are sensitive to allergens, you should schedule a specialist inspection.

TOPOGRAPHY

9: The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure. The property should however be monitored during heavy rains to assure water is not flowing towards the residence.

AREA DRAINS

10: The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty. Although the visible aspects of the system were evaluated, the system and it's functionality is not otherwise within the scope of our inspection.

11: Although the properties area drains are not within the scope of our inspection. As a courtesy we noted the system appears to be in serviceable condition.

DRAINAGE SWALES

12: The drainage swales on the site are clear and clean. They should be kept clean for the general maintenance of the property.

Site Comments

Exterior Features

GATES

13: The gate should be water sealed or painted to prevent premature deterioration of the wood.



FENCES

14: The visible areas of the fences at the property are in acceptable condition.

YARD WALLS

15: The visible areas of the yard walls appear in acceptable condition. The walls are reasonable firm and appear to have been constructed well.

PATIOS

16: The patio is in acceptable condition.

WALKWAYS

17: The walkways were examined and are in typical condition for walkways of their age.

PLANTERS

18: The planters were examined and no service is needed. The planters should be monitored during rains to assure water is not accumulating near the home.

Exterior Comments

It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained the property.

Wall Covering

GENERAL OBSERVATIONS

19: The exterior walls of the residence are clad with stucco.

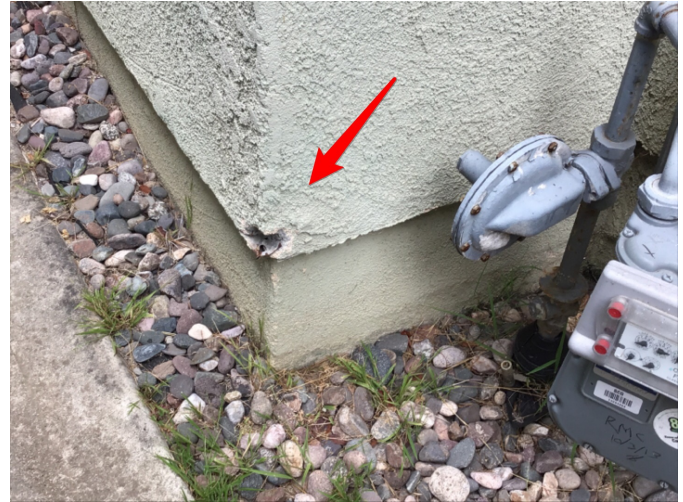
STUCCO OBSERVATIONS

20: The exterior wall stucco appears to be in acceptable condition. Because of its age, the stucco does not include weep screed flashing. Weep screed flashing is typically installed at newer homes and allows water to drain from the walls. This configuration is no longer approved in new construction but was accepted practice when installed. Because hidden fissures may facilitate infestation, a periodic pest inspection would be prudent. Additionally, the lower walls should be monitored for evidence of moisture intrusion. Additionally, there are cracks in the stucco around the windows and doors. Such cracks are common and are usually cosmetic.

21: The stucco walls have been painted. The paint is older, degraded, and peeling in some areas below the weep screed flashing. It should be evaluated for the cost of touch up repainting in the near term.



22: At the north backyard and west front yard walls, there are holes in the stucco cladding, which should be repaired to prevent water from entering the wall cavity and damaging the home. In addition, the holes are a potential source of entry for insects, rodents and other pests.



Exterior Components

EAVES

23: The eaves appear to be in acceptable condition.

TRIM

24: The exterior trim appears to be in acceptable condition.

WINDOWS

25: The windows appear to be in acceptable condition (see below for needed service). We do not test every window in the residence, particularly if the home is furnished. We do however attempt to test at least one window in every bedroom to confirm an emergency exit.

26: Many of the windows are hard to open/close from age or from salt air and do not operate smoothly. Service is needed at the window guides at this time and the windows should be lubricated regularly.

DOORS

27: The exterior doors appear to be in acceptable condition.

PORCHES

28: The front porch is in acceptable condition.

LIGHTS

29: The lights outside the doors of the residence are functional.

OUTLETS

30: The outlets are functional and ground fault protected.

Structural Elements

MAIN FLOOR STRUCTURE

31: The floor structure consists of a poured concrete slab. We were unable to determine if the slab is reinforced as any reinforcement would be concealed within the concrete.

SECOND FLOOR STRUCTURE

32: The second floor structure is conventional wood framing.

ROOF STRUCTURE

33: The roof structure is conventionally framed with lumber of various sizes.

WALL STRUCTURE

34: The walls appear to be framed with common wooden studs.

Foundation System

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

General Information

GENERAL COMMENTS

35: This residence has a slab foundation.

Slab Foundation

GENERAL COMMENTS

36: Slab foundations vary from older ones that are not steel reinforced and have no moisture barrier below them, to newer ones that have both. Our inspection of slab foundations conforms to industry standards. We check the visible portion of the stem walls on the outside for any evidence of significant cracks, but we do not move furniture or lift carpet to look for cracks. Additionally, we do not use specialized tools to establish elevations or confirm differential movement.

METHOD OF EVALUATION

37: We evaluated the slab foundation on the exterior, by examining the foundation walls that project above grade and by walking the interior, looking for abnormalities at the exposed flooring.

BOLTING OBSERVATIONS

38: Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

39: Taking into consideration the date of construction, the wall framing is assumed to be bolted or attached to the slab for added stability in a seismic event. We were, however, unable to directly view the connectors as the walls are covered by finish media.

FOUNDATION OBSERVATIONS

40: Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem. We noted minor cracks, within normal tolerances, at the exposed perimeter concrete. This type of cracking is often a result of shrinkage and/or minor settlement and usually does not affect the strength of the foundation.

Roof & Roof Structure

General Information

REMARKS

41: A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). Our inspection of roofing systems conforms to industry standards, which is that of a generalist and not a specialist. We visually inspect these components for damage and deterioration. We do not perform any destructive or any sort of water testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks. The property owner should always be consulted regarding the roofs history and if a warranty against leaks is available. We always recommend additional inspection by a licensed roofer.

42: The residence has a pitched roof.

Roof Drainage System

GUTTER SYSTEM

43: The roof gutters are in acceptable condition. However, without water in them it is impossible to judge if they are correctly pitched to direct water into the downspouts and some water may pond. The gutters appear function as intended.

44: The roof gutter downspouts should be extended away from the home to prevent water from ponding against the buildings foundation.

Composition Shingle

GENERAL REMARKS

45: The roof coverings are composition shingles. There are a wide variety of composition shingle roofs. This type of roof covering is comprised of asphalt or fiberglass materials that are impregnated with mineral granules. The most common of these roofs are warranted by manufacturers to last from twenty to twenty-five years. Regular maintenance will extend the life of any roof and will usually avert most leaks that only become evident after they have caused other damage. This is important as in accordance with industry standards our inspection does not include a guarantee against leaks. The sellers will generally have the most intimate knowledge of the roof, therefore we recommend consulting them regarding it's history.

METHOD OF EVALUATION

46: We were unable to directly walk on the second-story roof due to its height. We evaluated the roof covering from various areas around the home. Because of this, the inspection was limited. We recommend a licensed roofer further inspect the roof.



ESTIMATED AGE

47: The composition shingle roof appears to be approximately eight to ten years old, but this is just an estimate. You should request the installation permit from the sellers which will reveal its exact age and any warranty or guarantee that might be applicable.

ROOF COVERING

48: The composition shingle roof visually appears to be in acceptable condition. Our service does not include a water test and we do not guarantee the roof is free of leaks. The seller should be questioned regarding their knowledge of and past leak issues.

SKYLIGHTS

49: The roof includes one or more skylights. Skylights can be problematic and are a common point of leaks. Although there was no evidence of leakage at the time of our inspection, the seller should be consulted to determine if leakage has ever been an issue with these particular units. Regular maintenance is recommended.

Attic Areas

Attic Access

ACCESS LOCATION

50: The attic is accessed through a hatch located in the Jack & Jill bathroom.

ACCESS METHOD

51: We evaluated the attic from the access and adjacent areas only. We did not fully access the entire attic space as mobility within would be hazardous.

Roof Framing

FRAMING OBSERVATIONS

52: The visible portions of the framing are standard rafters.

53: The roof framing, where visible, is in acceptable condition.

Insulation

TYPE OF INSULATION

54: Where visible, the attic insulation is a fiberglass batt.

COVERAGE

55: The insulation coverage within the attic appears acceptable.

Attic Venting

VENT LOCATIONS

56: Ventilation within the attic is through roof vents.

OBSERVATIONS

57: Ventilation for the attic areas appears adequate and acceptable.

Chimneys & Fireplaces

Chimneys & Fireplaces

Living Room Chimney & Fireplace

CHIMNEY TYPE

58: The fireplace chimney consists of a metal flue that has been covered by a chase. The portions of the chimney that are within the chase were not visible for inspection.

CHIMNEY STACK

59: Due to the location of the chimney, we could not gain access to fully examine it. You should therefore have a specialist evaluate the chimney. This should be done before the close of escrow.



CHIMNEY FLUE

60: Although functional where visible, a complete view of the chimney flue is not possible. Occasionally metal flues such as this one are not assembled per the manufacturer's specifications and requirements. Because only a video-scan will confirm its installation, we recommend you consider having the flue video-scoped.

FIREPLACE

61: The fireplace visually appears in acceptable condition. The unit was not dismantled and the interior flue or venting system is not visible. Evaluation by a licensed fireplace/chimney inspector is always recommended to determine if the unit was installed per manufacturers specifications and to determine the condition of the venting system.

DAMPER

62: There is no damper in the chimney flue. This was likely not required by the standards in effect at the time the fireplace was constructed. You may wish to upgrade the flue and have one installed for energy conservation.

GAS LINE & GAS STARTER

63: If children occupy or visit this residence, the control key for the fireplace gas log starter should be kept beyond their reach.

64: The log starter is functional.

GLASS DOORS

65: The fireplace glass doors are functional.

Plumbing System

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

In keeping with industry standards, we do not operate water shut-off valves. Because these valves are not in daily use they will inevitably become stiff or frozen. It is not uncommon for a valve that is not leaking, to start drip leaking after it has been operated.

We evaluate drainpipes by flushing water through every drain that has an operable plumbing fixture. Our evaluation of the drainage system is not a conclusive test as only a video-scan of the main line will confirm its actual condition. We recommend that you ask the sellers if they have ever experienced any drainage problems. Alternately, you may wish to have the main waste line video-scanned before the close of escrow.

Potable Water Pipes

WATER MAIN

66: The main water shut-off valve is located in the north sideyard.



TYPE OF MATERIAL

67: The visible portion of the main water supply pipe is copper. As most of the water supply pipe is located underground, we can not guarantee it is completely copper material.

68: The residence is served by copper potable water pipes. The grade of copper was not determined as part of our inspection.

PRESSURE RELIEF VALVE

69: A pressure relief valve is a safety feature that should be installed on every plumbing system.

70: There is a pressure relief valve on the plumbing system at a water heater.

COPPER WATER PIPES

71: Although most of the copper water pipes are concealed within the structure of the home, the visible pipes appeared to be in satisfactory condition.

Drainage System

TYPE OF MATERIAL

72: The residence is served by a combination of ABS, and cast iron drain and vent pipes.

MAIN SEWER LINE

73: There was no evidence within the home that the sewer main is damaged or blocked; however, because the sewer line is below grade, we could not directly view the pipe. A video scan of the line should be performed to confirm its actual condition.

DRAINPIPES

74: The drainpipes were tested by running water through them. The drainpipes are functional at this time.

VENT PIPES

75: The vent pipes, although mostly hidden within the walls, appear to be functioning as intended.

Gas System

GAS TYPE

76: The residence is fueled by natural gas.

MAIN SHUT-OFF LOCATION

77: The gas main shut-off is located in the north sideyard.



GAS SEISMIC SHUT-OFF VALVE

78: The gas main is not equipped with a seismic shut-off valve. Although its presence may not be required by the local building authority, we recommend that you consider having one installed.

GAS PIPES

79: The visible portions of the gas pipes appear to be in acceptable condition. We examine the lines only visually and use no tools to test the pressure of the gas system or test for leaks. If any odor of gas is detected, it will be noted, and further examination will be recommended. We observed no evidence of a gas leak at the property, however if this is important to you, you may wish to consult the gas supplier for a more thorough examination of the system.

Hose Bibs

GENERAL OBSERVATIONS

80: The hose bibs are provided with backflow preventers as required.

Fire Suppression System

GENERAL COMMENTS

81: The fire suppression system, if present is not within the scope of our inspection. Although we will comment on what system is provided, this is done only as a courtesy. Further examination by a licensed professional is recommended.

FIRE SPRINKLERS

82: There is a fire sprinkler system installed at the property. Fire sprinkler systems are excluded from our inspection as we are not qualified to comment on such systems. The system should be certified as functional by licensed inspectors.

Water Heating System

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

WATER HEATER TYPE

83: The water heater is a standard type that is fueled by natural gas.



WATER HEATER LOCATION

84: The water heater is located in the garage.

BTU RATING

85: The water heater is rated at 40,000 BTU/H.

CAPACITY

86: The water heater is a 50 gallon unit.

AGE

87: We were unable to determine the age of the water heater.

FUNCTION

88: The water heater is functional and appears in satisfactory condition.

SEISMIC RESTRAINTS

89: Water heaters must be anchored and strapped to resist movement during an earthquake. At least two restraints are needed for smaller units. For units over 75-gallons, most jurisdictions require more than two straps. Regardless of the size, we recommend securing all water heaters.

90: The water heater is seismically secured.

WATER SHUT-OFF & CONNECTORS

91: The shut-off valve and water connectors appear functional.

EXHAUST VENT PIPE

92: The viewed portions of the vent pipe appear functional.

GAS VALVE & CONNECTOR

93: The gas connector at the water heater appears functional.

RELIEF VALVE

94: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

DRIP PAN & OVERFLOW PIPE

95: The water heater is not equipped with a drip pan or overflow pipe which is designed to minimize water damage from a leak. Although it may not be required, installation is recommended.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

General Observations

ELECTRICAL PANELS

96: The property is served by a main electrical panel, only. We did not observe any subpanels.

Service Lines

MAIN SERVICE

97: Power is conveyed to the residence by overhead power lines.



98: The overhead service wires are passing through trees or other foliage. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the utility provider.

Main Panel

SERVICE SIZE

99: The residence is served by a 200-amp, 120/240-volt panel.



SERVICE LOCATION

100: The main electric service is located at the south side of the home.

PANEL OBSERVATIONS

101: Electrical panels should be weatherproof and have a minimum of 36" of clear space in front of them for service. They should have a main disconnect, and each circuit within the panel should be labeled. Industry standards only require us to test a representative number of switches, outlets and light fixtures. We attempt to test every one that is unobstructed, but if a building is furnished we will obviously not be able to test each one.

102: The main panel and its components appear functional and in serviceable condition.

EXTERIOR COVER

103: The exterior cover is in acceptable condition.

INTERIOR COVER

104: The interior cover is in acceptable condition.

OVER CURRENT PROTECTION

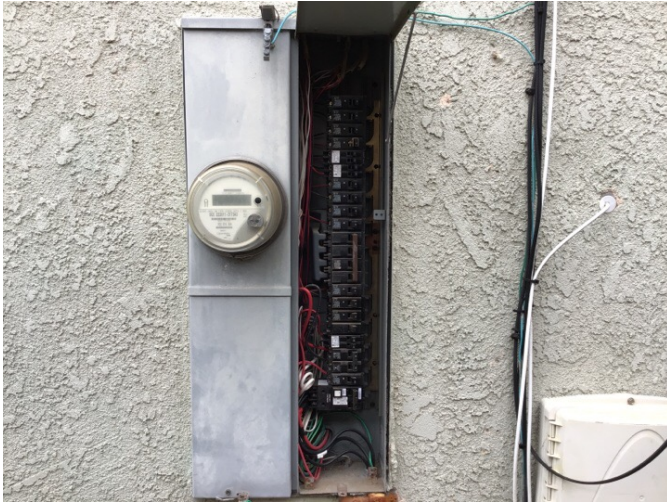
105: Over current protection is provided by circuit breakers.

CIRCUIT BREAKERS

106: The circuit breakers within the panel appear functional.

PANEL WIRING

107: The wiring inside the main panel has no visible deficiencies.



GROUNDING

108: The electrical panel appears to be only grounded to a water pipe, although an additional ground may be located elsewhere and not visible. Current standards require the panel to be double-grounded. You may wish to consider having this done as a safety upgrade.



Wiring

AFCI PROTECTION

109: The home, in some aspect includes AFCI protection. The exact requirements for such protection is beyond the scope of our inspection, however, the homes AFCI protection appears to comply with current standards.

TYPE OF MATERIAL

110: The residence is visibly wired with wire in metal conduit and Romex.

ATTIC

111: A cover plate is not installed at the pictured outlet.



Comfort Heating

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Heating System

TYPE OF SYSTEM

112: Comfort heating is provided by a standard gas-fired forced-air furnace.

SYSTEM LOCATION

113: The heating system is located in the attic.



114: The heating system is supported by wood blocks. The manufactures required clearance to combustibles should be reviewed as typically the units are not in contact with combustible material.

FORCED-AIR OBSERVATIONS

115: The forced-air furnace was tested at its controls and appeared to function as intended.

RETURN-AIR COMPARTMENT & FILTER

116: The filter is clean and in serviceable condition.

EXHAUST VENT PIPE

117: The exhaust vent pipe appears functional.

THERMOSTAT

118: The thermostat was tested and appeared to be functioning as intended.

GAS VALVE & CONNECTOR

119: The gas valve and connector are in acceptable condition.

DUCTS

120: The ducts appear to be in acceptable condition. We are unable to see inside the ducts in most cases and therefore we can not comment on their cleanliness. If allergies are an issue, we recommend consulting a duct cleaning company.

Kitchen Areas

We test most built in kitchen appliances. We do not evaluate any appliance for it's performance or actual ability to operate as intended, only that it responds at its controls. Although we may comment on an excluded item, this is intended only to create a more thorough report. We do not inspect free-standing appliances, any refrigerators or freezers, built-in toasters or coffee-makers, can-openers, blenders, water-purifiers, timers, clocks, the self-cleaning function of ovens, etc.

Kitchen

FLOOR

121: The wood floor has no significant defects.

WALLS

122: The walls were examined and are in acceptable condition.

CEILING

123: The ceiling was examined and is in acceptable condition.

WINDOWS

124: The windows were examined and are functional.

CABINETS

125: The cabinets were examined and are generally functional. Our examination does not include opening and closing of every door and drawer.

COUNTERTOP

126: The countertops are functional.

SINK

127: The sink is functional.

GARBAGE DISPOSAL

128: The garbage disposal is functional.

GAS RANGE

129: The range was tested at its controls and is functional.

EXHAUST SYSTEM

130: The kitchen exhaust fan is functional.

DISHWASHER

131: The dishwasher was tested and appeared to be functioning properly. It's ability to clean soiled dishes however could not be determined.

BUILT-IN MICROWAVE

132: We do not evaluate microwaves. The unit was examined and appeared in functional condition however the operation is outside the scope of our inspection.

LIGHTS

133: The lights are functional.

OUTLETS

134: The sink outlets are functional and ground-fault protected.

135: The remaining outlets are functional, however all countertop outlets should be upgraded to include ground-fault protection to comply with current minimum standards.

Living Areas

Living Spaces

FLOOR

136: The portion of the floor that was covered by an area rug was not viewed. Often, particularly with wood floors, the areas under an area rug are discolored from sun exposure. If this is a concern, we recommend the furniture be moved and the rugs lifted to view the flooring below.

137: The wood flooring was examined and has no visible defects.

WALLS

138: The walls are in acceptable condition.

CEILING

139: The ceiling is in acceptable condition.

DOORS

140: The doors were examined and are functional.

WINDOWS

141: The windows were examined/tested and are functional.

LIGHTS

142: The lights within the room are functional.

OUTLETS

143: The outlets were blocked by furniture and therefore not tested.

FIREPLACE

144: Please see the CHIMNEY & FIREPLACE category for observations pertaining to the fireplace.

Bedrooms

Location

Master Bedroom

SMOKE DETECTOR/ CARBON MONOXIDE ALARM

145: There is a smoke detector installed within the bedroom.

FLOOR COVERINGS

146: The wood flooring has no significant defects.

BEDROOM WALLS

147: The walls are in acceptable condition.

BEDROOM CEILING

148: The ceilings are in acceptable condition.

DOORS

149: The doors were examined and are functional.

WINDOWS

150: The windows were examined/tested and are functional.

CLOSET

151: The closets were examined and are in acceptable condition.

ELECTRICAL OUTLETS

152: The outlets that were tested are functional.

Front Bedroom

SMOKE DETECTOR/ CARBON MONOXIDE ALARM

153: There is a smoke detector installed within the bedroom.

FLOOR COVERINGS

154: The wood flooring has no significant defects.

BEDROOM WALLS

155: The walls are in acceptable condition.

BEDROOM CEILING

156: The ceilings are in acceptable condition.

DOORS

157: The door was examined and is functional.

WINDOWS

158: The windows were examined/tested and are functional.

CLOSET

159: The visible areas of the closet were examined and are in acceptable condition.

LIGHTS

160: The lights within the room are functional.

ELECTRICAL OUTLETS

161: The outlets that were tested are functional.

Rear Bedroom

SMOKE DETECTOR/ CARBON MONOXIDE ALARM

162: There is a smoke detector installed within the bedroom.

FLOOR COVERINGS

163: The wood flooring has no significant defects.

BEDROOM WALLS

164: The walls are in acceptable condition.

BEDROOM CEILING

165: The ceilings are in acceptable condition.

DOORS

166: The door was examined and is functional.

WINDOWS

167: The windows were examined/tested and are functional.

CLOSET

168: The visible areas of the closet were examined and are in acceptable condition.

LIGHTS

169: The lights within the room are functional.

ELECTRICAL OUTLETS

170: The outlets that were tested are functional.

Bathrooms

Bathrooms are visually inspected for proper function of components, visible active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. Although commented on, we do not confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, radiant floor heat, etc. Shower pans are not within the scope of our inspection.

Location

Powder Room

SIZE

171: This bathroom is a half bathroom.

BATHROOM FLOOR

172: The wood floor has no significant defects.

BATHROOM WALLS

173: The walls were examined and are in acceptable condition.

BATHROOM CEILING

174: The ceiling was examined and is in acceptable condition.

DOORS

175: The door was examined and is functional.

WINDOWS

176: The window was examined and is functional.

CABINETS

177: The cabinets are functional and in satisfactory condition.

COUNTERTOP

178: The sink countertop is in serviceable condition.

SINK

179: The sink was tested and is functional.

TOILET

180: The toilet is functional. It is a type that consumes an estimated 1.6 gallons of water per flush.

LIGHTS

181: The bathroom lights are functional.

ELECTRICAL OUTLETS

182: The outlets are functional and include ground-fault protection.

Master Bathroom

SIZE

183: This bathroom is a full bathroom.

BATHROOM FLOOR

184: The floor is tiled and has no significant defects.

BATHROOM WALLS

185: The walls were examined and are in acceptable condition.

BATHROOM CEILING

186: The ceiling was examined and is in acceptable condition.

DOORS

187: The door was examined and is functional.

WINDOWS

188: The windows were examined and are functional.

189: Two of the window screens are damaged.

190: The window frame is damaged and needs to be repaired.



CABINETS

191: The cabinets are functional and in satisfactory condition.

COUNTERTOP

192: The sink countertop is in serviceable condition.

SINK

193: The sink was tested and is functional.

194: The sink drain stops are incomplete.

TUB

195: The bathtub is functional.

196: The tub needs to be secured to the floor in order to prevent damage to the drain line.

197: The hot and cold water lines are reversed at the tub fixture.

SHOWER STALL

198: The shower stall was tested and is functional. As noted above, we do not test shower pans.

TOILET

199: The toilet is functional. It is a type that consumes an estimated 1.6 gallons of water per flush.

EXHAUST FAN

200: The bathroom exhaust fan is functional.

LIGHTS

201: The bathroom lights are functional.

ELECTRICAL OUTLETS

202: The outlets are functional and include ground-fault protection.

Jack & Jill Bathroom

SIZE

203: This bathroom is a full bathroom.

BATHROOM FLOOR

204: The floor is tiled and has no significant defects.

BATHROOM WALLS

205: The walls were examined and are in acceptable condition.

BATHROOM CEILING

206: The ceiling was examined and is in acceptable condition.

DOORS

207: The doors were examined and are functional.

WINDOWS

208: The window was examined and is functional.

CABINETS

209: The cabinets are functional and in satisfactory condition.

COUNTERTOP

210: The sink countertop is in serviceable condition.

SINK

211: The sinks were tested and are functional.

212: The right sink drain stop needs to be adjusted or otherwise repaired.

TUB/SHOWER COMBO

213: The tub-shower is functional.

214: The bathtub mechanical drain stop is incomplete and should be serviced.

TOILET

215: The toilet is functional. It is a type that consumes an estimated 1.6 gallons of water per flush.

LIGHTS

216: The bathroom lights are functional.

ELECTRICAL OUTLETS

217: The outlets are functional and include ground-fault protection.

Common Areas

Entry

FRONT DOOR

218: The front door was examined and is in acceptable condition.

219: The front door does not open and close easily and should be serviced.

FLOOR

220: The wood floor has no significant defects.

WALLS

221: The walls were examined and are in acceptable condition.

CEILING

222: The ceiling was examined and no need for service is noted at this time.

LIGHTS

223: The lights are functional.

Laundry

OBSERVATIONS

224: The gas clothes dryer is located within the garage. This could be problematic because of the proximity of the gas flame to the garage floor slab. For instance, gas-fired water heaters and furnaces are required to be raised 18" above the slab to help prevent the possibility of the flash-ignition of flammable or explosive vapors that may float just above the surface of the slab. However, few ordinances require gas-fired dryers to be raised, but the burners of many modern dryers are raised for just for this purpose. Regardless, we do not have the expertise to advise you one way or the other, but this is an issue that you may wish to explore.

FUEL SOURCE

225: The laundry is set up for a washing machine and gas clothes dryer.

In keeping with industry standards, we do not operate the washer or dryer if installed and the plumbing hookups are only visually inspected.

FLOOR

226: The floor is finished concrete and has no significant defects.

Hallways

SMOKE DETECTOR & CARBON MONOXIDE ALARM

227: There is a smoke detector installed within the hallway.

228: There is no carbon monoxide alarm in the hallway.

CEILING

229: There is moisture-related damage on the ceiling that you should ask the sellers to explain or have explored further.



WALLS

230: The walls were examined and are in acceptable condition.

FLOOR

231: The wood floor has no significant defects.

WINDOWS

232: The windows were examined and are functional.

LIGHTS

233: The lights are functional.

OUTLETS

234: The outlets that were tested are functional.

Stairs

OBSERVATIONS

235: The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

WALLS

236: The walls were examined and are in acceptable condition.

CEILING

237: The ceiling was examined and is in acceptable condition.

TREADS & RISERS

238: The stair treads were examined and found in satisfactory condition. No service is needed at this time.

LANDING

239: The landing finish flooring has no significant defects.

STAIR RAILS

240: A continuous handrail is required the full length of the stairs from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.



LIGHTS

241: The lights in the area of the stairs and landing are functional.

Covered Parking

General Remarks

GENERAL OBSERVATIONS

242: Covered parking is provided within a garage.

SIZE

243: The garage is a 2-car and is attached to the home.

Roof

TYPE OF ROOF COVERING

244: Because the garage is located below a portion of the home, there is no garage roof.

Exterior Components

EXTERIOR PASSAGE DOORS

245: The garage passage door is moisture damaged and delaminating (repair or replacement needed).



Interior

OBSERVATIONS

246: We were unable to view all areas of the floor slab and other components within the garage due to storage.

FLOOR SLAB

247: The slab, where visible, is in acceptable condition. Typical cracks were noted at the concrete.

248: The garage slab has an epoxy finish applied. The finish is in satisfactory condition in the areas exposed to view.

WALLS

249: The garage walls are in acceptable condition with bolts securing them to the foundation stem walls.

CEILING

250: The ceiling was examined and is in acceptable condition.

INTERIOR PASSAGE DOOR

251: The entry door from the garage into the home is not fully self-closing as required for fire separation purposes and should be serviced.

FIRE SEPARATION

252: The viewed areas of the firewall in the garage are functional.

Vehicle Doors

SIZE OF DOOR

253: At the vehicle door openings, two separate 1-car vehicle doors are provided.

TYPE OF DOOR

254: The vehicle doors are metal roll-up types.

DOOR OBSERVATIONS

255: The vehicle doors are functional.

HARDWARE OBSERVATIONS

256: The fasteners that attach the hinges to the roll-up door panels have a tendency to become loose over time. We recommend you inspect them regularly and tighten any that are not secure.

AUTOMATIC DOOR OPENER

257: The vehicle door openers were operated and are functional.

258: Each vehicle door opener is provided with a safety reversing photo-sensor that consists of two electronic eyes, one each side of its door opening. The photo-sensor for each door opener was tested and functioned properly.

259: Each vehicle door opener also has a safety reversal system that is designed to reverse a closing door to the full open position if it strikes an obstruction. The pressure settings at the openers are too high. As a result, an excessive amount of force is required for the doors to auto-reverse. This is a potential safety hazard and should be corrected by a garage door specialist.

260: The vehicle door openers are powered by an extension cord which is not an approved installation.



Electrical Wiring & Components

LIGHTS

261: The lights in the garage are functional, and do not need service at this time.

OUTLETS

262: The outlets in the garage should be upgraded to have ground fault protection. Although this may not be required under the grandfather clause, it is an important safety feature.

Driveway

OBSERVATIONS

263: The concrete driveway has been evaluated and found in serviceable condition.

Conclusion

GENERAL REMARKS

264: Congratulations on the purchase of your new property. We are proud of our service and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also, because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It is not. It is simply a limited report on the general condition of the property at the time of the inspection. Furthermore, as a building owner you should expect problems to occur. Roofs will leak, drain lines will become blocked and components and systems will fail without warning.

Because things will go wrong, you should take into consideration the age of the building and its components and keep a comprehensive insurance policy current. Such policies may only cover insignificant costs such as that of a roofer service, and the representatives of some insurance companies may attempt to deny coverage on the grounds that a given condition was pre-existing or not covered because of a code violation or manufacturer's defect. We encourage you to contact our company for any consultation if a claim is ever denied as a negative response from the insurance company may not be valid.

Thank you for taking the time to read this report. Please call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report and would appreciate your comments. We will continue to exceed the highest standards of the industry and to treat everyone with kindness, courtesy and respect.

Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. IT IS ESSENTIAL THAT YOU READ THE FULL REPORT. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

Site Comments - Exterior Features

GATES

s-13: The gate should be water sealed or painted to prevent premature deterioration of the wood.

Exterior Comments - Wall Covering

STUCCO OBSERVATIONS

s-21: The stucco walls have been painted. The paint is older, degraded, and peeling in some areas below the weep screed flashing. It should be evaluated for the cost of touch up repainting in the near term.

s-22: At the north backyard and west front yard walls, there are holes in the stucco cladding, which should be repaired to prevent water from entering the wall cavity and damaging the home. In addition, the holes are a potential source of entry for insects, rodents and other pests.

Exterior Comments - Exterior Components

WINDOWS

s-26: Many of the windows are hard to open/close from age or from salt air and do not operate smoothly. Service is needed at the window guides at this time and the windows should be lubricated regularly.

Roof & Roof Structure - Roof Drainage System

GUTTER SYSTEM

s-44: The roof gutter downspouts should be extended away from the home to prevent water from ponding against the buildings foundation.

Chimneys & Fireplaces - Chimneys & Fireplaces

Living Room Chimney & Fireplace

CHIMNEY FLUE

s-60: Although functional where visible, a complete view of the chimney flue is not possible. Occasionally metal flues such as this one are not assembled per the manufacturer's specifications and requirements. Because only a video-scan will confirm its installation, we recommend you consider having the flue video-scoped.

Plumbing System - Drainage System

MAIN SEWER LINE

s-73: There was no evidence within the home that the sewer main is damaged or blocked; however, because the sewer line is below grade, we could not directly view the pipe. A video scan of the line should be performed to confirm its actual condition.

Plumbing System - Gas System

GAS SEISMIC SHUT-OFF VALVE

s-78: The gas main is not equipped with a seismic shut-off valve. Although its presence may not be required by the local building authority, we recommend that you consider having one installed.

Water Heating System

DRIP PAN & OVERFLOW PIPE

s-95: The water heater is not equipped with a drip pan or overflow pipe which is designed to minimize water damage from a leak. Although it may not be required, installation is recommended.

Electrical System - Service Lines

MAIN SERVICE

s-98: The overhead service wires are passing through trees or other foliage. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the utility provider.

Electrical System - Wiring

ATTIC

s-111: A cover plate is not installed at the pictured outlet.

Comfort Heating - Heating System

SYSTEM LOCATION

s-114: The heating system is supported by wood blocks. The manufacturer's required clearance to combustibles should be reviewed as typically the units are not in contact with combustible material.

Kitchen Areas - Kitchen

OUTLETS

s-135: The remaining outlets are functional, however all countertop outlets should be upgraded to include ground-fault protection to comply with current minimum standards.

Bathrooms - Location

Master Bathroom

WINDOWS

s-189: Two of the window screens are damaged.

s-190: The window frame is damaged and needs to be repaired.

SINK

s-194: The sink drain stops are incomplete.

TUB

s-196: The tub needs to be secured to the floor in order to prevent damage to the drain line.

s-197: The hot and cold water lines are reversed at the tub fixture.

Jack & Jill Bathroom

SINK

s-212: The right sink drain stop needs to be adjusted or otherwise repaired.

TUB/SHOWER COMBO

s-214: The bathtub mechanical drain stop is incomplete and should be serviced.

Common Areas - Entry

FRONT DOOR

s-219: The front door does not open and close easily and should be serviced.

Common Areas - Hallways

SMOKE DETECTOR & CARBON MONOXIDE ALARM

s-228: There is no carbon monoxide alarm in the hallway.

CEILING

s-229: There is moisture-related damage on the ceiling that you should ask the sellers to explain or have explored further.

Common Areas - Stairs

STAIR RAILS

s-240: A continuous handrail is required the full length of the stairs from a point directly above the top riser of the flight to a point directly above the lowest riser of the flight.

Covered Parking - Exterior Components

EXTERIOR PASSAGE DOORS

s-245: The garage passage door is moisture damaged and delaminating (repair or replacement needed).

Covered Parking - Interior

INTERIOR PASSAGE DOOR

s-251: The entry door from the garage into the home is not fully self-closing as required for fire separation purposes and should be serviced.

Covered Parking - Vehicle Doors

AUTOMATIC DOOR OPENER

s-259: Each vehicle door opener also has a safety reversal system that is designed to reverse a closing door to the full open position if it strikes an obstruction. The pressure settings at the openers are too high. As a result, an excessive amount of force is required for the doors to auto-reverse. This is a potential safety hazard and should be corrected by a garage door specialist.

s-260: The vehicle door openers are powered by an extension cord which is not an approved installation.

Covered Parking - Electrical Wiring & Components

OUTLETS

s-262: The outlets in the garage should be upgraded to have ground fault protection. Although this may not be required under the grandfather clause, it is an important safety feature.



CREIA Standards of Practice

CREIA STANDARDS OF PRACTICE

Residential Standards - Four or Fewer Units

- Originally Adopted September 13, 1983
- Revised November 1, 1996
- Revised April 15, 1999
- Revised July 12, 2003
- Revised April 15, 2006 — Effective July 1, 2006
- Revised August 1, 2012
- Revised January 8, 2018

Note: *Italicized words* in this document are defined in the Glossary of Terms.

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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 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 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*.

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.

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*

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, handrails and guardrails.*
4. *Wall cladding and trim*
5. *Portions of walkways and driveways that are adjacent to the buildings*
6. *Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present*

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*
4. 4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature.

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*

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*

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, 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*

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*

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*

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5. *Inspect electronic air filtering or humidity control systems or components*

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*

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 disposals*
6. *Absence of smoke and 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, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices*
4. *Use a ladder to inspect systems or components*

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*

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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.

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*

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- **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