

Building Inspection Report

30162 Cartier, Rancho Palos Verdes, CA

Inspection Date:
1/4/21 9:00am

Prepared For:
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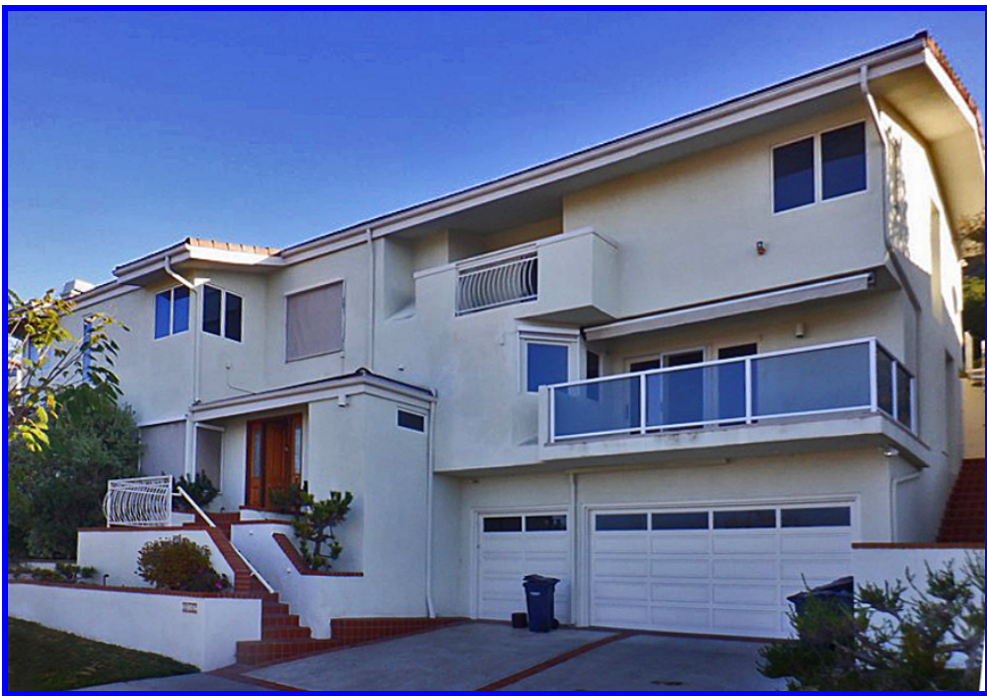


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Report Overview

THE HOUSE IN PERSPECTIVE

This is a vacant, multi-level, 30+ year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. Please remember that there is no such thing as a perfect home.

Additions/Modifications/Repairs have been made (re-roof, interior/exterior finishes, suspected electrical service panel upgrade, forced air heating unit, mini-split heat pump, water supply piping epoxy coated, water heater replaced, window retrofit, vehicle door/opener, etc.). Client is advised to review all permits including certificates of completion prior to close of escrow. Note: Modifications can obscure evidence of issues/defects with systems or components.

INSPECTION/PRESENTATION ATTENDEES

Client Client's Agent

CONVENTIONS USED IN THIS REPORT

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

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

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

NOTE: For the purpose of this report, it is assumed that the house faces west.

IMPROVEMENT RECOMMENDATION HIGHLIGHTS

IMPORTANT NOTE – PLEASE READ: The Report Overview is provided to allow the reader a brief overview of the findings of the report. This page is not all encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the CREIA® Standards of Practice, Scope of Inspection, limitations, and Standard Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the sale contract should be clarified by consulting an attorney or your real estate agent.

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

1. **Safety Issue:** The water heater gas supply valve assembly leaks requiring immediate corrections by a licensed plumbing contractor.
2. **Safety Issue:** A number of GFCI outlets (backyard upper terrace N-deck, home's E-exterior wall area and garage) could not be tripped with test equipment indicating damaged units or improper wiring that presents shock hazards that requires immediate repairs by a licensed electrical contractor.
3. **Safety Issue:** The garage door opener did not automatically reverse under resistance to closing upon a 1.5-inch object placed on the floor. ***There is a serious risk of injury, particularly to children, under this condition*** that should be dealt with immediately. Further, the door's lower panel south roller has derailed, the springs do not carry and hold the weight of the door fully open when operating manually presenting the potential for injury as well as an obstruction for a single individual to remove a vehicle from the garage should the opener become inoperative, the optical auto-reverse sensors must be re-located between 4 and 6 inches from the garage floor, the garage vehicle door's automatic opener carriage release handle should be located 6-feet above the floor, manufacture warning labels are needed (at the spring assembly,

- vehicle door center section as well as it's lower corners and adjacent to the wall button), and sectional doors should have handles at the interior of the lower panel and mid-level area panel; suggest improvements by a licensed specialist.
4. **Safety Issue:** Improper strapping of the water heater noted (the unit can be rocked, the straps do not fully encompass the tank, etc.). Water heaters in seismic zones must be double-strapped **snug to the wall (and if needed provided 'blocking' material between the tank and wall to prevent the unit from falling back)**. The straps should be 1½ to 2" wide and located at the top and bottom third of the unit (the upper strap should be no closer that 9-inches from the top of the case and lower strap should be no lower than 4 inches above the gas connection) **to resist any horizontal movement** during earthquake conditions. Note: **The straps should encompass the tank**, each strap end secured to the 1st studs that are not directly behind the unit, mounted below insulation blankets and not cover the water heater manufacture's date plate; although strapped, the **boldface underlined** sections above require improvement.
 5. **Safety Issue:** The base perimeter of the forced air heating unit must be sealed with the appropriately rated caulk. This will prevent fan suction from drawing combustion gases within the closet into the system and through the home.
 6. **Safety Issue:** The forced heating unit as well at the water heater gas supply pipes require 'sediment traps' directly upstream of the appliances gas supply valve. These required 'traps' capture pipe dope, sediment, metal flakes, etc., within the system that can enter and obstruct gas nozzles. The base of the sediment trap should have a removable cap for periodic servicing; suggest repairs by a licensed plumbing contractor.
 7. **Safety Issue:** The water heater venting system shows evidence of exhaust "spillage" due to a separating connection atop the unit. As well, given this replacement tank is taller than the previous unit, the required 1-foot vertical riser directly above the draft hood is missing. ***This is a serious condition that could be a health threat to the occupants of the home.*** This condition should be addressed promptly.
 8. **Safety Issue:** The wet bar sink area countertop down-lighting has an exposed spliced power cord (where that cord is suspected to be tapped-off of an adjacent outlet circuit) that presents shock/fire hazards. The power cord must be exposed where the light transformer is 'line-of-sight' of the outlet to which it is plugged in (not hardwired within the outlet box); suggest repairs by a licensed electrical contractor.
 9. **Safety Issue:** Two circuit conductors within the main distribution panel are doubled up (referred to as "double taps") to a single breaker and must be separated. Each circuit conductor is to be served by a separate breaker; suggest repairs by a licensed electrical contractor.
 10. **Safety Issue:** 'Bonding' the gas supply pipe to the cold & hot water piping must be provided to prevent shock/electrocution hazards associated with metallic piping systems. "Bonding" (wiring the utility pipes together usually at the water heater where it is both convenient and conspicuous) provides an unobstructed equipotential grid should these utilities become accidentally electrically charged; suggest improvements by a licensed electrician.
 11. **Safety Issue:** Although smoke alarms were noted at the bedrooms, hallway and at each floor, many are older where they must be replaced and others were improperly located (too low on a sloped ceiling); suggest a review of the installation documentation and improving as needed. Testing of these alarms is outside the scope of a property inspection. Photoelectric sensor (versus ionization) alarms are preferred for their early sensing capabilities. Contemporary building standards require smoke alarms be placed within and outside of all sleeping areas and at each level of multi-story structures.
 12. **Safety Issue:** Carbon Monoxide alarms are required to be installed just outside sleeping areas and at each floor. Testing of these alarms is outside the scope of a property inspection. These alarms are now a requirement for residences with fuel burning appliances and/or have an attached garage and may only be located within the living space. See: <http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/Frequently%20asked%20questions%20on%20Carbon%20Monoxide.pdf> for further information.
 13. **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at all exterior outlets, the clothes washer, disposal unit & dishwasher as well. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution; suggest repairs by a licensed electrical contractor.
 14. **Improve/Safety Issue:** The fireplace firebox and chimney are dirty that should be inspected/cleaned by a licensed specialist prior to the close of escrow or contingency period. Further, the provided damper stop must be repositioned to jam the damper fully open (these are a standard safety feature to minimize the possibility of exhaust gases entering the house). Note: Repairs can be expensive. It is not unusual for specialists to discover additional defects that will require repair for the safe operation of this unit.
 15. **Improve/Safety Issue:** The main electrical panel shows extensive corrosion at the base of the unit and its dead front cover will not fasten closed; suggest repairs by a licensed electrical contractor.
 16. **Improve/Safety Issue:** The kitchen sink cabinet exhibits dark stains consistent with past water exposure that may have created conditions where hibernating organics exist at inaccessible areas. Areas of past moisture intrusion or current leakage often create conditions that are favorable for the growth of many fungus-like organisms (bacteria, mold, mildew, fungus and many other types of growth) that comprise indoor air quality. Damaged/stained materials should be replaced and/or the stained areas covered with an approved brush/roller application of mold encapsulating/neutralizing paint/surface treatment by licensed specialists following established protocols to assure organics do not 'kick-off' if re-

wetted. Inspection for and identification of these conditions is beyond the scope of the CREIA Standards of Practice and would require consultation with an environmental specialist or licensed/Certified Industrial Hygienist.

17. **Improve:** A kitchen exterior wall outlet lacks a weather cover.
18. **Improve:** A number of the exterior lights did not respond (what appears to be a night sensor is present that may be restricting daytime operation); suggest seller demonstration.
19. **Improve:** Extension cords, such as found at the garage's automatic vehicle door opener, may not be used as permanent wiring. An outlet should be provided adjacent to the opener; suggest improvements by a qualified licensed electrical contractor.
20. **Improve:** Minor repairs to the roofing are recommended (cracked tile at the NE-area, a few tiles have corner chips that should be improved, etc.). As well, the forced air heating unit exhaust vent pipe rooftop jack flashing cone is sealed to the flashing cone where a gap should be provided along with an added 'storm collar'; suggest repairs by a licensed roofing contractor.
21. **Improve:** The client disclosed that the mini-split heat pump is not working properly (suspected to have a leaking refrigerant system); suggest repairs by a licensed heating/cooling contractor.
22. **Improve:** The dishwasher lacks an airgap device or drain hose 'high-loop'. Air gaps or high loops assure a separation between supply and waste water. It is advised that one be installed.
23. **Improve:** The forced air heating system's supply registers at the living room, dining area and upper level library were noted to have limited air flow that ranged from low to non-existent flow; suggest repairs by a licensed heating/cooling contractor.
24. **Improve:** The forced air heating unit's return air soffit is dirty which should be cleaned and its exposed wall framing should be provided wall cladding to prevent interstitial air within the stud bays from being discharged throughout the home.
25. **Improve:** The master bedroom balcony rail wall wood cap is weathered and rotted.
26. **Improve:** The foyer window power shade did not respond to commands.
27. **Improve:** The gutters require cleaning.
28. **Improve:** The kitchen sink area power skylight did not respond.
29. **Improve:** The laundry sink spout has a drip leak (worn faucet washers suspected); suggest repairs by a licensed plumbing contractor.
30. **Improve:** The living room SE-corner outlet lacks a cover plate and the kitchen disposal outlet has a loose cover plate.
31. **Improve:** The master bath shower curb area and upper hall bath shower curb area both water damage/stains at the metal enclosure frames; suggest improving as needed.
32. **Improve:** The master bath toilet/shower area ceiling exhaust fan was slow to respond and its grill is cluttered with debris restricting air flow; suggest improving as needed.
33. **Improve:** The master bath tub exterior wall plumbing access hatch consists of plastic which is intended for indoor applications where a steel hinged access hatch is recommended at exterior locations; suggest improving as needed.
34. **Improve:** The master bath tub overflow drain cover is removed and the right sink faucet handles do not mirror each other when shut-off.
35. **Improve:** The property is provided a lot drainage system consisting of field drains, gutter downspout inlets and subterranean drain lines. The street curb was inspected to verify that drain outlets are present. The function of these systems is outside the scope of a property inspection so the seller should be consulted as to their past performance as a back-up of this system can lead to standing water and possible water entry/damage within the building (The kitchen exterior door jamb shows water damage at lower areas suggesting the exterior landing drainage may be prone to back-ups). As well, these systems can become obstructed with silt and should be water-jetted clear of all debris.
36. **Improve:** The rear patio retaining wall concrete 'swall' along its backside has settled and sunk at the S-area where it appears to hold water and prevent proper drainage. As well, the patio N-retaining wall shows blistered paint due to water seeping through the assembly; suggest improving as needed by a licensed specialist.
37. **Improve:** The rear patio water feature/fountain was not tested, appears to be missing a pump, the upper holding troughs are full of debris and the reflection pool below appears to leak/leach water through the tiled wall; suggest repairs by a licensed specialist.
38. **Improve:** The sprinkler system valves located below the living room W-deck were observed to be leaking.
39. **Improve:** The water heater is apart of a 'closed-loop' water supply system due to the installation of a pressure regulator that requires the water supply system be provided a thermal expansion device as per the installation manual. Although the water heater and water supply system are provided pressure relief valves, these do not perform the same function as a thermal expansion device which prevents immediate hot water pressure spikes in the water system due to dynamic conditions which a tankless water heater could exacerbate when apart of a closed system. Note: Expansion tanks function at low thresholds as opposed to relief valves that require much pressures and are prone to leak once operated a few times; suggest a review of the installation guidelines/documentation and improving as needed by a licensed contractor.

40. **Monitor/Improve:** Some breakers within the electrical panel are a different model/make from the balance of the breakers and have slight variations of shape and fit within the panel; suggest further review and repair by a licensed electrical contractor. Each breaker must be listed for this panel.
41. **Monitor:** The ABS black plastic waste piping of this age may be a defective product as five such manufactures had plastic and glue recipe where their reactions resulted in separating joints. As well, the waste piping is older, may be prone to unexpected problems and should be camera inspected prior to the close of escrow or contingency period. Improvement is recommended on an as needed basis. This system is near or at the end of its service life and one should budget for its replacement.
42. **Monitor:** The terraced slope has wood framed earth retaining systems that exhibit rot, movement and deterioration (the upper most patio atop one of the retaining systems has tipped) where improvement is costly.
43. **Monitor:** The water supply copper piping system appears to have been epoxy coated/lined that can suggest past pin-hole leaks where further disclosure from the client is recommended.

THE SCOPE OF THE INSPECTION

WEATHER CONDITIONS

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

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

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

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

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

Important note:

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

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

Structural Components

DESCRIPTION OF STRUCTURAL COMPONENTS

Foundation:	•Poured Concrete •Concrete Block •Slab on Grade
Floor Structure:	•Poured Concrete •Wood Frame
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters
Roof Sheathing:	•Plywood
Attic Access Location:	•Closet •Attic Method Of Inspection: Entered - Inaccessible Areas

STRUCTURAL COMPONENT OBSERVATIONS

The building exhibited no observed conditions of substantial structural movement.

RECOMMENDATIONS / OBSERVATIONS

- **Monitor:** The home's slab foundation exhibited no observed defects at its perimeter areas and the slab's top surface was obstructed by floor finishes. Client is advised that cracks may exist below flooring finishes, however, no significant off-sets were noted or detected. It is recommended that the seller be consulted regarding any knowledge of the slab's condition when it was exposed during installation of newer floor finishes.
- **Monitor:** Some of the living space is partially subterranean and may be prone to moisture infiltration of which there was no observed indication this has been a problem in the past. No statement can be made regarding the presence of water management assemblies or their future performance.
- **Monitor:** The N-attic area access was not located.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

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

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

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

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering:	•Concrete Tile •Number of roofing layers observed: One
Chimneys:	•Metal Below Siding
Gutters and Downspouts:	•Metal
Method of Inspection:	•Walked On Roof

ROOFING OBSERVATIONS

The roofing is considered to be in good condition. Better than average quality materials have been employed as roof coverings.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Minor repairs to the roofing are recommended (cracked tile at the NE-area, a few tiles have corner chips that should be improved, etc.). As well, the forced air heating unit exhaust vent pipe rooftop jack flashing cone is sealed to the flashing cone where a gap should be provided along with an added 'storm collar'; suggest repairs by a licensed roofing contractor.
- **Improve:** The gutters require cleaning.
- **Monitor/Improve:** Prior repairs to the roofing are evident as a number of color miss-matched tiles were observed. The stacks of spare tiles at the chimney roof area should be relocated to the garage. Further, the hip and ridge riser boards have not been wrapped with underlayment (a common defect).
- **Monitor:** The chimney tower's decorative shroud cover might not be allowed in combination with this fireplace manufacture's chimney pipe termination; suggest a review of the fireplace manufacture's installation documentation.

LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior Components

DESCRIPTION OF EXTERIOR

Lot Grading:	•Steep Terraced Slope
Driveways:	•Concrete
Walkways / Patios:	•Tile & Concrete
Retaining Walls:	•Poured Concrete •Unit Masonry •Wood
Fencing:	•Steel/Iron •Masonry
Sprinkler System:	•Automatic Timers (Not Tested)
Porches, Decks, and Steps:	•Elastomeric •Tiles •Concrete
Soffit and Fascia:	•Wood & Stucco
Wall Cladding:	•Stucco
Window Frames:	•Clad Wood
Entry Doors:	•Wood •Sliding Glass
Overhead Garage Doors(2):	•Wood Roll-up •One Automatic Opener Installed
Other Components:	•Retractable Awnings (Two Units of which one is powered) •Powered Window Shades (5)

EXTERIOR OBSERVATIONS

The exterior of the home shows signs of normal wear and tear for a home of this age and construction. The wood window frames are in generally good condition. There is no significant wood/soil contact around the perimeter of the house, thereby reducing the risk of insect infestation or rot. The garage of the home is completely finished. The driveway and walkways are in good condition. The optical auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. The power awning and manual awning both responded to controls/operation. Four of the five window power shades responded to commands.

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

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** The garage door opener did not automatically reverse under resistance to closing upon a 1.5-inch object placed on the floor. ***There is a serious risk of injury, particularly to children, under this condition*** that should be dealt with immediately. Further, the door's lower panel south roller has derailed, the springs do not carry and hold the weight of the door fully open when operating manually presenting the potential for injury as well as an obstruction for a single individual to remove a vehicle from the garage should the opener become inoperative, the optical auto-reverse sensors must be re-located between 4 and 6 inches from the garage floor, the garage vehicle door's automatic opener carriage release handle should be located 6-feet above the floor, manufacture warning labels are needed (at the spring assembly, vehicle door center section as well as it's lower corners and adjacent to the wall button), and sectional doors should have handles at the interior of the lower panel and mid-level area panel; suggest improvements by a licensed specialist.
- **Improve/Safety Issue:** The openings in the outdoor spiral stairway railing and treads are large enough to allow a child to pass through. It is recommended that this be altered for improved safety. Note: The terraced slope presents topple hazards to the rear patio as well.
- **Improve:** The garage has a storage platform suspended from the ceiling structure which is not recommended as the proper fastening methods are likely not used; suggest further investigation and improving as needed. Ideally, it is suggested that freestanding shelving be installed. Note: Storage platforms are usually poorly or improperly assembled and can be prone to failure.
- **Improve:** The master bath tub exterior wall plumbing access hatch consists of plastic which is intended for indoor applications where a steel hinged access hatch is recommended at exterior locations; suggest improving as needed.
- **Improve:** The sprinkler system valves located below the living room W-deck were observed to be leaking.
- **Improve:** Various screens are damaged/missing; suggest repair as needed.
- **Improve:** The steel perimeter fencing has undermined footings at various posts (such as at the upper properly line) where those sections are easily rocked.

- **Improve:** The rear patio retaining wall concrete 'swall' along its backside has settled and sunk at the S-area where it appears to hold water and prevent proper drainage. As well, the patio N-retaining wall shows blistered paint due to water seeping through the assembly; suggest improving as needed by a licensed specialist.
- **Improve:** The foyer window power shade did not respond to commands.
- **Improve:** The rear patio water feature/fountain was not tested, appears to be missing a pump, the upper holding troughs are full of debris and the reflection pool below appears to leak/leach water through the tiled wall; suggest repairs by a licensed specialist.
- **Improve:** The master bedroom balcony rail wall wood cap is weathered and rotted.
- **Improve:** The single-car vehicle door was locked preventing its operation.
- **Improve:** The property is provided a lot drainage system consisting of field drains, gutter downspout inlets and subterranean drain lines. The street curb was inspected to verify that drain outlets are present. The function of these systems is outside the scope of a property inspection so the seller should be consulted as to their past performance as a back-up of this system can lead to standing water and possible water entry/damage within the building (The kitchen exterior door jamb shows water damage at lower areas suggesting the exterior landing drainage may be prone to back-ups). As well, these systems can become obstructed with silt and should be water-jetted clear of all debris.
- **Monitor/Safety Issue:** Ideally, the wall mounted handrails at the stairway should be provided "returns" at either end to prevent capturing occupants, emergency personal/equipment traversing this passage.
- **Monitor/Safety Issue:** The wood trellis attached to the home and extending to the rear patio retaining wall is likely not installed to the intent of the building code where emergency egress opens below a combustible structure trapping occupants within a nearly fully enclosed area; suggest further inquiry with municipal building officials or the local authorities having jurisdiction.
- **Monitor/Improve:** The family room balcony deck finish has developed a few small cracks at the N-drain inlet area.
- **Monitor:** Cracks/settling noted at sections of the walkways, patio, porches, garage floor and driveway. The rear patio has buckled and lifted at two areas (perhaps due to water saturation and thermal cycling of the tile field lacking expansion joints).
- **Monitor:** The retaining and planter walls show evidence of some movement along with patching (at the front steps, along the front planter, the rear patio wall, etc.). This condition should be monitored. It is impossible to determine the rate of movement during a one time visit to the property.
- **Monitor:** The terraced slope has wood framed earth retaining systems that exhibit rot, movement and deterioration (the upper most patio atop one of the retaining systems has tipped) where improvement is costly.
- **Monitor:** Water stains were noted on the garage NE-ceiling/corner area. This is usually an indication of past plumbing leaks (previous water heater?). This area should be monitored.

LIMITATIONS OF EXTERIOR INSPECTION

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

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

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

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•200 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Underground
Main Disconnect:	•Breakers •Located in the garage •Main Service Rating 200 Amps
Service Ground:	•Copper •Ground Rod Connection
Main Distribution Panel:	•Breakers •Located N-exterior of the home •Panel Rating 200 Amps
Distribution Wiring:	•Copper
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•Some Exterior Outlets •Bathroom Outlets •Garage Outlets •Kitchen Outlets (at countertop areas <6 feet from sink) •Wet Bar Area Outlets

ELECTRICAL OBSERVATIONS

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

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** ‘Bonding’ the gas supply pipe to the cold & hot water piping must be provided to prevent shock/electrocution hazards associated with metallic piping systems. “Bonding” (wiring the utility pipes together usually at the water heater where it is both convenient and conspicuous) provides an unobstructed equipotential grid should these utilities become accidentally electrically charged; suggest improvements by a licensed electrician.
- **Safety Issue:** Two circuit conductors within the main distribution panel are doubled up (referred to as “double taps”) to a single breaker and must be separated. Each circuit conductor is to be served by a separate breaker; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** A number of GFCI outlets (backyard upper terrace N-deck, home’s E-exterior wall area and garage) could not be tripped with test equipment indicating damaged units or improper wiring that presents shock hazards that requires immediate repairs by a licensed electrical contractor.
- **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at all exterior outlets, the clothes washer, disposal unit & dishwasher as well. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** The wet bar sink area countertop down-lighting has an exposed spliced power cord (where that cord is suspected to be tapped-off of an adjacent outlet circuit) that presents shock/fire hazards. The power cord must be exposed where the light transformer is ‘line-of-sight’ of the outlet to which it is plugged in (not hardwired within the outlet box); suggest repairs by a licensed electrical contractor.
- **Improve/Safety Issue:** The main electrical panel shows extensive corrosion at the base of the unit and its dead front cover will not fasten closed; suggest repairs by a licensed electrical contractor.
- **Improve:** Extension cords, such as found at the garage’s automatic vehicle door opener, may not be used as permanent wiring. An outlet should be provided adjacent to the opener; suggest improvements by a qualified licensed electrical contractor.
- **Improve:** The living room SE-corner outlet lacks a cover plate and the kitchen disposal outlet has a loose cover plate.
- **Improve:** A kitchen exterior wall outlet lacks a weather cover.
- **Improve:** A number of the exterior lights did not respond (what appears to be a night sensor is present that may be restricting daytime operation); suggest seller demonstration.
- **Monitor/Improve:** Some breakers within the electrical panel are a different model/make from the balance of the breakers and have slight variations of shape and fit within the panel; suggest further review and repair by a licensed electrical contractor. Each breaker must be listed for this panel.
- **Monitor/Improve:** The master bath outlets are not within 3-feet of either sink rim.
- **Monitor:** The main electrical circuit breaker emits a low humming sound that is not entirely worrisome, but will need attention if the unit becomes louder; suggest monitoring and improving as needed.

DISCRETIONARY IMPROVEMENTS

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

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

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating System

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source:	•Gas
Heating System Type:	•Forced Air - Manufacturer: Bryant BTU Rating: 66,000 # Of Zones: 1
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

The furnace is estimated to be 6 years old with a typical life cycle of 20-25 years. Some units will last longer; others can fail prematurely. The heating system is in generally good condition, should be relatively economical and provide adequate heating capacity.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** The base perimeter of the forced air heating unit must be sealed with the appropriately rated caulk. This will prevent fan suction from drawing combustion gases within the closet into the system and through the home.
- **Improve:** The forced air heating unit's return air soffit is dirty which should be cleaned and its exposed wall framing should be provided wall cladding to prevent interstitial air within the stud bays from being discharged throughout the home.
- **Improve:** The forced air heating system's supply registers at the living room, dining area and upper level library were noted to have limited air flow that ranged from low to non-existent flow; suggest repairs by a licensed heating/cooling contractor.
- **Monitor/Improve:** Although power cords are common in forced air heating installations, they are usually not allowed for remotely operated unattended equipment such as these units; suggest a review of all installation documentation.
- **Note:** The forced air heating unit responded to normal operating commands.

LIMITATIONS OF HEATING INSPECTION

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

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

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

Cooling / Heat Pump System

DESCRIPTION OF COOLING / HEAT PUMP SYSTEM

Energy Source:	•240 Volt Power Supply
System Type:	•Air Source Heat Pump System - Manufacturer: Lennox Location: Exterior/Master Bedroom Rating: Est. 1 ton • Age: Est: 5 years

SYSTEM OBSERVATIONS

The capacity and configuration of the system should be sufficient for the home. This is a relatively new system that should have many years of useful life remaining. Regular maintenance will, of course, be necessary. The heat pump uses refrigerant to both air-condition and provide heat during cooler weather conditions.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The HVAC condensing unit should sit upon a solid, level platform 3 inches above the grade and be secured for seismic activity and/or operational vibration; suggest improving as this unit is sitting atop a plastic pad intended for rooftop installations.
- **Improve:** The client disclosed that the mini-split heat pump is not working properly (suspected to have a leaking refrigerant system); suggest repairs by a licensed heating/cooling contractor.

LIMITATIONS OF COOLING / HEAT PUMP SYSTEM INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Air conditioning and heat pump systems, like most mechanical components, can fail at any time. The inspection of the cooling system was limited by (but not restricted to) the following conditions:

- Window mounted air conditioning units are not inspected.
- The adequacy of distribution of cool air within the home is difficult to determine during a one-time inspection.

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•3+ inches Fiberglass
Roof Cavity Insulation:	•None visible
Sloped Ceiling Cavity Insulation:	•Unknown (3+ inches of Fiberglass suspected)
Exterior Wall Insulation:	•Unknown (3+ inches of Fiberglass suspected)
Roof / Attic Ventilation:	•None Visible

INSULATION / VENTILATION OBSERVATIONS

Observed insulation levels are as expected for a home of this age and construction.

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve:** The small accessible attic area at the master bedroom closet ceiling lacks a hatch cover and the attic should be provided an exterior wall vent or roof vent.
- **Improve:** The kitchen's upgraded exhaust fan discharges from a restrictive punched louver vent where a damper style or larger screened opening is preferred.
- **Improve:** The master bath toilet/shower area ceiling exhaust fan was slow to respond and its grill is cluttered with debris restricting air flow; suggest improving as needed.
- **Monitor:** The ventilation of the sloped ceilings is questionable. Proper ventilation of cathedral roofs is rarely achieved.

LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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

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

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

Plumbing System

DESCRIPTION OF PLUMBING SYSTEM

Water Supply Source:	•Public Water Supply
Service Pipe to House:	•Copper •Service Pipe Size: 1 inch
Main Valve Location:	•Exterior
Supply Piping:	•Copper •Water Pressure: 70# static
Bath/Wet Bar Fixtures:	•7 sinks •2 shower stalls •4 toilets •1 tub/shower enclosure •1soaking tub
Waste Disposal System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Plastic and Cast Iron
Cleanout Location:	•Exterior
Water Heater:	Manufacturer: State •Approximately 50 gallon capacity •Approximate age: 7 years •Gas •Location: Family Room Closet
Seismic Gas Shut-Off Valve:	• _____ Yes <u> X </u> No

PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** Improper strapping of the water heater noted (the unit can be rocked, the straps do not fully encompass the tank, etc.). Water heaters in seismic zones must be double-strapped **snug to the wall (and if needed provided 'blocking' material between the tank and wall to prevent the unit from falling back)**. The straps should be 1½ to 2" wide and located at the top and bottom third of the unit (the upper strap should be no closer that 9-inches from the top of the case and lower strap should be no lower than 4 inches above the gas connection) **to resist any horizontal movement** during earthquake conditions. Note: **The straps should encompass the tank**, each strap end secured to the 1st studs that are not directly behind the unit, mounted below insulation blankets and not cover the water heater manufacture's date plate; although strapped, the **boldface underlined** sections above require improvement.
- **Safety Issue:** The water heater gas supply valve assembly leaks requiring immediate corrections by a licensed plumbing contractor.
- **Safety Issue:** The water heater venting system shows evidence of exhaust "spillage" due to a separating connection atop the unit. As well, given this replacement tank is taller than the previous unit, the required 1-foot vertical riser directly above the draft hood is missing. *This is a serious condition that could be a health threat to the occupants of the home.* This condition should be addressed promptly.
- **Safety Issue:** The forced heating unit as well at the water heater gas supply pipes require 'sediment traps' directly upstream of the appliances gas supply valve. These required 'traps' capture pipe dope, sediment, metal flakes, etc., within the system that can enter and obstruct gas nozzles. The base of the sediment trap should have a removable cap for periodic servicing; suggest repairs by a licensed plumbing contractor.
- **Safety Issue:** All exterior hose bibs should provided vacuum breakers to prevent hose water from being drawn back into the home's water supply system.
- **Improve:** The water heater is apart of a 'closed-loop' water supply system due to the installation of a pressure regulator that requires the water supply system be provided a thermal expansion device as per the installation manual. Although the water heater and water supply system are provided pressure relief valves, these do not perform the same function as a thermal expansion device which prevents immediate hot water pressure spikes in the water system due to dynamic conditions which a tankless water heater could exacerbate when apart of a closed system. Note: Expansion tanks function at low thresholds as opposed to relief valves that require much pressures and are prone to leak once operated a few times; suggest a review of the installation guidelines/documentation and improving as needed by a licensed contractor.
- **Improve:** The master bath tub overflow drain cover is removed and the right sink faucet handles do not mirror each other when shut-off.
- **Improve:** The laundry sink spout has a drip leak (worn faucet washers suspected); suggest repairs by a licensed plumbing contractor.
- **Monitor:** The ABS black plastic waste piping of this age may be a defective product as five such manufactures had plastic and glue recipe where their reactions resulted in separating joints. As well, the waste piping is older, may be prone to unexpected problems and should be camera inspected prior to the close of escrow or contingency period.

Improvement is recommended on an as needed basis. This system is near or at the end of its service life and one should budget for its replacement.

- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit has just entered this age range. One cannot predict with certainty when replacement will become necessary.
- **Monitor:** The main water shut-off valve was partially operated to verify it will turn. However, the valve was not shut-off as this test is only to verify the valve will budge with moderate effort.
- **Monitor:** The water supply copper piping system appears to have been epoxy coated/lined that can suggest past pin-hole leaks where further disclosure from the client is recommended.

LIMITATIONS OF PLUMBING INSPECTION

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

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

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

Interior Components

DESCRIPTION OF INTERIOR

Wall Finishes:	•Drywall/Plaster
Ceiling Finishes:	•Drywall/Plaster
Floor Surfaces:	•Carpet •Tile •Plank
Doors:	•Hollow Core •Raised Panel •Pocket
Window Styles and Glazing:	•Casement •Sliders •Awning •Fixed Pane •Double Glazed
Fireplace:	•Steel Firebox •Gas
Kitchen Appliances Tested:	•Gas Range •Instant Hot Water Dispenser •Microwave Oven •Dishwasher •Waste Disposer •Exhaust Hood
Wet Bar Appliances:	•Ice Maker (shut-off) •Mini-fridge (shut-off)
Laundry Facility:	•Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer
Other Components Tested:	•Central Vacuum •Power Skylight (kitchen)

INTERIOR OBSERVATIONS

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

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** Although smoke alarms were noted at the bedrooms, hallway and at each floor, many are older where they must be replaced and others were improperly located (too low on a sloped ceiling); suggest a review of the installation documentation and improving as needed. Testing of these alarms is outside the scope of a property inspection. Photoelectric sensor (versus ionization) alarms are preferred for their early sensing capabilities. Contemporary building standards require smoke alarms be placed within and outside of all sleeping areas and at each level of multi-story structures.
- **Safety Issue:** Carbon Monoxide alarms are required to be installed just outside sleeping areas and at each floor. Testing of these alarms is outside the scope of a property inspection. These alarms are now a requirement for residences with fuel burning appliances and/or have an attached garage and may only be located within the living space. See: <http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/Frequently%20asked%20questions%20on%20Carbon%20Monoxide.pdf> for further information.
- **Safety Issue:** The openings in the stairway/landing area railings are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.
- **Improve/Safety Issue:** Indoor laundry areas should include steel braided water supply hoses, a washer over-flow drip pan with a drain piped to the exterior (or the pan provided a water sensor alarm), fire-rated flexible metal transitional duct connector for the clothes dryer and the dryer duct run immediately cleaned (clogged ducts are the largest contributor to the 15,000 clothes dryer house fires caused annually).
- **Improve/Safety Issue:** The fireplace firebox and chimney are dirty that should be inspected/cleaned by a licensed specialist prior to the close of escrow or contingency period. Further, the provided damper stop must be repositioned to jam the damper fully open (these are a standard safety feature to minimize the possibility of exhaust gases entering the house). Note: Repairs can be expensive. It is not unusual for specialists to discover additional defects that will require repair for the safe operation of this unit.
- **Improve/Safety Issue:** The kitchen range should be provided anti-tip brackets that will prevent the unit from toppling over; suggest improving.
- **Improve/Safety Issue:** The kitchen sink cabinet exhibits dark stains consistent with past water exposure that may have created conditions where hibernating organics exist in inaccessible areas. Areas of past moisture intrusion or current leakage often create conditions that are favorable for the growth of many fungus-like organisms (bacteria, mold, mildew, fungus and many other types of growth) that comprise indoor air quality. Damaged/stained materials should be replaced and/or the stained areas covered with an approved brush/roller application of mold encapsulating/neutralizing paint/surface treatment by licensed specialists following established protocols to assure organics do not 'kick-off' if re-

wetted. Inspection for and identification of these conditions is beyond the scope of the CREIA Standards of Practice and would require consultation with an environmental specialist or licensed/Certified Industrial Hygienist.

- **Improve:** The dishwasher lacks an airgap device or drain hose 'high-loop'. Air gaps or high loops assure a separation between supply and waste water. It is advised that one be installed.
- **Improve:** The kitchen sink area power skylight did not respond.
- **Improve:** The master bath shower curb area and upper hall bath shower curb area both water damage/stains at the metal enclosure frames; suggest improving as needed.
- **Monitor/Safety Issue:** Ideally, the wall mounted handrails at the stairway should be provided "returns" at either end to prevent capturing occupants, emergency personal/equipment traversing this passage.
- **Monitor:** Central vacuum systems are outside the scope of this home inspection; suggest seller demonstration. Various hose wall inlets were tested to which the unit did not respond (even if it did respond, effective pressure cannot be determined).
- **Monitor:** Evidence of patching of the interior finish was detected at the family room NE-corner area below the master bath where leak repairs are suspected that requires client consult for confirmation.
- **Monitor:** The seller disclosed the N-bedroom NW-window leaked in the past where water damage to interior finishes has been patched/painted over.
- **Monitor:** The master bath shower walls have a perimeter horizontal crack approximately 6-feet above the floor suggesting settlement or, that this crack mirrors a transition area of backing assembly behind the tile; suggest monitoring and improving as needed.

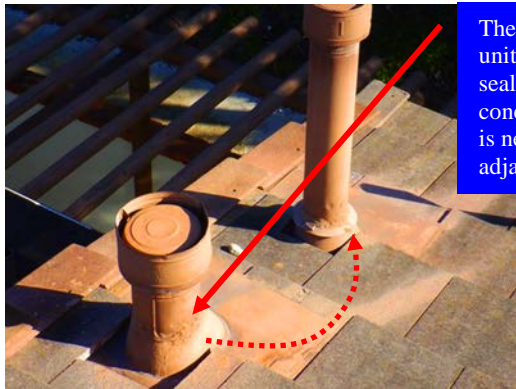
LIMITATIONS OF INTERIOR INSPECTION

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

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

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

Assorted Photos



The forced air heating unit's exhaust vent pipe is sealed to the roof flashing cone when a 'storm collar' is needed (seen at the adjacent water heater vent)

The roof has a cracked tile at the NE-corner area



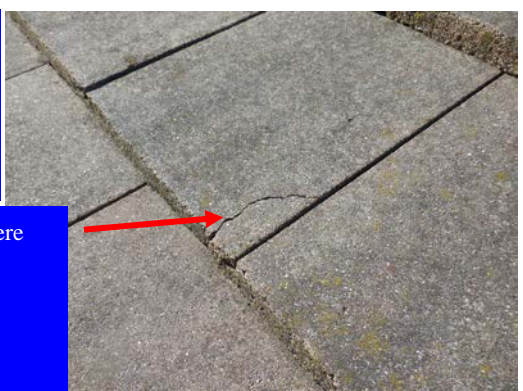
The spare tiles at the roof N-slope should be removed

The chimney cap is obstructed within an added chimney tower shroud



About 15-20% of the roof has replaced tiles...

...and corner cracks were noted here and there



The roof's hip and ridge wood riser boards lack weather protection with underlayment wrap

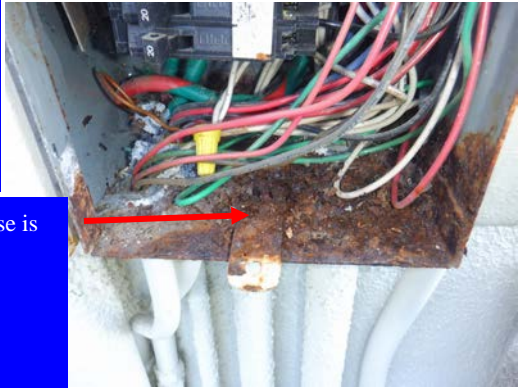
The rear patio trellis wood is weathered



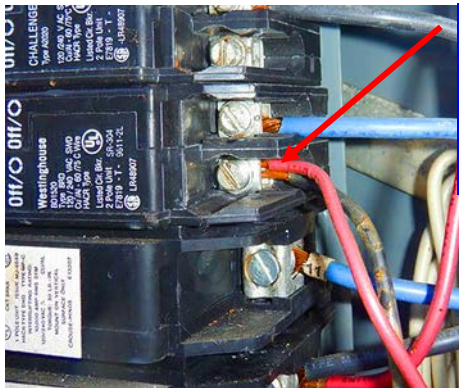
Assorted Photos



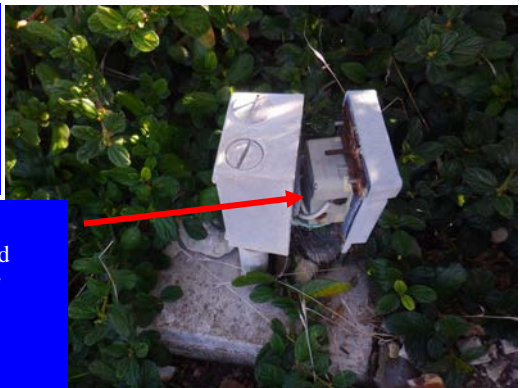
The sprinklers below the living room deck leak



The electrical panel base is rusted...



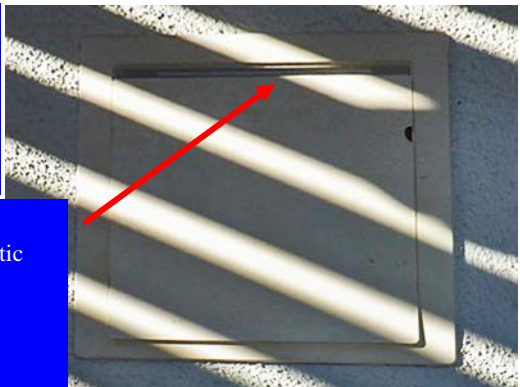
...and contains a 'double-tapped' circuit breaker



A damaged outlet was noted up on the terraced backyard slope's lower patio...



...and the upper patio wood retaining system is deteriorated while the hardscape is off-set



The master bath tub exterior wall has a plastic plumbing access hatch intended for indoor installations...



...when hinged steel hatches are used at exterior areas (sample photo)



The copper water pipes have been tagged with an epoxy liner/coating warning label

Assorted Photos



The rear patio N-wall is prone to water infiltration



The garage NE-corner shows water damage suspected from a past water heater leak



The 2-car vehicle door lower panel has a dislodged roller



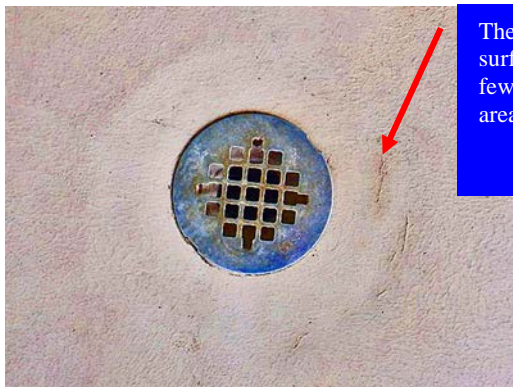
The concrete 'swall' atop the rear patio retaining wall has sunk where water (animated here) appears to flood



The water heater TPR valve may not use a flexible connector



The water heater exhaust vent pipe is separated atop the draft hood



The living room deck surface has developed a few splits at the N-drain area



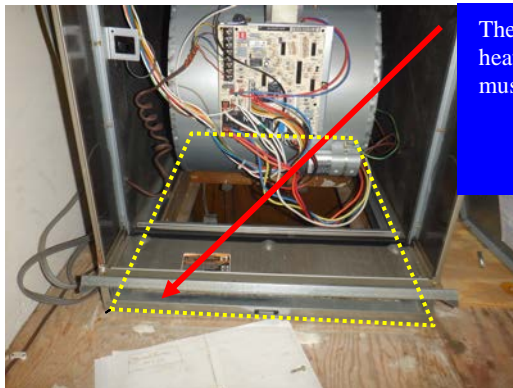
The master bedroom balcony rail wall cap board is weathered and deteriorated

Assorted Photos



The kitchen exhaust hood controls are worn

The kitchen sink cabinet shows water stains and a detached outlet cover



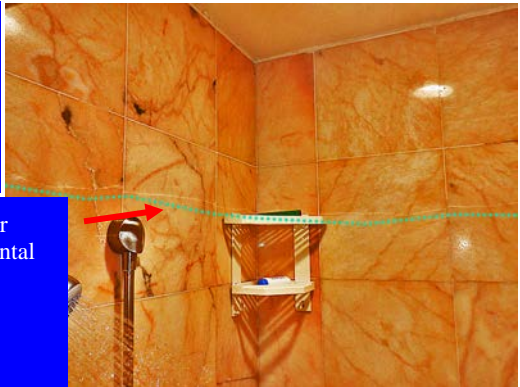
The base of the forced air heating unit filter housing must be sealed to the shelf

The wet bar sink area countertop down lights have an exposed power cord splice



The upper hall bath shows corrosion at the shower enclosure frame

The master bath shower has developed a horizontal crack (just above the dashed line)



The laundry sink spout has a drip leak

The master bath window shelf shows water stains



RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

Part I. Definitions and Scope

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

- A. A *real estate inspection* is a survey and basic *operation* of the *systems and components* of a *building* which can be reached, entered, or viewed with out difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.
- B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems and components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

Part II. Standards of Practice

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

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

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

SECTION 2 – Exterior

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

SECTION 3 – Roof Covering

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

SECTION 4 – Attic Areas and Roof Framing

- A. Items to be *inspected*:

1. Framing
 2. Ventilation
 3. Insulation
- B. The *Inspector* is not required to:
1. *Inspect* mechanical attic ventilation *systems* or *components*
 2. *Determine* the composition or energy rating of insulation materials

SECTION 5 – Plumbing

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

SECTION 6 – Electrical

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

SECTION 7 – Heating and Cooling

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

SECTION 8 – Fireplaces and Chimneys

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

SECTION 9 – Building Interior

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

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

Part III. Limitations, Exceptions, and Exclusions

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

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

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

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

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

Part IV. Glossary of Terms

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

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

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

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

Condition: Conspicuous state of being

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

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

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

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

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

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

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

Inspector: One who performs a *real estate inspection*

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

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

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

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

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

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

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

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

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

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

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

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

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