

Building Inspection Report

5023 Golden Arrow Dr., Rancho Palos Verdes, CA

Inspection Date:
4/20/21 9:00am

Prepared For:
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Table Of Contents

REPORT OVERVIEW	3
STRUCTURAL COMPONENTS	7
ROOFING SYSTEM	8
EXTERIOR COMPONENTS	9
ELECTRICAL SYSTEM	11
HEATING SYSTEM	13
COOLING / HEAT PUMP SYSTEM	14
INSULATION / VENTILATION	15
PLUMBING SYSTEM	16
INTERIOR COMPONENTS	18
ASSORTED PHOTOS	20

Report Overview

THE HOUSE IN PERSPECTIVE

This is a vacant, furnish, multi-level, 50 year old (approximate age) home. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. Please remember that there is no such thing as a perfect home.

Additions/Modifications/Repairs/Replacements have been made (re-roof, forced air heating/cooling unit, copper water supply piping sections replaced, water heater replaced, some windows retrofitted, 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.

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

INSPECTION/PRESENTATION ATTENDEES

Client Client's 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 will be costly (such as requiring complete system replacement) which is also uncommon for a property of this age or location.
- **Safety Issue:** denotes an observation or recommendation that is considered an immediate safety concern.
- **Major Improve:** denotes improvements/replacement to a perishable system or component that is not unexpected and should be anticipated immediately (which can be expensive).
- **Improve:** denotes improvements of moderate costs that should be anticipated immediately or over the short term.
- **Monitor:** denotes a normal operating condition, that the functioning equipment/component is old 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 south.

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. Further immediate evaluation is recommended so properly licensed professionals can evaluate our concerns further and inspect the remainder of the system(s) or component(s) for additional concerns and/or needed repairs that may be outside our area of expertise or the Scope of the Inspection.

1. **Major Improve/Safety Issue:** The "Pushmatic" main electrical service panel is an older component with known reliability issues that features a problematic breaker design long abandoned. The main breakers feature optical 'ON/OFF' windows where internal geared toggles rock back and forth alternately displaying 'ON' or 'OFF' icons that can jam the breaker from tripping. As well, these breakers do not display a tripped circuit condition (only that the breaker is 'on' or 'off'). Further, these toggles will bind in mid-rotation and display a confusing 'N/O' icon where one cannot determine the status of the circuit, or worse, display 'OFF' when the breaker is on. The performance/reliability of these older units is considered to be fully depreciated that requires it be immediately replaced by a licensed electrical contractor.

2. **Major Improve/Safety Issue:** The home has a pre-cast concrete fireplace & chimney that requires further inspection prior to operation as many of these units have suffered damage during installation that prevents their safe operation such as noted here where the insulation plate above the firebox opening has developed a horizontal crack. Suggest immediate further review by a licensed chimney specialist familiar with this specific system. Further information is available at: <http://www.fireassociates.org/media/pre-cast.pdf>
3. **Major Improve/Safety Issue:** The kitchen sink cabinet exhibits damage, repairs and 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.
4. **Major Improve:** The kitchen's granite countertop has cracked along the length of the sink front that is poorly 'repaired' with caulking. Proper repairs may be possible (by replacing that section) but another crack at the rear of the sink deck suggests the wood 'rough-top' is compromised; suggest further assessment and repairs/replacement as needed by a licensed specialist.
5. **Major Improve:** The sliding glass door is very difficult to operate and its lower track shows extensive corrosion that will require its replacement by a licensed contractor.
6. **Safety Issue:** Improper strapping of the water heater noted as the unit is easily rocked and the straps do not encompass the tank. Water heaters in seismic zones must be double-strapped **snug to the wall (and if needed provided 'blocking' material between the tank and wall to prevent the unit from falling back)**. The straps should be 1½ to 2" wide and located at the top and bottom third of the unit (the upper strap should be no closer than 9-inches from the top of the case and lower strap should be no lower than 4 inches above the gas connection) **to resist any horizontal movement** during earthquake conditions. Note: **The straps should encompass the tank**, each strap end secured to the 1st studs that are not directly behind the unit, mounted below insulation blankets and not cover the water heater manufacturer's date plate; although strapped, the **boldface underlined** sections above require improvement.
7. **Safety Issue:** Open electrical junction box noted at the master bath attic presents fire hazards as all visible wiring connections must be enclosed within ***covered junction boxes***; suggest conforming installation.
8. **Safety Issue:** Proper fire separation between the garage and house is compromised by the plastic plumbing access hatch adjacent to the interior passage door and the sheetrock hatch above the laundry area ceiling. These hatches must be fire-rated; suggest improving as needed.
9. **Safety Issue:** The disposal unit is hardwired to the home's electrical distribution system which is prohibited and requires it be provided a plug and cord. The flexible conduit route to the disposal can be detached and re-routed to an added wall mounted outlet box that the required power cord can utilize; suggest repairs by a licensed electrical contractor.
10. **Safety Issue:** The door between the house and garage must be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
11. **Safety Issue:** The forced air heating unit's return air soffit has exposed wall framing that should be provided sealed cladding to prevent interstitial air within the stud bays from being discharged throughout the home (here, the chamber includes the area below the clothes dryer stand where gaps at the plywood deck perimeter allows fan suction to draw garage fumes, etc., into the HVAC system and then be distributed throughout the home).
12. **Safety Issue:** The forced heating unit as well as 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.
13. **Safety Issue:** The garage door opener auto-reverse sensors must be re-located between 4 and 6 inches from the garage floor, manufacturer warning labels are needed (at the spring assembly, vehicle door center section 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 repairs by a licensed specialist.
14. **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at outlets located at all exterior, all garage, all bathroom and all kitchen countertop (or exposed cabinet) areas. GFCI's are strongly recommended at the clothes washer, disposal unit and dishwasher as well. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution; suggest repairs by a licensed electrical contractor.
15. **Safety Issue:** The kitchen exhaust hood's flexible metal electrical conduit has separated from the appliance and exposed the wires (tough to see as it is located behind the duct). The conduit should be properly secured to the unit; suggest repairs.

16. **Safety Issue:** The main electrical distribution panel ground conductor's earth electrode connection could not be verified. *This is an essential safety component of the electrical system that requires further review by a licensed electrical contractor.* The connection to the earth electrode is required to be easily accessible and visible.
17. **Safety Issue:** Unable to determine if all window glass located within 18-inches of the floor, within a door, adjacent to an entry, patio or walkway is safety rated; suggest further review and installation of safety film as needed at these locations.
18. **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.
19. **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.
20. **Safety Issue:** Smoke alarms are needed at the bedrooms. Smoke alarms were noted at the upper hallway and lower level as required. 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.
21. **Improve/Safety Issue:** The forced air heating unit's exhaust vent pipe shows extensive condensation corrosion damage that requires immediate attention. The forced air heating unit exhaust assembly utilizes the older transite vent pipe which is not prohibited. Forced air heating units with electronic ignition must use an all metal exhaust pipe assembly and may not incorporate the older transite exhaust pipes (of a ceramic/asbestos material) with the exhaust system. Interconnecting these different vent materials creates a highly acidic condensation from within the transite vent pipe which runs down the metal pipe, corroding it and compromising the integrity of the exhaust system and/or adjacent heating components; suggest immediate repairs by a licensed heating/cooling contractor.
22. **Improve/Safety Issue:** Vermin activity noted at the laundry area upper cabinet (droppings, urine stains/odor, etc.) requires remediation and prevention of all harborage by a "Branch II" pest control specialist prior to the close of escrow or contingency period.
23. **Improve/Safety Issue:** A few of the older outlets were slathered with paint and should be replaced. Paint at the conductive surfaces within the fixtures can lead to arcing and related safety issues; suggest repairs by a licensed electrical contractor.
24. **Improve/Safety Issue:** The water heater exhaust pipe requires an 'increaser' fitting where the small diameter metal connection passes into the larger metal vent pipe. This will prevent exhaust from cooling and dropping down through the gap between the two pipes.
25. **Improve/Safety Issue:** The water heater Temperature Pressure Relief valve's discharge pipe may not drain to the provided drip pan. The pipe must be routed to the exterior or garage floor and face down between 6" & 24" above grade at a (preferably) conspicuous location; suggest repairs by a licensed plumbing contractor.
26. **Improve:** A few of the flexible water supply connectors within the sink cabinets show corrosion and should be replaced suggest repairs by a licensed electrical contractor.
27. **Improve:** For the most part, 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.
28. **Improve:** Proper rooftop jack flashing assemblies for gas appliance exhaust vent pipes should be provided storm collars. Here, the water heater exhaust vent pipe roof flashing cone is sealed to the vent pipe and is missing a storm collar; suggest improving as needed.
29. **Improve:** Slow drains were noted at the master bath right sink, the upper hall bath right sink and tub/shower drain.
30. **Improve:** Some of the home's exterior wood elements/features shows deterioration/damage/weathering that will require (in various degrees) replacement, repair, and paint (front entry support column, street facing siding, garage exterior service door stucco trim, forced air heater closet door, etc. Suggest a review of the pest report for the condition of this and all wood.
31. **Improve:** The air conditioning evaporator unit should be provided a secondary condensate drain and dedicated drain line that terminates at a conspicuous exterior location or have a water sensor switch installed. Should the primary drain be plugged by debris, these secondary systems will prevent damage to the unit.
32. **Improve:** The dining room tile flooring has 'de-bonded' from the substrate which is difficult to correct. Tiles of ceramic, porcelain, stone, stone base materials, etc, are commonly improperly installed due to lack of proper substrate surface preparation, incorrect bonding medium, improper trowel technique, missing movement/expansion joints, etc., that makes the tiles prone to thermally cycling that cause 'tenting', delaminating, grout separation, cracks, etc, of the material. The most common issue is the lack of movement/expansion joints as noted here which are required where tiles

transition or abutting dissimilar planes (walls, corners, step-ups, insets, hardscape, stair treads, etc.) and large tile fields such as flooring should be provided expansion joints (every 8-12 feet for stone or tile in sun-lit areas, 20-25 feet for tile not in direct sunlight). Expansion joints provide gaps (perhaps hidden by baseboards) or contain flexible compounds that are colored/textured to match the grout. Tiles failures are expensive to correct.

33. **Improve:** The HVAC system's dirty air filter should be replaced.
34. **Improve:** The master bathroom ceiling exhaust fan vents directly into the attic space (allowing moisture into a confined area and compromising the fire-rating of the living space). The fan must be provided with a flexible/rigid metal duct terminating at an exterior vent; suggest improvements.
35. **Improve:** Wood deterioration and leaning sections noted at the backyard fencing and E-side yard fencing requires immediate repairs.

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 client in a better position understanding the condition of the home as well as the concerns of buyers. 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.

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, waste pipe back-ups, 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 •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:	•Master Bedroom •Attic Method Of Inspection: Entered - Inaccessible Areas

STRUCTURAL COMPONENT OBSERVATIONS

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

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.

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:

- **The access to the dining area/living room was not located.**
- 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:	•Composition Shingle	•Number of roofing layers observed: One
Chimneys:	•Pre-cast Concrete	
Gutters and Downspouts:	•None Installed	
Method of Inspection:	•Walked On Roof	

ROOFING OBSERVATIONS

The roof coverings are considered to be in generally good condition. The installation of the roofing materials has been performed in a professional manner. The quality of the installation is above average. During re-roofing, it appears that the old roofing materials were removed before the installation of the existing roofing materials.

RECOMMENDATIONS / OBSERVATIONS

- **Major Improve/Safety Issue:** The home has a pre-cast concrete fireplace & chimney that requires further inspection prior to operation as many of these units have suffered damage during installation that prevents their safe operation such as noted here where the insulation plate above the firebox opening has developed a horizontal crack. Suggest immediate further review by a licensed chimney specialist familiar with this specific system. Further information is available at: <http://www.fireassociates.org/media/pre-cast.pdf>
- **Improve:** Proper rooftop jack flashing assemblies for gas appliance exhaust vent pipes should be provided storm collars. Here, the water heater exhaust vent pipe roof flashing cone is sealed to the vent pipe and is missing a storm collar; suggest improving as needed.
- **Improve:** Gutters and downspouts are needed to control roof water. The downspout(s) should discharge water at least five (5) feet from the house and flow away from the building at the point of discharge.
- **Monitor:** A rain cap and vermin screen has been installed on the masonry chimney as required.

LIMITATIONS OF ROOFING INSPECTION

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

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

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

Exterior Components

DESCRIPTION OF EXTERIOR

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

EXTERIOR OBSERVATIONS

The exterior of the home shows signs of normal wear and tear for a home of this age and construction. Window frames are clad, for the most part, with a low maintenance material. The optical auto reverse mechanism on the overhead garage door responded properly to testing which is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information.

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

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** Proper fire separation between the garage and house is compromised by the plastic plumbing access hatch adjacent to the interior passage door and the sheetrock hatch above the laundry area ceiling. These hatches must be fire-rated; suggest improving as needed.
- **Safety Issue:** The door between the house and garage must be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
- **Safety Issue:** The garage door opener auto-reverse sensors must be re-located between 4 and 6 inches from the garage floor, manufacture warning labels are needed (at the spring assembly, vehicle door center section 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 repairs by a licensed specialist.
- **Safety Issue:** Unable to determine if all window glass located within 18-inches of the floor, within a door, adjacent to an entry, patio or walkway is safety rated; suggest further review and installation of safety film as needed at these locations.
- **Major Improve:** The sliding glass door is very difficult to operate and it lower track shows extensive corrosion that will require its replacement by a licensed contractor.
- **Improve/Safety Issue:** Vermin activity noted at the laundry area upper cabinet (droppings, urine stains/odor, etc.) requires remediation and prevention of all harborage by a "Branch II" pest control specialist prior to the close of escrow or contingency period.
- **Improve:** Insufficient soil/hardscape clearance from the "Weep" screed (a horizontal metal lip at the base of the stucco wall finish) noted at some perimeter areas of the home. "Weep" screeds should be provided 2 inches clearance from hardscape and 6 inches from soil; suggest improving where needed. Weep screeds allow water that soaks through the stucco to drain down the underlayment and exit the wall just above the foundation. Improper clearance can contribute to the corrosion of the metal screed, deterioration of the underlayment, provide a conveyance for insects and allow percolating water at the foundation to enter the structure and compromise the wood.
- **Improve:** Some of the home's exterior wood elements/features shows deterioration/damage/weathering that will require (in various degrees) replacement, repair, and paint (front entry support column, street facing siding, garage exterior service door stucco trim, forced air heater closet door, etc. Suggest a review of the pest report for the condition of this and all wood.
- **Improve:** Wood deterioration and leaning sections noted at the backyard fencing and E-side yard fencing requires immediate repairs.

- **Monitor/Safety Issue:** After inspection of the garage vehicle door, it's hardware, the carrier release mechanism, spring balance and sensor beam reverse feature, it's **safety reversal system** was tested (by placing a 1½-inch obstruction at the base of the door opening) to which the closing door did reverse upon contact. However, this in no way guarantees the prevention of serious injury and may not represent the testing conditions required by the door opener manufacture which is specific knowledge beyond the scope of this inspection. The manufacture of the door opener should be contacted for their testing procedure of their safety reversal system feature which should be performed monthly.
- **Monitor:** Cracks/settling noted at sections of the walkways, patio, porches, garage floor and driveway.
- **Monitor:** The property is provided a lot drainage system consisting of field drains and subterranean drain lines. The street curb was inspected to verify that a drain outlet was present. The function of these systems is outside the scope of a property inspection so the seller should be consulted as to their past performance as a back-up of this system can lead to standing water and possible water entry/damage within the building.

LIMITATIONS OF EXTERIOR INSPECTION

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

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

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

Electrical System

DESCRIPTION OF ELECTRICAL SYSTEM

Size of Electrical Service:	•100 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Underground
Main Disconnect:	•Breakers •Located W-exterior wall •Main Service Rating 100 Amps
Service Ground:	•Copper •Ground Connection Not Visible
Main Distribution Panel:	•Breakers •Located W-exterior wall •Panel Rating 100 Amps
Distribution Wiring:	•Copper
Receptacles:	•Grounded
Ground Fault Circuit Interrupters:	•None found

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. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

RECOMMENDATIONS / OBSERVATIONS

- **Major Improve/Safety Issue:** The "Pushmatic" main electrical service panel is an older component with known reliability issues that features a problematic breaker design long abandoned. The main breakers feature optical 'ON/OFF' windows where internal geared toggles rock back and forth alternately displaying 'ON' or 'OFF' icons that can jam the breaker from tripping. As well, these breakers do not display a tripped circuit condition (only that the breaker is 'on' or 'off'). Further, these toggles will bind in mid-rotation and display a confusing 'N/O' icon where one cannot determine the status of the circuit, or worse, indicate 'OFF' when the breaker is on. The performance/reliability of these older units is considered to be fully depreciated that requires it be *immediately replaced* by a licensed electrical contractor.
- **Safety Issue:** Open electrical junction box noted at the master bath attic presents fire hazards as all visible wiring connections must be enclosed within *covered junction boxes*; suggest conforming installation.
- **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:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at outlets located at all exterior, all garage, all bathroom and all kitchen countertop (or exposed cabinet) areas. GFCI's are strongly recommended at the clothes washer, disposal unit and 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 main electrical distribution panel ground conductor's earth electrode connection could not be verified. *This is an essential safety component of the electrical system that requires further review by a licensed electrical contractor.* The connection to the earth electrode is required to be easily accessible and visible.
- **Safety Issue:** The disposal unit is hardwired to the home's electrical distribution system which is prohibited and requires it be provided a plug and cord. The flexible conduit route to the disposal can be detached and re-routed to an added wall mounted outlet box that the required power cord can utilize; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** The kitchen exhaust hood's flexible metal electrical conduit has separated from the appliance and exposed the wires (tough to see as it is located behind the duct). The conduit should be properly secured to the unit; suggest repairs.
- **Safety Issue:** The upper hall bath outlet has reversed polarity (i.e. it is wired backwards) that presents an electrocution hazard; suggest repairs by a licensed electrical contractor.
- **Improve/Safety Issue:** A few of the older outlets were slathered with paint and should be replaced. Paint at the conductive surfaces within the fixtures can lead to arcing and related safety issues; suggest repairs by a licensed electrical contractor.
- **Improve:** A low voltage system (satellite, cable, etc.) is 'grounded' to the main water supply piping when it should be routed back to the main electrical service panel where an 'intersystem bonding terminal' should be provided that ties all these system's grounding features together.

- **Improve:** The master bath lacks an outlet within 3-feet of the right sink rim.

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: Rheem BTU Rating: 125,000 # Of Zones: 1
Heat Distribution Methods:	•Ductwork

HEATING OBSERVATIONS

The furnace is estimated to be 16+ years old. The typical life cycle for a unit such as this is 20-25 years. Some units will last longer; others can fail prematurely. The heating system is in generally good condition, should be relatively economical and provide adequate heating capacity.

RECOMMENDATIONS / OBSERVATIONS

- **Improve/Safety Issue:** The forced air heating unit's exhaust vent pipe shows extensive condensation corrosion damage that requires immediate attention. The forced air heating unit exhaust assembly utilizes the older transite vent pipe which is not prohibited. Forced air heating units with electronic ignition must use an all metal exhaust pipe assembly and may not incorporate the older transite exhaust pipes (of a ceramic/asbestos material) with the exhaust system. Interconnecting these different vent materials creates a highly acidic condensation from within the transite vent pipe which runs down the metal pipe, corroding it and compromising the integrity of the exhaust system and/or adjacent heating components; suggest immediate repairs by a licensed heating/cooling contractor.
- **Safety Issue:** The forced air heating unit's return air soffit has exposed wall framing that should be provided sealed cladding to prevent interstitial air within the stud bays from being discharged throughout the home (here, the chamber includes the area below the clothes dryer stand where gaps at the plywood deck perimeter allows fan suction to drawn garage fumes, etc., into the HVAC system and then be distributed throughout the home).
- **Improve:** The HVAC system's dirty air filter should be replaced.
- **Improve:** The HVAC ducting is hung from some attic framing with zip ties that should be replaced with the proper 1½ to 1¾-inch wide metal straps spaced approximately 4-feet apart; suggest improving.
- **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 Cooled Central Air Conditioning - **Manufacturer:** Goodman **Location:** Exterior/HVAC Closet **Rating:** Est. 3.5 •**Age:** Est. 2+ Years old

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. Upon testing in the air conditioning mode, a normal temperature drop was observed that suggests that the system is operating properly.

RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The HVAC condensing unit's refrigerant valves should be provided tamper-proof caps (refrigerant is a known neurotoxin chemical harvested by addicts to be used as an inhalant which causes chemical dependency, mental illness, etc).
- **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 unsecured atop an easily moved plastic pad intended for rooftop installations.
- **Improve:** The air conditioning evaporator unit should be provided a secondary condensate drain and dedicated drain line that terminates at a conspicuous exterior location or have a water sensor switch installed. Should the primary drain be plugged by debris, these secondary systems will prevent damage to the unit.
- **Monitor/Safety Issue:** The HVAC condensing unit requires an electrical disconnect box adjacent to the equipment (required when the equipment is not within eyesight of the main electrical panel...which does occur only when the gate is open). The disconnect should consist of a pullout type cartridge, preventing service personal from injury should the main breaker be accidentally closed.

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 Blown,
Roof Cavity Insulation:	•None visible
Exterior Wall Insulation:	•Unknown
Roof / Attic Ventilation:	•Gable Vents

INSULATION / VENTILATION OBSERVATIONS

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

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve:** The attic insulation should be evened out at the upper hallway area where the material was removed and piled-up at adjacent areas.
- **Improve:** The master bathroom ceiling exhaust fan vents directly into the attic space (allowing moisture into a confined area and compromising the fire-rating of the living space). The fan must be provided with a flexible/rigid metal duct terminating at an exterior vent; suggest improvements.

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: 50# static
Bath Fixtures:	•5 sinks •1 shower stall •2 toilets •1 tub/shower enclosure
Waste Disposal System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Plastic •Galvanized Steel •Cast Iron
Cleanout Location:	•Garage, Exterior
Water Heater:	Manufacturer: Bradford White •Approximately 50 gallon capacity •Approximate age: n years •Gas •Location: Closet
Seismic Gas Shut-Off Valve:	• _____ Yes <u> X </u> No

PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is reasonably good. Only a slight drop in flow was experienced when a few fixtures were operated simultaneously. The water heater is a relatively new unit. As the typical life expectancy of water heaters is 7 to 12 years, this unit should have several years of remaining life.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** Improper strapping of the water heater noted as the unit is easily rocked and the straps do not encompass the tank. 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 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/Safety Issue:** The water heater exhaust pipe requires an 'increaser' fitting where the small diameter metal connection passes into the larger metal vent pipe. This will prevent exhaust from cooling and dropping down through the gap between the two pipes.
- **Improve/Safety Issue:** The water heater Temperature Pressure Relief valve's discharge pipe may not drain to the provided drip pan. The pipe must be routed to the exterior or garage floor and face down between 6" & 24" above grade at a (preferably) conspicuous location; suggest repairs by a licensed plumbing contractor.
- **Improve:** For the most part, 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.
- **Improve:** A few of the flexible water supply connectors within the sink cabinets show corrosion and should be replaced suggest repairs by a licensed electrical contractor.
- **Improve:** Slow drains were noted at the master bath right sink, the upper hall bath right sink and tub/shower drain.
- **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. Ideally, this type of gate valve should be replaced with a quarter-turn 'ball' valve.
- **Monitor:** The copper water supply pipes are encased within the concrete slab and can be prone to electrolytic corrosion and subsequent leaks of which past issues were noted (where the embedded copper water piping was abandoned and replacement runs added); suggest monitoring and improving as needed.

LIMITATIONS OF PLUMBING INSPECTION

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

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

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

Interior Components

DESCRIPTION OF INTERIOR

Wall Finishes:	•Drywall/Plaster •Paneling
Ceiling Finishes:	•Drywall/Plaster
Floor Surfaces:	•Carpet •Tile
Doors:	•Hollow Core
Window Styles and Glazing:	•Sliders •Fixed Pane •Single Pane •Double Glazed
Fireplace:	•Pre-Cast Concrete with Gas (capped-off)
Kitchen Appliances Tested:	•Built-in Electric Oven •Dishwasher •Waste Disposer •Exhaust Hood
Laundry Facility:	•Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are considered to be in average condition. Typical flaws were observed in some areas. The replaced windows are good quality while the remaining original windows are modest quality units. While there is no rush to substantially improve the older windows, replacement window would be a logical long term improvement. The floors of the home are relatively level and walls are relatively plumb. The ovens, disposal, exhaust hood appliances are considered to be in generally good condition and responded satisfactorily.

RECOMMENDATIONS / OBSERVATIONS

- **Major Improve/Safety Issue:** The kitchen sink cabinet exhibits damage, repairs and 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.
- **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:** Smoke alarms are needed at the bedrooms. Smoke alarms were noted at the upper hallway and lower level as required. 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:** The openings in the stairway railing are large enough to allow a child to fall through. It is recommended that this condition be altered for improved safety.
- **Major Improve:** The kitchen's granite countertop has cracked along the length of the sink front that is poorly 'repaired' with caulking. Proper repairs may be possible (by replacing that section) but another crack at the rear of the sink deck suggests the wood 'rough-top' is compromised; suggest further assessment and repairs/replacement as needed by a licensed specialist.
- **Improve:** The dining area NE-corner window pillar shows crude sheetrock patching where further improvements are needed.
- **Improve:** The master bath toilet area has a cracked floor tile.
- **Improve:** The dining room tile flooring has 'de-bonded' from the substrate which is difficult to correct. Tiles of ceramic, porcelain, stone, stone base materials, etc, are commonly improperly installed due to lack of proper substrate surface preparation, incorrect bonding medium, improper trowel technique, missing movement/expansion joints, etc., that makes the tiles prone to thermally cycling that cause 'tenting', delaminating, grout separation, cracks, etc, of the material. The most common issue is the lack of movement/expansion joints as noted here which are required where tiles transition or abutting dissimilar planes (walls, corners, step-ups, insets, hardscape, stair treads, etc.) and large tile fields

such as flooring should be provided expansion joints (every 8-12 feet for stone or tile in sun-lit areas, 20-25 feet for tile not in direct sunlight). Expansion joints provide gaps (perhaps hidden by baseboards) or contain flexible compounds that are colored/textured to match the grout. Tiles failures are expensive to correct.

- **Monitor:** The older windows rattled a bit, are inefficient and are candidates for replacement.
- **Monitor:** The living room NE-corner carpeting exhibits rust stains where a metal lamp base was positioned and the carpet tack-strip shows light water stains as well as rusted fasteners indicating elevated moisture levels at this area (likely for a limited duration) that could be related to a past roof leak at the chimney area, a potted plant, etc. where the area was dry to the touch and lacked an odor (such as that of damp materials).
- **Monitor:** Patching was noted at the lower ½-bath ceiling perhaps related to leak from the master bath; suggest further inquiry with the occupant.

Environmental Issues

- **Monitor:** Based on the age of this building, there is a certainty that remaining older materials apart of the structure, systems and components contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if “friable” (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the above listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials that contain asbestos but are not identified by this inspection report.
- **Monitor:** There is the potential for lead content in the drinking water. Lead in water may have two sources; the piping system of the utility delivering water and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a building of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection.

Further Information

- For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

LIMITATIONS OF INTERIOR INSPECTION

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

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

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

Assorted Photos



The water heater exhaust vent pipe is sealed to the rooftop flashing cone...

...where a 'storm collar' is needed (sample photo)



The garage wall vent screen is damaged

The forced air heating unit's closet door is sagging...



...its door sill is damaged...

...damage was also noted at the garage exterior service door trim...



...at the siding above the entry stoop...

...as well as at the entry stoop support column



Assorted Photos



The sliding glass door is very difficult to operate and its track has nearly fully corroded away



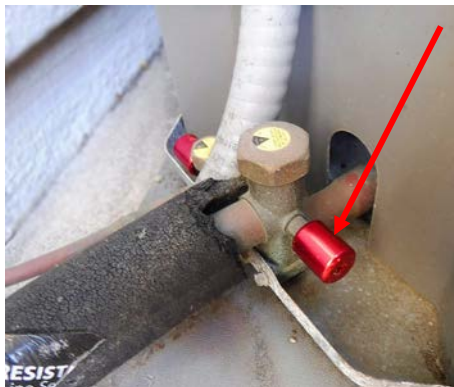
The garage fire-separation from the living space is compromised by the plastic access hatch at the rear wall...



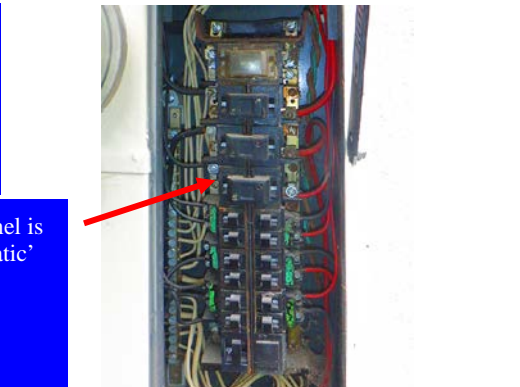
...and the improper ceiling access hatch



The air conditioning unit's refrigerant line ports use standard caps...



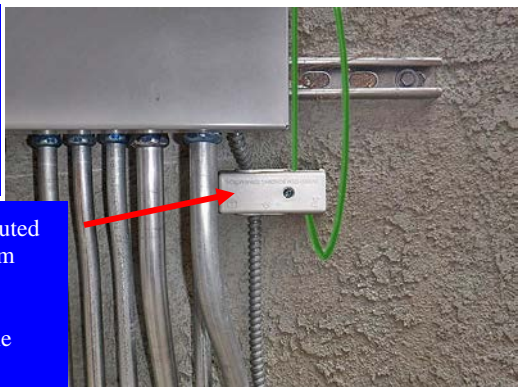
...where tamper-proof caps are needed (sample photo)



The main electrical panel is a troublesome 'Pushmatic' unit

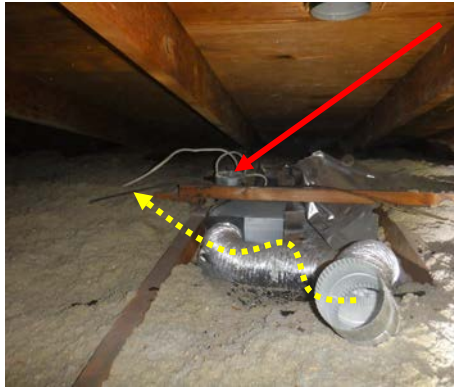


A low voltage system is grounded to the water supply piping...



...when it should be routed to an added 'Intersystem Bonding Terminal' adjacent to the main electrical panel (sample photo)

Assorted Photos



The master bath exhaust fan is discharging to the attic and is adjacent to an open electrical box



The HVAC ducting is supported by zip ties at a few attic areas



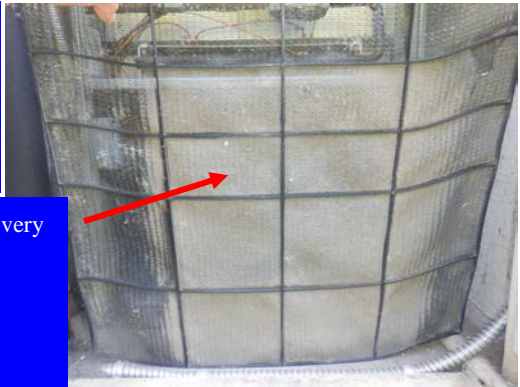
The HVAC system's return air chamber is filthy and this area communicates with the framing cavity below the clothes dryer...



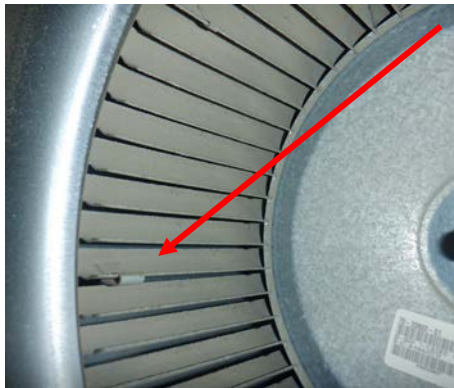
...that has a gap at the plywood deck perimeter where fan suction will draw garage fumes within the system and home



Inspection of the return air chamber also revealed abandoned copper water supply piping embedded within the slab



The HVAC air filter is very dirty...



...as are the fan blades



The forced air heater's metal exhaust vent pipe is corroded due to the caustic condensation that develops where this new metal pipe passes into the older ceramic/asbestos vent pipe that served the previous heater

Assorted Photos



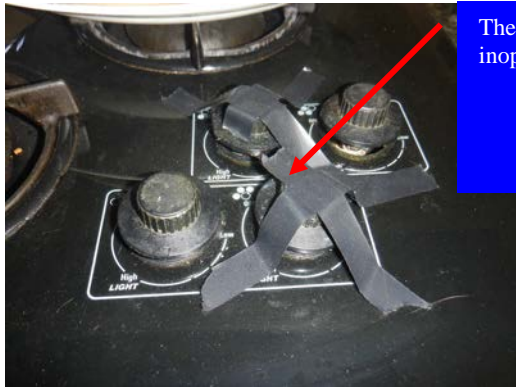
The water heater exhaust vent connector fits poorly within the vent pipe...

...where a 'vent increaser' fitting is needed (sample photo)



The laundry area overhead cabinet shows signs of vermin haborage

A few of the water supply connectors within the sink cabinets show corrosion



The gas range has a few inoperative burners...

...while the sink area countertop shows extensive damage...



...as well as water damage within the cabinet

The pre-cast concrete fireplace has developed a horizontal crack across the 'insulation plate'



RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

Part I. Definitions and Scope

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

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

Part II. Standards of Practice

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

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

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

SECTION 2 – Exterior

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

SECTION 3 – Roof Covering

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

SECTION 4 – Attic Areas and Roof Framing

- A. Items to be *inspected*:

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

SECTION 5 – Plumbing

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

SECTION 6 – Electrical

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

SECTION 7 – Heating and Cooling

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

SECTION 8 – Fireplaces and Chimneys

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

SECTION 9 – Building Interior

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

CONTRACT INCULDES 3 PAGES-- Page 2 OF 3

rev:11.1.12

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

Part III. Limitations, Exceptions, and Exclusions

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

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

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

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

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

Part IV. Glossary of Terms

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

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

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

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

Condition: Conspicuous state of being

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

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

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

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

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

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

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

Inspector: One who performs a *real estate inspection*

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

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

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

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

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

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

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

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

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

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

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

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

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