Building Inspection Report

1212 Granvia Altamira, Palos Verdes Estates, CA

Inspection Date:
2/25/25 9:00am

Prepared For:
[redacted]

Prepared By:
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Report Overview

THE HOUSE IN PERSPECTIVE

This is a vacant, single level, 60+ year old (approximate age) home that has been lacking maintenance for some time and not considered to be in 'move-in' condition which will require comprehensive repairs at likely substantial cost to bring the property up to market expectations. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

Additions/Modifications/Repairs/Replacements have been made (roof repairs, interior/exterior finishes, forced air heating unit, partial re-pipe, water heaters replaced, one vehicle door/opener, added waste pipe clean-outs, 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 gas service to the home was off at the time of this inspection; suggest further evaluation of all gas appliances/equipment by the Gas Company.

INSPECTION/PRESENTATION ATTENDEES

__X__ Client __x__ Client's Agent ___ Seller __x__ Seller's Agent

CONVENTIONS USED IN THIS REPORT

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

- **Major Concern:** denotes a significant expensive improvement recommendation to a critical system that has failed and is an uncommon correction for a property of this age or location.
- **Safety Issue:** denotes an observation or recommendation that is considered an immediate safety concern.
- **Major Improve**: A greater than moderate cost for improving/replacing or correcting a perishable system that should be anticipated in the short term.
- **Improve:** denotes improvements that should be anticipated over the short term.
- **Monitor:** denotes an area where further investigation and/or that monitoring may be needed, or provides commentary on an unconventional installation/condition. Additionally, there may have been insufficient information where improvements cannot be determined until further investigation or assessment by appropriate specialists. REPAIRS MAY BE NECESSARY.

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 evaluated/inspected as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW.** It is not the intent of this report to identify or describe the scope of work contractors or similarly licensed professionals suggest are needed. Further evaluation **PRIOR** to the close of escrow is recommended so properly licensed professionals can evaluate our concerns further and inspect the remainder of the system(s) or component(s) for additional concerns and/or needed repairs that may be outside our area of expertise or the Scope of the Inspection.

1. **Major Concern:** The garage roofing shows extensive damage: rotted-through sheathing at the eaves, damaged tiles, crude repairs, etc., that requires removal, re-sheathed and underlayment where it may be possible to reuse much of the original tiles; suggest corrections by a licensed roofing contractor.

2. **Major Concern:** The home's older/original clay tile roof shows numerous issues requiring immediate repair. Various defects observed include (but are not limited to): leaks, cracked tiles, insufficient tile overlap, loose/displaced tiles, gaps between tiles, obstructed valley/skylight flashing terminations, evidence of rain water diverting to the underlayment, pan tiles used as cover tiles, debris obstructing the water drain path, that many flashings are older, crude repairs to the living room chimney tower base flashing, damaged flashing terminal for the kitchen exhaust hood where water enters the opening, suspect condition of the underlayment, water damage/stains at the living room, S-bedroom, etc. This condition of this roofing system puts it at a tipping point of extensive repairs or full replacement (the tiles can likely be reused); suggest corrections by a licensed roofing contractor.
3. **Major Concern:** For the most part, the waste piping is older, has active leaks (Jack & Jill tub drain, etc.), shows rust blossoms at a number of aeras, past 'pinhole' leaks, has replaced sections, will be prone to unexpected problems where this system is existing past its intended service life. As well, a number of waste pipe clean-outs were added suggesting the need for periodic roto-routing indicating the sewer main to the street may well be problematic (worst still given the 3 year vacancy of the property where roots could be an issue) that requires a waste pipe camera inspection. At the least, corroded and leaking sections should be addressed by a licensed plumbing contractor; however, the client is advised to budget for full replacement.
4. **Major Concern:** Significant water volume drop was observed when operating several plumbing fixtures simultaneously. As well, active water supply leaks at the older galvanized pipe were noted at a number of crawl space areas due to this original piping system remaining in service far past its intended service life that requires replacement by a licensed plumbing contractor.
5. **Major Concern:** The garage floor shows wide separating cracks, the perimeter footing exhibits cracks/off-sets while the building has wracked/shifted resulting in an 'out-of-plumb' N-wall and separation of some of the rafter/ridge board connections where corrections/repairs and/or rebuilding are needed by a licensed contractor to prevent further issues.
6. **Major Improve/Safety Issue:** The "Pushmatic" main electrical service panel is an older component with known reliability issues that feature breaker designs long abandoned. The main breakers feature optical 'ON/OFF' windows where internally geared toggles rock back and forth alternately displaying 'ON' or 'OFF' icons through the windows that can jam the breaker from tripping. As well, it is not uncommon for these toggles to bind in mid-rotation and display a confusing 'N/O' icon where one cannot determine the status of the circuit. Further, the performance/reliability of these older units is considered to be fully depreciated requiring immediate replacement by a licensed electrical contractor (some insurance carriers are requiring their replacement).
7. **Major Improve/Safety Issue:** Cracks/settling/failure was noted at sections of the walkways, patio, front planter, porches and driveway where the collective damage & off-sets is expensive to correct (addressing the stone planter and correcting the massive front stoop alone are a project given the custom Palos Verdes stone work of the planter and that the stoop has buckled). Further, the damaged foot paths present trip hazards.
8. **Major Improve/Safety Issue:** Professional maintenance of the forced air heating unit has been abandoned for some time. A dirty fan and filter, that the filter is unsecured where fan suction displaces the panel allowing debris through the system, the unit is missing a flexible seismic gas connector, has damaged asbestos insulation at the plenum & ducting and an estimated age of 25+ years require that it be immediately professionally serviced by a licensed HVAC contractor who will likely push for system replacement given its age and that it is within the end of its intended service useful life so it would be wise to budget for a replacement.
9. **Major Improve:** Cracks and flaking noted at sections of the exterior stucco wall due to settlement, seasonal soil hydrology and seismic events requires prep, patching and paint. Further, stucco damage at lower areas is usually related to sprinkler spray (that must be redirected) or roof discharge 'splash-back'. Please see the Structural page for further information regarding site soil conditions.
10. **Major Improve:** Interior finishes including (but not limited to): floors, walls, ceilings, windows, doors, trim, cabinets, countertops, porcelain, and plumbing fixtures are older, lack maintenance or updating and show their age where the condition of these items would be considered by most people to be candidates for immediate refurbishment/replacement at likely substantial cost to bring the home up to neighborhood standards.
11. **Major Improve:** Maintenance of the home and garage exterior wood elements/features(eaves, fascia boards, trim, columns, garage service door, tilt-up vehicle door, siding, etc.) has been abandoned for some time. The wood shows extensive/considerable deterioration that will require (in various degrees) comprehensive replacement, repair, and paint. Suggest a review of the pest report for the condition of this and all wood.
12. **Major Improve:** The home's interior walls and ceiling areas exhibit cracks and off-sets consistent with settlement or heaving due to expansive soil conditions. Inspection of the crawl space revealed the soil to have a lump surface, numerous deep fissures (a hallmark of expansive soils) and a 'scum' line at some lower areas of various foundation walls due to past standing water usually related to poor lot drainage where the living room appears to be subject to the most dramatic effects resulting in settlement of its W-area. Gutters at the full perimeter of the roof that discharge water away from the home as well as controlling sprinkler spray against the foundation will help stabilize site conditions. Only by further review from a licensed geotechnical engineer can more be known about these site conditions and what corrections may be needed. Note: The interior wall cracks will likely be re-occurring.

13. **Major Improve:** The Jack & Jill shower pan sub-flooring shows water staining, deteriorated/damaged wood and suspected fungal activity requiring rebuilding by a licensed contractor.
14. **Major Improve:** The S-property wood fencing shows past repairs (added steel support posts) and is atop a concrete retaining wall that has cracked, buckled and tipped where further issues may develop requiring assessment by a licensed specialist. Further, below that retaining wall is a crude wood planter/retaining berm that has tipped/failed where its leaning bracing posts project within a walk area presenting hazards. Note: retaining walls are expensive.
15. **Major Improve:** The water heaters are older units existing far past their intended service lives. Water heaters have a typical life expectancy of 7 to 12 years where the existing units are 11 & 24 years past this age range so it would be wise to preemptively replace these two units by a licensed plumbing contractor. As well, the laundry area water heater cold water inlet pipe is leaking upon the tank. Note: The reason these tanks have lasted so long is due to the low occupancy load that is split between the two water heaters.
16. **Safety Issue:** The forced air heating unit derives its house air supply from the crawlspace presenting an obvious health hazard that does not conform to today's installation requirements which requires immediate correction given occupants will be exposed to respiratory irritants. Further, due to continuous cold air draw, the heating unit will operate at a lower efficiency than when circulating indoor air. Note: the exchange of crawl space and house air through this system does not require the fan to be operating as air pressure and temperature differentials will move crawl space the air into the home throughout the day that also lowers the building's thermal efficiency.
17. **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.
18. **Safety Issue:** There was no electricity to the garage preventing operation of the garage door opener. Upon reconnecting power to this structure, the opener should be tested and proper operation of its tactile and optical auto reversing mechanisms demonstrated/verified. ***There is a serious risk of injury, particularly to children, should these features be defective.*** Further, the optical auto-reverse sensors must be re-located between 4 and 6 inches above the garage floor, wall controls are needed that must be located where it provides full view of the vehicle door, 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 prior to the close of escrow or contingency period. Note: The function/presence of battery back-up features is outside the scope of this inspection.
19. **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.
20. **Safety Issue:** A Carbon Monoxide alarm is required to be installed just outside sleeping areas. Testing of these alarms is outside the scope of a property inspection. These alarms are now a requirement for residences with fuel burning appliances and/or have an attached garage and may only be located within the living space. See: http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/Frequently%20asked%20questions%20on%20Carbon%20Monoxide.pdf for further information.
21. **Safety Issue:** A metal electrical conduit routed underground to the garage side yard shows corrosion, is not buried to sufficient depth while the abandoned electrical fixture box at its termination lacks additional support from a steel stake; suggest repairs by a licensed electrical contractor.
22. **Safety Issue:** Both of the water heater venting systems are spilling combustion gases within the building due to separated exhaust pipe assemblies presenting ***serious conditions presenting a health threat to the occupants that must*** be addressed promptly by a licensed plumbing contractor.
23. **Safety Issue:** Exposed small gauge strand electrical conductors noted routed to the garage automatic opener present electrocution hazards as all exposed wiring must be enclosed within flexible or rigid metal conduit with connections in covered junction boxes; suggest repairs by a licensed electrical contractor.
24. **Safety Issue:** Improper strapping of the water heaters noted (units easily rocked, straps not encompassing the tanks, 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 of the four strap ends at each tank secured to the 1st studs at both sides of the tanks that are not directly behind the units,** mounted below insulation blankets and not cover the water heater manufacture's date plate; although strapped, the **boldface underlined** sections above require improvement.
25. **Safety Issue:** Improper use of flexible foil ducting noted at the kitchen exhaust fan. Only rigid metal ducting material of a diameter consistent with the mounting flange at the fan should be used (reduction fittings restricting diameter size are not allowed); suggest improving.

26. **Safety Issue:** Smoke alarms are needed at the bedrooms & hallway (the present hallway unit is past it 10-year service life). 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.

27. **Safety Issue:** The 'sectional' patio hardscape (consisting of separate concrete panels/pavers) have offset and the damaged wood inserts at the rear concrete sectional patio abutting the rear of the home present injury hazards.
28. **Safety Issue:** The attic has a number of open electrical junction boxes presenting fire/electrocution hazards. All visible wiring connections must be enclosed within ***covered junction boxes***; suggest repairs by a licensed electrical contractor.
29. **Safety Issue:** The crawl space has a long vinyl-clad electrical cable (routed from the main panel to the laundry area) resting on the soil and pipes that must be secured to the sub-floor structure.
30. **Safety Issue:** The disposal unit is hardwired to the home's electrical distribution system which is prohibited that 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.
31. **Safety Issue:** The forced heating unit as well at both 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.
32. **Safety Issue:** The garage single-car vehicle door has damaged springs and was not operated.
33. **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 & dishwasher as well. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution; suggest repairs by a licensed electrical contractor.
34. **Safety Issue:** The master bathroom sliding glass door/window within the shower enclosure do not appear to be safety rated that should be further investigated and improved if needed with safety glazing or safety film; suggest additional review by a licensed specialist. Note: The sliding glass door's deep exterior step exceeds standards.
35. **Improve/Safety Issue:** The two fireplace fireboxes and chimneys are dirty that should be inspected/cleaned by a licensed specialist prior to the close of escrow or contingency period. Further, 'damper stops' are needed (a standard safety feature to minimize the possibility of invisible exhaust gases entering the house when using artificial logs) and the family room damper is jammed/difficult to operate. 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.
36. **Improve/Safety Issue:** Vermin activity noted within the attic space (dropping piles, urine stains, nesting, traps, etc.) may require additional remediation/prevention of all harborage by a "Branch II" pest control specialist. As well, the many piles of droppings within the attic should be removed. Note: 'newer' crawl space screens suggest the vermin access issue was addressed.
37. **Improve/Safety Issue:** Many sink cabinets, the living room N-wall, S-bedroom ceiling, etc., exhibit damage and stains water exposure that may have created conditions where hibernating organics exist. 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.
38. **Improve/Safety Issue:** The heating system's metal ductwork may well be dirty and its outer insulation is a suspected asbestos material where further evaluation may be obtained from an asbestos abatement company or testing laboratory. The observed insulation was noted to be deteriorated, damaged and/or missing at areas that diminishes its already poor thermal performance. Note: Remediation costs are associated with handling this material.
39. **Improve:** Lot drainage requires improvements as discharge from the roof, run-off from hillside/ terraced properties and irrigation should be directed to swales (a shallow culvert) or subterranean drains that terminate at the street and not to an exposed slope or adjacent property. Areas within 3' (feet) of the foundation should be considered part of a drainage system sloping away from the home and intersecting drainage runs to the street. As well, excessive landscaping topsoil added over the years and/or hardscape elements (walkways, patios, planters, etc.) can create a "moat" that may inhibit drainage; suggest improving as needed.
40. **Improve:** A few vertical cracks were observed in the foundation walls of the house: foyer area's transition to the living room, hall bath toilet area, etc. that may be candidates for epoxy filler and metal strapping that should prevent further movement/articulation at these areas; suggest further assessment by a licensed foundation contractor. As noted at the comment concerning expansive soil, these developments are not unusual for this location and construction style.
41. **Improve:** As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), the installation of a pressure regulator and pressure relief valve are required. Otherwise, the plumbing system may be prone

to leaks in piping, fittings or other equipment; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.

42. **Improve:** Evidence of wood destroying insect activity was observed throughout the attic where further assessment is needed by a licensed structural pest control operator prior to the close of escrow our contingency period.
43. **Improve:** Gutters and downspouts are needed to control roof water. The downspout(s) should discharge water at least five (5) feet from the buildings that flows away from the building at the point of discharge.
44. **Improve:** The hall bath shower valve handles are missing preventing a test of those fixtures; suggest repairs by a licensed plumbing contractor.
45. **Improve:** The Jack & Jill bath tub cold water faucet leaks and operating the shower's hot & cold valves did not result in any water flow; suggest repairs by a licensed plumbing contractor.
46. **Improve:** The Jack & Jill shower pan has settled and opened a horizontal gap at its perimeter likely due to water damaged sub-floor noted at the crawl space requiring it be rebuilt.
47. **Improve:** The living room chimney tower's metal tie-down straps within the attic are not secured to ceiling framing (where two boards should be present that are fastened across several joists to serve as a tie-down cleat for the straps to better interface the heavy masonry assembly to the wood structure); suggest repairs by a licensed contractor.
48. **Improve:** The two water heaters have their Temperature Pressure Relief valve discharge pipes terminating within the closets when these pipes are requires to be routed to the exterior and face down between 6" & 24" above grade at a (preferably) conspicuous location; suggest repairs by a licensed plumbing contractor.
49. **Improve:** The water heaters sit upon framing that requires their provided overflow/drip pan drains are routed to the building exterior and not the crawl space as noted here; suggest improving as needed.
50. **Improve:** The water heaters will be apart of a 'closed-loop' water supply system due to the installation requirement of a water pressure regulator that also requires the water supply system be provided a thermal expansion device (air/water tank, toilet tank filler relief valve, water heater thermal relief valve) as per the water heater installation manual and plumbing code. Although the water heaters are provided pressure relief valves, these do not perform the same function as thermal expansion devices which prevent immediate hot water pressure spikes in the water system due to dynamic conditions which a water heater could exacerbate when apart of a closed system. Note: Expansion devices function at low thresholds as opposed to relief valves that require much higher 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.
51. **Improve:** The wet bar and all six bathroom sink drain assemblies either actively leaked or show signs of intermittent leaks; suggest repairs by a licensed plumbing contractor.

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 Occupancy Loads: Long term unoccupied buildings, including all components/systems that were in 'light service' by the previous occupant (single, elderly, etc.) 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:	**House:** •Poured Concrete •Crawl Space Configuration •Crawl Space Access: Exterior (2) •Crawl Space Method Of Inspection: Entered **Garage:** Perimeter Concrete Footing w/Parking Pad
Floor Structure:	•Wood Floor Joist •Wood Columns •Wood Floor Beams •Board/Plank Sub Floor
Wall Structure:	•Wood Frame
Ceiling Structure:	•Joist
Roof Structure:	•Rafters
Roof Sheathing:	•Solid Plank
Attic Access Location:	•Closet •Attic Method Of Inspection: Entered - Inaccessible Areas

STRUCTURAL COMPONENT OBSERVATIONS

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

RECOMMENDATIONS / OBSERVATIONS

- **Major Concern:** The garage floor shows wide separating cracks, the perimeter footing exhibits cracks/off-sets while the building has wracked/shifted resulting in an 'out-of-plumb' N-wall and separation of some of the rafter/ridge board connections where corrections/repairs and/or rebuilding are needed by a licensed contractor to prevent further issues.
- **Major Improve:** The home's interior walls and ceiling areas exhibit cracks and off-sets consistent with settlement or heaving due to expansive soil conditions. Inspection of the crawl space revealed the soil to have a lump surface, numerous deep fissures (a hallmark of expansive soils) and a 'scum' line at some lower areas of various foundation walls due to past standing water usually related to poor lot drainage where the living room appears to be subject to the most dramatic effects resulting in settlement of its W-area. Gutters at the full perimeter of the roof that discharge water away from the home as well as controlling sprinkler spray against the foundation will help stabilize site conditions. Only by further review from a licensed geotechnical engineer can more be known about these site conditions and what corrections may be needed. Note: The interior wall cracks will likely be re-occurring.
- **Major Improve:** The Jack & Jill shower pan sub-flooring shows water staining, deteriorated/damaged wood and suspected fungal activity requiring rebuilding by a licensed contractor.
- **Improve/Safety Issue:** Vermin activity noted within the attic space (dropping piles, urine stains, nesting, traps, etc.) may require additional remediation/prevention of all harborage by a "Branch II" pest control specialist. As well, the many piles of droppings within the attic should be removed. Note: 'newer' crawl space screens suggest the vermin access issue was addressed.
- **Improve:** The living room chimney tower's metal tie-down straps within the attic are not secured to ceiling framing (where two boards should be present that are fastened across several joists to serve as a tie-down cleat for the straps to better interface the heavy masonry assembly to the wood structure); suggest repairs by a licensed contractor.
- **Improve:** A few vertical cracks were observed in the foundation walls of the house: foyer area's transition to the living room, hall bath toilet area, etc. that may be candidates for epoxy filler and metal strapping that should prevent further movement/articulation at these areas; suggest further assessment by a licensed foundation contractor. As noted at the comment concerning expansive soil, these developments are not unusual for this location and construction style.
- **Improve:** Evidence of wood destroying insect activity was observed throughout the attic where further assessment is needed by a licensed structural pest control operator prior to the close of escrow our contingency period.
- **Improve:** The concrete form boards should be removed from the master bath shower crawl space. This wood contacting soil and underside of the floor is conducive to rot and wood boring insect activity.
- **Monitor/Improve:** Although correct at the time of construction, the anchor-bolt configuration for these structures does not meet current standards; further, old anchors can be significantly corroded within the foundation footing. Additional

seismic hardware can be installed to improve the building's structural performance from lateral forces during earthquake conditions.

- **Monitor:** The laundry area crawl space N-foundation wall has the remnants of a fungus growth that ascended the wall along a water pipe leak trail upon the wall where that pipe was abandoned resulting in dry-out of the fungus.
- **Monitor:** Water stains were noted at various areas of the sub-floor. These can represent past leaks from bath, kitchen, laundry area, water heater areas, entry doors, etc. All accessible areas investigated were dry to the touch; suggest further investigation by a licensed structural pest control operator prior to the close of escrow or contingency period.

LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

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

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

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

Roofing System

DESCRIPTION OF ROOFING SYSTEM

Roof Covering: •Clay Tile •Number of roofing layers observed: One
Chimneys(2): •Masonry •Lined
Gutters and Downspouts: •None Installed
Method of Inspection: •Walked On Roofs, Ladder at Eave

ROOFING OBSERVATIONS

Better than average quality materials have used as roof coverings.

RECOMMENDATIONS / OBSERVATIONS

- **Major Concern:** The home's older/original clay tile roof shows numerous issues requiring immediate repair. Various defects observed include (but are not limited to): leaks, cracked tiles, insufficient tile overlap, loose/displaced tiles, gaps between tiles, obstructed valley/skylight flashing terminations, evidence of rain water diverting to the underlayment, pan tiles used as cover tiles, debris obstructing the water drain path, that many flashings are older, crude repairs to the living room chimney tower base flashing, damaged flashing terminal for the kitchen exhaust hood where water enters the opening, suspect condition of the underlayment, water damage/stains at the living room, S-bedroom, etc. This condition of this roofing system puts it at a tipping point of extensive repairs or full replacement (the tiles can likely be reused); suggest corrections by a licensed roofing contractor.
- **Major Concern:** The garage roofing shows extensive damage: rotted-through sheathing at the eaves, damaged tiles, crude repairs, etc., that requires removal, re-sheathed and underlayment where it may be possible to reuse much of the original tiles; suggest corrections by a licensed roofing contractor.
- **Improve:** Gutters and downspouts are needed to control roof water. The downspout(s) should discharge water at least five (5) feet from the buildings that flows away from the building at the point of discharge.
- **Monitor:** The chimneys have been provided rain cap/vermin screens as recommended
- **Monitor:** As mentioned above, water stains noted at various areas at the roof's underside, the S-bedroom ceiling, living room N-wall overhead area, etc., representing past leaks that may still be active which could not be verified as dry weather conditions prevailed.

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:	•Mild Slope
Driveways:	•Concrete
Walkways / Patios:	•Tile •Concrete
Retaining Walls:	•Poured Concrete
Fencing:	•Wood •Chain Link
Sprinkler System:	•Automatic Timers (Not Tested)
Porches, Decks, and Steps:	•Concrete
Soffit and Fascia:	•Wood
Wall Cladding:	•Wood Siding •Stucco •Stone
Window Frames:	•Metal
Entry Doors:	•Wood •Sliding Glass
Overhead Garage Doors(2):	•Wood Tilt-up & Sectional Metal w/Automatic Opener Installed

EXTERIOR OBSERVATIONS

The exterior of the home and garage have been badly neglected where major improvements will be necessary to bring it up to an acceptable standard.

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

- **Major Improve/Safety Issue:** Cracks/settling/failure was noted at sections of the walkways, patio, front planter, porches and driveway where the collective damage & off-sets is expensive to correct (addressing the stone planter and correcting the massive front stoop alone are a project given the custom Palos Verdes stone work of the planter and that the stoop has buckled). Further, the damaged foot paths present trip hazards.
- **Major Improve:** Cracks and flaking noted at sections of the exterior stucco wall due to settlement, seasonal soil hydrology and seismic events requires prep, patching and paint. Further, stucco damage at lower areas is usually related to sprinkler spray (that must be redirected) or roof discharge 'splash-back'. Please see the Structural page for further information regarding site soil conditions.
- **Major Improve:** Maintenance of the home and garage exterior wood elements/features(eaves, fascia boards, trim, columns, garage service door, tilt-up vehicle door, siding, etc.) has been abandoned for some time. The wood shows extensive/considerable deterioration that will require (in various degrees) comprehensive replacement, repair, and paint. Suggest a review of the pest report for the condition of this and all wood.
- **Major Improve:** The S-property wood fencing shows past repairs (added steel support posts) and is atop a concrete retaining wall that has cracked, buckled and tipped where further issues may develop requiring assessment by a licensed specialist. Further, below that retaining wall is a crude wood planter/retaining berm that has tipped/failed where its leaning bracing posts project within a walk area presenting hazards. Note: retaining walls are expensive.
- **Safety Issue:** There was no electricity to the garage preventing operation of the garage door opener. Upon reconnecting power to this structure, the opener should be tested and proper operation of its tactile and optical auto reversing mechanisms demonstrated/verified. ***There is a serious risk of injury, particularly to children, should these features be defective.*** Further, the optical auto-reverse sensors must be re-located between 4 and 6 inches above the garage floor, wall controls are needed that must be located where it provides full view of the vehicle door, 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 prior to the close of escrow or contingency period. Note: The function/presence of battery back-up features is outside the scope of this inspection.
- **Safety Issue:** The clothes dryer duct exterior terminal has been flattened obstructing air flow where immediate corrections are needed.
- **Safety Issue:** The garage single-car vehicle door has damaged springs and was not operated.
- **Safety Issue:** The 'sectional' patio hardscape (consisting of separate concrete panels/pavers) have offset and the damaged wood inserts at the rear concrete sectional patio abutting the rear of the home present injury hazards.

- **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.
- **Improve:** Foliage upon the garage roof and exterior walls should be removed.
- **Improve:** Lot drainage requires improvements as discharge from the roof, run-off from hillside/ terraced properties and irrigation should be directed to swales (a shallow culvert) or subterranean drains that terminate at the street and not to an exposed slope or adjacent property. Areas within 3' (feet) of the foundation should be considered part of a drainage system sloping away from the home and intersecting drainage runs to the street. As well, excessive landscaping topsoil added over the years and/or hardscape elements (walkways, patios, planters, etc.) can create a "moat" that may inhibit drainage; suggest improving as needed.
- **Improve:** Various screens are damaged/missing; suggest repair as needed.
- **Monitor:** The W-fencing's dense foliage coverage likely masks a very old assembly where one should expect issues if attempting to remove the foliage or even sudden failure.

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 and garage N-exterior wall 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:	•100 Amps, 120/240 Volt Main Service
Service Entrance Wires:	•Underground
Main Disconnect:	•Breakers •Located E-exterior wall •Main Service Rating 100 Amps
Service Ground:	•Copper •Ground Connection Not Visible
Main Distribution Panel:	•Breakers •Located E=exterior wall •Panel Rating 100 Amps
Distribution Wiring:	•Copper
Receptacles:	•Grounded and Ungrounded
Ground Fault Circuit Interrupters:	•None found

ELECTRICAL OBSERVATIONS

All observed small branch circuit wiring is copper.

RECOMMENDATIONS / OBSERVATIONS

- **Major Improve/Safety Issue:** The "Pushmatic" main electrical service panel is an older component with known reliability issues that feature breaker designs long abandoned. The main breakers feature optical 'ON/OFF' windows where internally geared toggles rock back and forth alternately displaying 'ON' or 'OFF' icons through the windows that can jam the breaker from tripping. As well, it is not uncommon for these toggles to bind in mid-rotation and display a confusing 'N/O' icon where one cannot determine the status of the circuit. Further, the performance/reliability of these older units is considered to be fully depreciated requiring immediate replacement by a licensed electrical contractor (some insurance carriers are requiring their replacement).
- **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:** A metal electrical conduit routed underground to the garage side yard shows corrosion, is not buried to sufficient depth while the abandoned electrical fixture box at its termination lacks additional support from a steel stake; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** Exposed small gauge strand electrical conductors noted routed to the garage automatic opener present electrocution hazards as all exposed wiring must be enclosed within flexible or rigid metal conduit with connections in covered junction boxes; suggest repairs by a licensed electrical contractor.
- **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 & 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 that 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 attic has a number of open electrical junction boxes presenting fire/electrocution hazards. All visible wiring connections must be enclosed within ***covered junction boxes***; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** The crawl space has a long vinyl-clad electrical cable (routed from the main panel to the laundry area) resting on the soil and pipes that must be secured to the sub-floor structure.
- **Major Improve:** The electrical service is undersized that should be upgraded to at 200 amps. The size of the electrical service supplied to the home *may* not be sufficient, depending on the lifestyle of the occupants. **A marginally sized electrical service is not a safety concern**, but presents an inconvenience if the main breaker trips, shutting down the power in the home.

DISCRETIONARY IMPROVEMENTS

It is impossible to predict whether the number of circuits within a home will be sufficient for the needs of the occupants, during a typical home inspection. However, the number of circuits within this home are considered less than ideal but is not a safety concern.

Grounded circuits would be a desirable upgrade where ungrounded outlets exist. This will depend on electrical needs. Grounded circuits provide improved safety for the occupants and equipment protection from shock hazards.

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

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

LIMITATIONS OF ELECTRICAL INSPECTION

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

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

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

Heating System

DESCRIPTION OF HEATING SYSTEM

Primary Energy Source: •Gas
Heating System Type: •Forced Air **- Manufacturer:** Goodman **BTU Rating:** 100,000 **# Of Zones:** 1
Heat Distribution Methods: •Ductwork

HEATING OBSERVATIONS

The furnace is estimated to be 25 years old with a typical life cycle of 20-25 years. Some units will last longer; others can fail prematurely. Adequate heating capacity is provided by the system.

RECOMMENDATIONS / OBSERVATIONS

- **Major Improve/Safety Issue:** Professional maintenance of the forced air heating unit has been abandoned for some time. A dirty fan and filter, that the filter is unsecured where fan suction displaces the panel allowing debris through the system, the unit is missing a flexible seismic gas connector, has damaged asbestos insulation at the plenum & ducting and an estimated age of 25+ years require that it be immediately professionally serviced by a licensed HVAC contractor who will likely push for system replacement given its age and that it is within the end of its intended service useful life so it would be wise to budget for a replacement.
- **Safety Issue:** The forced air heating unit derives its house air supply from the crawlspace presenting an obvious health hazard that does not conform to today's installation requirements which requires immediate correction given occupants will be exposed to respiratory irritants. Further, due to continuous cold air draw, the heating unit will operate at a lower efficiency than when circulating indoor air. Note: the exchange of crawl space and house air through this system does not require the fan to be operating as air pressure and temperature differentials will move crawl space the air into the home throughout the day that also lowers the building's thermal efficiency.
- **Improve/Safety Issue:** The heating system's metal ductwork may well be dirty and its outer insulation is a suspected asbestos material where further evaluation may be obtained from an asbestos abatement company or testing laboratory. The observed insulation was noted to be deteriorated, damaged and/or missing at areas that diminishes its already poor thermal performance. Note: Remediation costs are associated with handling this material.
- **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.

LIMITATIONS OF HEATING INSPECTION

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

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

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

Insulation / Ventilation

DESCRIPTION OF INSULATION / VENTILATION

Attic Insulation:	•None visible
Roof Cavity Insulation:	•None visible
Exterior Wall Insulation:	•Unknown (none suspected)
Floor Cavity Insulation:	•None visible
Roof / Attic Ventilation:	•Gable Vents
Crawl Space Ventilation:	•Wall Vents

INSULATION / VENTILATION OBSERVATIONS

RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve:** Attic and floor insulation improvements are recommended to reduce heating costs and help keep the home cooler during warm weather.

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:	•Galvanized Steel, Copper & PEX (poly) •Water Pressure: 90# static
Bath & Wet Bar Fixtures:	•4 toilets •7 sinks •3 showers •1 soaking tub
Waste Disposal System:	•Public Sewer System
Drain / Waste / Vent Piping:	•Plastic •Galvanized Steel
Cleanout Location:	•Exterior
Water Heaters(2):	**Mfr:** State •40 gallon •Age: 23 years •Gas •Location: Laundry Room
	Mfr: State •40 gallon •Age: 36 years •Gas •Location: Hall Closet
Seismic Gas Shut-Off Valve:	•_____ Yes __X__ No

PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is considered above average.

RECOMMENDATIONS / OBSERVATIONS

- **Major Concern:** For the most part, the waste piping is older, has active leaks (Jack & Jill tub drain, etc.), shows rust blossoms at a number of aeras, past 'pinhole' leaks, has replaced sections, will be prone to unexpected problems where this system is existing past its intended service life. As well, a number of waste pipe clean-outs were added suggesting the need for periodic roto-routing indicating the sewer main to the street may well be problematic (worst still given the 3 year vacancy of the property where roots could be an issue) that requires a waste pipe camera inspection. At the least, corroded and leaking sections should be addressed by a licensed plumbing contractor; however, the client is advised to budget for full replacement.
- **Major Concern:** Significant water volume drop was observed when operating several plumbing fixtures simultaneously. As well, active water supply leaks at the older galvanized pipe were noted at a number of crawl space areas due to this original piping system remaining in service far past its intended service life that requires replacement by a licensed plumbing contractor.
- **Safety Issue:** Both of the water heater venting systems are spilling combustion gases within the building due to separated exhaust pipe assemblies presenting ***serious conditions presenting a health threat to the occupants that must*** be addressed promptly by a licensed plumbing contractor.
- **Safety Issue:** Improper strapping of the water heaters noted (units easily rocked, straps not encompassing the tanks, 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 of the four strap ends at each tank secured to the 1st studs at both sides of the tanks that are not directly behind the units,** 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 both 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/spigots should be provided vacuum breakers to prevent hose water from being drawn back into the home's water supply system.
- **Major Improve:** The water heaters are older units existing far past their intended service lives. Water heaters have a typical life expectancy of 7 to 12 years where the existing units are 11 & 24 years past this age range so it would be wise to preemptively replace these two units by a licensed plumbing contractor. As well, the laundry area water heater cold water inlet pipe is leaking upon the tank. Note: The reason these tanks have lasted so long is due to the low occupancy load that is split between the two water heaters.
- **Improve:** As the static water pressure of the supply plumbing system exceeds 80 pounds per square inch (psi), the installation of a pressure regulator and pressure relief valve are required. Otherwise, the plumbing system may be prone

to leaks in piping, fittings or other equipment; suggest further review by a licensed plumbing contractor prior to the close of escrow or contingency period.

- **Improve:** **The gas service to the home was off at the time of this inspection;** suggest further evaluation of the gas appliances by the Gas Company.
- **Improve:** The wet bar and all six bathroom sink drain assemblies either actively leaked or show signs of intermittent leaks; suggest repairs by a licensed plumbing contractor.
- **Improve:** The hall bath shower valve handles are missing preventing a test of those fixtures; suggest repairs by a licensed plumbing contractor.
- **Improve:** The main water supply was replaced and routed atop grade from the meter to the driveway opposite where its enters the living room N-exterior wall when is should be buried to sufficient depth by a licensed plumbing contractor.
- **Improve:** The Jack & Jill bath tub cold water faucet leaks and operating the shower's hot & cold valves did not result in any water flow; suggest repairs by a licensed plumbing contractor.
- **Improve:** 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.
- **Improve:** The water heaters sit upon framing that requires their provided overflow/drip pan drains are routed to the building exterior and not the crawl space as noted here; suggest improving as needed.
- **Improve:** The two water heaters have their Temperature Pressure Relief valve discharge pipes terminating within the closets when these pipes are requires to be routed to the exterior and face down between 6" & 24" above grade at a (preferably) conspicuous location; suggest repairs by a licensed plumbing contractor.
- **Improve:** The water heaters will be apart of a 'closed-loop' water supply system due to the installation requirement of a water pressure regulator that also requires the water supply system be provided a thermal expansion device (air/water tank, toilet tank filler relief valve, water heater thermal relief valve) as per the water heater installation manual and plumbing code. Although the water heaters are provided pressure relief valves, these do not perform the same function as thermal expansion devices which prevent immediate hot water pressure spikes in the water system due to dynamic conditions which a water heater could exacerbate when apart of a closed system. Note: Expansion devices function at low thresholds as opposed to relief valves that require much higher 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.

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 •Vinyl/Resilient
Doors:	•Hollow Core •Pocket
Window Styles and Glazing:	•Sliders •Jalousie •Fixed Pane •Single Pane
Fireplaces(2):	**Living Room:** •Masonry Firebox •Gas **Family Room:** •Masonry Firebox •Gas
Kitchen Appliances:	•Built-in Gas Oven •Gas Cooktop •Refrigerator/Freezer •Dishwasher •Waste Disposer •Exhaust Hood
Laundry Appliances Tested:	•Outside of Inspection Scope
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 below average condition. The majority of the doors and windows are modest quality.

RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** Smoke alarms are needed at the bedrooms & hallway (the present hallway unit is past it 10-year service life). 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:** A Carbon Monoxide alarm is required to be installed just outside sleeping areas. Testing of these alarms is outside the scope of a property inspection. These alarms are now a requirement for residences with fuel burning appliances and/or have an attached garage and may only be located within the living space. See: http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/Frequently%20asked%20questions%20on%20Carbon%20Monoxide.pdf for further information.
- **Safety Issue:** Improper use of flexible foil ducting noted at the kitchen exhaust fan. Only rigid metal ducting material of a diameter consistent with the mounting flange at the fan should be used (reduction fittings restricting diameter size are not allowed); suggest improving.
- **Safety Issue:** The master bathroom sliding glass door/window within the shower enclosure do not appear to be safety rated that should be further investigated and improved if needed with safety glazing or safety film; suggest additional review by a licensed specialist. Note: The sliding glass door's deep exterior step exceeds standards.
- **Major Improve:** Interior finishes including (but not limited to): floors, walls, ceilings, windows, doors, trim, cabinets, countertops, porcelain, and plumbing fixtures are older, lack maintenance or updating and show their age where the condition of these items would be considered by most people to be candidates for immediate refurbishment/replacement at likely substantial cost to bring the home up to neighborhood standards.
- **Major Improve:** The windows are in disrepair (difficult operation, frames, etc.). Trimming/adjustment, hardware improvements and glazing repairs would be logical long term improvements. In practice, improvements are usually made on an as needed basis only and should be done to provide operability during emergency egress. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration.
- **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 two fireplace fireboxes and chimneys are dirty that should be inspected/cleaned by a licensed specialist prior to the close of escrow or contingency period. Further, 'damper stops' are needed (a standard safety feature to minimize the possibility of invisible exhaust gases entering the house when using artificial logs) and the family room damper is jammed/difficult to operate. 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 living room steps have inconsistent riser heights presenting a trip hazard.

- **Improve/Safety Issue:** Many sink cabinets, the living room N-wall, S-bedroom ceiling, etc., exhibit damage and stains water exposure that may have created conditions where hibernating organics exist. 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 Jack & Jill shower pan has settled and opened a horizontal gap at its perimeter likely due to water damaged sub-floor noted at the crawl space requiring it be rebuilt.
- **Improve:** The disposal sink connection shows extensive corrosion as does its waste pipe assembly; suggest repairs by a licensed plumbing contractor.
- **Improve:** The family room pocket door handle is missing and a N-wall lower cabinet has a damaged hinge.
- **Monitor:** Older homes that are then remodeled with reconfigured floor plans along with newer wall, floor and ceiling finishes still retain the original building's structure characteristics that differ from the newer assemblies which will be prone to seasonal conditions affected by soil hydrology, thermal cycling, seismic forces, etc., that can propagate cracks or off-sets through the 'fresh' finishes.
- **Monitor:** The client disclosed their intent to replace the appliances that were either showing their years in wear, are older or could not be operated due to the gas service being shut-off. As well, unused dishwashers can suffer seal deterioration where leaks occur when the unit is returned to service.
- **Monitor:** Various door and window openings are out-of-square and plaster cracks were noted at ceiling areas, wall openings, adjacent to the living room fireplace, etc., Buildings of this age, location and construction style often develop asymmetry; please see the Structure Page.

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.

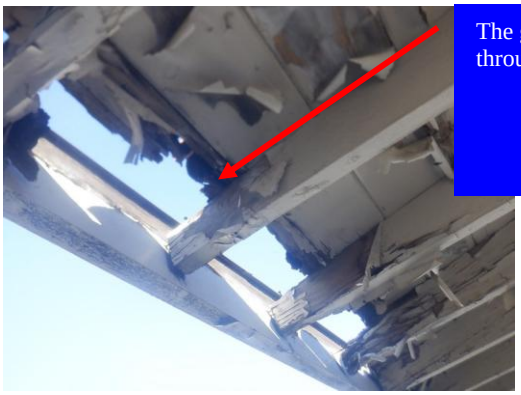
LIMITATIONS OF INTERIOR INSPECTION

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 garage roof has rotted through…

…at the eaves...

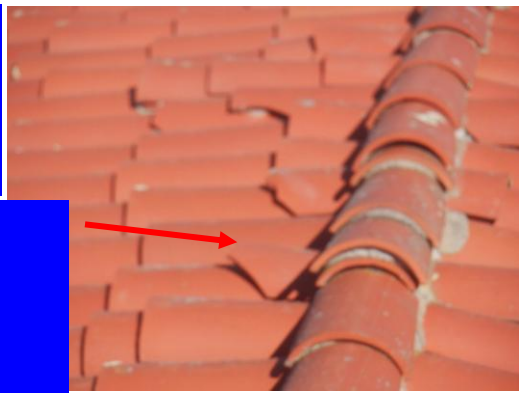
…and tile damage was noted…

…throughout the system

The home's roof contains moss that some insurance companies require be removed…

…features 'woven' valleys that obstruct damage…

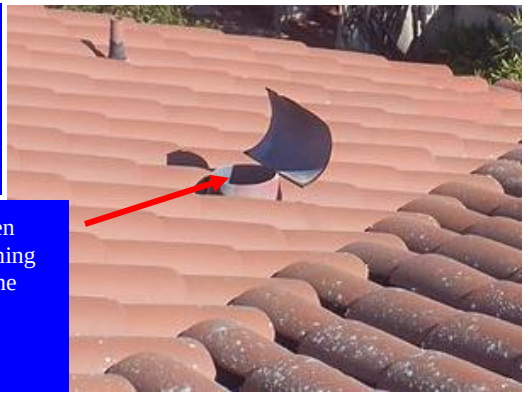
…the skylight's sloped side curb flashing pans terminate below tiles…



…and many tiles are damaged, displaced…

Assorted Photos

…the living room chimney flashing shows crude repairs…



…damage to the kitchen exhaust hood roof flashing allows water entry to the building…

…and some replaced flashings indicate past issues

The front planter and walkways have buckled, off-set…

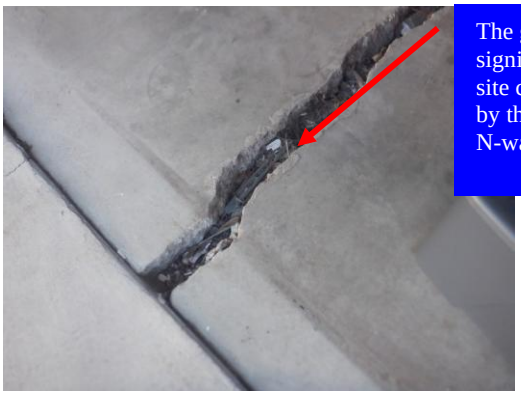
…while the entry stoop has split…

…and tipped away from the home

The S-property fencing is atop a buckled retaining wall…

…below which a wood planter has failed

Assorted Photos



The garage shows significant offsets due to site conditions as illustrated by the floor cracks, tipped N-wall, etc.

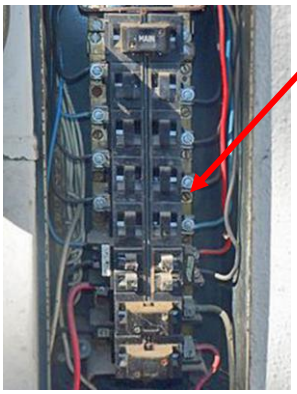
The wood elements throughout the property show neglect such as the garage service door…

…window trim…

…columns and girders…

…throughout the eaves…

…and wood window frames

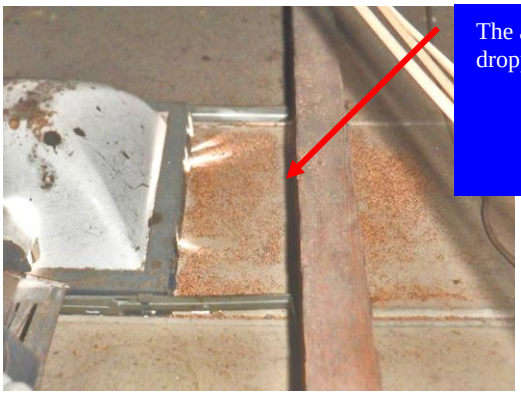


The electrical panel is a problematic ‘Pushmatic’ unit

The attic area above the forced air heater contains years of vermin dropping piles

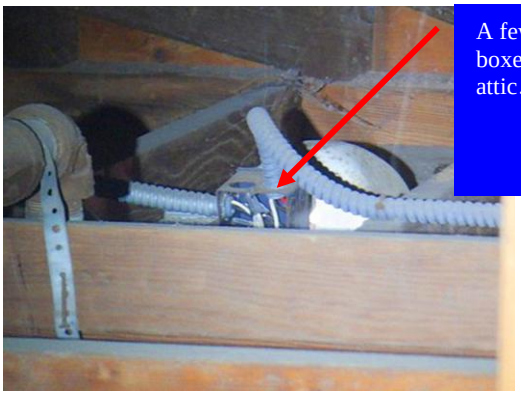
[redacted]

Assorted Photos

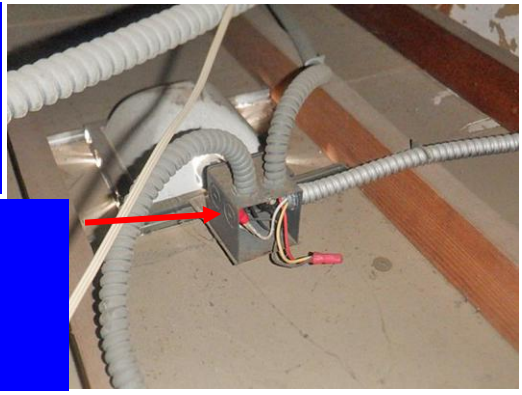


The attic also has termite droppings…

…here and there



A few open electrical boxes were noted at the attic…



…that present fire hazards…

…that must be capped

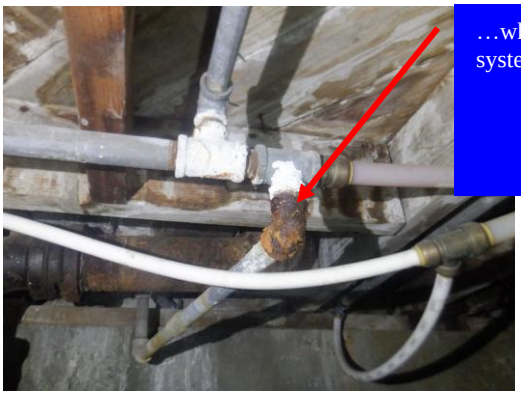
The forced air heating system attic ducting has damaged and inefficient insulation containing asbestos

The original galvanized water supply piping shows extensive corrosion and leaks at the living room crawl space…

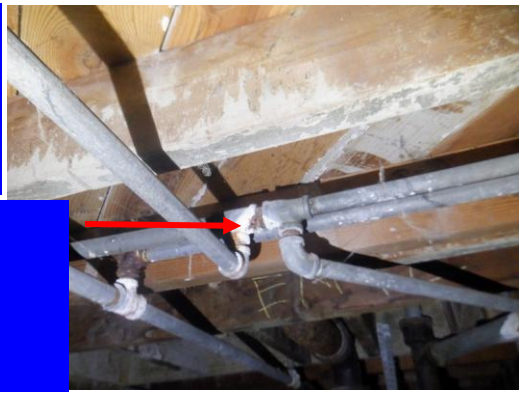
…and at many other pipe sections…

[redacted]

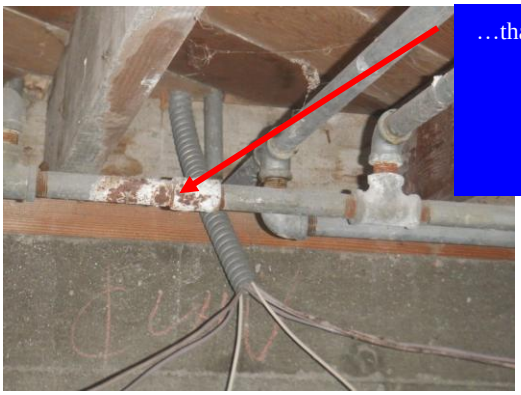
Assorted Photos



…where this older system…



…is far past its service life…



…that requires replacement

The waste piping has issues as well where leaks were noted at the Jack & Jill tub drain…

…at that bathroom's main sewer drain…

…and at rusted/corroded pipe sections…

…throughout the crawl space…

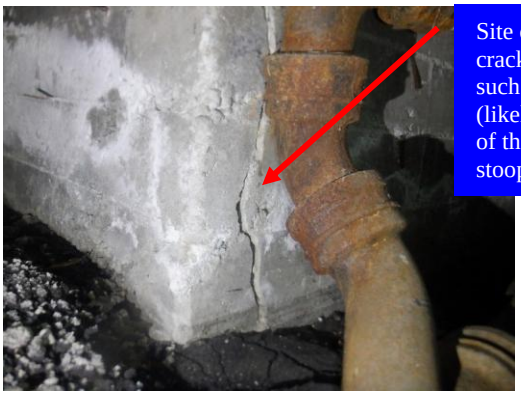
…where back-ups have occurred given stains at exterior clean-outs and that additional clean-outs were added

[redacted]

Assorted Photos

The Jack & Jill bath shower pan framing shows extensive damage…

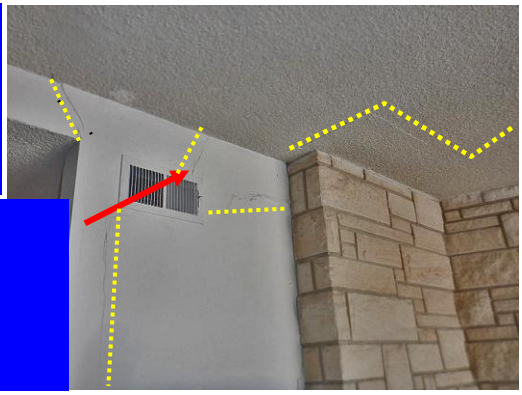
…and the wood forms below the master bath shower should be removed



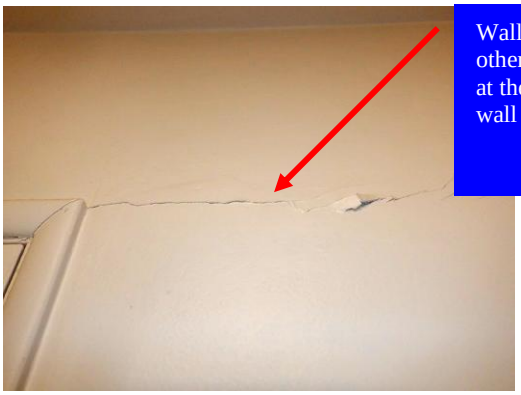
Site conditions have cracked the foundation such as at the hall bath (likely related to movement of the abutting large entry stoop)…

…and at the living room S-foundation wall…

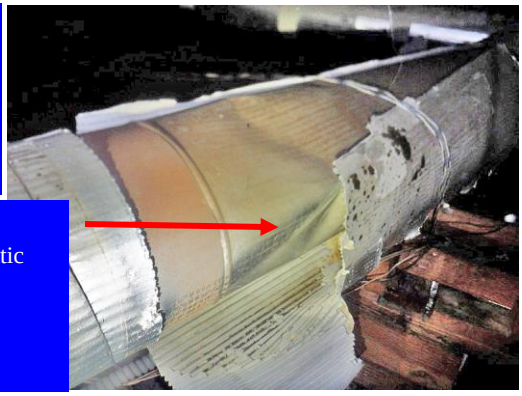
…where the expansive soil and site drainage has resulted in captured water at the living room crawl space as indicated by the scum line…



…and resulted in settlement of that area where ceiling and wall cracks have developed



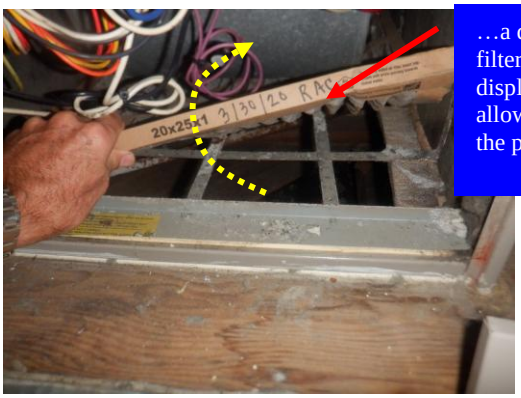
Wall cracks were noted at other areas as well such as at the Jack & Jill bath S-wall



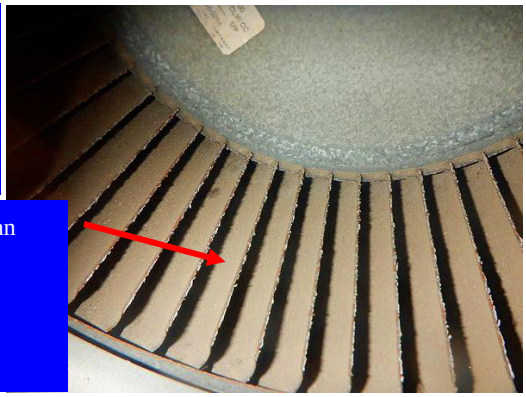
The forced air heating system has damaged attic ducting insulation…

[redacted]

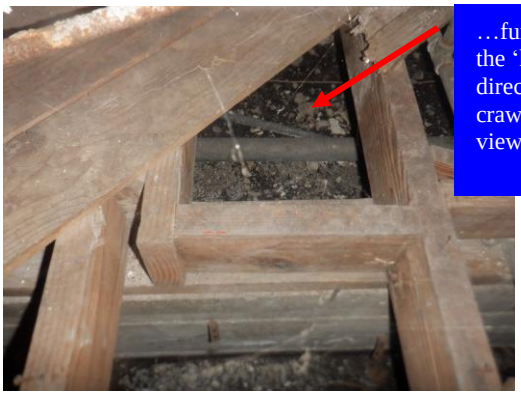
Assorted Photos



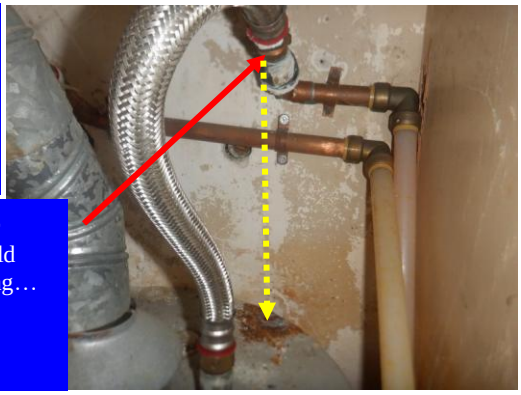
…a dirty and unsecured filter where fan suction displaces the panel allowing debris to bypass the panel…



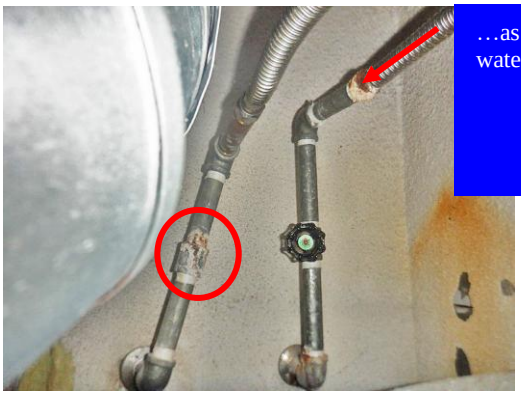
…resulting in a dirty fan and ducting…



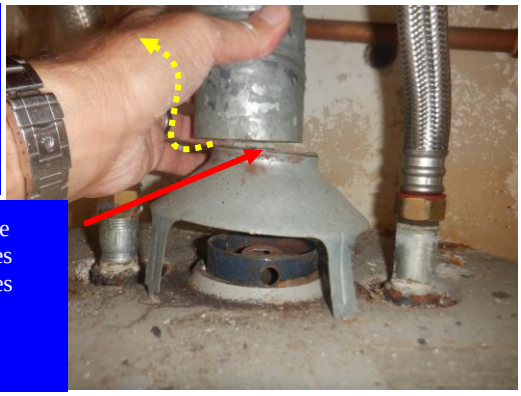
…further exacerbated by the 'house' air being directly drawn from the crawl space that can be viewed from the fan box



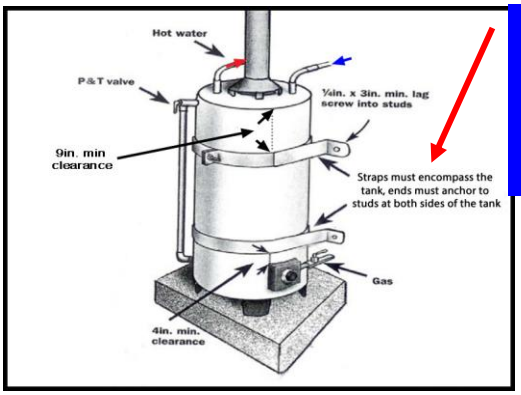
The laundry area water heater has a leaking cold water supply pipe fitting…



…as does the hallway water heater



Both water heaters have loose exhaust vent pipes where combustion gases can escape



As well, both water heaters lack proper seismic strapping

Many of the sinks have active drain leaks…

Assorted Photos

…or intermittent leaks…

…where repairs are needed…

…to prevent damage and breeding of organics

Extensive water damage was noted at the living room N-wall…

…and S-bedroom ceiling

The Jack & Jill shower pan is collapsing

The disposal may not be hardwired to the electrical distribution system

The kitchen exhaust hood flexible ducting is prohibited

Party Limitations & Duties

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the 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 inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA[SM]), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENT'S DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect Client's purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector's designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, Chinese Drywall or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISIONS: The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

This Agreement shall be binding upon and inure to the benefit of the parties hereto and their heirs, successors, and assigns.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If this Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client's behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court's holding.

MEDIATION: The parties to this Agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBITRATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and hear the case applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgment may be entered on it by any court having jurisdiction. Any disputes are to be arbitrated by:

Construction Dispute Resolution Services

[redacted]

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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[redacted]

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

[redacted]