



Confidential Inspection Report

LOCATED AT:
1637 1st st
Manhattan Beach, California 90266

PREPARED EXCLUSIVELY FOR:

INSPECTED ON:
Tuesday, March 29, 2022



Inspector, David Hext & Mark Swan 310-502-9518
4044 Via Valmonte Palos Verdes Estates CA 90274

Tuesday, March 29, 2022
Alice Crabtree-Haack
1637 1st st
Manhattan Beach, California 90266

Dear Alice Crabtree-Haack,

We have enclosed the report for the property inspection we conducted for you on Tuesday, March 29, 2022 at:

1637 1st st
Manhattan Beach, California 90266

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

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

Sincerely,

Inspector, David Hext & Mark Swan 310-502-9518
4044 Via Valmonte Palos Verdes Estates CA 90274



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Introduction

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

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

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

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

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

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

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

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

Agreement contract provided by the inspector who prepared this report.

General Comments

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

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

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

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

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

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

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

Introductory Notes

PROPERTY ORIENTATION

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

PROPERTY INFORMATION

2: - Over the course of this inspection the temperature was estimated to be between 50 and 60 degrees.

3: - The property has been improved. We recommend you consult the building authority, to verify that the required permits were obtained for this work, and the permits were completed. Our inspection does not guarantee the integrity of any work that was done without a permit and unseen defects could exist.

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

5: - The residence was unfurnished and unoccupied at the time of the inspection.

6: - We do not test every window in the residence, particularly if the home is furnished. We do however attempt to test at least one window in every bedroom to confirm an emergency exit.

7: - We prefer to have our clients to be present during our inspection or at least, immediately following the inspection, so that we can discuss our findings in person and address any concerns. Because you were not present for the inspection we encourage you to contact us directly with any questions.

ENVIRONMENTAL

8: - Sprayed on acoustic plaster is present at some of the ceilings within the residence. Acoustic ceiling plaster can contain asbestos fibers. Asbestos can only be verified through licensed testing of the material. Because we are not qualified in this field we will not comment on this further. It would be prudent to have a state registered asbestos consultant evaluate the property.

Grading & Drainage

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

TOPOGRAPHY

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

10: There is no site drainage provided at the property. Although a drainage system was likely not required when the home was constructed, installation of a drainage system may be needed to prevent excessive water accumulation. Please consult the seller regarding any past drainage issues and/or we recommend further evaluation by a drainage expert.

Site Comments

Exterior Features

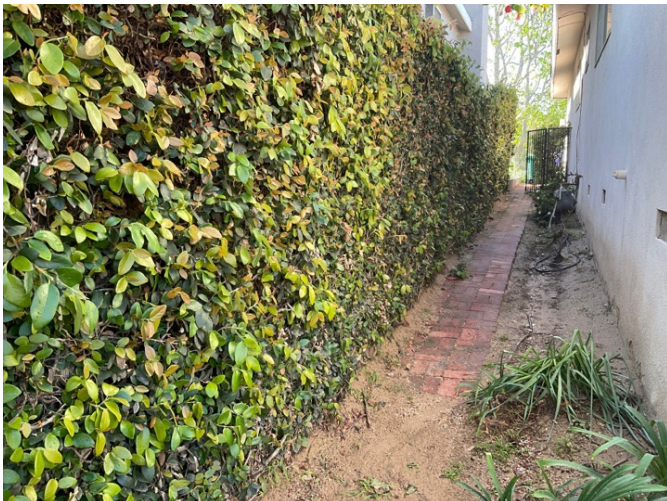
GATES

11: The east side gate needs adjustments or repair as it does not easily latch.



FENCES

12: Portions of the fences are blocked or covered by foliage that prevent a thorough inspection.



YARD WALLS

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

PATIOS

14: The rear patio deck has cracked tiles and is actively leaking below. Degraded wood is present and repair/ replacement is needed. Please consult a licensed contractor for recommendations.

WALKWAYS

15: There are offsets in the walkways that could be considered a trip potential.



PLANTERS

16: The yard planters have typical cosmetic damage. Repairs could be performed but would not be considered necessary.

Exterior Comments

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

Wall Covering

GENERAL OBSERVATIONS

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

STUCCO OBSERVATIONS

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

19: The stucco walls have been painted. The paint is older, degraded, and peeling in some areas. It should be evaluated for the cost of repainting in the near term.



20: At some areas of the lower walls, the stucco and paint is cracked, thin, and degraded. This is likely from exposure to moisture in the soils and/or sprinkler overspray. The condition should be monitored but is currently considered cosmetic.



Exterior Components

EAVES

21: The eaves appear to be in acceptable condition.

FASCIA

22: The fascia boards are in need of preparation and painting.

23: Degraded wood was observed at some areas of the fascia boards. A termite inspector should evaluate this further as we are not qualified.



TRIM

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

WINDOWS

25: We only test various windows within the home. We operated at least one window in every bedroom when possible. Although the windows are generally in satisfactory condition, the windows are older and may not necessarily function smoothly. The windows are single pane and not as energy efficient as newer double pane units.

DOORS

26: The rear door is degraded and in need of service.



SLIDING GLASS DOORS

27: The sliding glass door does not appear to include tempered glass. For safety reasons, many local jurisdictions require the moving portion to be safety-filmed. However, if children occupy or visit the premises, we recommend you safety-film the stationary portion as well.

28: The sliding glass door is lower than the adjacent patio which is allowing for water intrusion.



PORCHES

29: There are typical cracks in the front porch. This is a common result from expansive soils, settlement, root movement, or seismic activity. We are not able to determine what caused the movement; however, this is considered to be a cosmetic condition.



30: The guardrails at the rear patio do not conform to current minimum standards. They should be upgraded if young children will be present.



LIGHTS

31: The light outside the front door of the residence is functional but missing it's cover.



32: An approved weather-resistant cover is required at an open junction box located at the rear patio.



Structural Elements

MAIN FLOOR STRUCTURE

33: The floor structure consists of posts, piers, girders and floor joists. The floor structure is sheathed with plywood, diagonal boards or other materials.

ROOF STRUCTURE

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

WALL STRUCTURE

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

Foundation System

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

General Information

GENERAL COMMENTS

36: This residence has a raised foundation.

Raised Foundation

GENERAL COMMENTS

37: Raised foundations permit access below the structure and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits and ducts. Although raised foundations are not uniform, most include concrete footings and walls that extend above the ground with anchor bolts that help secure the house to the foundation. The size and spacing of these bolts will vary depending on when the residence was built. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted.

Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist. We do not use any specialized instruments to establish that the structure is level. We enter all accessible areas to confirm that the foundation is bolted and to look for any evidence of structural deformation or damage or other untoward conditions. We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing as these have little structural significance. There is no absolute standard for evaluating cracks, but those that are less than 1/8" and do not exhibit vertical or horizontal displacement are generally not regarded as structurally relevant. All other cracks should be evaluated by a specialist. In the absence of any major visible defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist. However, this should not deter you from seeking the opinion of any such expert.

38: The foundation walls are poured-in-place concrete.

METHOD OF EVALUATION

39: We examined the raised foundation by entering the crawlspace beneath the home.

CONCRETE FOUNDATION WALLS

40: Hairline and/or small cracks, within normal tolerances, are visible at the foundation walls. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation.

41: There is typical efflorescence on the walls of the raised foundation. Efflorescence is caused when soluble salts and other water dispersible materials come to the surface of the concrete. The condition is cosmetic.

BOLTING OBSERVATIONS

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

43: The floor framing is bolted to the foundation system for seismic resistance.

PERIMETER CRIPPLE WALLS

44: The foundation system includes perimeter cripple walls.

45: The cripple walls are not sheathed. You may wish to upgrade the cripple walls for improved seismic stability. Please consult a foundation retrofit specialist for specific recommendations.



FLOOR FRAMING

46: Degraded wood was noted under the family room sliding glass door. This should be evaluated by a licensed termite inspector to determine if wood repairs or replacements are needed.



PIERS & POSTS

47: The interior foundation posts are not mechanically tied to the piers below the posts and the floor framing above the posts. This type of construction is typical for the era the home was constructed and therefore is permissible. Upgrades however are fairly simple and are recommended.

SUBFLOOR

48: The visible components within the subfloor are generally in acceptable condition.

49: There is lint debris from the clothes dryer within the crawlspace below the home. Because this is a potential fire hazard, the area should be cleaned and all accumulated lint removed.

VENTILATION

50: The ventilation for the crawlspace appears to be adequate.

Roof & Roof Structure

General Information

REMARKS

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

52: The residence has a pitched roof.

Roof Drainage System

GUTTER SYSTEM

53: Rain gutters and downspouts are not installed at the residence. Rain gutters are recommended to control water runoff from the roofs edge and to prevent water damage to the eaves, fascia boards, and exterior walls. The addition of rain gutters also will help keep water from ponding up against the buildings foundation.

Composition Shingle

GENERAL REMARKS

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



METHOD OF EVALUATION

55: We evaluated the roofing materials by walking on its surface.

ESTIMATED AGE

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

ROOF COVERING

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

FLASHINGS

58: The roof flashings appear to be in acceptable condition but will need regular maintenance to prevent leakage.

Attic Areas

Attic Access

ACCESS LOCATION

59: The attic can be accessed through a hatch in the hallway ceiling.

ACCESS METHOD

60: We evaluated the attic from the access only due to reduced clearances.

Roof Framing

FRAMING OBSERVATIONS

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

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

Insulation

TYPE OF INSULATION

63: The insulation is a blown-in fiberglass material.

COVERAGE

64: The insulation coverage within the attic appears acceptable.

65: The presence of insulation within the attic prevents a complete view of the ceiling framing. Although most areas could not be directly viewed, no sign of distress was noted.

Attic Venting

VENT LOCATIONS

66: Ventilation within the attic is through eave vents.

OBSERVATIONS

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

Other Observations

SUSPECT ASBESTOS-CONTAINING MATERIAL

68: Please see the heating comments for remarks concerning suspect asbestos-containing insulation on the heating ducts.

Chimneys & Fireplaces

Chimneys & Fireplaces

Family Room Chimney & Fireplace

CHIMNEY TYPE

69: The chimney is a lined masonry type.

SPARK ARRESTOR & WEATHER CAP

70: There is no weather cap on the chimney and, inasmuch as they prevent moisture intrusion and thereby extend the life of the chimney, we recommend having one installed.

71: The spark arrestor is not a conventional one or an approved type which you may wish to have replaced.



CHIMNEY CROWN

72: The chimney crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.



CHIMNEY FLUE

73: A complete view of the chimney flue is not possible. Because of this, it would be prudent to have the interior video scanned as without the video scan, the condition is unknown.

74: The chimney flue needs cleaning at this time. If done periodically, this can help prevent the possibility of chimney fires.

FIREPLACE

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

DAMPER

76: The damper in the chimney flue needs to be adjusted or lubricated to operate properly.

GLASS DOORS

77: The fireplace glass doors are functional.

HEARTH

78: The fireplace hearth was examined and appears in serviceable condition.

ASH BOX

79: The door on the ash box is missing (one should be installed).



Plumbing System

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

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

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

Potable Water Pipes

WATER MAIN

80: The main water shut-off valve is located at the front of the home.



TYPE OF MATERIAL

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

82: The residence was originally plumbed with galvanized water pipes. These pipes appear to have been completely replaced with copper water pipes. We were, however, unable to view those pipes within the walls and floors therefore the exact extent of the improvement was not determined.

PRESSURE RELIEF VALVE

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

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

COPPER WATER PIPES

85: The copper water pipes are in acceptable condition, with the exception of a corroded pipe under the bathtub. This should be repaired by a plumber.



Drainage System

TYPE OF MATERIAL

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

MAIN SEWER LINE

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

DRAINPIPES

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

89: There is corrosion on the original drainpipes below the home and active leakage was observed. The pipes are in need of repair but also should be monitored as near term replacement will be needed. The entire drain line system should be thoroughly examined by a licensed plumber to determine the extent of necessary repairs.



VENT PIPES

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

Gas System

GAS TYPE

91: The residence is fueled by natural gas.

MAIN SHUT-OFF LOCATION

92: The gas main shut-off is located in the east sideyard.



GAS SEISMIC SHUT-OFF VALVE

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

GAS PIPES

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

Hose Bibs

GENERAL OBSERVATIONS

95: The hose bibs are not provided with backflow preventers but due to the age of the home, their presence likely is not required. Backflow devices are relatively inexpensive and should be added.

Water Heating System

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

WATER HEATER TYPE

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

WATER HEATER LOCATION

97: The water heater is located in the laundry room.

CAPACITY

98: The water heater is a 40 gallon unit.

AGE

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

FUNCTION

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

SEISMIC RESTRAINTS

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

102: The water heater is seismically secured.

WATER SHUT-OFF & CONNECTORS

103: The water shut-off valve on the water heater has corrosion, likely due to past leakage. The valve should be monitored for future leakage or replaced.



EXHAUST VENT PIPE

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

GAS VALVE & CONNECTOR

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

106: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

RELIEF VALVE

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

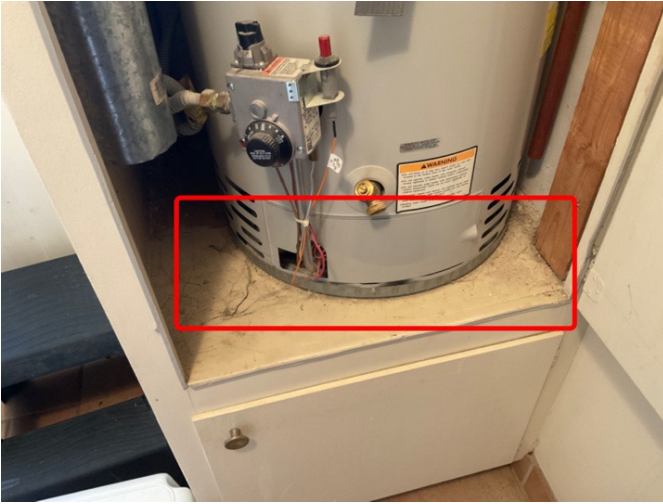
RELIEF PIPE

108: The discharge pipe from the pressure relief valve on the water heater must extend to the exterior and terminate at a point no more than 24" above grade and no closer than 6" to it.



DRIP PAN & OVERFLOW PIPE

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



Electrical System

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

General Observations

ELECTRICAL PANELS

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

SERVICE NEEDED

111: The electrical system is older and small by current standards. If renovations or additions are desired, we recommend a licensed electrician evaluate the residence and supply you with cost estimates for necessary upgrades.

Service Lines

MAIN SERVICE

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

Main Panel

SERVICE SIZE

113: The residence is served by a 120/240-volt panel that is located on the east side. The panel does not have a main disconnect which is required; however, the current installation is likely allowed under the "Grandfather Clause".

PANEL OBSERVATIONS

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

115: Various circuits within the main panel are not labeled but should be.

EXTERIOR COVER

116: The exterior cover is in acceptable condition.

INTERIOR COVER

117: The interior cover is in acceptable condition.

OVER CURRENT PROTECTION

118: Over current protection is provided by circuit breakers.

CIRCUIT BREAKERS

119: The circuit breakers within the panel appear functional.

PANEL WIRING

120: For safety reasons, the panel cover was not removed.

GROUNDING

121: We could not determine the point at which the electrical panel is grounded. The ground should be traced by an electrician or the panel should be re-grounded.

Wiring

AFCI PROTECTION

122: The electric system does not include AFCI protection. Although such protection was not required when the property was built, we recommend consulting a licensed electrician regarding this simple safety upgrade.

TYPE OF MATERIAL

123: Although we do our best to examine and report on the type of wire used within the home, most wiring is not visible and we can not view the wiring located in concealed areas. Our description of the type of wire used, therefore, may or may not be entirely accurate.

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

125: The homes wiring includes old, cloth-covered, tin-coated wiring similar to modern Romex. This wiring usually consists of 2 wires without the benefit of a ground wire. Grounding the outlets and fixtures serviced by this wire is difficult. Additionally, because the wiring is older, the coating may be worn and the wire ends may be brittle. For this reason, an electrician should certify the wiring as being safe or the wiring should be replaced.

Comfort Heating

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

Heating System

CHECK PERMITS

126: The heating system is not original. You should request documentation that will confirm it was installed with permit by a licensed specialist. We also recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

TYPE OF SYSTEM

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



SYSTEM LOCATION

128: The heating system is located in an interior closet.

129: The heating system closet door is damaged.



FORCED-AIR OBSERVATIONS

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

131: The service panel is not installed at the forced-air furnace.

RETURN-AIR COMPARTMENT & FILTER

132: The filter is dirty and should be cleaned or replaced.

133: The return-air intake is located within 10' of the furnace closet. Because the furnace closet is not sealed, this can result in a back-draft where bi-products of combustion are circulated into the home. The closet door should be well sealed when closed.



COMBUSTION-AIR VENTS

134: The combustion-air vents for the gas furnace are functional.

EXHAUST VENT PIPE

135: The exhaust vent pipe appears functional, however most of the pipe is not visible.

THERMOSTAT

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

GAS VALVE & CONNECTOR

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

138: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

DUCTS WITH ASBESTOS-CONTAINING INSULATION

139: The duct insulation may contain asbestos. Actual asbestos content can only be determined by laboratory testing. Further information on asbestos can be obtained from a licensed asbestos consultant or abatement contractor.

Kitchen Areas

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

Kitchen

FLOOR

140: The floor tile has no significant defects.

WALLS

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

CEILING

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

WINDOWS

143: The window was examined and is functional.

CABINETS

144: The cabinets have minor damage from normal wear-and-tear. Although cosmetic, you may wish to view this for yourself.

SINK

145: The sink is functional.

FAUCET

146: The sink faucet leaks around the mixer while in use (service needed). A new cartridge assembly may be required.



147: The sink faucet is leaking into the cabinet below.



148: The hand-sprayer at the faucet is ineffectual. It may need to be replaced, but it should be evaluated by a plumber.

GARBAGE DISPOSAL

149: The garbage disposal is functional.

GAS COOK TOP

150: The gas was off to the cook top and the unit was unplugged. When tested, the igniters did not respond.



BUILT-IN GAS OVEN

151: The oven is functional, but was neither calibrated nor tested for its performance.

EXHAUST SYSTEM

152: The kitchen exhaust fan is functional.

153: The flexible duct at the kitchen exhaust fan is not approved for this use as it may trap grease (potential fire hazard). This duct should be replaced with approved smooth-walled material.



DISHWASHER

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

BUILT-IN MICROWAVE

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

LIGHTS

156: A ceiling light over the sink does not respond (bulb replacement may correct).

OUTLETS

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

Living Areas

Living Spaces

Living Room

FLOOR

158: The carpet shows normal wear and tear for its age.

WALLS

159: The walls are in acceptable condition.

CEILING

160: The ceiling is in acceptable condition.

WINDOWS

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

OUTLETS

162: The outlets that were tested are functional.

Family Room

FLOOR

163: The carpet shows normal wear and tear for its age.

WALLS

164: The walls have cosmetic damage.

CEILING

165: The ceiling is in acceptable condition.

SLIDING GLASS DOORS

166: The sliding glass door does not appear to include tempered glass. Many local jurisdictions require the moving portion to be safety-filmed if it is not tempered glass. We recommend you safety-film the stationary portion as well.

167: The rollers on the sliding glass door need service to allow the door to roll more smoothly.

OUTLETS

168: The outlets that were tested are functional.

169: Some outlets are not grounded. You should consider upgrading them to outlets that provide an electrical ground.

Bedrooms

Location

Bedrooms

SMOKE DETECTOR/ CARBON MONOXIDE ALARM

170: There are not smoke detectors in the bedrooms as required.

FLOOR COVERINGS

171: The carpets are stained or soiled in some areas.

BEDROOM WALLS

172: The walls have typical cracks. This is likely due to minor settlement.

BEDROOM CEILING

173: The ceilings are in acceptable condition.

DOORS

174: The doors were examined and are functional but have cosmetic damage.





WINDOWS

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

CLOSET

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

LIGHTS

177: The lights within the rooms are functional.

ELECTRICAL OUTLETS

178: The outlets are not grounded. You should consider upgrading them to outlets that provide an electrical ground.

179: There are not as many outlets within the room as would be required by current standards.

Bathrooms

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

Location

Hallway Bathroom

SIZE

180: This bathroom is a three-quarter bathroom.

BATHROOM FLOOR

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

BATHROOM WALLS

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

BATHROOM CEILING

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

DOORS

184: The door was examined and is functional.

WINDOWS

185: The window was examined and is functional.

CABINETS

186: The cabinets are functional and in satisfactory condition.

SINK

187: The sink was tested and is functional.

SHOWER STALL

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

189: The shower water valve spins without having a positive stopping point.

TOILET

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

LIGHTS

191: The bathroom lights are functional.

ELECTRICAL OUTLETS

192: The bathroom outlets are functional but should be upgraded to have ground-fault protection.

Bathroom #2

SIZE

193: This bathroom is a full bathroom.

BATHROOM FLOOR

194: The carpet floor covering should be removed.

BATHROOM WALLS

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

BATHROOM CEILING

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

DOORS

197: The doors were examined and are functional.

WINDOWS

198: The window was examined and is functional.

CABINETS

199: The cabinets are functional and in satisfactory condition.

SINK

200: The sink was tested and is functional.

201: There is corrosion at the drain line beneath the sink that is likely due to past leakage. The drain line should be monitored or replaced.

TUB/SHOWER COMBO

202: There is a drain leak below the bathtub that should be repaired.



203: The shower diverter valve in the tub-shower is defective (repair or replacement needed).



204: The hand sprayer leaks (repairs needed).



TOILET

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

206: The toilet seat is missing.

CEILING HEATER

207: The bathroom ceiling heater is functional.

LIGHTS

208: The bathroom lights are functional.

ELECTRICAL OUTLETS

209: The bathroom outlets are functional but should be upgraded to have ground-fault protection.

Common Areas

Laundry

OBSERVATIONS

210: We have evaluated this area. It is generally in acceptable condition, but some attention is needed.

FUEL SOURCE

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

In keeping with industry standards, if present, we do not operate the laundry appliances or test the appliance hookups. Additionally, we do not check the wiring or voltage at 220-volt outlets. .

FLOOR

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

WALLS

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

CEILING

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

DOORS

215: The doors were examined and are functional.

CABINETS

216: The cabinets are functional.

WASHER STANDPIPE

217: The clothes washer standpipe (the drainpipe into which the washer discharges) does not comply with minimum standards which require this pipe to be no smaller than 2" in diameter. Newer washing machines typically use less water, and therefore discharge less water than older units, however, upgrading to meet more current standards is recommended.

DRYER VENT

218: The dryer lint duct is discharging within the foundation crawlspace. This is a potential fire hazard. The vent should be repaired so that it discharges at the exterior of the home.

Hallways

SMOKE DETECTOR & CARBON MONOXIDE ALARM

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

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

CEILING

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

WALLS

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

FLOOR

223: The carpet has wear that is commensurate with its age.

DOORS

224: The doors to the adjacent rooms were tested and are functioning as intended.

LIGHTS

225: The lights are functional.

BUILT IN CABINETS

226: The built in cabinets were examined and are in serviceable condition.

Covered Parking

General Remarks

GENERAL OBSERVATIONS

227: Covered parking is provided within a garage.

SIZE

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

Roof

TYPE OF ROOF COVERING

229: The garage roof covering is the same as the home's. Please see main house for a description of the material.

Exterior Components

EAVES

230: The eaves were examined and are in satisfactory condition.

FASCIA

231: The fascia boards are in need of preparation and painting.

232: Degraded wood was observed at some areas of the fascia boards. A termite inspector should evaluate this further.

TRIM

233: The exterior wood trim is in need of preparation and painting.



Interior

FLOOR SLAB

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

WALLS

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

FIRE SEPARATION

236: The voids in the garage firewall must be repaired with approved 1-hour fire rated material in order to maintain the necessary firewall separation between the garage and the living quarters.



Vehicle Doors

SIZE OF DOOR

237: At the vehicle door opening, a single 2-car vehicle door is installed.

TYPE OF DOOR

238: The vehicle door is a metal roll-up type.

DOOR OBSERVATIONS

239: The vehicle door is functional.

HARDWARE OBSERVATIONS

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

AUTOMATIC DOOR OPENER

241: The vehicle door opener was operated and is functional.

242: The vehicle door opener is provided with safety reversing photo-sensors. When properly installed, the sensors prevent an open vehicle door from moving in the down direction or reverse a closing door to the full open position. The photo-sensors were tested and functioned properly.

243: The vehicle door opener also has a safety reversal system that is designed to reverse a closing door to the full open position if it strikes an obstruction. The pressure settings at the opener are too high. This is a potential safety hazard and should be corrected.

Conclusion

GENERAL REMARKS

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

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

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

Summary

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

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

Site Comments - Exterior Features

GATES

s-11: The east side gate needs adjustments or repair as it does not easily latch.



PATIOS

s-14: The rear patio deck has cracked tiles and is actively leaking below. Degraded wood is present and repair/ replacement is needed. Please consult a licensed contractor for recommendations.

WALKWAYS

s-15: There are offsets in the walkways that could be considered a trip potential.



Exterior Comments - Wall Covering

STUCCO OBSERVATIONS

s-19: The stucco walls have been painted. The paint is older, degraded, and peeling in some areas. It should be evaluated for the cost of repainting in the near term.



Exterior Comments - Exterior Components

FASCIA

s-22: The fascia boards are in need of preparation and painting.

s-23: Degraded wood was observed at some areas of the fascia boards. A termite inspector should evaluate this further as we are not qualified.



DOORS

s-26: The rear door is degraded and in need of service.



SLIDING GLASS DOORS

s-27: The sliding glass door does not appear to include tempered glass. For safety reasons, many local jurisdictions require the moving portion to be safety-filmed. However, if children occupy or visit the premises, we recommend you safety-film the stationary portion as well.

s-28: The sliding glass door is lower than the adjacent patio which is allowing for water intrusion.



PORCHES

s-30: The guardrails at the rear patio do not conform to current minimum standards. They should be upgraded if young children will be present.



LIGHTS

s-32: An approved weather-resistant cover is required at an open junction box located at the rear patio.



Foundation System - Raised Foundation

PERIMETER CRIPPLE WALLS

s-45: The cripple walls are not sheathed. You may wish to upgrade the cripple walls for improved seismic stability. Please consult a foundation retrofit specialist for specific recommendations.



FLOOR FRAMING

s-46: Degraded wood was noted under the family room sliding glass door. This should be evaluated by a licensed termite inspector to determine if wood repairs or replacements are needed.



PIERS & POSTS

s-47: The interior foundation posts are not mechanically tied to the piers below the posts and the floor framing above the posts. This type of construction is typical for the era the home was constructed and therefore is permissible. Upgrades however are fairly simple and are recommended.

SUBFLOOR

s-49: There is lint debris from the clothes dryer within the crawlspace below the home. Because this is a potential fire hazard, the area should be cleaned and all accumulated lint removed.

Roof & Roof Structure - Roof Drainage System

GUTTER SYSTEM

s-53: Rain gutters and downspouts are not installed at the residence. Rain gutters are recommended to control water runoff from the roofs edge and to prevent water damage to the eaves, fascia boards, and exterior walls. The addition of rain gutters also will help keep water from ponding up against the buildings foundation.

Chimneys & Fireplaces - Chimneys & Fireplaces

Family Room Chimney & Fireplace

SPARK ARRESTOR & WEATHER CAP

s-70: There is no weather cap on the chimney and, inasmuch as they prevent moisture intrusion and thereby extend the life of the chimney, we recommend having one installed.

s-71: The spark arrestor is not a conventional one or an approved type which you may wish to have replaced.



CHIMNEY CROWN

s-72: The chimney crown, which is designed to seal the chimney wall and shed rainwater, is cracked and should be sealed.



CHIMNEY FLUE

s-73: A complete view of the chimney flue is not possible. Because of this, it would be prudent to have the interior video scanned as without the video scan, the condition is unknown.

s-74: The chimney flue needs cleaning at this time. If done periodically, this can help prevent the possibility of chimney fires.

DAMPER

s-76: The damper in the chimney flue needs to be adjusted or lubricated to operate properly.

ASH BOX

s-79: The door on the ash box is missing (one should be installed).



Plumbing System - Potable Water Pipes

COPPER WATER PIPES

s-85: The copper water pipes are in acceptable condition, with the exception of a corroded pipe under the bathtub. This should be repaired by a plumber.



Plumbing System - Drainage System

MAIN SEWER LINE

s-87: There was no evidence within the home that the sewer main is damaged or blocked; however, because the sewer line is below grade, we could not directly view the pipe. A video scan of the line should be performed to confirm its actual condition.

DRAINPIPES

s-89: There is corrosion on the original drainpipes below the home and active leakage was observed. The pipes are in need of repair but also should be monitored as near term replacement will be needed. The entire drain line system should be thoroughly examined by a licensed plumber to determine the extent of necessary repairs.



Plumbing System - Gas System

GAS SEISMIC SHUT-OFF VALVE

s-93: The gas main is not equipped with a seismic shut-off valve. Although its presence may not be required by the local building authority, we recommend that you consider having one installed.

Water Heating System

WATER SHUT-OFF & CONNECTORS

s-103: The water shut-off valve on the water heater has corrosion, likely due to past leakage. The valve should be monitored for future leakage or replaced.



RELIEF PIPE

s-108: The discharge pipe from the pressure relief valve on the water heater must extend to the exterior and terminate at a point no more than 24" above grade and no closer than 6" to it.



DRIP PAN & OVERFLOW PIPE

s-109: The water heater is not equipped with a drip pan or overflow pipe which is designed to minimize water damage from a leak. Although it may not be required, installation is recommended.



Electrical System - General Observations

SERVICE NEEDED

s-111: The electrical system is older and small by current standards. If renovations or additions are desired, we recommend a licensed electrician evaluate the residence and supply you with cost estimates for necessary upgrades.

Electrical System - Main Panel

SERVICE SIZE

s-113: The residence is served by a 120/240-volt panel that is located on the east side. The panel does not have a main disconnect which is required; however, the current installation is likely allowed under the "Grandfather Clause".

PANEL OBSERVATIONS

s-115: Various circuits within the main panel are not labeled but should be.

Electrical System - Wiring

TYPE OF MATERIAL

s-125: The homes wiring includes old, cloth-covered, tin-coated wiring similar to modern Romex. This wiring usually consists of 2 wires without the benefit of a ground wire. Grounding the outlets and fixtures serviced by this wire is difficult. Additionally, because the wiring is older, the coating may be worn and the wire ends may be brittle. For this reason, an electrician should certify the wiring as being safe or the wiring should be replaced.

Comfort Heating - Heating System

SYSTEM LOCATION

s-129: The heating system closet door is damaged.



RETURN-AIR COMPARTMENT & FILTER

s-132: The filter is dirty and should be cleaned or replaced.

s-133: The return-air intake is located within 10' of the furnace closet. Because the furnace closet is not sealed, this can result in a back-draft where bi-products of combustion are circulated into the home. The closet door should be well sealed when closed.



DUCTS WITH ASBESTOS-CONTAINING INSULATION

s-139: The duct insulation may contain asbestos. Actual asbestos content can only be determined by laboratory testing. Further information on asbestos can be obtained from a licensed asbestos consultant or abatement contractor.

Kitchen Areas - Kitchen

FAUCET

s-146: The sink faucet leaks around the mixer while in use (service needed). A new cartridge assembly may be required.



s-147: The sink faucet is leaking into the cabinet below.



s-148: The hand-sprayer at the faucet is ineffectual. It may need to be replaced, but it should be evaluated by a plumber.

GAS COOK TOP

s-150: The gas was off to the cook top and the unit was unplugged. When tested, the igniters did not respond.



EXHAUST SYSTEM

s-153: The flexible duct at the kitchen exhaust fan is not approved for this use as it may trap grease (potential fire hazard). This duct should be replaced with approved smooth-walled material.



LIGHTS

s-156: A ceiling light over the sink does not respond (bulb replacement may correct).

OUTLETS

s-157: The outlets are functional, however all countertop outlets should be upgraded to include ground-fault protection to comply with current minimum standards.

Living Areas - Living Spaces

Family Room

SLIDING GLASS DOORS

s-166: The sliding glass door does not appear to include tempered glass. Many local jurisdictions require the moving portion to be safety-filmed if it is not tempered glass. We recommend you safety-film the stationary portion as well.

s-167: The rollers on the sliding glass door need service to allow the door to roll more smoothly.

OUTLETS

s-169: Some outlets are not grounded. You should consider upgrading them to outlets that provide an electrical ground.

Bedrooms - Location

Bedrooms

SMOKE DETECTOR/ CARBON MONOXIDE ALARM

s-170: There are not smoke detectors in the bedrooms as required.

DOORS

s-174: The doors were examined and are functional but have cosmetic damage.



ELECTRICAL OUTLETS

s-178: The outlets are not grounded. You should consider upgrading them to outlets that provide an electrical ground.

s-179: There are not as many outlets within the room as would be required by current standards.

Bathrooms - Location

Hallway Bathroom

SHOWER STALL

s-189: The shower water valve spins without having a positive stopping point.

ELECTRICAL OUTLETS

s-192: The bathroom outlets are functional but should be upgraded to have ground-fault protection.

Bathroom #2

SINK

s-201: There is corrosion at the drain line beneath the sink that is likely due to past leakage. The drain line should be monitored or replaced.

TUB/SHOWER COMBO

s-202: There is a drain leak below the bathtub that should be repaired.



s-203: The shower diverter valve in the tub-shower is defective (repair or replacement needed).



s-204: The hand sprayer leaks (repairs needed).



TOILET

s-206: The toilet seat is missing.

ELECTRICAL OUTLETS

s-209: The bathroom outlets are functional but should be upgraded to have ground-fault protection.

Common Areas - Laundry

DRYER VENT

s-218: The dryer lint duct is discharging within the foundation crawlspace. This is a potential fire hazard. The vent should be repaired so that it discharges at the exterior of the home.

Common Areas - Hallways

SMOKE DETECTOR & CARBON MONOXIDE ALARM

s-220: There is no carbon monoxide alarm in the hallway.

Covered Parking - Exterior Components

FASCIA

s-231: The fascia boards are in need of preparation and painting.

s-232: Degraded wood was observed at some areas of the fascia boards. A termite inspector should evaluate this further.

TRIM

s-233: The exterior wood trim is in need of preparation and painting.



Covered Parking - Interior

FIRE SEPARATION

s-236: The voids in the garage firewall must be repaired with approved 1-hour fire rated material in order to maintain the necessary firewall separation between the garage and the living quarters.



Covered Parking - Vehicle Doors

AUTOMATIC DOOR OPENER

s-243: The vehicle door opener also has a safety reversal system that is designed to reverse a closing door to the full open position if it strikes an obstruction. The pressure settings at the opener are too high. This is a potential safety hazard and should be corrected.



CREIA Standards of Practice

CREIA STANDARDS OF PRACTICE

Residential Standards - Four or Fewer Units

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

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

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I. Definitions and Scope

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

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building*, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action, which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the

general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems and components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

II. Standards of Practice

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

1. Foundation, Basement, and Under-floor Areas

A. Items to be inspected:

1. *Foundation system*
2. *Floor framing system*
3. *Under-floor ventilation*
4. *Foundation anchoring and cripple wall bracing*
5. *Wood separation from soil*
6. *Insulation*

B. The inspector is not required to:

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

2. Exterior

A. Items to be inspected:

1. *Surface grade directly adjacent to the buildings*
2. *Doors and windows*
3. *Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails and guardrails.*
4. *Wall cladding and trim*
5. *Portions of walkways and driveways that are adjacent to the buildings*
6. *Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present*

B. The inspector is not required to:

1. *Inspect door or window screens, shutters, awnings, or security bars*
2. *Inspect fences or gates or operate automated door or gate openers or their safety devices*
3. *Use a ladder to inspect systems or components*
4. 4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature.

3. Roof Covering

A. Items to be inspected:

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

B. The inspector is not required to:

1. *Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector*
2. *Warrant or certify that roof systems, coverings, or components are free from leakage*

4. Attic Areas and Roof Framing

A. Items to be inspected:

1. *Framing*
2. *Ventilation*
3. *Insulation*

B. The inspector is not required to:

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

5. Plumbing

A. Items to be inspected:

1. *Water supply piping*
2. *Drain, waste, and vent piping*
3. *Faucets and fixtures*
4. *Fuel gas piping*
5. *Water heaters*

6. *Functional flow and functional drainage*

B. The inspector is not required to:

1. *Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts*
2. *Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components*
3. *Inspect whirlpool baths, steam showers, or sauna systems or components*
4. *Inspect fuel tanks or determine if the fuel gas system is free of leaks*
5. *Inspect wells or water treatment systems*

6. Electrical

A. Items to be inspected:

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

B. The inspector is not required to:

1. *Operate circuit breakers or circuit interrupters*
2. *Remove cover plates*
3. *Inspect de-icing systems or components*
4. *Inspect private or emergency electrical supply systems or components*

7. Heating and Cooling

A. Items to be inspected:

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

B. The inspector is not required to:

1. *Inspect heat exchangers or electric heating elements*
2. *Inspect non-central air conditioning units or evaporative coolers*
3. *Inspect radiant, solar, hydronic, or geothermal systems or components*
4. *Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system*

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5. *Inspect electronic air filtering or humidity control systems or components*
8. Fireplaces and Chimneys
- A. *Items to be inspected:*
1. *Chimney exterior*
 2. *Spark arrestor*
 3. *Firebox*
 4. *Damper*
 5. *Hearth extension*
- B. *The inspector is not required to:*
1. *Inspect chimney interiors*
 2. *Inspect fireplace inserts, seals, or gaskets*
 3. *Operate any fireplace or determine if a fireplace can be safely used*
9. Building Interior
- A. *Items to be inspected:*
1. *Walls, ceilings, and floors*
 2. *Doors and windows*
 3. *Stairways, handrails, and guardrails*
 4. *Permanently installed cabinets*
 5. *Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals*
 6. *Absence of smoke and carbon monoxide alarms*
 7. *Vehicle doors and openers*
- B. *The inspector is not required to:*
1. *Inspect window, door, or floor coverings*
 2. *Determine whether a building is secure from unauthorized entry*
 3. *Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices*
 4. *Use a ladder to inspect systems or components*
- III. Limitations, Exceptions and Exclusions
- A. *The following are excluded from a real estate inspection:*
1. *Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected*
 2. *Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories*

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

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

IV - Glossary of Terms

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

- **Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific *function*
- **Building:** The subject of the *inspection* and its *primary parking structure*
- **Component:** A part of a *system, appliance, fixture, or device*
- **Condition:** Conspicuous state of being
- **Determine:** Arrive at an opinion or conclusion pursuant to a *real estate inspection*
- **Device:** A *component* designed to perform a particular task or *function*
- **Fixture:** A plumbing or electrical *component* with a fixed position and *function*
- **Function:** The normal and characteristic purpose or action of a *system, component, or device*
- **Functional Drainage:** The ability to empty a plumbing *fixture* in a reasonable time
- **Functional Flow:** The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously
- **Inspect:** Refer to Part I, "Definition and Scope", Paragraph A
- **Inspector:** One who performs a *real estate inspection*
- **Normal User Control:** Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*
- **Operate:** Cause a system, appliance, fixture, or *device* to *function* using *normal user controls*
- **Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued
- **Primary Building:** A *building* that an *Inspector* has agreed to *inspect*
- **Primary Parking Structure:** A *building* for the purpose of vehicle storage associated with the *primary building*
- **Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
- **Real Estate Inspection:** Refer to Part I, "Definitions and Scope", Paragraph A
- **Representative Number:** Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets
- **Safety Hazard:** A *condition* that could result in significant physical injury
- **Shut Down:** Disconnected or turned off in a way so as not to respond to *normal user controls*

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- **System:** An assemblage of various *components* designed to *function* as a whole
- **Technically Exhaustive:** Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis