INVOICE

Rudnick Property Inspections
P.O. Box 1448
Templeton CA 93465
Phone: 805-748-2717

DATE	INVOICE #
9/14/2026	26027

BILL TO:

Ms. Vickie White-Danley

vicki.white@cchealth.org

INSPECTION ADDRESS:

903 Sandalwood Avenue
Arroyo Grande CA 93420

QUAN	DESCRIPTION	PRICE EACH	AMOUNT
1.00	SFR Inspection Fee	550.00	550.00

Payment is due at time of inspection.

Credit cards are NOT accepted.

THANK YOU for choosing Rudnick Property Inspections!

AMOUNT DUE **550.00**

Property Inspection Report

Prepared Exclusively For

Vickie White-Danley

903 Sandalwood Avenue
Arroyo Grande, CA 93420

Inspection Date:
09/14/2026



RUDNICK
PROPERTY INSPECTIONS

P.O. Box 1448 Templeton, CA 93465
bronco.rudnick@gmail.com
805-748-2717

SUMMARY of FINDINGS

Rudnick Property Inspections

September 14, 2026

Ms. Vickie White-Danley

RE: 903 Sandalwood Avenue
Arroyo Grande, CA 93420

Dear Ms. White-Danley:

At your request, a visual inspection of the above referenced property was conducted on September 14, 2026. An earnest effort was made on your behalf to discover all visible defects, however, in the event of an oversight, maximum liability must be limited to the fee paid. This summary is an excerpt from an opinion based report, reflecting the visual conditions of the property at the time of the inspection only. Hidden or concealed defects cannot be included in this report. No warranty is either expressed or implied. This report is not an insurance policy, nor a warranty service.

SUMMARY OF FINDING FOR FURTHER EVALUATION / CORRECTION / UPGRADE

IMPORTANT: This Summary is NOT the entire report. The complete report may include additional information of concern to the client. It is the client's sole responsibility to read this *report* in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow or settlement. The entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. The goal of a property inspection is to discover, define and disclose conditions that represent significant defects, safety hazards and/or effect the habitability of the property so the client may make an informed decisions during purchasing process. This summary 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 contract should be clarified by consulting an attorney or real estate agent.

It is strongly recommended that the client have an appropriate specialist or licensed contractor evaluate each concern to the client's full understanding and potential cost-to-cure PRIOR to the close of escrow or settlement. Please call our office for any clarifications or further questions.

[SC] Safety Concern: Conditions noted that may pose a hazard to humans and/or the building.
[FE] Further Evaluation: Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
[CR] Correction Recommended: Conditions noted in need of maintenance, repair, or replacement.
[RU] Recommended Upgrade: Systems or components not available or improved since the building was constructed.

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FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

1.A.4 FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

1.A.4-1 FOUNDATION ANCHORING

Foundation to framing anchors were noted at a number of locations in the foundation crawlspace. Foundation anchor bolts were not observed due to the floor framing design.

EXTERIORS

2.A.1 SURFACE GRADE DIRECTLY ADJACENT TO THE BUILDINGS

2.A.1-1 SITE GRADING

[CR] The grading lacked adequate slope to divert surface moisture away from the foundation at the left side of the garage. The grading should have a positive slope away from the building for at least 10 feet or slope to a drainage system if the building is closer than 10 feet to the property line.

2.A.1-2 SITE DRAINAGE

[CR] The site drainage did not appear to be adequate at the left side of the garage and should be improved to direct surface water away from the structure. This condition is conducive to moisture intrusion and deterioration.

2.A.1-3 LANDSCAPING

[CR] Vegetation was growing on the structure at the rear side(s) of the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration of the building components and provides ready access to rodents and insects.

2.A.2 DOORS AND WINDOWS

2.A.2-1 DOOR(S)

[CR] A poor or weathered finish was noted on the exterior surface of the exterior garage pedestrian doors. This condition is conducive to moisture intrusion and deterioration of the door(s) and the building components.

[CR] The exterior garage door jambs had moisture damage and deterioration. This condition is conducive to moisture intrusion and deterioration.

2.A.3 ATTACHED DECKS,PORCHES,PATIOS,BALCONIES,STAIRWAYS AND THEIR ENCLOSURES

2.A.3-3 PATIO(S) & COVERS

[FE] The patio cover at the left side(s) of the building was damaged/deteriorated on the support post and concrete base support material(s). Continued use in this condition without maintenance is conducive to failure of the patio cover.

[SC] Uneven surfaces were noted in the concrete patio at the left side(s) of the building. This condition is a trip/safety hazard and may be an indication of differential movement in building components.

2.A.4 WALL CLADDING AND TRIM

2.A.4-1 CLADDING

[CR] The wood cladding was damaged/deteriorated at the left and front sides of the garage. These conditions are conducive to moisture intrusion and deterioration of the building materials.

2.A.4-2 TRIM

[CR] The wood beam end materials were noted to have moisture related damage/deterioration at the rear side(s) of the building. Continued use under these conditions without maintenance is conducive to moisture intrusion and deterioration of the building materials.

2.A.5 PORTIONS OF THE WALKWAYS AND DRIVEWAYS THAT ARE ADJACENT TO THE BUILDINGS

2.A.5-1 WALKWAY(S)

[CR] The concrete walkway(s) sloped toward the building at the left side of the garage. This condition is conducive to ponding and moisture intrusion and deterioration of the building materials.

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2.B.0 OUTSIDE THE SCOPE OF THE "CREIA SOP " (Comments here provided as a courtesy)
2.B.6 FOUNTAINS, BIRD BATHS & STATUARY
[SC] The free-standing fountain(s) at the front side of the building is a topple hazard if not mechanically connected/secured in place. Children love to climb on these types of features which are generally constructed of heavy loose-laid materials that may topple over and cause serious injuries or death.

ROOF COVERINGS

3.A.2 DRAINAGE
3.A.2-1 DRAINAGE
[CR] The rain gutters were clogged with debris at the front and rear side(s) of the building. Continued use in this condition may lead to additional damage.

[CR] Drainage from the downspouts discharged at the building foundation at the rear side(s) of the building. This condition allows water to accumulate at the foundation and is conducive to moisture intrusion and deterioration.

ATTIC AREAS AND ROOF FRAMING

4.A.3 INSULATION
4.A.3-1 INSULATION
[RU] There was minimal insulation in the central area(s) of the attic. This condition is not conducive to energy-efficiency and the building may experience excessive heat-gain in the summer and heat-loss in the winter.

PLUMBING

5.A.2 DRAIN, WASTE, AND VENT PIPING
Leak repaired
5.A.2-1 DRAIN PIPING
[CR] Active leaks were noted at the drain pipes at the master bath sink. This condition is conducive to moisture damage and deterioration of the building components.

5.A.2-2 WASTE PIPING
[FE] Given the age of the building, it is likely the sewer lateral piping is a type known as Orangeburg, which was used for sewer laterals, from the house to the street, between 1948 and 1970. Orangeburg pipe is manufactured of bitumenized cellulose and is prone to root intrusion and failure. We recommend a video inspection of the sewer lateral prior to the transfer of this property to determine its true condition.

5.A.3 FAUCETS AND FIXTURES
Plumbing to bathtub was capped off in the wall and drywalled over access.
5.A.3-2 FIXTURE FAUCET(S)
[CR] The hall bathtub faucet appears to have been disconnected from the supply piping and abandoned. It is possible that the problem is with the faucet, but the condition may involve other components.

[CR] There was low hot water flow from the sink faucet in the master bath. It is possible that the problem is with the faucet, but the condition may involve other components.

5.A.3-4 TOILET(S)
[CR] The toilet was loose on the floor in the master bath. This condition is conducive to moisture leakage into concealed spaces and damage to the building materials.
Toilet replaced

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5.A.5 WATER HEATER CONDITION # 1

5.A.5-1 VENTING SYSTEM

[SC] The water heater flue pipe components were not secured/fastened to each other at the connections in/at the garage area of the building. The vent pipe components could become disconnected allowing the bi-products of combustion to escape, creating a health hazard.

5.A.5-4 TANK(S)

NOTE: The water heater at the garage was beyond the end of its expected useful life and you should budget for replacement.

5.A.5-5 SEISMIC BRACING

[SC] The water heater in/at the garage area of the building was not double strapped and stabilized/blocked as required to resist movement. Correctly installed straps help to minimize the potential for unit displacement during seismic activity.

5.A.5-10 CATCH (SMITTY) PAN

[RU] There was no catch (Smitty) pan and drain installed under the water heater in/at the garage area of the building. The catch pan's function is to capture water from the water heater in the event of a leak and drain it to an approved location to prevent moisture damage to the building components.

5.A.6 FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE **Water pressure regulator adjusted**

5.A.6-1 FUNCTIONAL FLOW

[FE] An excessive loss of water flow occurred while operating a number of fixtures simultaneously in the master bath. This condition may be the result of low water pressure, defective pressure regulator and/or a restriction in the water supply piping system.

ELECTRICAL

6.A.2 ELECTRIC PANELS

6.A.2-1 MAIN ELECTRIC PANEL

[SC] The sub-panel circuit appears to be "hot-tapped", or connected without the benefit of an over-current protection device. (Breaker or fuse) The condition noted poses a safety hazard to the building and/or occupants.

Sub-Panel # 1

6.A.2.-2 SUB-PANEL(S)

[SC] The ground and neutral wires were not terminated on separate buss bars. The condition noted poses a safety hazard to the building and/or occupants.

[SC] The entry coat clost sub-panel enclosure did not appear to be bonded to ground. The condition noted poses a safety hazard to the building and/or occupants.

6.A.3 CIRCUIT WIRING

6.A.3-1 CIRCUIT WIRING

[SC] Exposed wire terminations were noted at the garage interior. This condition is conducive to an electrical shock hazard. building wiring exposed to human contact/mechanical damage.

[SC] There was an electrical wiring connection that was not contained in approved electrical junction boxes in the crawl-space, below the front entry area. All electrical wiring connections should be contained in approved, covered and accessible junction boxes.

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6.A.4 SWITCHES, RECEPTACLES, OUTLETS, AND LIGHTING FIXTURES

6.A.4-1 SWITCHES

[CR] The 3-way switched lighting circuit failed to function as designed at the dining room. Each switch in the lighting circuit should be capable of turning lights ON or OFF.

6.A.4-2 RECEPTACLE(S)

[SC] Receptacle cover plates were missing in the furnace closet. This condition exposes live electrical components and is a safety hazard; all switch junction boxes should have an approved spark-proof cover plate.

[SC] The accessible receptacles were found to have reversed polarity connections in the hall bathroom. This condition is conducive to electrical deficiencies and is a safety hazard.

6.A.4-5 DOOR BELL

[CR] The doorbell was defective.

FULL SYSTEM REVIEW

INSPECTOR COMMENTS

[FE] Given the condition(s) noted in this section, a full evaluation of the system and components is needed to determine the extent of corrections needed.

HEATING AND COOLING

7.A.1 HEATING EQUIPMENT # 1

7.A.1-4 BLOWER / FILTER(S)

[CR] The return air register featured a secondary perforated grill, with small holes, which restrict airflow. The restricted airflow not only reduces system performance, it wastes energy and may cause the system to malfunction.

FIREPLACES AND CHIMNEYS

8.A.2 SPARK ARRESTOR

8.A.2-1 SPARK ARRESTOR

[SC] The termination opening area of the spark arrestor was too small for the living room chimney.

8.A.3 FIREBOX

8.A.3-1 FIREBOX

[SC] The mantle and/or surround were too close to the firebox opening of the living room fireplace(s). This condition is a safety hazard and continued use under these conditions poses a fire hazard.

FULL SYSTEM REVIEW

INSPECTOR COMMENTS

[FE] Given the condition(s) noted in this section, a full evaluation of the system and components is needed to determine the extent of corrections needed.

8.B.0 OUTSIDE THE SCOPE OF THE "CREIA SOP " (Comments here provided as a courtesy)

8.B.1 CHIMNEY INTERIOR(S)

[SC] The chimney was an older type that was not constructed using clay flue tiles. The condition(s) noted pose a safety hazard to the building and/or occupants.

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BUILDING INTERIOR

9.A.2 DOORS AND WINDOWS

9.A.2-1 DOORS

[CR] The front screen door(s) were rear. Damaged.

Screen on door replaced

9.A.2-2 FIRE-RESISTIVE DOOR

[SC] The door between the garage and living space was not a fire-resistive door. General building practices call for doors between the garage and living space to be fire-resistive, self-closing and self-latching for safety reasons.

[SC] The automatic closing-device for the fire-resistive door between the garage and living space was defective. The fire-resistive door did not self-close and self-latch. This condition is a breach in the fire-resistive wall assembly and is a safety hazard.

9.A.2-3 WINDOW(S)

[SC] The window lock(s) were not latching in the master bathroom. This condition is a security breach at locations subject to entry.

9.A.5 PERMANENTLY INSTALLED COOK-TOPS, MECH. RANGE VENTS, OVENS, DISHWASHERS, AND FOOD WASTE DISPOSERS

9.A.5-1 COOK-TOPS

[CR] The griddle failed to function under normal user operation. The unit may be defective or the utilities may be turned-off or disconnected for reasons we are unaware of.

9.A.5-5 FOOD WASTE DISPOSERS

Secured cord

[SC] The power cord/wiring was not clamped to the food waste disposer housing as required by the manufacturer's instructions. This condition allows the power cord to chaff against the metal housing creating a potential electrical hazard. Continued use in this condition may lead to damage or injury.

9.B.0 OUTSIDE THE SCOPE OF THE "CREIA SOP " (Comments here provided as a courtesy)

9.B.1 SMOKE ALARMS

[RU] Upgrade to the current building standards by installing smoke alarms in each of the sleeping rooms and in all other locations recommended by the smoke alarm manufacturer's installation instructions.

Installed detectorsin bedrooms

Thank you for selecting our firm to perform your pre-purchase inspection. If you have any questions regarding the inspection report the property or this addendum, please feel free to call us.

Sincerely,

Bronco Rudnick
Rudnick Property Inspections

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INSPECTION INFORMATION

It is the client's sole responsibility to read this *report* in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow or settlement. The client is to personally perform a diligent visual *inspection* of the property after the seller vacates to insure that no "*condition* " was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the *building*. Should any "*condition* " be revealed that was not addressed within this *report* prior to or after the close of escrow or settlement, please contact our office immediately for an additional evaluation regarding such "*condition* ".

CLIENT & SITE INFORMATION

CLIENT NAME
Vickie White-Danley

LOCATION
903 Sandalwood Avenue
Arroyo Grande CA 93420.

INSPECTED BY
Bronco Rudnick.

WEATHER & SOIL
Weather conditions during the inspection: Clear, light breeze, 70-80 degrees, and the ground was dry.

ATTENDING
Listing agent and termite inspector.

LISTING AGENT
April Moulton
Century 21 Masters.

BUILDING CHARACTERISTICS

STRUCTURE
Age:1950, One Story, 1600 sq. ft., Single Family Residence.

FOUNDATION
Raised Foundation.

MAIN ENTRY
Faces generally: East.

GARAGE
2 car, attached.

ELECTRICITY
Municipal: On.

GAS
Municipal: On.

WATER
Municipal: On.

UTILITIES
All utilities: On.

PROPERTY INFORMATION

BUILDING STATUS

Access to some items such as electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items or locations are excluded from this inspection report.

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INSPECTION COMMENTS

This report has identified a number of *conditions* with the *systems* or *components* of *systems* as needing correction and/or further evaluation. These *conditions* are preceded by one of the following abbreviations [SC], [FE], [CR] and [RU]. Each abbreviation is defined in the "CONDITION DEFINITIONS" section below. We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods prior to the close of escrow or settlement.

CONDITION DEFINITIONS

SAFETY CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a safety hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

FURTHER EVALUATION

[FE] Further Evaluation: Conditions noted that warrant a full evaluation and/or correction by specialists in the appropriate trades.

CORRECTIONS RECOMMENDED

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

RECOMMENDED UPGRADE

[RU] Recommended Upgrade: Systems or components either not available or improved since the building was constructed. These may be, but are not limited to, items such as GFCI and AFCI protected receptacle(s) and smoke alarm locations, baluster spacing in guardrails and the installation of safety glass where subject to human impact.

NOTE

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

INTRODUCTORY NOTES

IMPORTANT INFORMATION

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend inquiring about any/all municipal permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of disclosure statements.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

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[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. Photographs do not necessarily depict all locations of the noted condition(s).

ENVIRONMENTAL CONCERNS

NOTE: Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, soil contamination, and Chinese drywall. We are not trained or licensed to recognize or analyze these materials. If one or more of these materials is thought to be present during the inspection or noted in this report, then a full evaluation should be conducted by a specialist in the appropriate trade.

CREIA RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS

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8. **Fireplace and Chimney**
9. **Building Interior**

Part III. Limitations, Exceptions, and Exclusions

Part IV. Glossary of Terms

Part I. Definition 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 in the *inspected buildings, systems* and *components* which, in the opinion of the inspector, are a *safety hazard*, are not *functioning* properly, or appear to be at the end of their service life. 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*.

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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.

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FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS

SECTION 1

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**

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

[SC] Safety Concern: Conditions noted that may pose a hazard to humans and/or the building.
[FE] Further Evaluation: Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
[CR] Correction Recommended: Conditions noted in need of maintenance, repair, or replacement.
[RU] Recommended Upgrade: Systems or components not available or improved since the building was constructed.

1.A.0 FOUNDATION INFORMATION

FOUNDATION TYPE(S)
Raised foundation of poured in place concrete.

FOUNDATION ACCESS LOCATION
Exterior access at the rear side(s) of the building.

1.A.1 FOUNDATION SYSTEM

1.A.1-1 FOUNDATION ACCESS
The crawl space was generally accessible to inspect. Comments or concerns relating to the foundation and floor framing are listed below.

1.A.1-2 FOUNDATION SYSTEM
The foundation system was in serviceable condition.

1.A.2 FLOOR FRAMING SYSTEM

1.A.2-1 FLOOR FRAMING SYSTEM
The floor framing system appeared to be in generally serviceable condition.

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1.A.3 UNDER-FLOOR VENTILATION

1.A.3-1 UNDER-FLOOR VENTILATION
The under-floor ventilation appeared adequate for the building.

1.A.4 FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

1.A.4-1 FOUNDATION ANCHORING
Foundation to framing anchors were noted at a number of locations in the foundation crawlspace. Foundation anchor bolts were not observed due to the floor framing design.

1.A.5 WOOD SEPARATION FROM SOIL

1.A.5-1 WOOD SEPARATION FROM SOIL
The visible wood framing members of the building appeared to have adequate separation from the soil.

1.A.6 INSULATION

1.A.6-1 FOUNDATION / FLOOR INSULATION
Floor-framing insulation was not installed.

SECTION 1
B. The *inspector* is not required to:

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

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EXTERIORS

SECTION 2

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 or 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**

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

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[CR] Correction Recommended: Conditions noted in need of maintenance, repair, or replacement.
[RU] Recommended Upgrade: Systems or components not available or improved since the building was constructed.

2.A.0 EXTERIOR INFORMATION

DOOR(S)
The doors were made of wood.

WINDOW(S)
Metal and horizontal/vertical sliding, There was a combination of single-pane/non-thermal and double-pane/thermal windows present.

PORCHES
The porch was constructed of concrete.

PATIO(S)
The patio was made of concrete.

PATIO COVER(S)
The same as the main roof structure.

STAIRWAYS
Concrete.

HANDRAILS
Metal.

WALL CLADDING
Wood.

EXTERIOR TRIM
Wood.

DRIVEWAY(S)
Concrete.

WALKWAY(S)
Concrete.

SITE GRADING
Gentle slope to the front.

SITE DRAINAGE
Surface drainage away to the front.

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2.A.1 SURFACE GRADE DIRECTLY ADJACENT TO THE BUILDINGS

2.A.1-1 SITE GRADING

[CR] The grading lacked adequate slope to divert surface moisture away from the foundation at the left side of the garage. The grading should have a positive slope away from the building for at least 10 feet or slope to a drainage system if the building is closer than 10 feet to the property line.



2.A.1-2 SITE DRAINAGE

[CR] The site drainage did not appear to be adequate at the left side of the garage and should be improved to direct surface water away from the structure. This condition is conducive to moisture intrusion and deterioration.



2.A.1-3 LANDSCAPING

[CR] Vegetation was growing on the structure at the rear side(s) of the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration of the building components and provides ready access to rodents and insects.



2.A.2 DOORS AND WINDOWS

2.A.2-1 DOOR(S)

[CR] A poor or weathered finish was noted on the exterior surface of the exterior garage pedestrian doors. This condition is conducive to moisture intrusion and deterioration of the door(s) and the building components.

[CR] The exterior garage door jambs had moisture damage and deterioration. This condition is conducive to moisture intrusion and deterioration.

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2.A.2-2 WINDOW(S)
The windows were in serviceable condition where viewed from the exterior.

2.A.3 ATTACHED DECKS,PORCHES,PATIOS,BALCONIES,STAIRWAYS AND THEIR ENCLOSURES

2.A.3-2 PORCHES
The porches appeared to be in generally serviceable condition.

2.A.3-3 PATIO(S) & COVERS
[FE] The patio cover at the left side(s) of the building was damaged/deteriorated on the support post and concrete base support material(s). Continued use in this condition without maintenance is conducive to failure of the patio cover.

[SC] Uneven surfaces were noted in the concrete patio at the left side(s) of the building. This condition is a trip/safety hazard and may be an indication of differential movement in building components.




2.A.3-5 STAIRWAYS
The exterior steps/stairs appeared to be in generally serviceable condition.

2.A.3-7 HANDRAILS
The handrail(s) for the exterior steps/stairs appeared to be in generally serviceable condition.

2.A.4 WALL CLADDING AND TRIM

2.A.4-1 CLADDING
[CR] The wood cladding was damaged/deteriorated at the left and front sides of the garage. These conditions are conducive to moisture intrusion and deterioration of the building materials.



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2.A.4-2 TRIM

[CR] The wood beam end materials were noted to have moisture related damage/deterioration at the rear side(s) of the building. Continued use under these conditions without maintenance is conducive to moisture intrusion and deterioration of the building materials.



2.A.5 PORTIONS OF THE WALKWAYS AND DRIVEWAYS THAT ARE ADJACENT TO THE BUILDINGS

2.A.5-1 WALKWAY(S)

[CR] The concrete walkway(s) sloped toward the building at the left side of the garage. This condition is conducive to ponding and moisture intrusion and deterioration of the building materials.

2.A.5-2 DRIVEWAY(S)

The driveway(s) were in serviceable condition.

SECTION 2

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 for their safety *devices*
3. Use a ladder to *inspect systems* or *components*
4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool is installed properly or is adequate or effective.
Test or operate any drowning prevention safety feature.

2.B.0 OUTSIDE THE SCOPE OF THE "CREIA SOP " (Comments here provided as a courtesy)

2.B.6 FOUNTAINS, BIRD BATHS & STATUARY

[SC] The free-standing fountain(s) at the front side of the building is a topple hazard if not mechanically connected/secured in place. Children love to climb on these types of features which are generally constructed of heavy loose-laid materials that may topple over and cause serious injuries or death.



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ROOF COVERINGS

SECTION 3
A. Items to be *inspected* :

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

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

[SC] Safety Concern: Conditions noted that may pose a hazard to humans and/or the building.
[FE] Further Evaluation: Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
[CR] Correction Recommended: Conditions noted in need of maintenance, repair, or replacement.
[RU] Recommended Upgrade: Systems or components not available or improved since the building was constructed.

3.A.0 ROOF INFORMATION

INSPECTION METHOD	COVERING	LAYERS	DRAINAGE
Inspector walked the accessible roof(s).	Dimensional fiberglass/asphalt composition shingles.	1 layer.	Aluminum gutters.

3.A.1 COVERING

3.A.1-1 COMPOSITION ROOF

The composition roof area(s) were in serviceable condition.

3.A.2 DRAINAGE

3.A.2-1 DRAINAGE

[CR] The rain gutters were clogged with debris at the front and rear side(s) of the building. Continued use in this condition may lead to additional damage.

[CR] Drainage from the downspouts discharged at the building foundation at the rear side(s) of the building. This condition allows water to accumulate at the foundation and is conducive to moisture intrusion and deterioration.

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3.A.3 FLASHINGS

3.A.3-1 FLASHING(S)
The roof flashings appeared to be in generally serviceable condition.

3.A.4 PENETRATIONS

3.A.4-1 PENETRATION(S)
The roof penetrations appeared to be in generally serviceable condition.

SECTION 3
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**

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ATTIC AREAS AND ROOF FRAMING

SECTION 4

A. Items to be *inspected* :

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

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[FE] Further Evaluation: Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
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[RU] Recommended Upgrade: Systems or components not available or improved since the building was constructed.

4.A.0 ATTIC AREA AND ROOF FRAMING INFORMATION

ATTIC ACCESS(S)
Accesses: 1
Location: hall bath
Type: hatch in the ceiling.

ROOF FRAMING
Open beam with tongue & groove sheathing..

ROOF SHEATHING
Tongue and groove wood planks.

INSULATION
Fiberglass batts, Approx thickness: 3.5".

VENTILATION
Eave.

4.A.1 FRAMING

4.A.1-1 ACCESS(S)
NOTE: The attic space was restricted by framing and/or vaulted ceilings. The attic examination was limited to the accessible areas.

4.A.1-2 FRAMING
The visible areas of the attic/roof framing appeared to be in generally serviceable condition.

4.A.2 VENTILATION

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4.A.2-1 VENTILATION

The vents appeared to be adequate and in generally serviceable condition.

4.A.3 INSULATION

4.A.3-1 INSULATION

[RU] There was minimal insulation in the central area(s) of the attic. This condition is not conducive to energy-efficiency and the building may experience excessive heat-gain in the summer and heat-loss in the winter.

SECTION 4

B. The *inspector* is not required to:

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

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PLUMBING

SECTION 5

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***

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[RU] Recommended Upgrade: Systems or components not available or improved since the building was constructed.

5.A.0 PLUMBING INFORMATION

MAIN WATER LINE
Copper piping, where visible.

MAIN WATER SHUTOFF
Right side of the building.

WATER PRESSURE
50 - 60 PSI.

WATER SUPPLY PIPING
Galvanized steel. where visible.

DRAIN, WASTE AND VENT PIPING
ABS black plastic, cast iron, and galvanized steel. where visible.

FUEL GAS SHUTOFF
Rear of the building.

DRYER SERVICE
Gas hookup.

5.A.1 WATER SUPPLY PIPING

5.A.1-1 WATER SHUTOFF
The main water shutoff valve appeared to be in generally serviceable condition. These valves are NOT operated by the inspector.

5.A.1-2 WATER PRESSURE
The pressure was serviceable at 50 to 60 PSI.

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5.A.1-3 WATER SUPPLY PIPING
The visible areas of the water supply piping appeared to be in generally serviceable condition.

5.A.2 DRAIN, WASTE, AND VENT PIPING

5.A.2-1 DRAIN PIPING
[CR] Active leaks were noted at the drain pipes at the master bath sink. This condition is conducive to moisture damage and deterioration of the building components.



5.A.2-2 WASTE PIPING
[FE] Given the age of the building, it is likely the sewer lateral piping is a type known as Orangeburg, which was used for sewer laterals, from the house to the street, between 1948 and 1970. Orangeburg pipe is manufactured of bitumenized cellulose and is prone to root intrusion and failure. We recommend a video inspection of the sewer lateral prior to the transfer of this property to determine its true condition.

5.A.2-3 VENT PIPING
The visible areas of the vent piping appeared to be in generally serviceable condition.

5.A.3 FAUCETS AND FIXTURES

5.A.3-1 HOSE FAUCET(S)
The visible hose faucets appeared to be in generally serviceable condition.

5.A.3-2 FIXTURE FAUCET(S)
[CR] The hall bathtub faucet appears to have been disconnected from the supply piping and abandoned. It is possible that the problem is with the faucet, but the condition may involve other components.

[CR] There was low hot water flow from the sink faucet in the master bath. It is possible that the problem is with the faucet, but the condition may involve other components.





5.A.3-3 SINK(S)
The sink(s) appeared to be in generally serviceable condition.

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5.A.3-4 TOILET(S)
NOTE: The toilet(s) were 1.6 gallons per flush.

[CR] The toilet was loose on the floor in the master bath. This condition is conducive to moisture leakage into concealed spaces and damage to the building materials.




5.A.3-5 TUB/SHOWER(S)
The tub(s)/shower(s) functioned under normal user operation.

5.A.3-6 ENCLOSURE(S)
The tub/shower enclosure(s) appeared to be in generally serviceable condition.

5.A.4 FUEL GAS PIPING

5.A.4-1 GAS METER & SHUTOFF-VALVE
The gas shutoff valve appeared serviceable but was NOT tested.

5.A.4-2 GAS PIPING
The visible gas piping was serviceable.

5.A.5 WATER HEATER INFORMATION # 1

BRAND NAME	LOCATION	APPROX. AGE	SIZE / ENERGY
Reliance.	Garage.	2003.	40 gallon / Natural gas.

5.A.5 WATER HEATER CONDITION # 1

5.A.5-1 VENTING SYSTEM
[SC] The water heater flue pipe components were not secured/fastened to each other at the connections in/at the garage area of the building. The vent pipe components could become disconnected allowing the bi-products of combustion to escape, creating a health hazard.



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5.A.5-2 SUPPLY PIPING
The water heater supply piping appeared to be in generally serviceable condition.

5.A.5-3 T&P VALVE
The water heater T&P valve and discharge-line appeared to be in generally serviceable condition.

5.A.5-4 TANK(S)
NOTE: The water heater at the garage was beyond the end of its expected useful life and you should budget for replacement.

5.A.5-5 SEISMIC BRACING
[SC] The water heater in/at the garage area of the building was not double strapped and stabilized/blocked as required to resist movement. Correctly installed straps help to minimize the potential for unit displacement during seismic activity.



5.A.5-6 COMBUSTION AIR
The water heater combustion-air supply appeared to be adequate.

5.A.5-7 ENERGY SUPPLY
The water heater energy supply appeared to be in generally serviceable condition.

5.A.5-8 CONTROL(S)
The water heater temperature control appeared to be in generally serviceable condition.

5.A.5-10 CATCH (SMITTY) PAN
[RU] There was no catch (Smitty) pan and drain installed under the water heater in/at the garage area of the building. The catch pan's function is to capture water from the water heater in the event of a leak and drain it to an approved location to prevent moisture damage to the building components.

5.A.6 FUNCTIONAL FLOW AND FUNCTIONAL DRAINAGE

5.A.6-1 FUNCTIONAL FLOW
[FE] An excessive loss of water flow occurred while operating a number of fixtures simultaneously in the master bath. This condition may be the result of low water pressure, defective pressure regulator and/or a restriction in the water supply piping system.

5.A.6-2 FUNCTIONAL DRAINAGE
The drain, waste & vent system functioned under normal user operation.

SECTION 5
B. The *inspector* is not required to:

1. **Fill any *fixture with* water, *inspect* overflow drains or drain stops or evaluate backflow *devices* or drain line cleanouts**
2. ***Inspect* or evaluate water temperature balancing *devices,* temperature fluctuation, time to**

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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* well or water treatment *systems***

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ELECTRICAL

SECTION 6
A. Items to be *inspected* :

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

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

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6.A.0 ELECTRICAL INFORMATION

SERVICE TYPE
Overhead.

MAIN PANEL
Rear of the building.

SUB-PANEL(S)
Entry coat closet.

DISCONNECT TYPE(S)
Circuit breakers.

CIRCUIT WIRING
Material: Copper
Type: Non-metallic sheathed cable.

MAIN SERVICE RATING
120/240 volt system, rated at 200 amperes.

SUB-PANEL RATING
Sub-panel #1 120/240 volt, rated at 100 amperes.

GROUNDING
Driven rod into the earth.

6.A.1 SERVICE EQUIPMENT

6.A.1-1 SERVICE WIRING
The visible service entrance wiring appeared to be in generally serviceable condition.

6.A.1-2 GROUNDING
The visible grounding equipment and connections appeared to be in generally serviceable condition.

6.A.1-3 CAPACITY
The electrical system capacity appeared adequate for the building.

6.A.2 ELECTRIC PANELS

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6.A.2-1 MAIN ELECTRIC PANEL

[SC] The sub-panel circuit appears to be "hot-tapped", or connected without the benefit of an over-current protection device. (Breaker or fuse) The condition noted poses a safety hazard to the building and/or occupants.

Sub-Panel # 1

6.A.2.-2 SUB-PANEL(S)

[SC] The ground and neutral wires were not terminated on separate buss bars. The condition noted poses a safety hazard to the building and/or occupants.

[SC] The entry coat clost sub-panel enclosure did not appear to be bonded to ground. The condition noted poses a safety hazard to the building and/or occupants.



6.A.3 CIRCUIT WIRING

6.A.3-1 CIRCUIT WIRING

[SC] Exposed wire terminations were noted at the garage interior. This condition is conducive to an electrical shock hazard. building wiring exposed to human contact/mechanical damage.

[SC] There was an electrical wiring connection that was not contained in approved electrical junction boxes in the crawl-space, below the front entry area. All electrical wiring connections should be contained in approved, covered and accessible junction boxes.



6.A.4 SWITCHES, RECEPTACLES, OUTLETS, AND LIGHTING FIXTURES

6.A.4-1 SWITCHES

[CR] The 3-way switched lighting circuit failed to function as designed at the dining room. Each switch in the lighting circuit should be capable of turning lights ON or OFF.

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6.A.4-2 RECEPTACLE(S)

[SC] Receptacle cover plates were missing in the furnace closet. This condition exposes live electrical components and is a safety hazard; all switch junction boxes should have an approved spark-proof cover plate.

[SC] The accessible receptacles were found to have reversed polarity connections in the hall bathroom. This condition is conducive to electrical deficiencies and is a safety hazard.





6.A.4-3 GFCI DEVICE(S)

The accessible GFCI devices responded normally to the "TEST" button and disabled the power.

6.A.4-4 LIGHT(S)/FIXTURE(S)

The lights & fixtures functioned under normal user operation.

6.A.4-5 DOOR BELL

[CR] The doorbell was defective.

FULL SYSTEM REVIEW

INSPECTOR COMMENTS

[FE] Given the condition(s) noted in this section, a full evaluation of the system and components is needed to determine the extent of corrections needed.

SECTION 6

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***

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HEATING AND COOLING

SECTION 7
A. Items to be *inspected* :

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

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7.A.0 HEATING AND COOLING INFORMATION

HEATING BRAND NAME(S)
York.

HEATING APPROX. AGE
Approx. Age: 2004.

HEATING BTU(S)
Approx. Btu's: 90-100,000.

HEATING LOCATION(S)
Located in/on the interior closet and served the main living spaces.

SYSTEM TYPE(S)
Type: Forced-air gas-fired heating system.

7.A.1 HEATING EQUIPMENT # 1

7.A.1-1 HEATING EQUIPMENT
The heating equipment functioned under normal user operation.

7.A.1-4 BLOWER / FILTER(S)
[CR] The return air register featured a secondary perforated grill, with small holes, which restrict airflow. The restricted airflow not only reduces system performance, it wastes energy and may cause the system to malfunction.

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7.A.1-5 THERMOSTAT(S)
The thermostat appeared to be in generally serviceable condition.

7.A.1-6 HEATING ENERGY SOURCE
The gas connection(s) to the heating equipment appeared to be generally serviceable.

7.A.1-7 HEATING UNIT COMBUSTION AIR
The combustion air supply appeared adequate for the heating equipment installed.

SECTION 7
B. The *inspector* is not required to:

1. ***Inspect*** **furnace heat exchangers or electric heating elements**
2. ***Inspect*** **non-central air conditioning units or evaporative coolers**
3. ***Inspect*** **radiant, 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**

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FIREPLACES AND CHIMNEYS

SECTION 8
A. Items to be *inspected* :

1. **Chimney exterior**
2. **Spark Arrestor**
3. **Firebox**
4. **Damper**
5. **Hearth extension**

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8.A.0 FIREPLACE AND CHIMNEY INFORMATION

LOCATION(S)	UNIT TYPE(S)	FUEL TYPE(S)	CHIMNEY(S)
Living room.	Masonry fireplace.	Wood only.	Brick chimney.

8.A.1 CHIMNEY EXTERIOR

8.A.1-1 CHIMNEY
The fireplace chimney(s) appeared to be in generally serviceable condition.

8.A.2 SPARK ARRESTOR

8.A.2-1 SPARK ARRESTOR
[SC] The termination opening area of the spark arrestor was too small for the living room chimney.



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8.A.3 FIREBOX

8.A.3-1 FIREBOX

[SC] The mantle and/or surround were too close to the firebox opening of the living room fireplace(s). This condition is a safety hazard and continued use under these conditions poses a fire hazard.



8.A.4 DAMPER

8.A.4-1 DAMPER

The fireplace damper(s) appeared to be in generally serviceable condition.

8.A.5 HEARTH EXTENSION

8.A.5-1 HEARTH EXTENSION

The fireplace hearth extension(s) appeared to be in generally serviceable condition.

FULL SYSTEM REVIEW

INSPECTOR COMMENTS

[FE] Given the condition(s) noted in this section, a full evaluation of the system and components is needed to determine the extent of corrections needed.

SECTION 8
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**

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8.B.0 OUTSIDE THE SCOPE OF THE "CREIA SOP " (Comments here provided as a courtesy)

8.B.1 CHIMNEY INTERIOR(S)

[SC] The chimney was an older type that was not constructed using clay flue tiles. The condition(s) noted pose a safety hazard to the building and/or occupants.

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BUILDING INTERIOR

SECTION 9
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**
6. **Absence of smoke alarms**
7. **Vehicle doors and openers**

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or settlement.

[SC] Safety Concern: Conditions noted that may pose a hazard to humans and/or the building.
[FE] Further Evaluation: Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
[CR] Correction Recommended: Conditions noted in need of maintenance, repair, or replacement.
[RU] Recommended Upgrade: Systems or components not available or improved since the building was constructed.

9.A.0 BUILDING INTERIOR INFORMATION

ROOMS INSPECTED
Number of bedrooms: 3 Bathroom(s), front entry, living room, dining room, kitchen, and hallway(s)

WALL(S)/CEILING(S)
Drywall.

FLOOR(S)
Carpet, tile, vinyl, and wood.

DOOR(S)
Wood.

WINDOW(S)
Metal, horizontal/vertical sliding, and double-pane (thermal) windows were present.

CABINETS
Locations: Kitchen and bathrooms.

COOK-TOP(S)
A gas cook-top/range.

EXHAUST VENT(S)
Up draft system.

OVEN(S)
Electric oven.

DISHWASHER(S)
1 present.

FOOD WASTE DISPOSER(S)
1 present.

SMOKE ALARM(S)
Location(s): Hallway.

GARAGE DOOR(S)
Metal sectional.

DOOR OPENERS
1 installed.

FIRE-RESISTIVE WALL
Present between garage & building interior.

FIRE-RESISTIVE DOOR
Present between garage and building interior.

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9.A.1 WALLS, CEILINGS, AND FLOORS

9.A.1-1 INTERIOR WALLS & CEILINGS
The interior walls and ceilings appeared to be in generally serviceable condition.

9.A.1-2 FIRE-RESISTIVE WALL(S)
The fire-resistive walls/ceiling appeared to be in generally serviceable condition.

9.A.1-3 GARAGE WALLS & CEILING
The garage walls and ceiling appeared to be in generally serviceable condition.

9.A.1-4 FLOORS
The floors were in serviceable condition.

9.A.2 DOORS AND WINDOWS

9.A.2-1 DOORS

Screen on door replaced

[CR] The front screen door(s) were rear. Damaged.



9.A.2-2 FIRE-RESISTIVE DOOR
[SC] The door between the garage and living space was not a fire-resistive door. General building practices call for doors between the garage and living space to be fire-resistive, self-closing and self-latching for safety reasons.

[SC] The automatic closing-device for the fire-resistive door between the garage and living space was defective. The fire-resistive door did not self-close and self-latch. This condition is a breach in the fire-resistive wall assembly and is a safety hazard.





9.A.2-3 WINDOW(S)
[SC] The window lock(s) were not latching in the master bathroom. This condition is a security breach at locations subject to entry.

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9.A.4 PERMANENTLY INSTALLED CABINETS

9.A.4-1 PERMANENTLY INSTALLED CABINETS
The permanently installed cabinets were in serviceable condition.

9.A.5 PERMANENTLY INSTALLED COOK-TOPS, MECH. RANGE VENTS, OVENS, DISHWASHERS, AND FOOD WASTE DISPOSERS

9.A.5-1 COOK-TOPS
[CR] The griddle failed to function under normal user operation. The unit may be defective or the utilities may be turned-off or disconnected for reasons we are unaware of.



9.A.5-2 MECHANICAL RANGE VENTS
The mechanical range vent functioned under normal user operation.

9.A.5-3 OVENS
The oven functioned under normal user operation.

9.A.5-4 DISHWASHERS
The dishwasher functioned under normal user operation.

9.A.5-5 FOOD WASTE DISPOSERS
[SC] The power cord/wiring was not clamped to the food waste disposer housing as required by the manufacturer's instructions. This condition allows the power cord to chaff against the metal housing creating a potential electrical hazard. Continued use in this condition may lead to damage or injury.



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9.A.6 SMOKE ALARMS

9.A.6-1 SMOKE ALARMS

[NOTE] The mandated smoke alarm(s) was/were present. Testing of smoke alarms is outside the scope of the CREIA Standards of Practice but is performed as a courtesy and should be conducted during the final walk-thru, at move-in and at regular intervals per the manufacturer's instructions.

9.A.7 VEHICLE DOORS AND OPENERS

9.A.7-1 VEHICLE / GARAGE DOORS

The garage door(s) were serviceable and functioned under normal user operation.

9.A.7-2 VEHICLE / GARAGE DOOR OPENERS

The garage door opener functioned under normal user operation.

SECTION 9

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 alarms or vehicle door safety *devices***
4. **Use a ladder to *inspect systems* or *components***

9.B.0 OUTSIDE THE SCOPE OF THE "CREIA SOP " (Comments here provided as a courtesy)

9.B.1 SMOKE ALARMS

[RU] Upgrade to the current building standards by installing smoke alarms in each of the sleeping rooms and in all other locations recommended by the smoke alarm manufacturer's installation instructions.

9.B.2 CARBON MONOXIDE ALARM(S)

NOTE: Carbon monoxide alarm(s) were installed at the mandated locations. Carbon monoxide alarms should be installed and tested in accordance with manufacturer's instructions.

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

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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 manufacturer's 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*, *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying or soils-related examinations
9. Acoustical or nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property , or neighborhood
10. *Conditions* related to animals, insects, 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 costs 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* or *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumb-waiters
20. Lighting pilot lights or activating or *operating* any *system* or *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* or *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.

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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 *shut off* valve when another *fixture* is used simultaneously

Inspection: 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* or *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*

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, "Definition and Scope", Paragraph A

Representative Sampling: Example, an average or one component per area for multiple similar components such as windows and electric outlets

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

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

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

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

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