Confidential Inspection Report

LOCATED AT:
2011 Gates Ave Unit B
Redondo Beach, CA 90278

PREPARED EXCLUSIVELY FOR:
Mr. Bill Baird

INSPECTED ON:
Wednesday, June 8, 2016

Inspector, John Buckley
Equity Building Inspection
310-746-7610

CERTIFIED INSPECTOR

CERTIFIED CREIA INSPECTOR

Executive Summary

This is a summary review of the inspector's findings during this inspection. However, it does not contain every detailed observation. 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.

Throughout the summary, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SC = Dangerous condition that should be corrected as soon as possible.

FE = Further Evaluation Recommended

CR = Correction Recommended

RU = Recommended Upgrade

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 facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

FENCING

EXTERIOR/SITE/GROUND

CR **1: -** The fence at the rack yard has dirt piled against it. In time, this will rot the fence and/or push it over. We recommend the dirt be dug away and pulled back from the fence.

GRADING

EXTERIOR/SITE/GROUND

FE CR **2: -** Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading of landscape or concrete would help ensure that surface water flows away from the structure.

GARAGE DOOR OPENER

GARAGE

SC CR RU **3: -** There are no electric sensors at the bottom of the doors. We recommend upgrading the opener.

FIRE SEPARATION

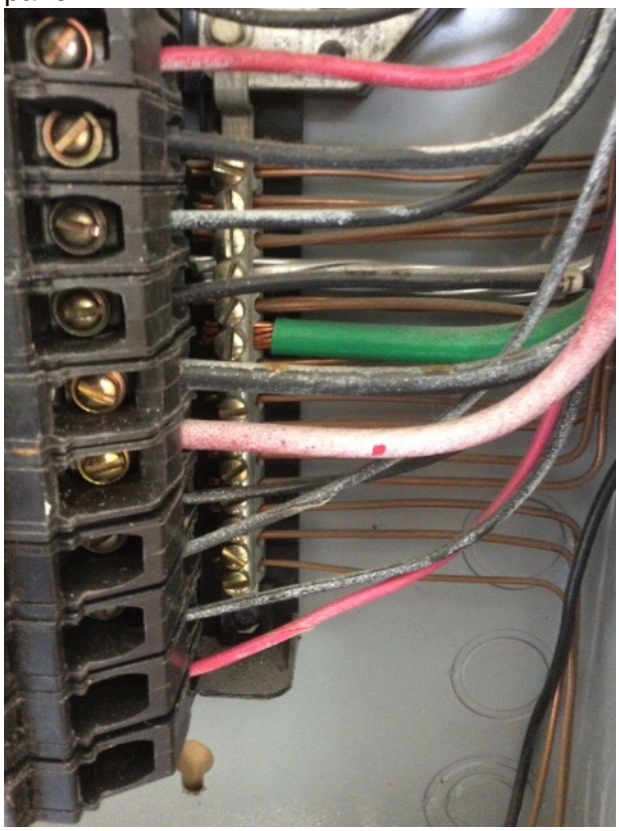
GARAGE

SC CR **4: -** There are voids in the fire-resistive barrier between the garage and interior. We recommend these voids be patched to restore the required fire separation between the garage and the occupied interior.

CIRCUITRY SUBPANEL

ELECTRICAL SYSTEM

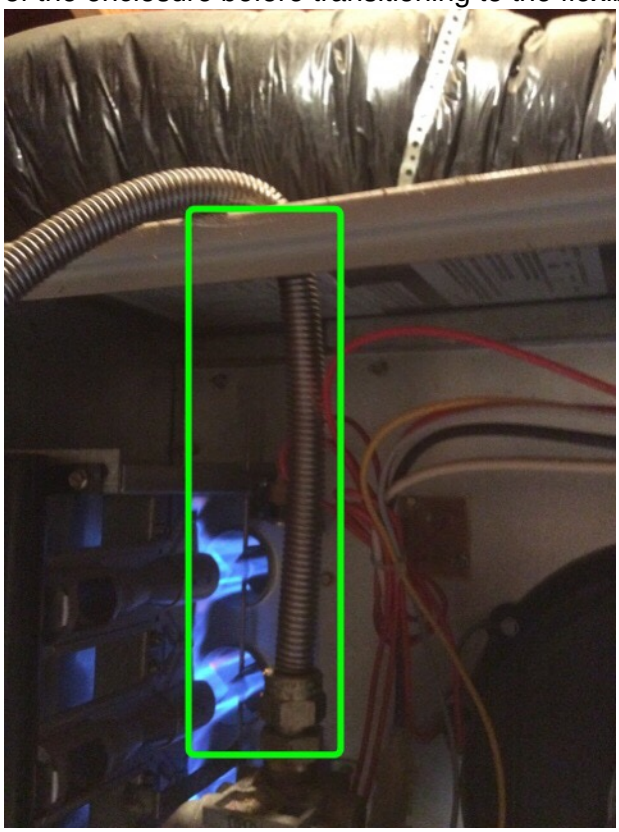
SC FE **5: -** The grounds have not been bonded to the subpanel. This is not a permitted configuration because of a possible failure of the grounding system. We recommend the grounds be bonded the metal panel.



GAS SUPPLY

FORCED HOT AIR HEAT

SC CR **6: -** Current standards require rigid gas piping rom the furnace's connection point to outside the edge of the enclosure before transitioning to the flexible connection. We recommend repair.



SURFACE

TILE ROOFING

FE CR **7: -** There are individual cracked, chipped and displaced tiles along the ridge and/or in the field. The number of affected tiles is small, but felt underlayment is exposed and we recommend repair to prevent its deterioration.

FIREPLACE

INTERIOR

SC CR **8: -** There is an unsealed penetration where the gas line enters the fireplace. We recommend caulking this line with a fire rated caulking designed for this purpose.

DETECTORS: OVERALL

INTERIOR

SC CR **9: -** There were no carbon monoxide detectors visible. We recommend installing one outside of each bedroom per current building standards.

CLOSET DOORS
LEFT REAR BEDROOM
CR **10: -** One of the rollers on the sliding glass closet door is not the correct style (does not have a slot to receive the track). We recommend changing the roller to the correct style.

WATER BASIN
MASTER BATHROOM
CR **11: -** The drain is slow. We recommend the trap be cleaned of hair, sludge, etc. and if this does not correct the problem, we recommend the line be'snaked'by a professional sewer cleaning service. (Both sinks)

BATHTUB
MASTER BATHROOM
CR **12: -** The drain is slow. We recommend the trap be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend the line be'snaked'by a professional sewer cleaning service.

RECEPTACLES

DINING ROOM/AREA

SC CR **13: -** A receptacle at the left wall is wired with reversed polarity. Under some circumstances, this can be a shock hazard and/or damage electronic equipment. It is easy to correct this condition and we recommend the receptacle be repaired.

Wednesday, June 8, 2016
Mr. Bill Baird
2011 Gates Ave Unit B
Redondo Beach, CA 90278

Dear Mr. Bill Baird,

We have enclosed the report for the property inspection we conducted for you on Wednesday, June 8, 2016 at:

2011 Gates Ave Unit B
Redondo Beach, CA 90278

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.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SC = Dangerous condition that should be corrected as soon as possible.

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

Sincerely,

Inspector, John Buckley
Equity Building Inspection

Table of Contents

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 Executive 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.

Introductory Notes

ATTENDING
Attending inspection: listing agent

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

NOTES
The house was estimated to be approximately 24 years old.

Over the course of this inspection the temperature was estimated to be between 70 and 80 degrees.

The weather was sunny at the time of our inspection.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend the client or their representative review all appropriate public records.

The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

Sections of this building may have been remodeled or added on to. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures obtained.

For additional information regarding environmental issues, we suggest you obtain and review the State of California publication,'Environmental Hazards: Guide for Homeowners and Buyers'available from your real estate professional.

As with any building, there are conditions conducive to the growth of Fungi and/or related Pathogenic Organisms. These substances may be present at this time.

SC FE CR The inspection does not include reporting on the presence of these substances and/or their possible health issues. We recommend further evaluation by a fungal expert in this field.

Your inspector may choose to include photos in your inspection report. There are times when only a picture can fully explain the condition or if the client is unable to attend the inspection. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen. We always recommend full review of the entire inspection report.

Exterior/Site/Ground

BASIC INFORMATION
Site grading: Sloped away from structure.
General lot topography: Flat lot
Driveway: Concrete on grade
Walkways: Concrete
Primary exterior wall covering: Stucco

STUCCO
The stucco exterior is in good condition, with a few minor cracks. These hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.

DRIVEWAY
The minor cracks in the driveway are of a cosmetic nature only. No action is indicated.

WALKWAYS
There are minor cracks of a cosmetic nature in the walkways. Action would only be required if any of the cracks develop into trip hazards in the future.

PATIO SURFACE
The patio shows normal cracking and/or minor settlement. This does not impact its integrity. No action is indicated.

FENCING
The fences appear to be properly installed and generally in serviceable condition, with exceptions noted below.

CR The fence at the rack yard has dirt piled against it. In time, this will rot the fence and/or push it over. We recommend the dirt be dug away and pulled back from the fence.

GATES
The gate was operating. Routine maintenance will keep it functional and maximize its service life.

TRIM
The trim shows routine wear but appears to be properly installed and in serviceable condition. We advise routine maintenance to ensure maximum service life.

GRADING
FE CR Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading of landscape or concrete would help ensure that surface water flows away from the structure.

GUTTERS
RU There is no provision for rooftop drainage. Gutters would be beneficial, given the drainage patterns and soil conditions. We recommend improving the drainage system, beginning with the installation of gutters and downspouts.

OUTDOOR RECEPTACLES
The receptacles were found to be properly installed and in serviceable condition.

The GFCI protection for the exterior receptacles is provided by a GFCI receptacle located in the garage. We advise testing on a monthly basis.

Garage

Garages and/or vehicle storage areas are visually inspected for general state of repair. Due to the presence of the storage and personal property, our review of these areas is limited.

BASIC INFO
Attached 2 car garage.

GARAGE DOORS
Our review of the garage door(s) does not include resistance testing of the pressure switch and/or correct balance of the door springs. Further review by a specialty contractor is suggested.

The garage door is a single tilt up design.

The garage door was operated and appears to be properly installed and in generally serviceable condition.

FRAMING
The wall framing is not visible. The area around the garage door opening is generally the most vulnerable to movement but no adverse conditions were noted. The construction appears to be original and no action is indicated.

RECEPTACLES
GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GARAGE DOOR OPENER
SC CR RU There are no electric sensors at the bottom of the doors. We recommend upgrading the opener.

FIRE SEPARATION

SC CR There are voids in the fire-resistive barrier between the garage and interior. We recommend these voids be patched to restore the required fire separation between the garage and the occupied interior.

PASSAGE DOOR

The door between the garage and the living space seems to be of fire resistive construction as required by today's building standards and includes an approved automatic closer. This is a positive feature which provides a greater margin of safety.

FLOOR

The floor is a concrete slab.

There is cracking in the floor slab but there is no vertical displacement of any portion of the slab. No action is indicated.

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.

BASIC INFORMATION
Service entry into building: Underground service lateral
Voltage supplied by utility: 120/240 volts
Capacity (available amperage): 100 amperes
System grounding source: Unable to locate
Branch circuit protection: Circuit breakers
Wiring material: Copper wiring where seen
Wiring method: Flexible conduit at main panel

METER&MAIN
The meter and main electrical service panel are outside on the left-front corner of the front building.

MAIN DISCONNECT
The main disconnect is incorporated into the electrical service panel.

CIRCUIT BREAKER MAIN PANEL
The main service panel is in good condition with circuitry installed and fused correctly.

SERVICE CAPACITY
Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect.

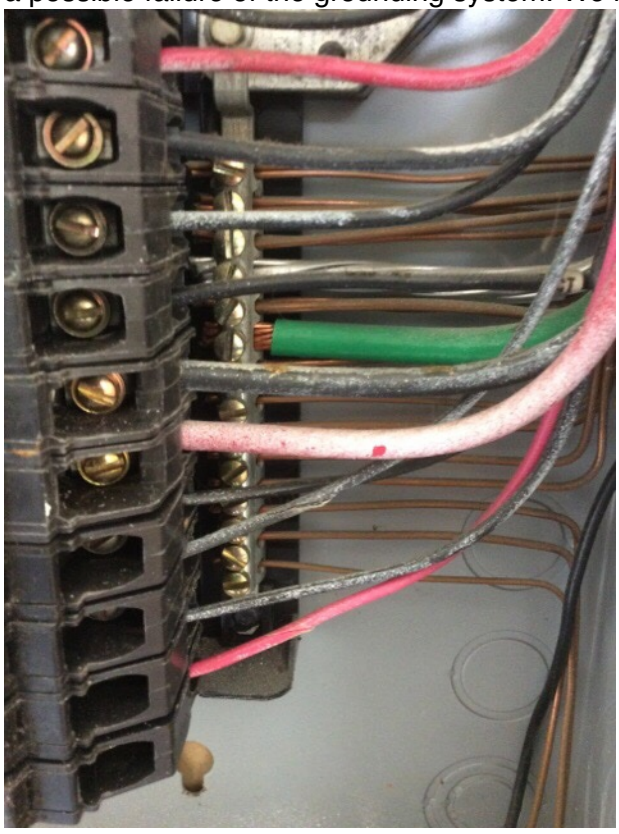
SERVICE GROUNDING & NEUTRAL
We were unable to visually confirm grounding of the electrical system. Confirmation will require further inspection and possible destructive testing.

BREAKER SUBPANEL
An additional distribution panel, or subpanel, is located in the laundry room.

The subpanel was opened and the inspected circuitry was generally found to be installed and fused correctly, with exceptions noted below.

The circuits in the subpanel are labeled. We did not verify the accuracy of the labeling, but it appears to be typical. When the opportunity arises, we suggest checking the labeling by actually operating the breakers.

CIRCUITRY SUBPANEL
SC FE The grounds have not been bonded to the subpanel. This is not a permitted configuration because of a possible failure of the grounding system. We recommend the grounds be bonded the metal panel.



BRANCH CIRCUITRY
The accessible branch circuitry was examined and appeared properly installed and in serviceable condition.

CONDUCTOR MATERIAL
The accessible branch circuit wiring in this building is copper.

RECEPTACLES: OVERALL
Based upon our inspection of a representative number, the receptacles were generally found to be in serviceable condition and operating properly, with exceptions noted elsewhere.

SWITCHES: OVERALL
We checked a representative number of switches and found them operating and generally in serviceable condition, with exceptions noted below.

LIGHTS: OVERALL
The light fixtures in this building are generally in serviceable condition.

GFI PROTECTION
GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

GFCI protection is inexpensive and can provide a substantial increased margin of safety.

GFCI protection is installed for all of the receptacles where this type of protection is presently required. We recommend testing these devices on a monthly basis.

GENERAL COMMENT
FE Review of all low voltage wiring, including telephone, TV antenna, alarm, intercom, and stereo wiring is not within the scope of our inspection. Consult the appropriate service technician for full evaluation of their operating conditions.

ALARM SYSTEM
If you would like to receive a free installation of a security system or a free activation of an existing one, call 866-691-8926 and enter promotional code A115995.

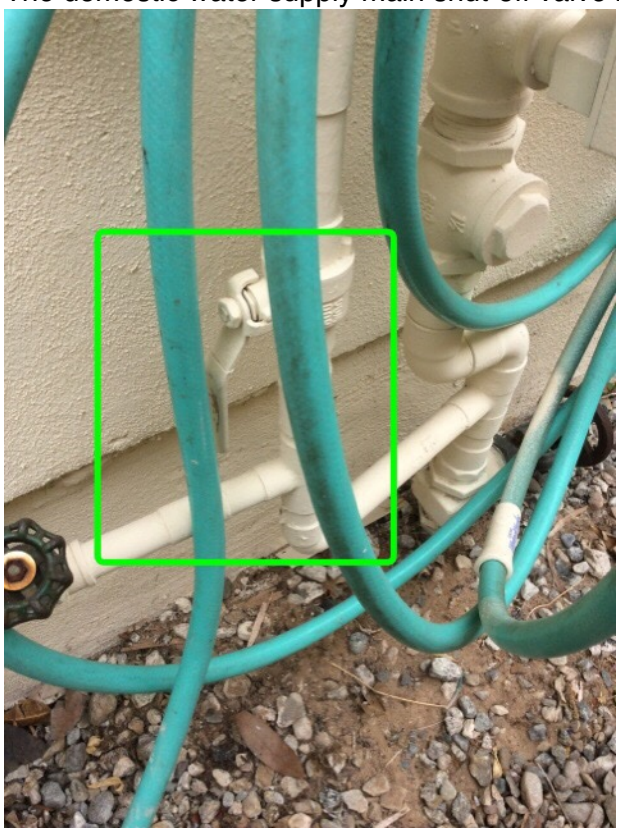
Plumbing

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.

BASIC INFORMATION
Domestic water source: Public supply
Main water line: Copper

Supply piping: Copper where seen
Waste disposal: Indeterminate
Waste piping: Indeterminate
Water pressure: Mid-range of normal water pressure
Other installed systems: Fire sprinkler, not inspected
Other installed systems: Landscape watering, not inspected

WATER SHUTOFF LOCATION
The domestic water supply main shut-off valve is outside at the left side of the building.



WATER SHUTOFF COMMENTS
The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

MAIN SUPPLY
There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY
The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WATER PRESSURE
The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

DRAIN LINES

FE Based on the age of the home, we recommend a full camera review of the main line and waste piping system.

The visible drain piping appears to be properly installed and in serviceable condition, with exceptions noted herein.

SEWER CLEANOUT

The sewer cleanout is located on the left side of the structure.

GAS METER LOCATION

The gas meter is outside on the left side of the front building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

GAS METER COMMENT

RU The meter lacks a seismic automatic shutoff valve. If desired, a contractor could be retained to install an automatic shutoff to prevent gas leakage in the event of an earthquake.

RU There is no meter wrench attached to the gas meter. We recommend leaving a wrench chained to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

GAS PIPING

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

FIRE SPRINKLER

FE The fire sprinkler system and its operation is beyond the scope of this inspection.

Water Heater

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.

BASIC INFORMATION
Location: In the garage
Energy source: Natural gas
Capacity: 50 gallons
Age: Estimated to be 17 years old
Unit type: Free standing tank
Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding
Insulation: Yes, installed behind outer jacket

T/P RELEASE VALVE
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.

GAS SUPPLY
The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

VENTING
The water heater vent is properly installed and appears in serviceable condition.

COMBUSTION AIR
The combustion air supply is adequate.

WATER CONNECTORS

FE The water connections are corroded and leakage may become apparent over time. These connections should be monitored for leakage and repaired or replaced if necessary.

SEISMIC RESTRAINT

The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

ELEVATION/LOCATION

The water heater has been elevated above the garage floor in accordance with present standards. This is a beneficial configuration which helps prevent the ignition of fumes from spilled flammable liquids.

GENERAL COMMENT

RU This water heater is beyond its expected service life. Although it is still operating, the need for replacement should be expected in the near future.

Heat

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.

Forced Hot Air

BASIC INFORMATION

Furnace location: Attic
Energy source: Natural gas
Furnace btu input rating: 75,000 btu's
Age: 24 years old
Filter size: 14 x 24 x 1 inch
Manufacturer: Rheem

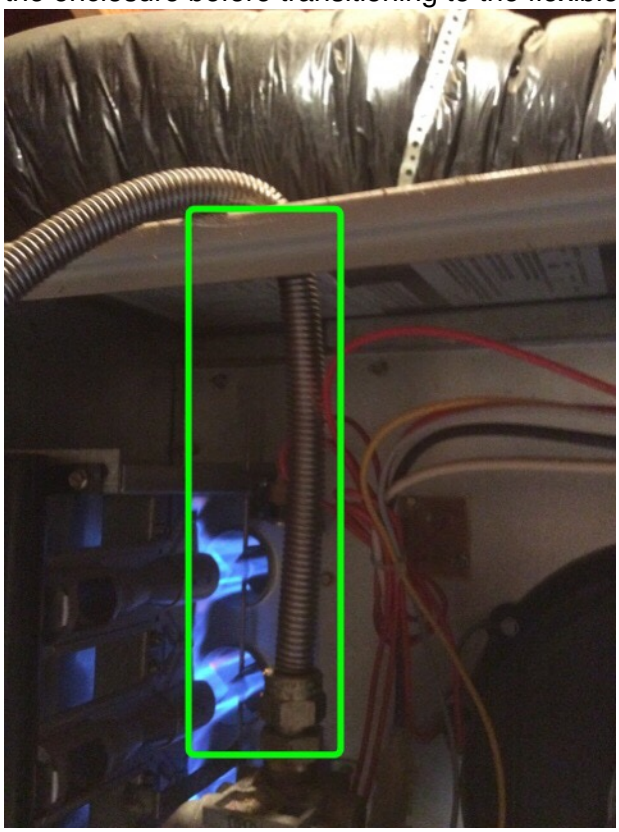
SYSTEM NOTES

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

The system operated when tested. Periodic servicing is always recommended.

GAS SUPPLY

SC CR Current standards require rigid gas piping rom the furnace's connection point to outside the edge of the enclosure before transitioning to the flexible connection. We recommend repair.



BURNERS

The burners were inspected and found to be clean and in good working order.

HEAT EXCHANGER
The heat exchanger was inaccessible and could not be visually examined.

AIR FILTERS
The air filter for the heating unit is a conventional, disposable filter.

CR The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filter be removed, cleaned and replaced if necessary.

VENT
The heating system vent is properly installed and appears in serviceable condition where seen.

COMBUSTION AIR
There is adequate combustion air for this heating unit.

DUCTS
The ducts appear to be properly installed and are in serviceable condition.

THERMOSTAT
The thermostat appears to be properly installed and the unit responded to the user controls.

GENERAL COMMENT
Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

Until eventual replacement of the heating system, we suggest periodic review by the local utility company and servicing by a qualified contractor for continued safe and efficient operation.

RU The heating is near the end of its expected service life. Although it responded to normal operating controls, the need for replacement should be expected within the next few years.

Air Conditioning

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. 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 air conditioning equipment is encouraged.

GENERAL COMMENT
This structure has no permanent air conditioning system.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY
The attic access is located in the hall.

FE Inspection of the attic space was performed from the access opening. If access is required for maintenance, installation of secured walking planks above the ceiling joists would be a beneficial upgrade.

FE Some attic areas were inaccessible due to lack of permanently installed walkways, the possibility of damage to insulation, low height and/or stored items. These areas are excluded from this inspection.

VENTILATION
The attic is adequately vented. Good ventilation helps reduce attic moisture levels and prevents condensation on the underside of the roof. In addition, it reduces heat build-up in the attic, making the house more comfortable.

CEILING JOISTS
The ceiling joists appear to be generally properly installed and in good condition.

RAFTERS
The rafters are 2 x 6 placed 24 inches on center.

The roof structure appears to be constructed in a manner typical of houses of this type and age. The rafters are generally in good condition, where seen, and have performed adequately since their installation.

SHEATHING
The roof sheathing is plywood nailed solidly across the rafters.

The roof sheathing appears to be properly installed and in good condition.

VENT LINES
The vent piping for the waste system appears to be properly installed and in good condition.

DUCTS
The ducts appear to be properly installed and are in serviceable condition.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards. It is our opinion that all homes could benefit from energy conservation upgrades, and we suggest that you consult professionals.

ENERGY SAVING ITEMS
Setback clock thermostat: None installed
Insulated glass doors: None installed
Insulated glass windows: None installed
Door weatherstripping: Installed
Window weatherstripping: Installed
Fireplace damper: Installed

GENERAL CONSERVATION
Low Flow Shower Heads: Installed
Low Flow Toilets: Installed
We were unable to access the wall cavities and/or determine the presence or condition of insulation.

Water Heater Cold Water Piping Insulation: None Installed
Water Heater Hot Piping Insulation: None Installed
Duct Insulation: Installed

ATTIC INSULATION
The attic has fiberglass batt insulation.

WALL INSULATION
We were unable to access the wall cavities and/or determine the presence or condition of insulation.

FLOOR INSULATION
There is no insulation beneath the floors, which is a common finding in older homes. While optional, upgrading would reduce cold air infiltration and make the home more comfortable.

GENERAL COMMENT
This structure appears to be partially insulated and energy efficient. Upgrading can further reduce heat loss, cold air infiltration and increase overall energy efficiency.

Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any

destructive 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.

Tile

BASIC INFORMATION
Location: Covers whole building
Roof slope: Medium pitch
Material: Tiles
Layers: Single layer
Connections and penetrations: Sealed with a combination of metal and mastic seals
Roof drainage system: None

INSPECTION METHOD
We inspected this roof from the edge of the surfaces. Walking on the roof was judged to be potentially hazardous for the inspector and/or potentially damaging to the surface materials. We have based our comments upon a limited inspection.

SURFACE
The tile roof is in serviceable condition with minor exceptions. Attention to the items listed, together with routine maintenance, will keep it functional and maximize its expected useful life.

FE CR There are individual cracked, chipped and displaced tiles along the ridge and/or in the field. The number of affected tiles is small, but felt underlayment is exposed and we recommend repair to prevent its deterioration.

GENERAL COMMENT
This roof is in the middle of its expected service life, and with routine maintenance should remain watertight for a number of years.

Structure

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.

BASIC INFORMATION
Foundation type: Slab-on-grade
Slab material: Poured concrete
Mudsill: Bolted to foundation wall.

Exterior wall support: Wood frame

FOUNDATION

FE Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

MUDSILL

The mudsill is the first wood member of the framing, resting directly on the slab foundation. The majority of the mudsill is inaccessible and was not inspected.

There was no evidence of any cosmetic conditions on the interior or exterior finishes to indicate the need for destructive testing and further inspection.

ANCHOR BOLTS

Because of the design and/or configuration of the structure, we cannot verify the presence or condition of anchor bolts. Because of the age of the structure, we assume that proper bolting was installed, as per standards in effect at the time.

MOISTURE

Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

INTERIOR

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

BASIC INFORMATION

Number of bedrooms: Four
Number of bathrooms: Two and one-half
Window material: Metal
Window type: Horizontal sliding windows
Window glazing: Single pane
Finished floor material: Carpet and tile
Finished ceiling material: Drywall
Finished wall material: Drywall

SURFACES: OVERALL

The interior wall, floor, and ceiling surfaces were properly installed and generally in good condition, taking into consideration normal wear and tear.

STAIRS
The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

RAILINGS
The railings appear to properly installed and are in serviceable condition.

DOORS: OVERALL
The interior doors appear to be properly installed and in good condition, with exceptions noted below.

WINDOWS: OVERALL
The windows tested appear to be properly installed and in serviceable condition. We operate a representative sample of the windows, but do not necessarily open, close, and latch every window.

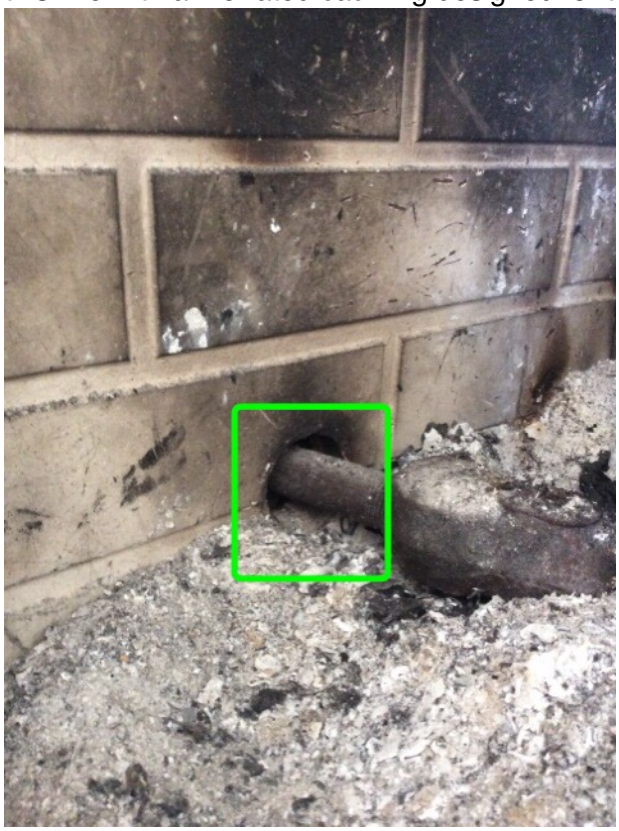
Commenting on window and/or door screens is beyond the scope of this inspection.

FIREPLACE
The fireplace appears to be properly installed and in serviceable condition with no signs of excessive or unusual wear.

FE A visual observation of the flue, within the scope of a standard home inspection, may not detect defects beyond our limited view (12 to 18 inches) or where soot has accumulated. A more thorough inspection can be performed by a specialist.

FE Our inspection does not include actual operation of the fireplace and we cannot offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.

SC CR There is an unsealed penetration where the gas line enters the fireplace. We recommend caulking this line with a fire rated caulking designed for this purpose.



DETECTORS: OVERALL

California Health and Safety Code 13113.7 and 17926 require placement of smoke detectors and carbon monoxide alarms in homes. Placement should be as follows:

Smoke Detectors- Proper placement requires one smoke detector for each floor of multi-family dwellings where no sleeping quarters are located, in addition to one smoke detector in each sleeping quarters and one smoke detector in all hallways adjacent to sleeping quarters. Enclosed stairwells that provide service to multiple dwellings are required to have a smoke detector.

Carbon Monoxide Alarms- Proper placement requires one carbon monoxide detector in all hallways adjacent to sleeping quarters in dwellings that have gas burning appliances and/or an attached garage.
Smoke detectors and carbon monoxide alarms have limited lives and should be replaced as required by the manufacturer.

SC RU One or more smoke detector housings is 'yellowed', suggesting they are old and likely beyond their normal service life. We recommend replacing any of these devices with new units.

SC CR There were no carbon monoxide detectors visible. We recommend installing one outside of each bedroom per current building standards.

The smoke detectors are appropriately located.

FIRE EXTINGUISHER

RU There are no portable fire extinguishers installed in this building. We recommend portable extinguishers be installed the kitchen and garage for use in an emergency.

HEAT SOURCE

We observed a permanent heat source in each room throughout the building.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

Energy: Gas (or propane) appliances only
Ventilation: Exhaust ducted to the exterior

VENTILATION

Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

APPLIANCES: OVERALL

FE There may be a recall on various appliances of which one or more may be in this house. You can review this information at: www.applianceaid.com/appliancenews.php

STOVE

The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

OVEN

The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

DISPOSAL

The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

DISHWASHER

The dishwasher responded to normal user controls and was found in good condition.

RECEPTACLES

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SINK
The sink is metal.

The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

AIR GAP
The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

Bedroom

Left Rear Bedroom

CLOSET DOORS
CR One of the rollers on the sliding glass closet door is not the correct style (does not have a slot to receive the track). We recommend changing the roller to the correct style.

Bathroom

Bathrooms are visually inspected for proper function of components, 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. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Hallway Bathroom

BASIC INFORMATION
Toilet: Ceramic unit with a porcelain finish
Wash basin: Ceramic unit with a porcelain finish
Bathtub: Cast iron with porcelain finish
Shower walls: Mortar set ceramic tile

VENTILATION
RU The ventilation in this room is provided by a window, which appears to be adequate.

TOILET
The toilet was flushed and appeared to be functioning properly.

The toilet is a low flow type.

WATER BASIN
CR The drain stop is missing. We recommend it be replaced.

RECEPTACLES
GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

The GFCI protection for this bathroom is provided by a GFCI receptacle located in the powder bathroom. We advise testing on a monthly basis.

Master Bathroom

BASIC INFORMATION
Toilet: Ceramic unit with a porcelain finish
Wash basins: Ceramic units with a porcelain finish
Bathtub: Cast iron with porcelain finish
Shower walls: Mortar set ceramic tile

VENTILATION
RU The ventilation in this room is provided by a window, which appears to be adequate.

TOILET
The toilet was flushed and appeared to be functioning properly.

The toilet is a low flow type.

WATER BASIN
CR The drain stop is defective. We recommend it be repaired or replaced.

CR The drain is slow. We recommend the trap be cleaned of hair, sludge, etc. and if this does not correct the problem, we recommend the line be'snaked'by a professional sewer cleaning service. (Both sinks)

BATHTUB
CR The drain is slow. We recommend the trap be cleaned of grease, hair, sludge, etc. and if this does not correct the problem, we recommend the line be'snaked'by a professional sewer cleaning service.

RECEPTACLES
GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

The GFCI protection for this bathroom is provided by a GFCI receptacle located in the powder bathroom. We advise testing on a monthly basis.

GLASS ENCLOSURE
The glass shower enclosure is safety labeled and appears to be in good condition.

Powder Room Bathroom

BASIC INFORMATION
Toilet: Ceramic unit with a porcelain finish
Wash basin: Ceramic unit with a porcelain finish

VENTILATION
Ventilation in this bathroom is provided by a vent fan in the ceiling. This fan was operated and was found to be working satisfactorily.

TOILET
The toilet was flushed and appeared to be functioning properly.

The toilet is a low flow type.

RECEPTACLES
GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

WASHER/DRYER
The dryer hookup is set up for either gas or 240 volt electric.

CR One of the washer hookups is dripping. We recommend repair or replacement.

DRYER VENT
The dryer vent appears properly installed and in serviceable condition.

Dining Room/Area

RECEPTACLES

SC CR A receptacle at the left wall is wired with reversed polarity. Under some circumstances, this can be a shock hazard and/or damage electronic equipment. It is easy to correct this condition and we recommend the receptacle be repaired.

Environmental Concerns

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.

Conclusion

COMMENTS

The scope of this inspection is limited to items visible and accessible at the time of inspection. We make no representation as to the condition of items blocked from view or access. A final walk through to view items that were hidden by personal items such as furniture, items stored in closets, pictures on walls, etc. is recommended.

This home is in need of general maintenance/minor repair. Examples include lubricating, tightening, cleaning, etc.

This structure has been added to and upgraded. The owner may have pertinent information regarding both the extent of the work performed and the status of all permits that were required, issued and signed by the appropriate authorities.

Many homes built prior to 1996 lack modern safety and energy efficient items.

This structure appears to be of standard quality, in need of miscellaneous repair and upgrading. There is also maintenance in need of attention. Examples of these conditions have been described in this report.

If performed routinely, this type of construction requires average maintenance to keep it in serviceable condition.

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

1000 Q Street, Suite 203
Sacramento, California 95811-6518
Tel: (916) 446-5277 (800) 848-7342 Fax: (916) 443-6719
www.CREIA.org

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 June 11, 2012 – Effective August 1, 2012

Table of Contents

Part I. Definitions and Scope

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

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed 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*.

Part II. Standards of Practice

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

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

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

B. The *Inspector* is not required to:
   1. *Determine* size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
   2. *Determine* the composition or energy rating of insulation materials

SECTION 2 – Exterior

A. Items to be *inspected*:
   1. Surface grade directly adjacent to the *buildings*
   2. Doors and windows
   3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails, and guardrails
   4. Wall cladding and trim
   5. Portions of walkways and driveways that are adjacent to the *buildings*

B. The *Inspector* is not required to:
   1. *Inspect* door or window screens, shutters, awnings, or security bars
   2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety *devices*
   3. Use a ladder to *inspect systems* or *components*

SECTION 3 – Roof Covering

A. Items to be *inspected*:
   1. Covering
   2. Drainage
   3. Flashings
   4. Penetrations
   5. Skylights

B. The *Inspector* is not required to:
   1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
   2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 – Attic Areas and Roof Framing

A. Items to be *inspected*:
   1. Framing
   2. Ventilation
   3. Insulation

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

SECTION 5 – Plumbing

A. Items to be *inspected*:
   1. Water supply piping
   2. Drain, waste, and vent piping
   3. Faucets and *fixtures*
   4. Fuel gas piping
   5. Water heaters
   6. *Functional flow* and *functional drainage*

B. The *Inspector* is not required to:
   1. Fill any *fixture* with water, *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 obtain hot water, water circulation, or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers, or sauna *systems* or *components*
4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
5. *Inspect* wells or water treatment *systems*

SECTION 6 – Electrical

A. Items to be *inspected*:
   1. Service equipment
   2. Electrical panels
   3. Circuit wiring
   4. Switches, receptacles, outlets, and lighting *fixtures*

B. The *Inspector* is not required to:
   1. *Operate* circuit breakers or circuit interrupters
   2. Remove cover plates
   3. *Inspect* de-icing *systems* or *components*
   4. *Inspect* private or emergency electrical supply *systems* or *components*

SECTION 7 – Heating and Cooling

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

B. The *Inspector* is not required to:
   1. *Inspect* heat exchangers or electric heating elements
   2. *Inspect* non-central air conditioning units or evaporative coolers
   3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
   4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
   5. *Inspect* electronic air filtering or humidity control *systems* or *components*

SECTION 8 – Fireplaces and Chimneys

A. Items to be *inspected*:
   1. Chimney exterior
   2. Spark arrestor
   3. Firebox
   4. Damper
   5. Hearth extension

B. The *Inspector* is not required to:
   1. *Inspect* chimney interiors
   2. *Inspect* fireplace inserts, seals, or gaskets
   3. *Operate* any fireplace or *determine* if a fireplace can be safely used

SECTION 9 – *Building* Interior

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

Part III. Limitations, Exceptions, and Exclusions

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

1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions

7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
18. Fire extinguishing and suppression *systems* and *component**s*** 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*

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