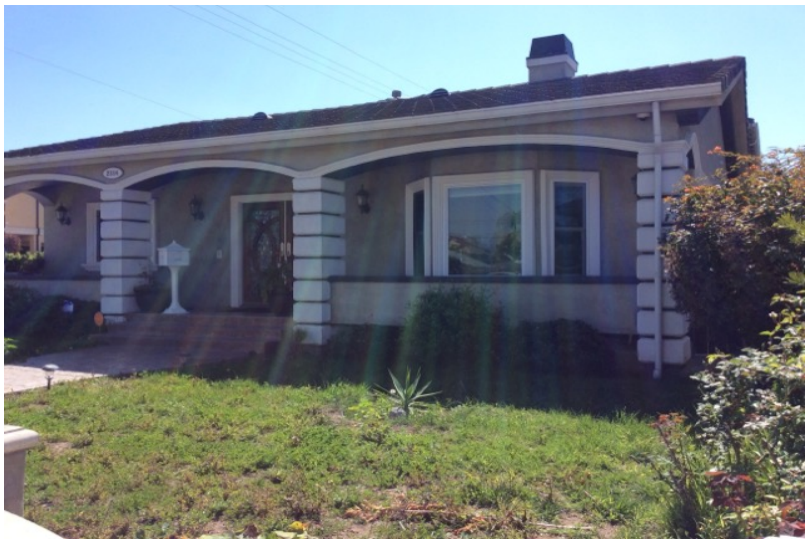
Confidential Inspection Report

LOCATED AT:
2314 Gates Ave
Redondo Beach, CA 90278

PREPARED EXCLUSIVELY FOR:
Mrs. Emily Carrillo

INSPECTED ON:
Thursday, March 17, 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

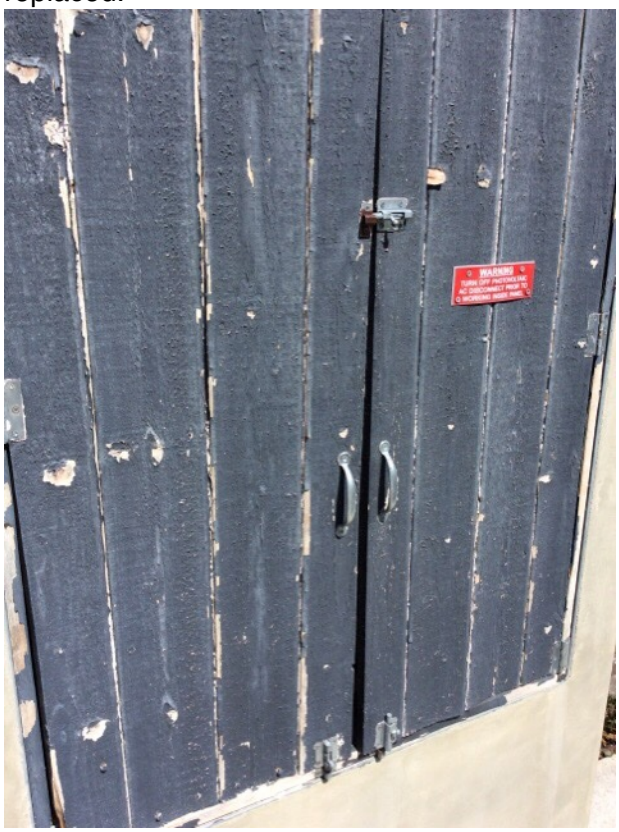
RU = Recommended Upgrade

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:

TRIM

EXTERIOR/SITE/GROUND

FE CR **1: -** The wood doors at the electrical enclosure is deteriorated. We recommend it be repaired or replaced.



OUTDOOR RECEPTACLES
EXTERIOR/SITE/GROUND
CR **2: -** The receptacle at the air conditioning units is not working. We recommend further investigation and repair, if necessary.

CR **3: -** A receptacle cover plate near the gas meter is damaged. We recommend it be replaced during the course of normal maintenance.

PASSAGE DOOR
GARAGE
4: - The passage door to the garage does not latch, whereby voiding it's ability to prevent the spread of fire from the garage to the living space.

SYSTEM NOTES
FORCED HOT AIR HEAT
FE CR **5: -** The upstairs heating unit did not respond when tested. We recommend further evaluation and repair by a qualified heating contractor.

SURFACE
TILE ROOFING
FE CR **6: -** 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. (Near satellite dish over living room)

FIREPLACE
INTERIOR
SC CR **7: -** There is no damper clamp installed on the damper. This prevents the damper from being closed while operating the gas logs. We recommend installing the clamp per current building standards. (Both fireplaces)

DETECTORS: OVERALL
INTERIOR
SC CR **8: -** There were no carbon monoxide detectors visible. We recommend installing one outside of each bedroom per current building standards.

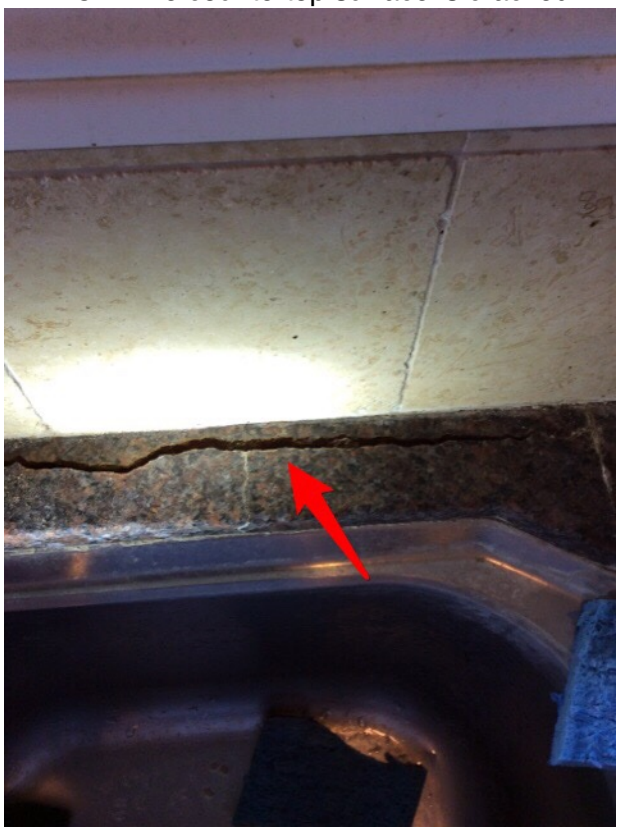
SC CR **9: -** Some of the smoke detectors where disassembled with the batteries missing. We recommend all detectors be restored to their functioning condition.

STOVE
KITCHEN
FE CR **10: -** The stove was found to be in good working condition except that one or more burners would not ignite from the spark ignition. No specific deficiency was noted and we assume that the burners would function with a simple cleaning and/or adjustment. (Right front burner)

RECEPTACLES
KITCHEN
SC CR **11: -** GFCI protection was not found at all receptacles as required by present standards. We recommend upgrading in compliance with current standards.

FIXTURES
KITCHEN
CR **12: -** The joint between the countertop and the faucet is loose. We recommend the faucet be tightened and the joint sealed to prevent leakage. (Island sink)

COUNTERTOPS
KITCHEN
CR **13: -** The countertop surface is cracked. We recommend it be repaired or replaced.

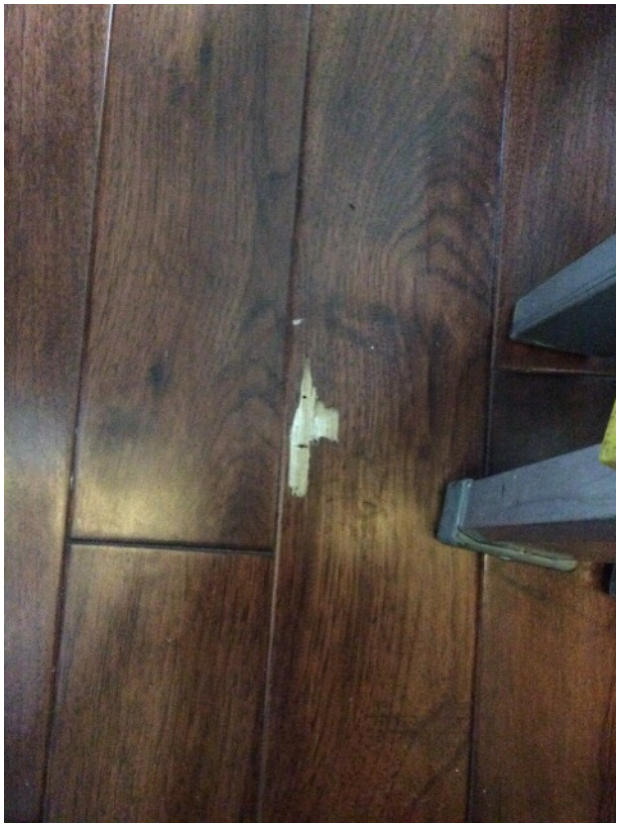


WINDOWS
KITCHEN
CR **14: -** There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.

WINDOWS
LIVING ROOM
CR **15: -** There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.

WINDOWS
MASTER BEDROOM
CR **16: -** There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.

FLOOR
UPSTAIRS / MIDDLE BEDROOM
CR **17: -** The wood flooring is damaged near the bathroom entrance and the closet entrance. We recommend repair.



WINDOWS
UPSTAIRS / LEFT FRONT BEDROOM
CR **18: -** One or more panes of glass are broken. We recommend all broken glass be replaced.

RECEPTACLES
GROUND FLOOR / HALLWAY BATHROOM
CR **19: -** The receptacle in this bathroom is not working. We recommend further investigation and repair, if necessary.

FIXTURES
GROUND FLOOR / GUEST BEDROOM BATHROOM
FE CR **20: -** The shower head is leaking. We recommend the shower head be repaired or replaced.

CR **21: -** The tub/ shower diverter does not fully switch to shower mode, allowing a considerable amount of water to discharge from the tub spout. We recommend repair or replacement of the diverter as a water saving measure.

WINDOWS

FAMILY ROOM

CR **22: -** There is condensation between the panes of glass of several double pane windows. This indicates a failed seal. We recommend the lens assemblies be replaced, which is the only method for correcting this deficiency.

RECEPTACLES

DINING ROOM/AREA

SC CR **23: -** One of the hall receptacles are missing their cover plates. We recommend they be replaced to reduce the risk of electrical shorts and hazardous shocks.

WINDOWS

DINING ROOM/AREA

FE CR **24: -** There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.

Thursday, March 17, 2016
Mrs. Emily Carrillo
2314 Gates Ave
Redondo Beach, CA 90278

Dear Mrs. Emily Carrillo,

We have enclosed the report for the property inspection we conducted for you on Thursday, March 17, 2016 at:

2314 Gates Ave
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: seller, seller's agent

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

NOTES
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.

DISCLAIMERS
FE The solar panels, and related equipment, are outside the scope of this inspection.

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
Primary exterior window material: Vinyl/plastic or vinyl clad

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.

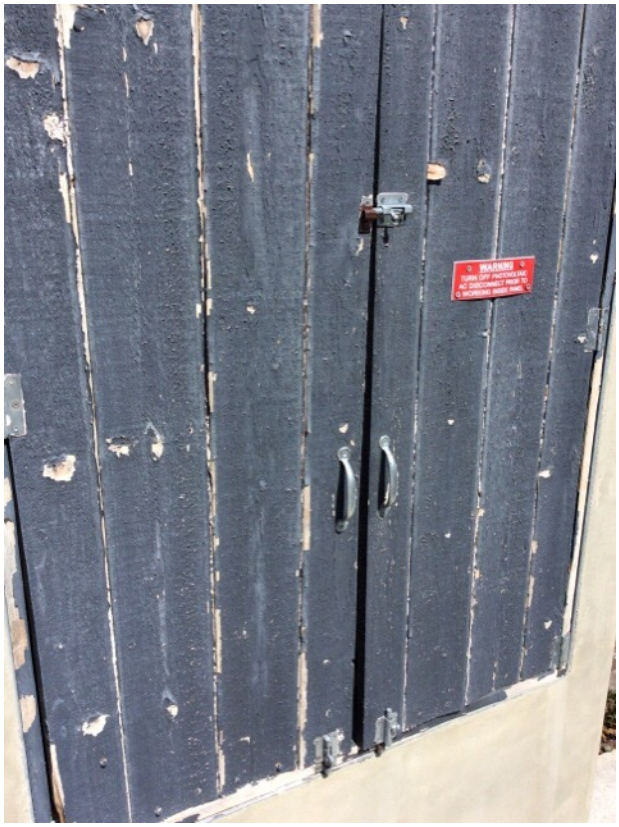
DECK
The deck appears to be properly constructed and generally in serviceable condition, with no need for significant maintenance or repair at this time.

FENCING
The fences appear to be properly installed and in serviceable condition.

GATES
The gates were operating. Routine maintenance will keep them functional and maximize service life.

TRIM

FE CR The wood doors at the electrical enclosure is deteriorated. We recommend it be repaired or replaced.



GRADING

The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

DRAINAGE

A surface drainage system is designed to collect and divert roof runoff and other surface water. It is installed in solid pipe and flows continuously downhill to a point of discharge.

The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty.

We could not determine the discharge location of the drainage system. We suggest inquiries and/or observation during a heavy rain to discover the discharge location and effectiveness of the system.

The drainage system appears to be properly installed, but it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be observed during adverse weather.

We observed some, but possibly not all, of the intake and discharge points for the drainage system. The property owner should identify and flag them for future reference.

The drainage system should be checked for debris and cleaned regularly to ensure proper operation during heavy weather.

GUTTERS
The gutters appear to be properly installed and are in serviceable condition, but should be checked for debris and cleaned on a regular basis to prolong their useful life.

OUTDOOR RECEPTACLES
CR The receptacle at the air conditioning units is not working. We recommend further investigation and repair, if necessary.

CR A receptacle cover plate near the gas meter is damaged. We recommend it be replaced during the course of normal maintenance.

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 roll 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
FE Due to the presence of personal belongings, we could not locate and test any outlets. Any outlets in this area should be GFCI type, and verified for proper function once personal items are removed.

GARAGE DOOR OPENER
The garage door opener(s) operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.

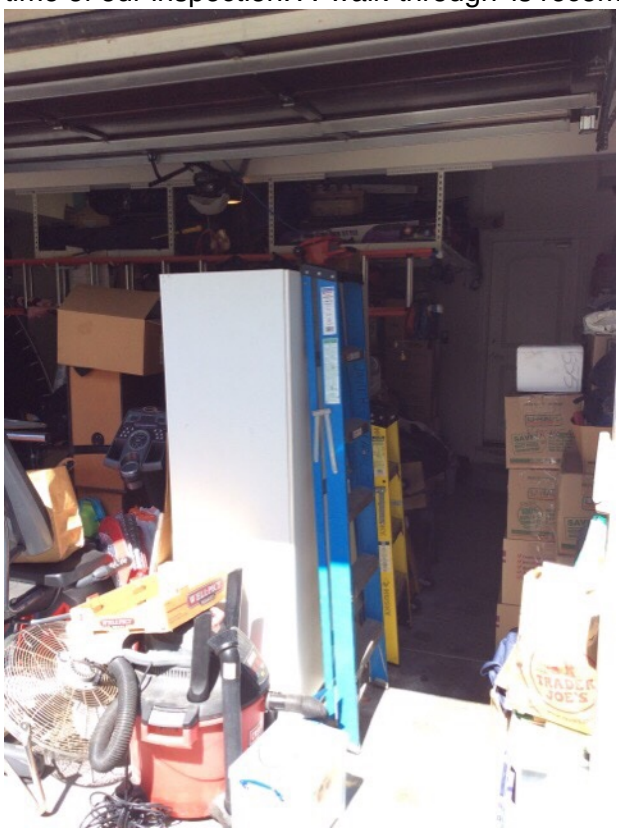
FIRE SEPARATION
The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

PASSAGE DOOR
The passage door to the garage does not latch, whereby voiding it's ability to prevent the spread of fire from the garage to the living space.

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.

GENERAL COMMENT
FE Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection. A 'walk-through' is recommended when the area is cleared and accessible.



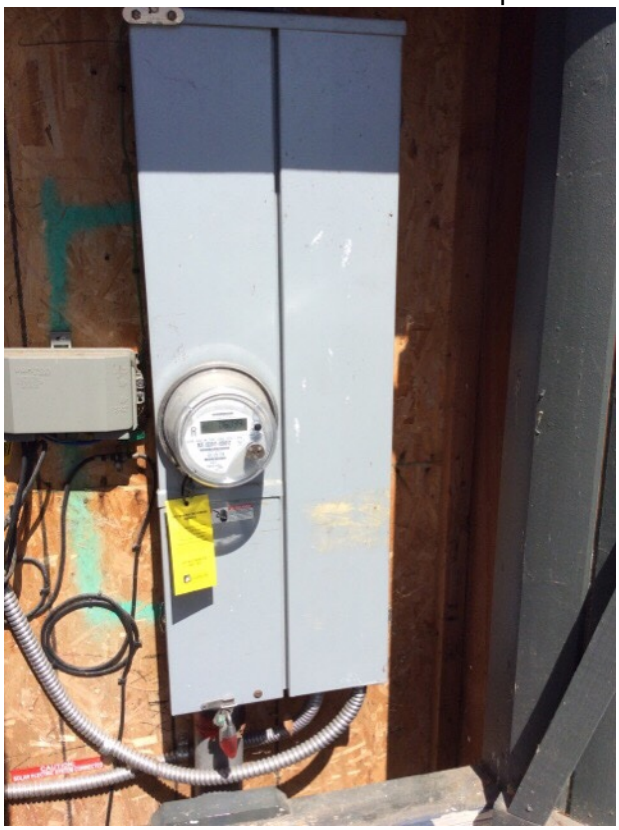
Electrical System

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): 200 amperes
System grounding source: Unable to locate
Branch circuit protection: Circuit breakers
Wiring material: Copper wiring where seen
Wiring method: Non-metallic sheathed cable or'romex'

METER&MAIN
The meter and main electrical service panel are outside on the rear of the 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.

The circuits in the panel 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.

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
The subpanel was opened and the inspected circuitry was found to be installed and fused correctly.

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.

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.

FE Several lights were not working at the time of this inspection. The bulbs may have burned out. Where bulbs are not the problem, the condition of these fixtures and/or wiring should be verified. We recommend installing new bulbs in all lights that aren't working to confirm basic functionality of the fixtures.

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.

SC CR GFCI devices are installed in this home. We recommend adding these devices at all locations currently requiring this protection. This includes receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior. In addition, we recommend upgrading all older devices (pre-2007) with newer devices for safety.

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

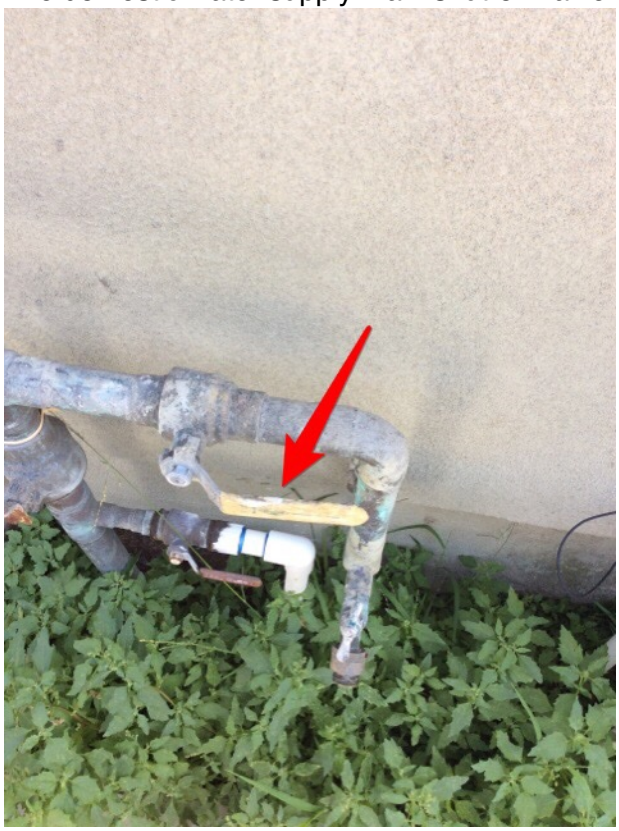
A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, 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: Plastic where seen
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 right 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.

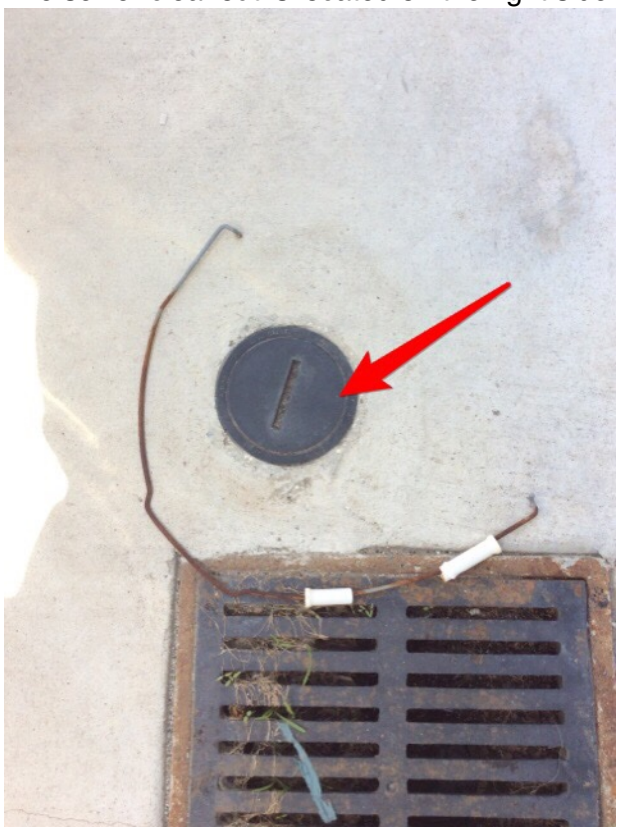
DRAIN LINES

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.

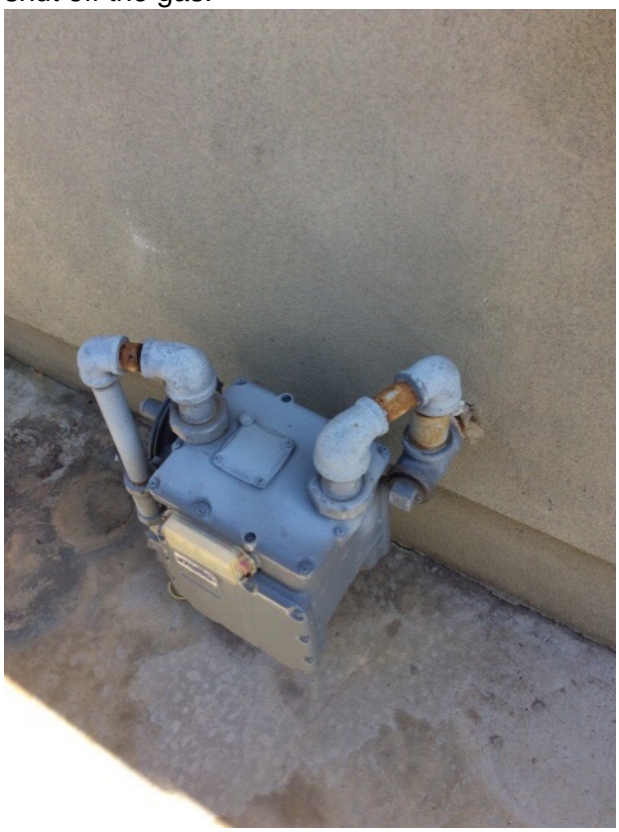
SEWER CLEANOUT

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



GAS METER LOCATION

The gas meter is outside on the right side of the 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: 75 gallons
Age: Estimated to be 10 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
The cold water inlet and hot water outlet connections appear properly installed and in serviceable condition.

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.

GENERAL COMMENT
RU This water heater is near the end of its expected service life. Although operating, the need for replacement should be expected within the next few years.

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: 50,000 btu's (upstairs unit only, downstairs unit inaccessible)
Age: 10 years old

SYSTEM NOTES
FE CR The upstairs heating unit did not respond when tested. We recommend further evaluation and repair by a qualified heating contractor.

GAS SUPPLY
The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

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

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.

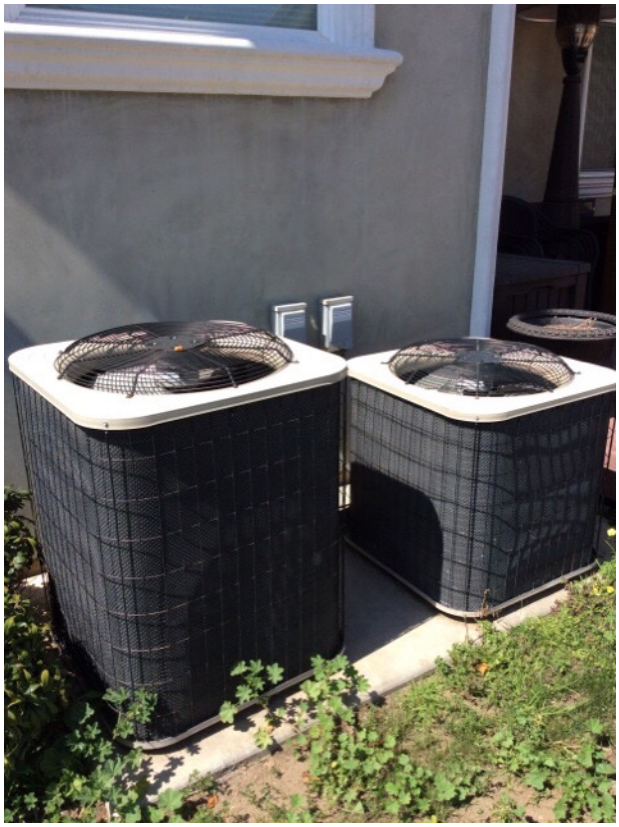
GENERAL COMMENT
FE CR The upstairs heating system failed to respond to normal operating controls. We recommend a qualified contractor be retained to evaluate the system and determine what corrective measures are necessary.

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.

BASIC INFORMATION
Manufacturer: Comfort Products
Method of cooling: Gas compression
Type of system: Gas heat with air conditioning
Number of units: 2
Location of equipment: Split or remote system
Estimated to be approximately 10 years old
Condenser location: Exterior



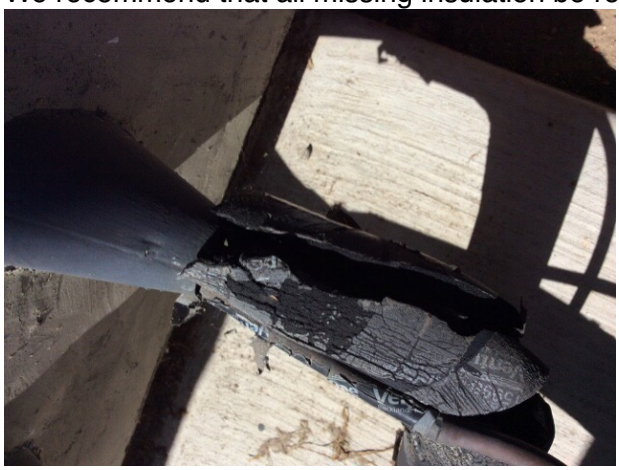
Electrical disconnect location: Adjacent to condensing unit

HVAC WIRING
All accessible wiring appears in good condition.

CONDENSING UNIT
The condensing unit appears to be properly installed and in serviceable condition.

REFRIGERANT LINES

CR Insulation is deteriorated and/or missing from a portion of the refrigerant lines near the condensing unit. We recommend that all missing insulation be replaced to increase energy efficiency.



DUCTS

Both the heating system and the central air conditioning system share the same duct work. Please see the heating system for any comments regarding the duct work.

GENERAL COMMENT

The following is a summary of the DOE (Department of Energy) SEER 13 Federal ruling effective January 2006. This information is included in the report because it will affect the future repair and replacement cost of your air conditioning system if your system was manufactured before 2006: the DOE has directed establishment of new minimum efficiency standards for air conditioners and heat pumps. This new standard will lower consumer utility costs and reduce the environmental impact of the central air conditioning system's exterior mounted equipment.

The minimal Seasonal Energy Efficiency Standards (SEER) rating is being increased to 13 for central air conditioners and heat pumps. The standards will apply to products and replacement parts manufactured as of January 23, 2006. In order for manufactures to meet these operational efficiency standards, the actual size of the extra units (condensers) will increase 50% or more and the weight of the units will increase 30–100 pounds. The cost of a new condenser will also increase $300-$400 and eventually repair parts for pre-2006 equipment will no longer be available.

The age of the cooling equipment increases the risk for its replacement in the near future. If your air conditioning fails it might subject to the following. On January 1, 2010, the Environmental Protection Agency placed into effect a ban on the manufacture of new HVAC systems using R-22 refrigerant. General phaseout of R-22 refrigerant is currently estimated to be complete by the year 2020, at which time chemical manufacturers will no longer be able to produce R-22 to service existing air conditioners and heat pumps. Existing unit using R-22 can continue to be serviced with R-22 but it is expected to gradually become expensive and difficult to obtain.

New, high-energy efficient systems will utilize the new non-ozone-depleting refrigerants such as 410-A. Unfortunately, 410-A cannot be utilized in older systems which previously used R-22 without making substantial and costly changes to system components.

The air conditioning is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

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
Attic access hatches are located in the ground floor front bedroom and the upstairs middle bedroom closets.

FE Due to limited clearances, only a partial 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. (Upstairs attic only)
FE Personal storage was blocking the attic access opening. Therefore, the attic space is considered inaccessible and was not inspected. Ideally, the personal belongings should be removed so the attic may be examined. (Ground floor attic)

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.

RAFTERS
The rafters are 2 x 8 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'OSB'- Oriented Strand Board, nailed solidly across the rafters.

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

CEILING JOISTS
The ceiling joists appear to be generally 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 thermostats: Present for every furnace
Insulated glass doors: Installed
Insulated glass windows: Installed
Door weatherstripping: Installed
Window weatherstripping: Installed
Fireplace dampers: 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.

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
Material: Concrete shingles
Layers: Single layer
Connections and penetrations: Sealed with a combination of metal and mastic seals
Roof drainage system: Gutters and downspouts

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. (Near satellite dish over living room)

FLASHINGS: OVERALL
The accessible connection and penetration flashings appear to be properly installed and in serviceable condition. All of the connections and penetrations should be periodically examined for signs of leakage and repairs performed if necessary.

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.

Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION
Foundation: raised perimeter with stem walls and isolated peers.

Foundation material: Poured concrete
Mudsill: Bolted to foundation
Wall system: Wood stud walls
Floor system: Wood joists support by beams

ACCESS
The crawl space is accessible from an exterior hatch.

FOUNDATION
The foundation and other visible elements of the support structure have performed well and are in good condition for the age of the structure.

MUDSILL
The mudsill is the first wood member of the framing, resting directly on the foundation. The accessible sections of mudsill are in good condition.

ANCHOR BOLTS
Anchor bolts are in place and appear to be properly installed and in good condition.

MOISTURE
The soil was dry at the time of our inspection, and there were no adverse conditions or damage observed related to excessive moisture.

VENTILATION
Ventilation in the crawl space is adequate. Good ventilation in the crawl space is important to keep moisture levels down. Keeping the vents clear of debris and vegetation should be part of regular maintenance.

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

DRAIN LINES
The visible drain piping appears to be properly installed and in serviceable condition.

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.

INTERIOR

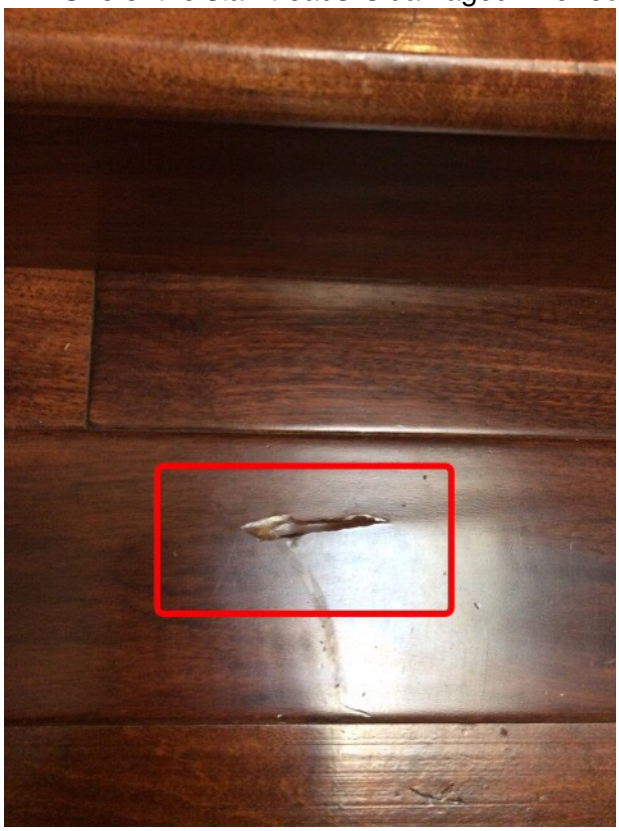
Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of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

BASIC INFORMATION
Number of Bedrooms: Seven
Number of bathrooms: Five
Window material: PVC plastic
Window type: Combination of double-hung, and horizontal sliding
Window glazing: Double pane
Finished floor material: Wood (or simulated wood) 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 serviceable 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.

CR One of the stair treads is damaged. We recommend repair.



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
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 no damper clamp installed on the damper. This prevents the damper from being closed while operating the gas logs. We recommend installing the clamp per current building standards. (Both fireplaces)

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

SC CR Some of the smoke detectors where disassembled with the batteries missing. We recommend all detectors be restored to their functioning condition.

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.

MISCELLANEOUS
FE Many of the areas were full of personal items at time of inspection. Removal of personal belongings may reveal conditions not visible at this time. We recommend these areas be reviewed prior to the close of escrow.

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
Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection
Microwave ovens and trash compactors, although operated, are beyond the scope of this inspection.

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
FE CR One or more of the stove's controls is no longer readable. We recommend replacement for ease of use.

FE CR The stove was found to be in good working condition except that one or more burners would not ignite from the spark ignition. No specific deficiency was noted and we assume that the burners would function with a simple cleaning and/or adjustment. (Right front burner)

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
SC CR GFCI protection was not found at all receptacles as required by present standards. We recommend upgrading in compliance with current standards.

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.

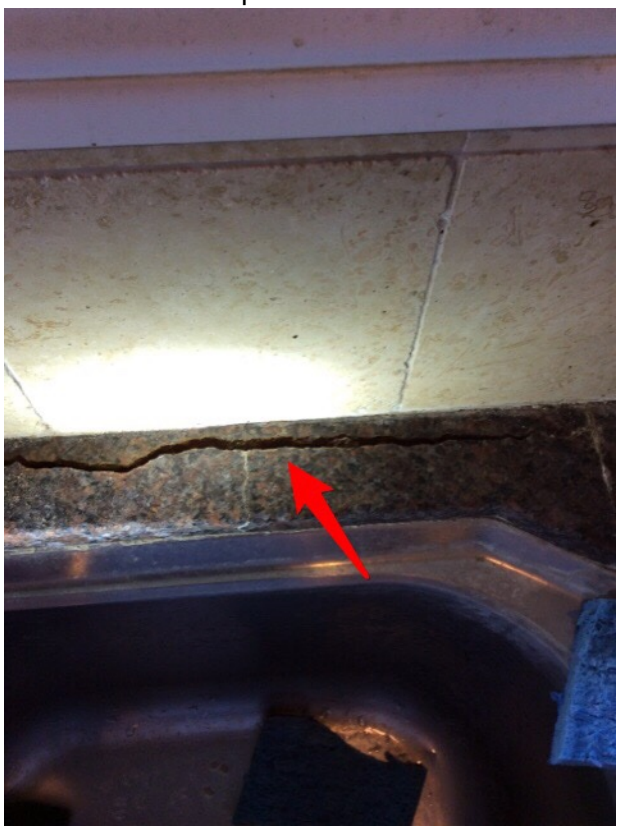
FIXTURES

CR The joint between the countertop and the faucet is loose. We recommend the faucet be tightened and the joint sealed to prevent leakage. (Island sink)

COUNTERTOPS

The countertop is natural stone.

CR The countertop surface is cracked. We recommend it be repaired or replaced.



CABINETS

CR The cabinet surfaces are worn. We recommend they be refinished to restore their cosmetic appearance.

WINDOWS

CR There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.

Living Room

WINDOWS

CR There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.

Bedroom

Master Bedroom

WINDOWS

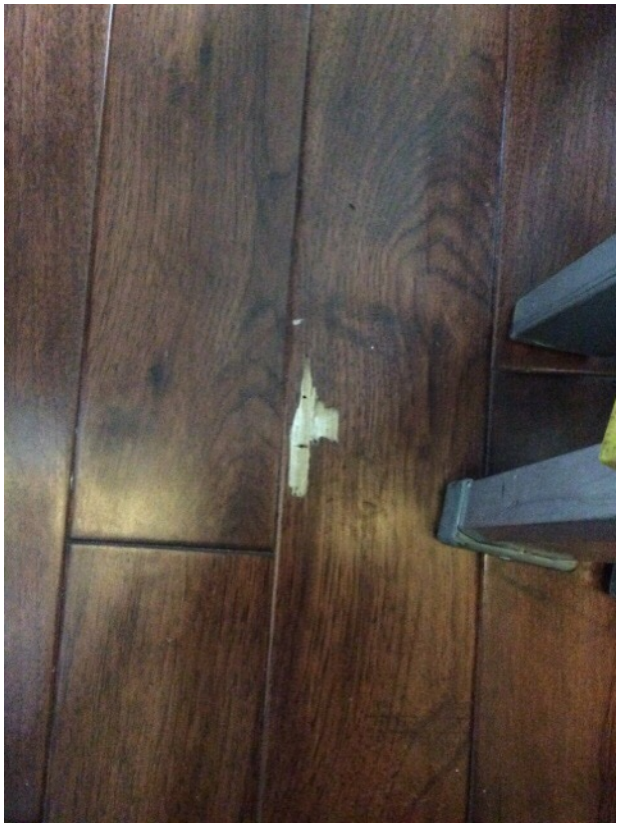
CR There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.

CR The latch on the front window doesn't work. We recommend repair.

Upstairs / Middle Bedroom

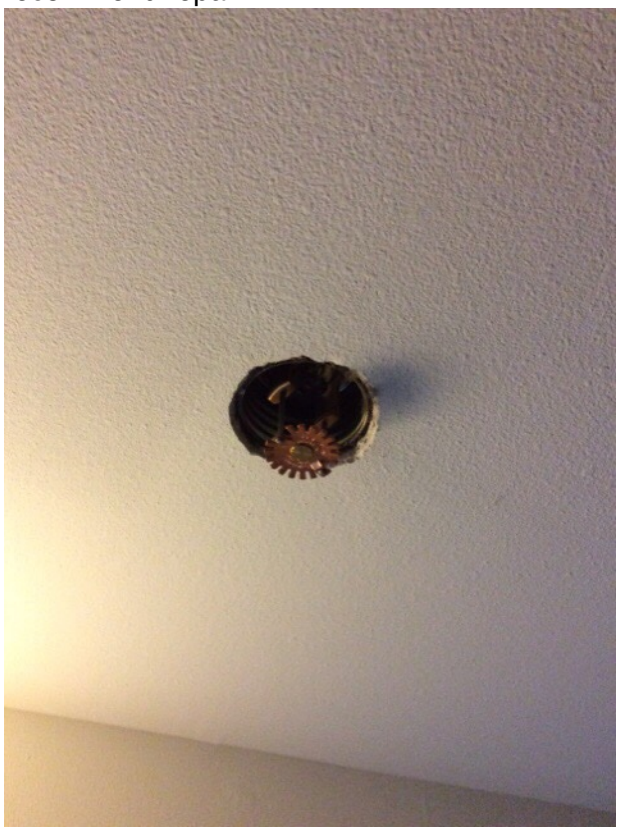
FLOOR

CR The wood flooring is damaged near the bathroom entrance and the closet entrance. We recommend repair.



GENERAL COMMENT

RU Although inspection of the sprinkler system is excluded, we found a missing cover plate in the closet. We recommend repair.



Upstairs / Left Front Bedroom

WINDOWS

CR One or more panes of glass are broken. We recommend all broken glass be replaced.

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.

Master Bathroom

BASIC INFORMATION

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

Bathtub: Molded fiberglass
Shower walls: Mortar set ceramic tile

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.

SHOWER
The shower was operated for the inspection and appeared to be in serviceable condition.

A water test of the shower pan is beyond the scope of this inspection. This test if often performed as a part of a standard pest inspection.

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.

HYDROTHERAPY TUB
Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be sanitized and flushed prior to each use.

The hydrotherapy tub was filled and activated by the controls and was functional.

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.

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

Ground Floor / 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
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
CR The receptacle in this bathroom is not working. We recommend further investigation and repair, if necessary.

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

Ground Floor / Guest Bedroom 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
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.

FIXTURES
FE CR The shower head is leaking. We recommend the shower head be repaired or replaced.

CR The tub/ shower diverter does not fully switch to shower mode, allowing a considerable amount of water to discharge from the tub spout. We recommend repair or replacement of the diverter as a water saving measure.

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.

GLASS ENCLOSURE
The glass on the shower door does not indicate that it is tempered or laminated safety glass. By the 'look' of the installation it appears to be tempered. A thorough cleaning of the glass may reveal the label indicating its composition.

Upstairs / Hallway Bathroom

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

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.

SHOWER
The shower was operated for the inspection and appeared to be in serviceable condition.

A water test of the shower pan is beyond the scope of this inspection. This test if often performed as a part of a standard pest inspection.

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.

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

Upstairs / Middle Bedroom Bathroom

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

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.

SHOWER
The shower was operated for the inspection and appeared to be in serviceable condition.

A water test of the shower pan is beyond the scope of this inspection. This test if often performed as a part of a standard pest inspection.

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.

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

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
RU The laundry washer hoses were made of a material not rated to be under constant pressure for extended periods of time. We recommend replacing these hoses with the metal braided type which are rated for this application. The appliances themselves were not tested.

The dryer hookup is intended for a gas unit only.

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

DOORS
CR The entry door rubs on the floor. We recommend it be planed or sanded for smoother operation.

Family Room

WINDOWS
CR There is condensation between the panes of glass of several double pane windows. This indicates a failed seal. We recommend the lens assemblies be replaced, which is the only method for correcting this deficiency.

Dining Room/Area

RECEPTACLES

SC CR One of the hall receptacles are missing their cover plates. We recommend they be replaced to reduce the risk of electrical shorts and hazardous shocks.

WINDOWS

FE CR There is condensation between the panes of glass of one double pane window. This indicates a failed seal. We recommend the lens assembly be replaced, which is the only method for correcting this deficiency.

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.

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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