

DeBerry

INSPECTION SERVICES



HOME INSPECTION REPORT

**4667 Lotus Street
San Diego, Ca 92107**

Client: Leanne Tibiatowski
August 20, 2026
File #260820BC

Prepared by: Chad Fisher, B.S.S.E., Certified CREIA Inspector

Introduction

A Home Inspection report is intended to establish the general condition and serviceability of the dwelling prior to transfer of ownership. The purpose and scope of this inspection, the Standards of Practice employed, and the limitations and exclusions are described in the Standard Residential Inspection Agreement. A blank copy of the Agreement is included at the end of this report. This report is provided for the sole and exclusive benefit of the Client and is not transferable.

Third Party Liability

The contents of this report are for the sole use of the Client named above and no other person or party may rely upon this report for any reason or purpose whatsoever without the prior written consent of DeBerry Inspection Services. Any person or party who chooses to rely on this report for any reason or purpose whatsoever without the express written consent of DeBerry Inspection Services does so at their own risk and by doing so without the prior written consent of DeBerry Inspection Services waives any claim of error or deficiency in this report.

Definitions

In many instances the evaluation of items is subjective, especially with regard to items which have a cosmetic nature. The Client is therefore advised to inspect and evaluate such items personally. The following definitions are provided to acquaint the Client with the criterion used in evaluating the property:

GOOD – In above average condition, in as new condition

SATISFACTORY – In average condition for its age, serviceable

FAIR – In below average condition for its age, serviceability limited or impaired, in need of some maintenance or repair

POOR – In need of repair or replacement, not serviceable

Specialty Evaluations

The Client is advised that a Home Inspector is a generalist. Throughout this report, recommendations may be made for further evaluation by an appropriately qualified specialist. The Client is advised that such specialty evaluations often result in the discovery of additional defects. Any such specialty evaluations should therefore be completed before removing any investigation contingency and prior to the close of

escrow to avoid incurring unforeseen repair costs which may have been identified during such specialty evaluation.

General

The house is a single story wood frame structure with wood siding and stucco siding around the addition. It is situated on a lot that slopes down at the front. The dwelling is approximately 80 years old. A bedroom addition has been added to the rear of the house. A detached laundry room has been added in the backyard. For the purpose of this report it is assumed that the house faces north. The home was furnished at the time of the inspection, precluding inspection of some areas and/or features of the dwelling. The house on the rear portion of the lot was also inspected on this date and will be referred to as 4669 Lotus Street throughout this half of the report. The condition of 4669 Lotus Street is described in the second half of this report.

This report describes all items/features of the home which were inspected. Items which are defective, are in need of attention, or are considered to be significant safety concerns appear as indented “bullets”. Items which would normally be inspected but were not are also indented in a “bullet” format, along with the reasons for non-inspection. Relatively minor items, such as typical cosmetic defects and common “wear and tear” are contained in the general descriptive text. Maintenance recommendations and suggested upgrades may appear in either the general descriptive text or in the indented “bulleted” text.

Photographs are inserted in places throughout the report. The majority of these photos are intended to provide an enhanced understanding of defects described in the report, including defects which would typically be difficult for the Client to view directly. In some instances, one photo may be used to depict multiple similar defects. The use of photographs is not intended to imply relative importance of defects and some defects not photographed may be of more importance to the Client than photographed defects. Not all defects will be supported with photographs.

Roof

The main house portion of the roof is covered with composition shingles. The roof was visually inspected by walking the roof surface. The roof appears to be in generally fair condition at this time.

- Some of the shingles are deteriorated or damaged and are in need of repair or replacement, especially at the ridges.



- The shingles are cupped and brittle and are showing signs of aging. The roof is deteriorating in places and appears to be at or past its expected lifespan.



The roof over the laundry room is covered with a rolled type roofing with an aggregate surface. The roof was visually inspected by walking the roof surface. The roofing is improperly installed. The roofing seams and edges should be kept well sealed. The Client should be aware that built-up roofs require periodic maintenance and repair.

- There are exposed fasteners on the roof surface at the seams and edges. This condition can cause leakage of the roof.



The accessible roof penetrations and flashings are in generally satisfactory to fair condition at this time. The accessible portions of the eaves are in fair condition. The eaves should be kept well painted/sealed.

- The lower portions of the flashings for many of the roof penetrations terminate underneath the shingles rather than extending onto the surface of the shingles. This condition can cause leakage of the roof.



- Some water staining and deterioration was noted to the eaves, especially at the southwest corner of the house. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.



- It is recommended that a licensed roofing contractor be contacted for a complete roofing inspection and for repair or replacement recommendations.

Attic

Entrance to the attic space is provided through an access hatch in the hallway ceiling. The attic space was inspected only from the access hatch because of the absence of adequate vertical clearance and/or of an adequate walking surface. Portions of the attic space are not visible from the access hatch and were not inspected. Approximately 6 inches of blown-in fiberglass insulation is present between the ceiling joists. There are gable vents which provide ventilation for the attic space. The vent screens are in satisfactory condition.

- The kitchen vent duct has been removed and should be properly replaced.



- It is beyond the scope of this inspection to determine the presence of rodents, however, evidence of rodent activity was noted in the attic space. It is recommended that a licensed pest control company specializing in rodent remediation be contacted for further inspection and recommendations.



- It is beyond the scope of this inspection to determine the presence of asbestos, however, there is an unused gas vent visible in the southeast portion of the attic space which is constructed of a fibrous cement type material which may contain asbestos. The presence of asbestos can pose a health hazard. It is recommended that a qualified asbestos specialist be contacted for further inspection and for recommendations.



The conventional roof framing and board roof sheathing visible from the access hatch appear to be in generally satisfactory to fair condition at this time.

- There are some water stains in the attic roof framing and sheathing. These conditions are apparently caused by leakage of the roof. It could not be determined by visual inspection if these conditions are caused by on-going leakage or if the leakage has been repaired.



- The wood framing is deteriorated in places. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.



Electrical

The electrical service is of the 120/240 volt overhead type. The main electrical panel is located outside at the southeast corner of the 4669 Lotus Street. There is adequate weather protection for the main electrical panel. The capacity of the main breaker is 40 or 50 amps.

- The disconnects are not labeled and it was not determined if the 40 or 50 amp breaker is for this house. The breakers should be properly labeled.
- The capacity of the main breaker is no more than 50 amps. The Client should be aware that this may not be sufficient for modern day appliances or for adding circuits.



There is an electrical sub-panel located outside at the southeast corner of the house. There is weather protection for the sub-panel. Overload protection is provided by circuit breakers. The wires visible in the sub-panel are copper.

- The panel coverplate does not stay shut by itself. This condition should be corrected.
- There are exposed wires under the main panel. This condition should be properly corrected.



- The panel is not labeled and should be properly labeled.



- There are two white neutral wires connected to one connection point in the sub-panel. Local building codes require that there be only one neutral wire connected to each connection point and the “doubled-up” neutral wires should be properly separated.



- There are white neutral wires and bare copper ground wires connected to a common bus in the sub-panel. This condition has been shown to be a hazard in some cases and it is recommended that the neutral wires be properly separated from the ground wires.



- It is recommended that a licensed electrical contractor be contacted for further inspection of the electrical panels and for recommendations.

All accessible 120 volt three wire receptacles were tested for polarity.

- The outlet in the north side of the front bedroom is broken, is a shocking hazard, and should be replaced.



- The three wire outlets in the front bedroom and living room are ungrounded. This house was originally equipped with two wire outlets, however, it is common to find that two wire outlets have been replaced with ungrounded three wire outlets in houses of this age. Local building codes do not allow replacement of two wire outlets with ungrounded three wire outlets unless the replacement outlets are protected by ground fault circuit interrupt (GFCI) breakers. It is recommended that the ungrounded three wire outlets be properly replaced with two wire outlets, or be properly grounded, or be properly provided with GFCI breaker protection.
- The outlet in the northwest portion of the living room is loose and is in need of resealing.
- The missing coverplates for the outlets in the water heater closet and in the laundry room should be replaced.

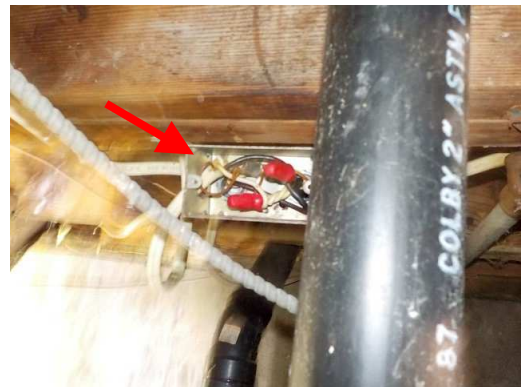
- The outlet located outside at the deck should be provided with a weatherproof coverplate as required by local building codes.

Current local building codes require that ground fault circuit interrupt (GFCI) protection be provided for certain interior and exterior electrical outlets. A GFCI breaker is a safety device designed to help prevent injury which may be caused by faulty electrical appliances or by accidental contact with energized circuit components.

- There is a GFCI breaker type outlet present at the deck. The GFCI breaker failed to trip when the “test” button was pressed and this outlet should be properly replaced.
- In newly constructed dwellings GFCI protection is also required for outlets installed outdoors, in bathrooms, and to serve all kitchen locations as well as for outlets located in certain other locations near likely contact with water. GFCI protection may not have been required at the above locations at the time of construction. There is no statutory requirement to retrofit to meet present standards, however, it is recommended that the Client consider having GFCI outlets installed in any such locations not presently provided with GFCI protection as a safety upgrade.

The portions of the wiring which are visible throughout the house are predominantly of the nonmetallic plastic sheathed type (commonly referred to as “romex”).

- There are uncovered junction boxes in the foundation crawl space. All junction boxes should be properly covered as required by local building codes.



- There are wires terminated improperly in the foundation crawl space. All wires should be properly capped and terminated inside of approved junction boxes as required by local building codes.



- The electrical cord in the cabinet underneath the kitchen sink is loose from the underside of the garbage disposal and should be properly secured in place.



- There is a loose junction box in the attic space which is loose and should be secured in place.
- There is an uncapped knockout opening present in the loose junction in the attic space. This opening should be properly capped as required by local building codes.



The majority of the switches and light fixtures tested throughout the house are serviceable at this time.

- The light in the hall bathroom flickered “on” and “off” during the inspection.



- The light outside at the front of the house is missing its bulb and globe.
- The cause for the above light fixture conditions should be determined and corrected.

The house is equipped with a smoke alarm in the secondary bedroom. It is beyond the scope of this inspection to test smoke alarm horns. The Client is advised that ensuring that the smoke sensors are operational would require the use of real or simulated smoke and is beyond the scope of this inspection.

- The smoke alarms in the hallway and back bedroom are missing and should be replaced.

Effective July 1, 2011 the installation of carbon monoxide (CO) alarms was required in all single family dwellings throughout the State of California having a fossil fuel burning heater or appliance, fireplace, or an attached garage. CO alarms are required “outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)” and “on every level of a dwelling unit including basements”.

- The house is not equipped with a CO alarm. A CO alarm should be properly installed in the hallway outside the bedrooms.

Heating and Cooling

Heat is provided to the house by a Williams natural gas wall furnace located in the hallway. The furnace was visually inspected by opening the access panel near the bottom of the furnace and by looking through the louvers in the furnace cover. The visible portions of the gas vent and gas line are serviceable at this time. The gas supply shut-off valve is properly installed and no smell of gas was detected. Inspection of the heat exchanger for possible defects requires disassembly of the furnace and is beyond the scope of this inspection. The furnace is controlled by a “high-low-off” valve located inside the furnace. The furnace operated when activated by the control valve.

- There is an accumulation of dust and debris inside the furnace and the furnace should be cleaned prior to use.
- The furnace operated when activated by the control valve, however, the furnace appears to be near or beyond the expected service life. It is recommended that a licensed heating contractor be contacted for further inspection of the furnace and for recommendations.



The house is also equipped with an electric central air conditioning system. The compressor unit is located outside at the east side of the house. The electrical service disconnect at the compressor unit is proper. The insulation on the outside coolant line is in good condition. The air conditioning system operated when tested.

- The filter is located in the living room ceiling. The filter is dirty and should be replaced.

Plumbing

The main water shut-off for the house is located outside at the northeast corner of the house. The main water shut-off valve was not tested. The water supply lines visible at the water heater and in the foundation crawl space are copper.

- The water pressure was measured at the east hose bib. The water pressure is 90 p.s.i. This is higher than the maximum recommended water pressure of 80 p.s.i. It is recommended that the pressure regulator be adjusted or repaired/replaced to limit the water pressure to a maximum of 80 p.s.i. The pressure regulator is located near the main water shut-off outside at the northeast corner of the house.



There are local water supply shut-off valves present at the plumbing fixtures. The local fixture shut-off valves were not tested. The Client is advised that local fixture shut-off valves are problematic in nature and often leak or break when opened or closed and that use of the main water shut-off is recommended rather than attempting to use the local fixture shut-off valves. It is beyond the scope of this inspection to evaluate the condition of any irrigation system.

The portions of the drain, waste, and vent lines which are visible throughout the house and in the foundation crawl space are of the ABS plastic and cast iron types. There is some typical corrosion on the cast iron drain lines which are visible in the foundation crawl space.

- Cast iron drain lines have limited service life and tend to corrode and scale on the inside, which in turn causes the drains to run slowly. Determining the condition of the interior of the drain lines requires specialized equipment and is beyond the scope of this inspection. It is recommended that a licensed plumbing contractor having closed circuit television capabilities be retained in order to determine the condition of the interior of the drain lines.

Most dwelling drain systems are provided with one or more cleanouts to facilitate clearing of clogged drain lines. Cleanouts were noted outside at the south side of the property.

The dwelling is equipped with hookups for a clothes washer and a gas clothes dryer. The hookups are located in the laundry room. The washer and dryer were not tested and it is beyond the scope of this inspection to perform operational testing of the washer and dryer hookups.

- There was no power to the 240 volt outlet at the time of the inspection, it appears that this circuit may have been disconnected.



- There is only cold water supplied to the laundry room.
- There is no visible trap or vent for the washer drain. Local building codes require that each drain be provided with a properly vented trap. It was also not determined where the laundry drain connects. It is recommended that a licensed plumbing contractor be contacted for further inspection of the laundry drain and for repairs.



The water heater is located in an exterior closet outside at the east side of the house and is a gas fired Rheem model with a 29 gallon storage capacity. The gas supply shut-off valve is properly installed and no smell of gas was detected. The water supply shut-off valve and pressure-temperature relief valve are properly installed.

- The gas vent is offset and loose from the top of the water heater and should be properly repaired.



- The water heater gas vent terminates too close to the water heater closet roof and should be properly extended a minimum of one foot above the roof surface to prevent damage to the roofing and rubber flashing.



- There is no sediment trap present in the gas supply line. The absence of a sediment trap can cause the water heater to malfunction and manufacturers of gas fired water heaters generally require the presence of a sediment trap. It is recommended that the Client consider installing a sediment trap.
- The pressure-temperature relief valve discharge is not vented to an approved location and the discharge should be properly extended to within 6 to 24 inches of the ground or to a drain.



- The drain valve drips and is in need of repair or replacement.



- There is no water heater expansion tank installed. Most local jurisdictions require an expansion tank to limit pressure buildup in the water supply system. This may not have been required at the time of installation, however, it is recommended that an expansion tank be properly installed.

- The water heater is not adequately secured by seismic restraints because there is only one restraint. The water heater should be properly restrained as required by California state law.



- It is recommended that a licensed plumbing contractor be contacted for further inspection of the water heater and for repair or replacement recommendations.

The main gas shut-off for the house is located outside at the gas meter at the west side of the house.

- The gas line for the laundry room passes through a walk able area and is exposed to physical damage. The gas line should be properly rerouted.



Interior

The ceilings and walls throughout the house are in satisfactory condition. There are typical marred and patched areas in the walls and ceilings. These conditions are cosmetic in nature. The visible portions of the wood flooring are in fair condition. The visible portions of the vinyl flooring are in satisfactory condition.

- The wood flooring is deteriorated in places, especially in the front bedroom. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.



- Portions of the interior of the house were inaccessible because of the presence of furniture and other personal property and could not be inspected. It is recommended that the Buyer examine the interior of the house after the furniture and other personal property has been removed.

The windows are in generally satisfactory to fair condition.

- The back bedroom closet window does not lock and is in need of adjustment or repair.
- There is some water damage to the drywall around the kitchen window. This condition is apparently caused by leakage of the window or of the window flashing. Determining the cause for this condition requires intrusive investigation and is beyond the scope of this inspection. It is recommended that a qualified moisture intrusion specialist be contacted for further investigation and for repair recommendations.



- The dual glazed type windows were examined for evidence of condensation between the panes. There is evidence of previous condensation between the panes of the dual glazed windows in the kitchen. This condition is typical of dual glazed windows which have lost their seal and the defective windows are in need of replacement. Detection of condensation between the panes of dual glazed windows which have lost their seals is weather dependent and defective windows may not be detectable at the time of the inspection. It is recommended that a licensed glazing contractor be contacted for further inspection of all of the windows and for repairs.



The interior doors are in generally fair condition.

- The back bedroom door is delaminating at the bottom.
- The bathroom door rubs and is in need of adjustment or repair.
- The back bedroom and back bedroom closet doors leave a gap at the top when closed. These conditions are caused by the door frames being out of square and are apparently caused by some movement of the structure.



- The front bedroom closet doors have been removed.
- The sliding glass door to the outside from the back bedroom does not lock and is in need of adjustment or repair. This condition is possibly caused by some movement of the structure.



- The sliding screen door is torn at the handle.
- The front door is in satisfactory condition.

Kitchen

The kitchen double sink, faucet, and drain are in fair condition. The garbage disposal is operational at this time. The kitchen countertop and cabinets are in generally fair condition.

- There is a gap between the rear of the sink and the countertop. This condition can cause water damage to the cabinets and should be corrected.



- The drain leaks underneath the sink and is in need of repair.



- There is some water damage to the interior of the cabinet underneath the sink. The cause for this condition could not be determined by visual inspection, however, because of this condition this area was tested for the presence of elevated moisture with a Protimeter Surveymaster electronic moisture meter and was found to be dry at the time of



the inspection. The Client is advised that the absence of moisture at this time does not necessarily indicate that any previous leakage has been successfully repaired or that future leakage will not occur. Water intrusion can cause damage to the structure, as well as promote the growth of mold and mildew. It is beyond the scope of this inspection to determine the presence of potentially harmful mold and mildew. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations.

- The vent fan above the stove is in working order, however, the ductwork in the cabinet above the stove is undersized and should be properly replaced with proper sized ductwork venting to the exterior.

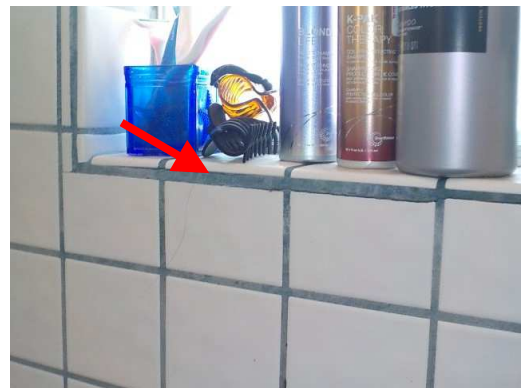
The stove and oven burners are operational at this time. It is beyond the scope of this inspection to evaluate the condition of any refrigerator.

Bathroom

The one piece simulated marble countertop/sink, faucet, and drain are in generally satisfactory condition. The countertop and attached cabinet are also in generally satisfactory condition.

The shower and tile enclosure are in generally fair condition. The tile grout and adjacent caulking should be kept well sealed.

- Some of the enclosure tiles are not completely bonded to the wall at the window sill. This condition is possibly an indication of water damage to the walls behind the tiles. The loose tiles should be removed and any water damaged wall areas should be repaired. The tiles should then be properly replaced and sealed. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations for the reasons stated above.



- There is some water damage to the wall next to the shower. This condition is possibly caused by shower overspray or by leakage around the shower doors. Because of this condition this area was tested for the presence of elevated moisture with a Protimeter Surveymaster electronic moisture meter and was found to be dry at the time of the inspection. The Client is advised that the absence of moisture at this time does not necessarily indicate that any previous leakage has been successfully repaired or that future leakage will not occur. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations for the reasons stated above.
- The faucet handle is hard to operate and is in need of adjustment or repair.



The toilet is in working order.

Exterior

The concrete driveway is in generally good condition with only minor and hairline cracks. The concrete and paver walkways and patios are in generally satisfactory to fair condition. The pavers are uneven in places. This condition is minor in nature.

- There is a vertically offset joint in the concrete patio at the southwest corner of the house which constitutes a tripping hazard. This condition should be corrected. This condition is possibly caused by tree roots.



The wood deck at the southeast corner of the house is in fair to poor condition. The wood decking and framing should be kept well painted/sealed to protect them from water damage.

- There is earth/wood contact at deck in places. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.
- There is a stack of concrete blocks supporting the middle of the deck. This is considered a temporary support and the deck should be properly supported.



- The deck steps are damaged, are a safety hazard, and the deck is in need of repair.



- It is recommended that a licensed contractor specializing in decks be contacted for further inspection and for repairs.

The chain link fencing is in generally satisfactory condition. The wood fencing is in generally satisfactory to fair condition.

- The fence gate at the northeast corner of the 4669 Lotus Street does not work properly and is in need of repair.
- The soil slopes toward the foundation under the deck. The drainage should be improved in this area and the earth should be regraded so that the soil slopes away from the foundation a minimum of 6 inches for a distance of 10 feet and water drains freely to the street or to another proper drainage discharge area. When a distance of 10 feet is not possible because of a barrier or property line, the soil may slope at the same rate to a swale which drains to the street or to another proper drainage discharge area. In correcting the drainage care must be taken to keep the soil level a minimum of 6 inches below the top of the concrete foundation wall to prevent possible moisture intrusion into the wall assembly and deterioration of the wood framing.



The drainage around the house should be maintained so that the soil slopes away from the foundation and water drains freely to the street or to another proper drainage discharge area.

The stucco siding is in generally satisfactory condition with minor and hairline cracks which are typical for this type of material. The wood siding is in generally fair condition and should be kept well painted/sealed.

- The wood siding is deteriorated in places, especially near the bathroom window. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.



- The wood siding is weathered and is in need of painting/resealing. The wood siding should be kept well painted/sealed.



- There is earth/wood contact at siding at the laundry room. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.



- The property address is not clearly visible from the street. The address number should be clearly visible and legible from the street for emergency identification purposes.

Foundation and Crawl Space

The foundation consists of perimeter concrete walls, an interior concrete wall, interior concrete piers and wood posts, and a crawl space. The crawl space access hatches are located outside at the southeast corner of the house. The sill plates are fastened to the top of the foundation walls with anchor bolts. The concrete piers and wood posts, as well as the floor joists, are in satisfactory to fair condition.

- There is a horizontal crack in the foundation wall outside at the southeast corner of the house. This crack is apparently caused by the reinforcing steel in the concrete footing being located too close to the surface of the foundation wall. The foundation walls become wet and the moisture penetrates the concrete to the steel. The moist steel then rusts and expands producing the horizontal cracking. This process can be accelerated by the presence of certain additives or contaminants in the concrete.



- The concrete has spalled away from the edge of the foundation at the front of the house west of the entry. This condition is apparently caused by one of the anchor bolts being placed too close to the edge of the foundation wall during construction. When the foundation walls become wet, moisture penetrates the concrete to the steel anchor bolt. The moist steel then rusts and expands producing the spalled area. Only one bolt appears to be affected and there is no evidence that this condition is structurally significant.



- There is a joint in the foundation wall at the main house/addition junction. This condition is not unusual for this type of junction.



- There is a slightly offset crack in the foundation wall at the front of the living room west of the entry. This condition is apparently caused by some movement of the foundation.



- There is a large crack visible in the foundation wall under the south side of the original portion of the house. This condition is also apparently caused by some movement of the foundation.



- The house appears to have possibly experienced some distress as evidenced by the out of square condition of some of the door frames and cracks in the foundation walls. It is recommended a registered professional engineer well versed in the evaluation of residential foundations be retained for further inspection and recommendations.
- There are no brackets at the beam/post connections and the beams are only 4x4. Current standards require brackets and 4x6 beams, however, these conditions were not require at the time of the inspection.



- There is some water staining to the sub-flooring in the areas of the bathroom. This condition is typical of houses of this age and the sub-flooring was dry at the time of the inspection. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations for the reasons stated above.



- There is some deterioration to the wood framing, especially under the addition. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.



- The soil in the crawl space was dry at the time of the inspection, however, there is evidence of previous presence of water in the crawl space, especially under the addition. Water should be kept away from the foundation.

The crawl space should be kept dry and water should not be allowed to pond in the areas adjacent to the foundation.

DeBerry

INSPECTION SERVICES



HOME INSPECTION REPORT

**4669 Lotus Street
San Diego, Ca 92107**

Client: Leanne Tibiatowski
August 20, 2026
File #260820BC

General

The house is a single story wood frame structure with wood siding. It is situated on a lot that slopes down at the south side. The dwelling has been converted from a garage. The age of the dwelling is not known. For the purpose of this report it is assumed that the front door faces west. The home was furnished at the time of the inspection, precluding inspection of some areas and/or features of the dwelling. The dwelling was not occupied at the time of the inspection. The Client is advised that certain conditions which may be evident in an occupied dwelling, such as leakage of plumbing which only occurs during active use of the dwelling, may not be evident during the inspection of an unoccupied dwelling. Purchase of a dwelling which is not occupied therefore increases the risk that the Client will later discover defects which were not evident during the inspection. The house on the front portion of the lot was also inspected on this date and will be referred to as 4667 Lotus Street throughout the second half of this report. The condition of 4667 Lotus Street is described in the first half of this report.

This report describes all items/features of the home which were inspected. Items which are defective, are in need of attention, or are considered to be significant safety concerns appear as indented “bullets”. Items which would normally be inspected but were not are also indented in a “bullet” format, along with the reasons for non-inspection. Relatively minor items, such as typical cosmetic defects and common “wear and tear” are contained in the general descriptive text. Maintenance recommendations and suggested upgrades may appear in either the general descriptive text or in the indented “bulleted” text.

Photographs are inserted in places throughout the report. The majority of these photos are intended to provide an enhanced understanding of defects described in the report, including defects which would typically be difficult for the Client to view directly. In some instances, one photo may be used to depict multiple similar defects. The use of photographs is not intended to imply relative importance of defects and some defects not photographed may be of more importance to the Client than photographed defects. Not all defects will be supported with photographs.

Roof

The roof is covered with composition shingles. The roof was only visually inspected front a ladder leaned against the roof in places because of the steep pitch and condition of the shingles. The roof appears to be in fair to poor condition at this time.

- The shingles are cupped and brittle and are showing signs of aging. The roof is deteriorating and damaged in places and appears to be at or past its expected lifespan.



The accessible roof penetrations and flashings are in generally satisfactory condition at this time. The accessible portions of the eaves are in poor condition. The eaves should be kept well painted/sealed.

- There are some water stains in the eaves in places. These conditions are apparently caused by leakage of the roof.



- Some deterioration was noted to the eaves in many places. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.



- It is recommended that a licensed roofing contractor be contacted for a complete roofing inspection and for repair or replacement recommendations.

Attic

There is no accessible attic space above this house.

Electrical

The electrical service is of the 120/240 volt overhead type. The main electrical panel is located outside at the southeast corner of the house. There is adequate weather protection for the main electrical panel. The capacity of the main breaker is 40 or 50 amps.

- The disconnects are not labeled and it was not determined if the 40 or 50 amp breaker is for this house. The breakers should be properly labeled.

- The capacity of the main breaker is no more than 50 amps. The Client should be aware that this may not be sufficient for modern day appliances or for adding circuits. It is recommended that a licensed electrical contractor be contacted for further inspection and possibly upgrading to a new, larger main panel.



The main electrical sub-panel is located in the bedroom. Overload protection is provided by circuit breakers. The branch wires visible in the panel are copper.

All accessible 120 volt three wire receptacles were tested for polarity. The polarity of all three wire receptacles tested is proper.

- There is only one kitchen countertop outlet. This condition does not meet current standards and the kitchen electrical should be properly upgraded.

Current local building codes require that ground fault circuit interrupt (GFCI) protection be provided for certain interior and exterior electrical outlets. A GFCI breaker is a safety device designed to help prevent injury which may be caused by faulty electrical appliances or by accidental contact with energized circuit components.

There are GFCI breaker type outlets present in the bathroom and in the east side of the kitchen. The GFCI breakers tripped and the power to these outlets was disconnected when the “test” buttons were pressed, this is proper.

- In newly constructed dwellings GFCI protection is also required for outlets installed to serve all kitchen locations as well as for outlets in certain other locations near likely contact with water. GFCI protection may not have been required at the above locations at the time of construction. There is no statutory requirement to retrofit to meet present standards, however, it is recommended that the Client consider having GFCI outlets installed in any such locations not presently provided with GFCI protection as a safety upgrade.

The portions of the wiring which are visible throughout the house are predominantly of the nonmetallic plastic sheathed type (commonly referred to as “romex”).

The switches and light fixtures tested throughout the house are in fair condition.

- The ceiling fan wobbles and is in need of balancing.
- The light fixture outside the entry is missing its light bulb and was not tested. The cause for this condition should be determined and corrected.
- The missing coverplates for the switches in the bedroom and east side of the kitchen should be replaced.

The house is equipped with a smoke alarm. It is beyond the scope of this inspection to test smoke alarm horns. The Client is advised that ensuring that the smoke sensor is operational would require the use of real or simulated smoke and is beyond the scope of this inspection.

Effective July 1, 2011 the installation of carbon monoxide (CO) alarms was required in all single family dwellings throughout the State of California having a fossil fuel burning heater or appliance, fireplace, or an attached garage. CO alarms are required “outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedroom(s)” and “on every level of a dwelling unit including basements”.

- The house is not equipped with a CO alarm. A CO alarm should be properly installed outside the bedroom.

Heating and Cooling

The wall type heater/air conditioner located in the living room is operational at this time.

- There is what appears to be mold or mildew present in the unit. Some types of mold and mildew can present a health hazard. It is beyond the scope of this inspection to determine the presence of potentially harmful mold and mildew. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations.



Plumbing

The main water shut-off for the house appears to be located outside at south side of the house. The main water shut-off valve was not tested. The water supply lines visible at the water heater are copper.

- The water pressure was measured at the southwest hose bib. The water pressure is 90 p.s.i. This is higher than the maximum recommended water pressure of 80 p.s.i. It is recommended that a pressure regulator be installed to limit the water pressure to a maximum of 80 p.s.i.

There are local water supply shut-off valves present at the plumbing fixtures. The local fixture shut-off valves were not tested. The Client is advised that local fixture shut-off valves are problematic in nature and often leak or break when opened or closed and that use of the main water shut-off is recommended rather than attempting to use the local fixture shut-off valves.

The portions of the drain, waste, and vent lines which are visible throughout the house are of the ABS plastic type. Determining the condition of the interior of the drain lines requires specialized equipment and is beyond the scope of this inspection.

Most dwelling drain systems are provided with one or more cleanouts to facilitate clearing of clogged drain lines. Cleanouts were noted outside at the south side of the house.

- One of the drain cleanout caps is missing at the south side of the kitchen and should be replaced. The cause for this condition was not determined.



- It is recommended that consideration be given to retaining a licensed plumbing contractor having closed circuit television capabilities in order to inspect the drain lines for possible defects.

The water heater is located outside at the south side of the house and is a gas fired Rheem model with a 29 gallon storage capacity. The gas vent is serviceable at this time. The gas supply shut-off valve is properly installed and no smell of gas was detected. The water supply shut-off valve and pressure-temperature relief valve are properly installed.

- There is no sediment trap present in the gas supply line. The absence of a sediment trap can cause the water heater to malfunction and manufacturers of gas fired water heaters generally require the presence of a sediment trap. It is recommended that the Client consider installing a sediment trap.
- There is no water heater expansion tank installed. Most local jurisdictions require an expansion tank to limit pressure buildup in the water supply system. This may not have been required at the time of installation, however, it is recommended that an expansion tank be properly installed.
- The pressure-temperature relief valve discharge is not vented and the discharge should be properly extended to within 6 to 24 inches of the ground or to a drain.



- The water heater is not adequately secured by seismic restraints because there is only one strap. The water heater should be properly restrained as required by California state law.



- The glass window for the water heater flame is obstructed and is in need of repair or replacement.



- The water heater was off at the time of the inspection and did not light when tested. The cause for this condition should be determined and corrected.
- It could not be determined if the hot/cold water orientation is correct at the fixtures. Local building codes require that the hot water supply be on the left. It is recommended that the fixtures be tested for proper hot/cold orientation after the water heater has been placed in service.
- It is recommended that a licensed plumbing contractor be contacted for further inspection of the water heater and for repairs.
- The water heater closet is deteriorated in places. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations.



The main gas shut-off for the house is located outside at the gas meter at the west side of 4667 Lotus Street.

Interior

The ceilings and walls throughout the house are in generally satisfactory condition. There are typical marred and patched areas in the walls and ceilings. These conditions are cosmetic in nature.

- The ceilings and walls have been recently refinished/painted, making detection of some defects impossible.

The visible portions of the tile flooring are in fair condition.

- The tile flooring is cracked and loosely bonded in places, especially in the kitchen. These conditions are possibly caused by movement of the slab.



- Portions of the interior of the house were inaccessible because of the presence of furniture and other personal property and could not be inspected. It is recommended that the Buyer examine the interior of the house after the furniture and other personal property has been removed.

The windows are in generally satisfactory to fair condition.

- There is a cracked pane in the kitchen window.

- The kitchen window crank hits the secondary window and is hard to operate. This condition should be properly corrected.



- The bathroom skylight is cracked and is in need of repair or replacement.



- The bedroom window screen is torn.

The interior doors are in generally satisfactory to fair condition.

- One of the mirrored bedroom closet doors is missing.

The front door is in satisfactory condition.

Kitchen

The kitchen double sink, faucet, and drain are in fair condition. The kitchen countertop and cabinets are in generally fair condition.

- The faucet does not turn and is in need of adjustment or repair.

- The drain leaked underneath the sink and is in need of repair.



- The garbage disposal is noisy when in use and the cause for this condition should be determined and corrected.



- There is some water damage to the interior of the cabinet underneath the sink. The cause for this condition could not be determined by visual inspection, however, because of this condition this area was tested for the presence of elevated moisture with a Protimeter Surveymaster electronic moisture meter and was found to be dry at the time of the inspection. The Client is advised that the absence of moisture at this time does not necessarily indicate that any previous leakage has been successfully repaired or that future leakage will not occur. Water intrusion can cause damage to the structure, as well as promote the growth of mold and mildew. It is beyond the scope of this inspection to determine the presence of potentially harmful mold and mildew. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations.
- One of the kitchen cabinet drawer fronts is missing and this drawer is in need of repair.



The vent fan above the stove is in working order.

- The vent hood light did not work when tested, this condition is possibly caused by a burned out light bulb.
- The oven and stovetop burners did not light when tested and the cause for this condition should be determined and corrected.

It is beyond the scope of this inspection to evaluate the condition of any refrigerator.

Bathroom

The one piece simulated marble countertop/sink, faucet, and drain are in generally satisfactory condition. The attached cabinet is in fair condition.

- There is some water damage to the interior of the cabinet underneath the sink. The cause for this condition could not be determined by visual inspection, however, because of this condition this area was tested for the presence of elevated moisture with a Protimeter Surveymaster electronic moisture meter and was found to be dry at the time of the inspection. The Client is advised that the absence of moisture at this time does not necessarily indicate that any previous leakage has been successfully repaired or that future leakage will not occur. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations for the reasons stated above.



The tile lined shower and enclosure appear to be in generally fair condition. The shower basin waterproofing system is covered with tile and could not be inspected. It is important to keep the tile grout and adjacent caulking well sealed.

- The faucet handle rotates without a stopping point and is in need of repair.



- There is some water damage to the wall next to the enclosure. This condition is possibly caused by shower overspray or by leakage around the shower doors. Because of this condition this area was tested for the presence of elevated moisture with a Protimeter Surveymaster electronic moisture meter and was found to be dry at the time of the inspection. The Client is advised that the absence of moisture at this time does not necessarily indicate that any previous leakage has been successfully repaired or that future leakage will not occur. It is recommended that a qualified indoor air quality specialist be contacted for comprehensive investigation and for recommendations for the reasons stated above.
- No safety glass markings could be located on the shower doors. Ordinary glass can cause serious injury if broken and current local building codes would require that these panes be safety glass because of their location. The timeframe in which new requirements are adopted varies among local building jurisdictions. The requirements at the time of installation are therefore not known.
- The shower basin was not leak tested as it is beyond the scope of this inspection. Tile lined shower enclosures may be subject to possible leakage. It is highly recommended the shower basin be leak tested.
- The toilet flushed when tested, however, it is loose from the floor and is crooked. The toilet is in need of repair.
- This bathroom is equipped with a skylight for ventilation, however, the opening arm for the skylight was not located and the skylight should be made operational.



Exterior

The concrete walkways are in generally fair condition.

- There is a gap approximately 1 inch in width between the south walkway and the house. This condition can allow water to infiltrate the soils underneath the foundation and this gap should be filled.



- There is evidence of water ponding on the walkway at the west side of the house. The drainage should be improved in this area and water should not be allowed to pond in areas adjacent to the foundation.



The drainage around the house should be maintained so that the soil slopes away from the foundation and water drains freely to the street or to another proper drainage discharge area.

The wood siding is in generally fair and should be kept well painted/sealed.

- The soil level is too high at the north side of the house. This condition can cause deterioration of the wood framing. The soil level should be lowered to a level no higher than the concrete foundation wall and should not be in contact with the siding. It is recommended that a licensed structural pest control company be contacted for further inspection and repair recommendations. In correcting the soil level care must be taken to avoid creating ponding near the foundation.



Some of the windows are of the retrofit type and it appears that flexible caulking was utilized to seal the window frames into the openings. This type of installation can cause leakage, especially if the caulking is not kept well sealed.

Foundation

The foundation system consists of concrete footings and a slab on grade. The portions of the foundation walls visible around the outside of the house were examined for possible cracks. Portions of the foundation walls are inaccessible because of flatwork, storage, and/or vegetation and were not inspected.

- The concrete has spalled away from the edge of the foundation at the west side of the house in at least two places. This condition is apparently caused anchor bolts being placed too close to the edge of the foundation wall during construction. When the foundation walls become wet, moisture penetrates the concrete to the steel anchor bolts. The moist steel then rusts and expands producing the spalled areas. There is no evidence that this condition is structurally significant.



- There are trees growing close to the foundation at the north side of the house. There is no evidence of structural damage to the foundation from tree roots at this time, however, the house should be periodically monitored for signs of distress and the tree removed and the roots killed if necessary.



- The home was converted from a garage. Garages typically do not have moisture barriers under the slab as required by slab on grade type construction. The presence of a moisture barrier is not known.
- The house appears to have possibly experienced some distress as evidenced by the loosely bonded and cracked tiles described above.
- It is recommended a registered professional engineer well versed in the evaluation of residential foundations be retained for further inspection and recommendations.

The condition of the slab could not be determined because it is covered with flooring. Water should not be allowed to pond in the areas adjacent to the foundation.

Limitations and Exclusions

In accordance with the Standard Residential Inspection Agreement, the inspection does not include operating systems or components with other than normal user controls and does not include auxiliary features beyond the basic function. Examples of such auxiliary features would be oven self-cleaning features and programmable functions of heating/cooling thermostats.

Some homes contain numerous systems and components which are excluded from a residential inspection. Examples of such systems and components would be security systems, irrigation systems, and outdoor barbecue facilities. Most, if not all homes also contain systems or components which are generally thought to be commonplace minimum features but which are excluded from a standard residential inspection. Examples of such commonplace systems and components would be telephone and TV wiring. The Client is advised that any systems not included in this report were not inspected.

The Client may desire to have evaluations conducted by individuals specializing in areas which are beyond the scope of this inspection, such as mold and mildew, asbestos, lead paint, radon, or other areas which may be of interest to the Client. This Inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

Repair Methods

Repair recommendations may be made in this report. While some recommendations may appear to be relatively detailed and technical in nature, it is not the intent of this report to provide repair instructions. The party performing the repairs is expected to be knowledgeable regarding the proper repair methods and will retain total responsibility for performing the repairs in a proper and satisfactory manner.

Warranty

DeBerry Inspection Services provides no warranty or guarantee regarding future performance of the property. The Client should consider obtaining a home warranty in order to reduce the probability of unforeseen maintenance and repair costs. Some home warranties do not cover the cost of upgrading components and systems to meet current code requirements in the course of performing covered repairs and such costs may be chargeable to the Homeowner. It is recommended that the Client consider purchasing a home warranty which covers such upgrade costs.

Closing

The Client is reminded that a home inspection is limited to visually accessible areas. Under the best of circumstances some portions of the dwelling, such as inside the walls, are inaccessible. Other portions of the dwelling are often rendered inaccessible by the presence of furniture and other personal property and can therefore not be inspected.

In order to gain maximum benefit from the home inspection process, the Client must fully understand the contents of the inspection report. The Client should read the entire inspection report when it is received and promptly call the Inspector with any questions or concerns regarding the inspection or the inspection report.

STANDARD RESIDENTIAL INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT, PLEASE READ IT CAREFULLY



Client: _____ Report #: _____
Address: _____

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

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIASM), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

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

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

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

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

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

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents, or employees more than one year from the date Client discovers, or through the exercise of reasonable

diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

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

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

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

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

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

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

Construction Dispute Resolution Services LLC

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee listed herein.

INSPECTION FEE: \$ _____

FORM OF PAYMENT: Cash or Check at time of inspection

Client: _____ Date: _____

Client: _____ Date: _____

Inspector: _____ Date: _____

RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

Part I. Definitions and Scope

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

- A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed 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. *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 restrictions⁷. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
13. Determining the integrity of hermetic seals at multi-pane glazing

14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
21. Operating shutoff valves or shutting down any system or component
22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

B. The Inspector may, at his or her discretion:

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

Part IV. Glossary of Terms

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

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function

Building: The subject of the inspection and its primary parking structure

Component: A part of a system, appliance, fixture, or device

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a real estate inspection

Device: A component designed to perform a particular task or function

Fixture: A plumbing or electrical component with a fixed position and function

Function: The normal and characteristic purpose or action of a system, component, or device

Functional Drainage: The ability to empty a plumbing fixture in a reasonable time

Functional Flow: The flow of the water supply at the highest and farthest fixture from the building supply shutoff valve when another fixture is used simultaneously

Inspect: Refer to Part I, "Definition and Scope", Paragraph A

Inspector: One who performs a real estate inspection

Normal User Control: Switch or other device that activates a system or component and is provided for use by an occupant of a building

Operate: Cause a system, appliance, fixture, or device to function using normal user controls

Permanently Installed: Fixed in place, e.g. screwed, bolted, nailed, or glued

Primary Building: A building that an Inspector has agreed to inspect

Primary Parking Structure: A building for the purpose of vehicle storage associated with the primary building

Readily Accessible: Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

Real Estate Inspection: Refer to Part I, "Definitions and Scope", Paragraph A

Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

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

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

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

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

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