



HomePro Inspections



Residential Pre-Listing Inspection Address:

3828 Keswick Road

La Canada Flintridge CA 91011

Report Prepared for: Sonia Chang

General Information



Inspection Address

Street: 3828 Keswick Rd

City: La Canada Flintridge

State: California

Zip: 91011

Inspection Details

Inspection Date: Nov 30, 2023

Report Date: December 01, 2023

Report Delivered: by email

Start Time: 11:15 AM

End Time: 1:30 PM

Weather Conditions: sunny

Temperature: 62 degrees

Report Number: IX-000363

Present During Inspection: seller and seller's agent

Building Occupied: yes occupied

Inspection Limited to: structure, exterior, landscape, roof, plumbing, electrical, heating, air conditioning, insulation, fireplaces and wood burning appliances, foundation, garage and attic

Inspection Excludes: pool/hot tub

Inspection Includes: moisture evaluation and testing



Construction Type

Construction Style: split-level

Structure Type: Attached

Construction Material: Wood frame

Residence Type: Single-family dwelling

Building Details

Date Built: 1948

Bedrooms: Three

Bathrooms: Three

Kitchens: One

Supporting Foundation: Slab-on-grade



Approximate Area: 3848 Sq. Ft.

Entrance Faces: North

Sellers Information

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Definitions and Scope

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the California Real Estate Inspection Association® (CREIA). The report documents observations of systems and components that, in the professional opinion of the inspector authoring this report, are significant material defects that affect the value, desirability, habitability, or safety of the residence. Style or aesthetics have not been considered in determining whether a specific system structure or component is defective.

Inspections performed to CREIA® standards are not technically exhaustive. The inspection and this report are limited to the primary residence, its associated primary parking structure, and only those specific systems, structures and components that were present and visually accessible at the time of the inspection. Systems or structures outside of these parameters are included only if agreed to by the inspector and client, in writing, prior to commencement of the inspection process.

Although every reasonable effort was made to discover and correctly interpret indications of previous or ongoing defects that may be present, a standard real estate inspection is a non-invasive physical examination, designed to determine conditions, as they exist at the time of inspection. The inspection results are offered as an opinion only and no responsibility is assumed by the inspector or inspection company for the actual condition of the building or property examined at the time of the inspection. Likewise, no guarantee of future performance is implied. Additional information as to the scope of the inspection standards as well as limitations, exceptions and exclusions are explained below and at the beginning and end of every section of the report.

Components and systems are operated only with normal user controls and as conditions permit. If the inspector has the skills and knowledge to readily identify the cause of a material defect, that cause has been reported herein. If the cause is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life has been reported. This report may contain recommendations regarding conditions reported or recommendations for further evaluation by appropriate persons. When systems or components designated for inspection in the CREIA® standards are present but are not inspected or are excluded, the reason the item was not inspected or has been excluded is reported.

CONVENTIONS USED IN THIS REPORT

Clients must have a clear understanding of the terms used in this report. The following conventions have been used to highlight or categorize issues encountered by the writer during the inspection.

IMPORTANT: An issue that doesn't necessarily need repair or replacement, but, in your inspector's opinion is a significant issue that needs to be brought to the attention of the client. An example might be an appliance that is functioning fine, but the inspector knows has been recalled by the manufacturer.

ATTENTION: A less significant issue that doesn't necessarily need repair or replacement, but needs to be brought to the attention of the client. An example might be a poor quality component in use that works fine but could be improved upon.

REPAIR NEEDED: An issue that in the opinion of your inspector needs repair now.

FURTHER INSPECTION: An issue that in the opinion of your inspector needs an independent additional inspection and evaluation by a trade professional.

DANGEROUS: An issue, in the opinion of your inspector, that is inherently dangerous. This can include issues that were not a violation of any code and weren't considered a safety concern at the time of original construction, because inspectors cannot "grandfather" issues that present a threat to life or safety, regardless of the age or condition of a home. Clients must make their own decisions whether to accept an issue based on the age of a home or because it was allowed at the time of original construction.

EXPENSIVE REPLACEMENT: Major, high-cost electro-mechanical or plumbing components that need replacement now or in the near term.

REPLACEMENT NEEDED: Minor structural, electro-mechanical or plumbing components that need replacement now.

AREA OF CONCERN: Issues that in the opinion of your inspector may soon develop into an issue needing repair or replacement or the services of a trade professional.

POORLY MAINTAINED: Used to highlight components that in the opinion of your inspector have clearly not had proper maintenance during expected service life.

NEEDS SERVICING: Used to highlight electro-mechanical components that in the opinion of your inspector need to be serviced now by trade professionals.

This report is not a warranty and this firm does not warrant that this report will be accepted as written by all parties to the transaction. Clients are cautioned that trade professionals will not always agree with these assessments. Some may see an issue as more serious than described here, while others may consider an issue less serious or even non-existent. That is because these conventions are the writer's subjective assessment only, and are based on his or her own training and experiences. For that reason, this firm recommends that clients always obtain estimates for repairs from their own contractor, not those chosen by a seller or a real estate agent, and be sure to obtain a second opinion concerning all costs and proposed repairs.

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EXECUTIVE SUMMARY

Note: This analysis is not meant to be technically exhaustive but rather to highlight areas where repairs are needed or areas of long-term future concern relating to maintenance and operation.

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report that they may have concerns about.

Further, the Summary is not a substitute for reading and understanding the complete report.

Note: This summary is not meant to be technically exhaustive but rather to highlight areas where defects exist. The fact that items are listed here does not necessarily mean that repairs have to be made by the seller. Repair of any of the listed items is subject to negotiation and agreement between the buying and selling parties. Further, the condition of some of the items may already be factored into the selling price asked.

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report about which they may have concerns.

Further, the Summary is not a substitute for reading and understanding the complete report.

Roof Coverings

The roof cover is aging normally. Some typical indicators of aging (such as minor surface cracking and slightly raised seams) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.

Please note: The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

All skylights were inspected for signs of damage and defects (cracked lenses, damaged seals and flashings). The skylights were all in good condition at the time of the inspection and free from damage and defects.

All chimneys were examined and found to be relatively clean. Despite this fact, it is impossible for us to determine with any degree of certainty whether all flues are free of defects. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

The chimney crown has been properly fitted with an approved spark arrester and rain-cap as recommended.

The chimney crown was inspected for excessive cracking, displacement and movement (the crown is the very top of the chimney structure). No excessive damage was observed at the time of this inspection.

The chimney step-flashing was inspected for excessive damage, defects and wear. The step-flashing was in overall good and functional condition at the time of this inspection.

Electrical Systems

The main service panel appears to have no room for future upgrades or additions to the system.

No arc fault circuit interrupters (AFCI) were found in the Bedroom(s).

The circuit identifying legend inside the electrical service panel has been clearly labeled with all circuit breakers identified.

NEEDS SERVICING: One or more of the interior/exterior light bulbs are burned out and will need to be replaced at this time.

Please note that only electrical wall outlets and wall switches that are accessible are tested. Wall outlets and switches which cannot be accessed are excluded from this general home inspection.

All accessible GFCI electrical outlets were tested and in proper working condition at the time of this general home inspection.

NEEDS SERVICING: One or more of the electrical outlet/switches faceplates are missing or damaged. Recommend that all damaged and missing electrical faceplates be replaced as necessary at this time.

Heating Systems

The normal sequence of operating modes was executed with no obvious defects noted.

All rooms were checked for a heat source (delivery register) with no defects noted.

Lennox #1: Temperature readings at all delivery and return registers were found to be within normal tolerances.

Day & Night #2: Temperature readings at all delivery and return registers were found to be within normal tolerances.

Guesthouse: Temperature readings at all delivery and return registers were found to be within normal tolerances.

All Heating Systems: The furnace had no dirt leg on the gas line where it enters the furnace. Dirt legs trap impurities in the gas and prevent them from entering the burning chamber of the furnace. Recommendation: Installation of proper dirt legs on gas line as necessary.

Every effort is made to inspect the gas lines within the dwelling envelope. This effort is often hampered, however, by inaccessible attics and pipe being enclosed within walls. Recommendation: Client should contact the gas supplier and have them conduct a thorough inspection of the supply system. Generally, the gas company will conduct inspections for a nominal fee or will provide the service for free. Further, the gas company technicians have pressure testers, leak detectors, etc. that are, in some cases, superior to testing equipment utilized by home inspectors.

The structure has a CO monitor installed as required for safety concerns. CO monitors are required on each level of a residential structure.

Air Conditioning Systems

Day & Night: The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. This system is operating within specified temperature limits.

Lennox: The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. This system is operating within specified temperature limits.

Guesthouse: The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. This system is operating within specified temperature limits.

Guesthouse: The refrigerant line that runs from the exterior coil condenser to the evaporator system is in need of servicing. The refrigerant line's insulation wrap is deteriorated and missing in some sections. Recommend that the refrigerant line be properly insulated as necessary at this time.

Guesthouse: The drip pan located beneath the evaporator was inspected for debris, rust and water. The drip pan was clean with no debris, rust or standing water. This indicates that the evaporator is free of leaks (at the air handler) and that the drip line itself is in proper working condition.

Building Interior

There are minor wall blemishes throughout the home that are of no real significance other than cosmetic.

There are water-stained ceilings that appear to be the result of past water intrusion from the roof. There is no indication that the stains are the result of active leaks. It is unknown how these have affected unseen areas, and whether or not there could be structural damage caused by rot. Recommendation: Confirm from seller if the stains are related to a previously repaired problem or obtain evaluation for the source of the moisture by licensed roofing, siding or plumbing contractor and repair as appropriate.

Drywall cracks were noted in several areas of the home. None of the cracks observed appeared serious in nature. Recommendation: Patch cracks before painting again.

There are holes in the wall(s) at one or more locations that are from wall hangings (pictures, TV mounting brackets etc.). Recommendation: Repair and paint as appropriate.

The interior exhibits common damage and wear from age and use. This type of damage is known as "rash" and includes small cosmetic damage. The visible damage was not excessive or significant in scope.

At the time of this general home inspection the residence was occupied. Inspectors are prohibited from removing items stored in closets, pantries, storage rooms and from beneath bathroom and kitchen cabinets. This limits our visual inspection due to limited visible access. At times there may be damage in areas we were not able to see directly.

The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.

NEEDS SERVICING: Carpet stains were noted in one or more areas of the interior carpeted rooms. Recommend that the carpeting be properly cleaned and sanitized as necessary at this time by a qualified professional.

NEEDS SERVICING: Some of the carpeting in the home is not stretched and represents a trip hazard. Carpeting in this condition is usually the result of poor installation or the carpeting might have been wet at some point. Recommendation: Have carpet stretched by a licensed flooring contractor after inspecting the floor beneath for moisture damage and mold.

There are pathways worn into some portions of the carpeting in the home.

There are wood or wood laminate floors applied over the concrete slab in this home. On the surface, these appear to be in good condition. However, it is impossible to predict future performance of the flooring, as there is no way

to determine visually whether proper underlayments have been used to prevent moisture from wicking into the underside of the floor from the slab.

The flooring has compression (gaps between the cover and the floor sub-structure - floor joists). This softness is a condition known as 'compression set' which is very common with raised floor or multi-level structures. Correction of this condition involves filling the gaps with epoxy filler, re-sanding and refinishing the floor or simply replacing the section of floor that exhibits this condition. Recommendation: No repairs or remediation is recommended at this time. Compression set is common and since it is overall minor in scope no action is recommended at this time.

Please note that since the structure is occupied, access to all interior areas was limited. This includes closets, pantries kitchen and bathroom cabinets below the sink and other areas.

One or more of the interior doors do not have door stops installed or the stops are damaged. Recommendation: Replacement of door stops where missing or damaged.

The staircase steps were inspected for proper rise and run (height & width). The staircase steps have been properly installed with no defects observed.

The staircase handrails were inspected for damage and defects. The handrailing has been securely mounted with no damage or defects observed at the time of this general home inspection.

The staircase handrailing is open at the ends. This is no longer an acceptable design as the open ends can "grab" clothes and bags and present tripping hazards. Today, all hand railing is required to turn into the wall (turn-outs). This is not required on the inspected property as it would be grandfathered in at the time it was built.

The garage door reversed when obstructed as required.

The garage door opener(s) performed as designed using normal operating control.

The garage walk-through door (the door leading into the garage from the interior) was inspected and tested. This door is required to be a self-closing, fire-rated door. This door is fire-rated and self-closing as required and is in proper working condition with no signs of damage or defects noted.

One or more of the window screens was missing at the time of the inspection. All windows that open should have screens.

Fireplaces and Chimneys

Both Fireplace Systems: The fireplace damper was inspected and operated and is in proper working condition at the time of this general home inspection.

Both Fireplace Systems: The gas supply system at the fireplace was tested and positive gas flow was detected. Home inspectors are prohibited from lighting any pilot lights so we just test for gas flow.

Both Fireplace Systems: The chimney stack has been properly fitted with a spark-arrester/rain-cap as recommended.

Both Fireplace Systems: The chimney crown (very top of the exterior stack) was inspected for excessive cracking, spalling and other damage. The chimney crown was in overall good condition at the time of the inspection with no repairs or servicing recommended at this time.

Both Fireplace Systems: The step-flashing at the chimney stack roof connection was inspected for damaged and defects. The step-flashing was in overall good condition with no repairs or servicing recommended at this time.

Both Fireplace Systems: The firebox and flue (where visible) was inspected for damage, debris and other defects. The firebox and flue were relatively clean with no excessive build-up of debris or soot.

Both Fireplace Systems: There is no lockout clamp installed on the fireplace damper. This unit has been retrofitted with a gas-log set. The gas-log set uses a pilot light that is always on, therefore it is necessary to install a clamp on the damper to keep it open, in order to vent carbon monoxide and other combustion byproducts from the home. It is not advisable to use this fireplace until the lockout clamp has been reinstalled.

Exteriors

The exterior woodwork and painted surfaces appear in satisfactory condition (with some exceptions on the trim, door and window casings and fascia boards). No unusual or severe deterioration was observed in the exterior paint/stain finishes. It is important that all exposed wood surfaces are kept well protected to ensure a maximum service life. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.

The stucco cladding has cracks at various locations. The Stucco Manufacturing Association doesn't recommend trying to reseal cracks that are thinner than the thickness of a quarter, because the crack is too thin to hold repair material and will detract from the appearance of the finished surface. Cracks wider than the thickness of a quarter can be repaired with the same stucco formulation used to apply the cladding. However, if cracks return and are suspected to be caused by expansion/contraction of structural components, it may be necessary to use an elastomeric-type of sealant. Recommendation is to monitor the cracking and repair when appropriate.

There is evidence on the exterior walls that water from the sprinkler system is soaking the wall continuously. Recommendation: Adjust sprinkler head to prevent further soaking. See photo(s) for detail.

The gas meter has not been fitted with an emergency seismic shut-off valve. It is recommended that an emergency shut-off valve be installed at this time. If not already present, it is also recommended that a gas wrench be placed at the gas meter itself in case of an emergency.

Wood siding and composite siding materials requires annual maintenance and servicing. It is important to keep the siding well painted to protect it from exposure, termite and wood rot. The seams and nail-heads should be sealed and caulked as necessary and the siding should be power-washed every two-years or so.

Efflorescence was observed on the exterior stucco siding/slab. Efflorescence is the migration of salt to porous materials such as stucco cladding and concrete. Efflorescence is not considered a health concern and it is common on virtually all structures with stucco and concrete. The efflorescence can be washed off using a number of cleaning agents but keep in mind that it will return over time.

FURTHER INSPECTION: It is recommended that the structure be further inspected for termite activity and damage, wood destroying organism and other related damage. This type of inspection exceeds the scope of general home inspections and must be performed by qualified professional.

AREA OF CONCERN: The mortar joints at the brick/paver walkways exhibits signs of settling and cracking with movement and displacement observed. The mortar joints will need to be serviced and repaired at this time. This type of damage can usually be repaired by a process known as "tuck-pointing" if the damage is limited in scope.

Vegetation is growing along and on the perimeter fence system. Vegetation can and will over time compromise the structural integrity of the fence system. Recommend that all vegetation be removed from the fence structure at this time.

There are various plants and or bushes next to the exterior wall(s). Recommendation: Trim or prune all vegetation in such a way as to allow a minimum of six inches of clearance between the plant and the exterior wall. This is necessary in order to prevent damage to the exterior and to inhibit the ability of insects to migrate into the building structure.

The property is equipped with in-ground drainage. It is important that these systems be properly maintained and cleaned as necessary. If the in-ground drain system fails, it will not allow for proper site drainage. These systems should be cleaned every two-years to remove any debris from the system. Also any damaged drain-caps will need to be replaced as necessary to prevent debris build-up.

It is unknown if the gutters leak at the section seams or are properly sloped to drain.

AREA OF CONCERN: Some or all of the gutters on the home are partially or totally plugged with organic debris and dirt. If left in their present condition drainage is adversely affected and the weight of the debris could make the gutters detach from the roof fascia. Recommendation: Clean all gutters as necessary on a periodic basis.

The gutter system exhibits some cosmetic damage in one or more locations. The observed damage is in the form of dents and dings. This type of damage does not affect the gutter systems functionality but the damage is visible.

The gutter system has not been screened to prevent debris build-up which prevents the gutter system to function properly. Installing gutter screens is a cost effective measure that reduces maintenance and occlusions. Recommend that the gutter system have screens installed.

There is evidence of some settlement cracking in the driveway that is mostly cosmetic. This area should be monitored for further settlement and repaired if it becomes worse. Patching now may prevent more damage.

The retaining walls were inspected and found to be in overall good condition with no significant signs of damage or defects.

The drainage around the structure includes concrete swales. These swales collect water run-off and divert it around the structures siding and foundation. It is important to maintain the swales and to keep them clear of debris to allow for proper site drainage.

Attic Areas and Roof Framing

Please note that access to all areas of the attic space was limited due to size and other restrictions. This attic inspection is limited to those areas that were accessible and safe. All non-accessible areas are excluded from this general home inspection.

The attic area has no floor or service paths installed. The attic area should have a floor or service paths installed for safety considerations for servicing, maintenance or repairs to the structure or any mechanical systems that are in the attic space.

There is no seal at the attic access hatch. This will result in some loss of energy as heated air from the home leaks into the attic space(s). It is recommended that the hatch be fitted with a tight-fitting seal.

Since it is uninsulated, the attic hatch can result in some energy loss through convection, and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R value as the rest of the attic.

If the attic is to be used for storage, I would recommend that a pull-down access ladder be installed. A pull-down ladder makes it easier and safer to access the attic area and any stored items.

Foundations, Basements, and Under-floor Areas

I noted signs of foundation settlement and small foundation cracks. All residential foundations settle to some degree and will crack over the lifespan of a home. Such movement, and the typical minor curing cracks that accompany it, is not considered structurally significant, unless related to recent flooding, seismic activity or there is horizontal cracking or other indications of horizontal/lateral displacement of more than 1/4 inch. The cracks that I observed in this foundation were all vertical, all smaller than 1/4 inch, have little or no displacement and have not caused cracks or separation in the framing or at any interior wall or ceiling surfaces that I observed.

It is my opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle or crack further. If desired, these cracks can be easily repaired using an injected epoxy. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way I can provide any guaranty that this foundation will never develop additional cracks or settle further. I suggest that if the client is at all uncomfortable with this condition or my assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

Efflorescence was observed on the exterior stucco siding/slab. Efflorescence is the migration of salt to porous materials such as stucco cladding and concrete. Efflorescence is not considered a health concern and it is common on virtually all structures with stucco and concrete. The efflorescence can be washed off using a number of cleaning agents but keep in mind that it will return over time.

There are various plants, trees and bushes next to the exterior foundation footing. Recommendation: Trim or prune all vegetation in such a way as to allow a minimum of six inches of clearance between the vegetation and the foundation footing.

The structures foundation was inspected for signs of movement and displacement. This is determined by the size and shape of all visible cracks. All observed cracks indicated normal setting and compression with no excessive movement, displacement or damage observed.

Other Built-In Appliances and Systems

Main Kitchen Observations & Recommendations:

It is important to remove and clean the filters located at the hood fan system. The filters will become saturated with dirt and grease and should be cleaned as necessary.

The kitchen range was inspected and tested functional at the time of this general home inspection.

The kitchen oven was inspected and tested functional at the time of this general home inspection.

The kitchen refrigerator was inspected and tested functional at the time of this general home inspection.

The refrigerator was not pulled out of its slip during this inspection due to weight or tight fit of the slip itself.

IMPORTANT: The wine cooler was inspected and tested non-functional at the time of this general home inspection.

IMPORTANT: The dishwashers were inspected and tested non-functional during this general home inspection. Recommend that the dishwasher be serviced, repaired or replaced as necessary at this time.

The kitchen food disposal was inspected and tested functional at the time of this general home inspection.

The kitchen vent system does not vent to the exterior of the structure but rather is recirculated through a Carbon filter and back into the structure. This is common and is allowed by the California Mechanical Code.

Please note that the washing machine and the clothes dryer were not tested during this general home inspection. Many times these appliances are excluded from the purchase. I would recommend that a drip pan be installed beneath the washing machine to catch any water before it can cause damage.

Please note that the dryer vent needs to be cleaned on a regular basis. Lint build-up inside the vent is considered a fire hazard. There are several tools available for cleaning the dryer vent system available at most home improvement centers.

Plumbing

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.

AREA OF CONCERN: It is recommended that the sewer line be further inspected at this time. This is done by running a camera through the line to inspect for damage and defects. Typical damage includes root intrusion, sagging lines and displacement at the main city sewer connection.

The plumbing system has a filter system installed. Filter systems require regular servicing and maintenance. Failure to maintain the filter system can result in low water pressure and water hammer. Leaks can also develop at the filter water line connections. I would recommend that drip pan be installed under the filter to catch water in the event of leaks.

NEEDS SERVICING: One or more of the showerheads are loose and need to be serviced. Recommend repair/service as appropriate.

The interior was inspected for visible signs of water intrusion and damage. A moisture meter was used in the bathrooms and kitchens (walls and floors) and no moisture content was detected. This is not a guarantee against plumbing leaks or latent water damage, but at the time of this general home inspection the structure exhibited no visible water damage or defects.

The Jacuzzi tub system was filled with water above the jets so it could be tested. At the time of this general home inspection the Jacuzzi system tested functional with no visible signs of damage or defects.

Please note that the area beneath the kitchen and bathrooms sinks was restricted by stored items. Home inspectors are prohibited to remove items stored below sinks per the California Real Estate Inspection Associations (CREIA) Standards of Practice.

There is no provision under the water heater for the evacuation of moisture in the event of a catastrophic leak. IRC code 2801.5 and UPC code 510.7 reads in part: "Water heaters in attics or other areas that can be damaged due to leakage shall be installed in a watertight pan". Recommendation: Install a drip pan with a drain line capable of evacuating moisture to the exterior of the home or to an area on the garage or carport floor.

The temperature pressure relief valve and drain line was checked for proper installation and no defects were noted.

AREA OF CONCERN: There is no dirt leg on the gas line to the water heater (this is also known as a sediment trap). Dirt legs prevent impurities in the gas supply line from entering and plugging orifices at the water heaters combustion chamber. Recommendation: Install dirt leg on the gas supply line as necessary at this time.

The water heater vessel has been properly strapped according the California Mechanical Code requirements.

Please note that conventional water heaters (tanks) have a service life of between 10 to 12-years. Manufacturers will not support water heaters after they have passed their estimated service life. Tankless water heaters have a typical service life of 20 -years.

Detached Guesthouse Observations & Comments

Guesthouse Exterior Observations & Recommendations:

The exterior woodwork and painted surfaces appear in satisfactory condition (with some exceptions on the trim, door and window casings and fascia boards). No unusual or severe deterioration was observed in the exterior paint/stain finishes. It is important that all exposed wood surfaces are kept well protected to ensure a maximum service life. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.

The stucco cladding has cracks at various locations. The Stucco Manufacturing Association doesn't recommend trying to reseal cracks that are thinner than the thickness of a quarter, because the crack is too thin to hold repair material and will detract from the appearance of the finished surface. Cracks wider than the thickness of a quarter can be repaired with the same stucco formulation used to apply the cladding. However, if cracks return and are suspected to be caused by expansion/contraction of structural components, it may be necessary to use an elastomeric-type of sealant. Recommendation is to monitor the cracking and repair when appropriate.

Efflorescence was observed on the exterior stucco siding/slab. Efflorescence is the migration of salt to porous materials such as stucco cladding and concrete. Efflorescence is not considered a health concern and it is common on virtually all structures with stucco and concrete. The efflorescence can be washed off using a number of cleaning agents but keep in mind that it will return over time.

FURTHER INSPECTION: It is recommended that the structure be further inspected for termite activity and damage, wood destroying organism and other related damage. This type of inspection exceeds the scope of general home inspections and must be performed by qualified professional.

The gutter system exhibits some cosmetic damage in one or more locations. The observed damage is in the form of dents and dings. This type of damage does not affect the gutter systems functionality but the damage is visible.

The gutter system has not been screened to prevent debris build-up which prevents the gutter system to function properly. Installing gutter screens is a cost effective measure that reduces maintenance and occlusions. Recommend that the gutter system have screens installed.

Guesthouse Roof Observations & Recommendations:

The roof cover is aging normally. Some typical indicators of aging (such as minor surface cracking and slightly raised seams) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.

Please note: The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

Guesthouse Electrical Observations & Recommendations:

No arc fault circuit interrupters (AFCI) were found in the Bedroom(s).

The circuit identifying legend inside the electrical service panel has been clearly labeled with all circuit breakers identified.

NEEDS SERVICING: One or more of the interior/exterior light bulbs are burned out and will need to be replaced at this time.

Please note that only electrical wall outlets and wall switches that are accessible are tested. Wall outlets and switches which cannot be accessed are excluded from this general home inspection.

All accessible GFCI electrical outlets were tested and in proper working condition at the time of this general home inspection.

Guesthouse Plumbing Observations & Recommendations:

AREA OF CONCERN: It is recommended that the sewer line be further inspected at this time. This is done by running a camera through the line to inspect for damage and defects. Typical damage includes root intrusion, sagging lines and displacement at the main city sewer connection.

NEEDS SERVICING: One or more of the showerheads are loose and need to be serviced. Recommend repair/service as appropriate.

The interior was inspected for visible signs of water intrusion and damage. A moisture meter was used in the bathrooms and kitchens (walls and floors) and no moisture content was detected. This is not a guarantee against plumbing leaks or latent water damage, but at the time of this general home inspection the structure exhibited no visible water damage or defects.

Guesthouse Interior Observations & Recommendations:

There are minor wall blemishes throughout the home that are of no real significance other than cosmetic.

Drywall cracks were noted in several areas of the home. None of the cracks observed appeared serious in nature. Recommendation: Patch cracks before painting again.

There are holes in the wall(s) at one or more locations that are from wall hangings (pictures, TV mounting brackets etc.). Recommendation: Repair and paint as appropriate.

The walls and ceilings throughout the home exhibit extensive modification, patching and texturing. Recommendation: Refinish all walls and ceilings in order to have uniformity.

The interior exhibits common damage and wear from age and use. This type of damage is known as "rash" and includes small cosmetic damage. The visible damage was not excessive or significant in scope.

The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.

One or more of the interior doors do not have door stops installed or the stops are damaged. Recommendation: Replacement of door stops where missing or damaged.

Guesthouse Kitchen Observations & Recommendations:

It is important to remove and clean the filters located at the hood fan system. The filters will become saturated with dirt and grease and should be cleaned as necessary.

NEEDS SERVICING: There is no anti-tip bracket behind the range/oven to prevent it tipping when the door is opened. Anti-tip devices come with new range/ovens and are supposed to be used. Without an anti-tip bracket, the range could tip away from the wall, spilling its contents or injuring small children. Recommend installing proper device.

The kitchen range was inspected and tested functional at the time of this general home inspection.

The kitchen oven was inspected and tested functional at the time of this general home inspection.

There is no water supply line installed in the refrigerator slip to support an ice-maker. A supply line can be easily installed if desired by tapping into the water line below the kitchen sink. Please note that if a water supply line is installed, it is required to have a shut-off valve installed behind the refrigerator itself.

The kitchen dishwasher was inspected and tested functional at the time of this general home inspection.

The kitchen food disposal was inspected and tested functional at the time of this general home inspection.

The built-in microwave system was tested and in proper working condition at the time of this general home inspection.

Guesthouse Foundation Observations & Recommendations:

I noted signs of foundation settlement and small foundation cracks. All residential foundations settle to some degree and will crack over the lifespan of a home. Such movement, and the typical minor curing cracks that accompany it, is not considered structurally significant, unless related to recent flooding, seismic activity or there is horizontal cracking or other indications of horizontal/lateral displacement of more than 1/4 inch. The cracks that I observed in this foundation were all vertical, all smaller than 1/4 inch, have little or no displacement and have not caused cracks or separation in the framing or at any interior wall or ceiling surfaces that I observed.

It is my opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle or crack further. If desired, these cracks can be easily repaired using an injected epoxy. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way I can provide any guaranty that this foundation will never develop additional cracks or settle further. I suggest that if the client is at all uncomfortable with this condition or my assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

Efflorescence was observed on the exterior stucco siding/slab. Efflorescence is the migration of salt to porous materials such as stucco cladding and concrete. Efflorescence is not considered a health concern and it is common on virtually all structures with stucco and concrete. The efflorescence can be washed off using a number of cleaning agents but keep in mind that it will return over time.

The structures foundation was inspected for signs of movement and displacement. This is determined by the size and shape of all visible cracks. All observed cracks indicated normal setting and compression with no excessive movement, displacement or damage observed.

This concludes the Executive Summary. The full report begins on the following page.

Exteriors

Items Inspected:



In accordance with the CREIA® standard of practice pertaining to Exteriors, this report describes the exterior wall cladding, veneers, flashing, eaves, soffits, fascia and trim. Inspectors are required to identify and report on a representative sampling of the exterior of doors and windows, attached decks, porches balconies, stairs, and their associated handrails or guardrails, columns and walkways.

Component Description:

Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are



not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

Building Exterior

Wall Surface Material: stucco and brick veneer and wood siding

Condition: no excessive movement, displacement or damage noted

Wall Trim: wood

Condition: no excessive movement, displacement or damage noted

Entry Door Types: wood with glass panel inserts

Condition: tested functional

Garage Door: metal, sectional rollup

Condition: tested functional

Eave Type: open overhangs with vented frieze blocking

Condition: no excessive damage or defects noted

Foundation

Foundation Type: Floating slab

Foundation Material: Poured concrete

Condition: no excessive movement or displacement observed

Slope and Drainage

Direction of Lot Slope: slopes towards the south

Condition: no visible signs of pooling or ponding noted



Drainage Piping: PVC

Gutters Downspouts Drain: grade and perimeter

Downspouts Empty into: daylight drains¹

Catch Basins Located: perimeter of the landscaping

Drives Walks and Patios

Driveway Types: asphalt



Condition: lifting with some displacement observed

Walkway Type: concrete and brick pavers

Walkway condition: some lifting with displacement observed

Condition: vegetation should be removed

Retaining Walls

Retaining Wall Type: concrete block

Retaining wall Condition: no excessive movement, displacement or damaged observed



Exterior Observations & Recommendations:

The exterior woodwork and painted surfaces appear in satisfactory condition (with some exceptions on the trim, door and window casings and fascia boards). No unusual or severe deterioration was observed in the exterior paint/stain finishes. It is important that all exposed wood surfaces are kept well protected to ensure a maximum service life. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.

¹ The drains 'daylight' or empty onto the surface of the yard well clear of the foundation.

The stucco cladding has cracks at various locations. The Stucco Manufacturing Association doesn't recommend trying to reseal cracks that are thinner than the thickness of a quarter, because the crack is too thin to hold repair material and will detract from the appearance of the finished surface. Cracks wider than the thickness of a quarter can be repaired with the same stucco formulation used to apply the cladding. However, if cracks return and are suspected to be caused by expansion/contraction of structural components, it may be necessary to use an elastomeric-type of sealant. Recommendation is to monitor the cracking and repair when appropriate.

There is evidence on the exterior walls that water from the sprinkler system is soaking the wall continuously. Recommendation: Adjust sprinkler head to prevent further soaking. See photo(s) for detail.



The gas meter has not been fitted with an emergency seismic shut-off valve. It is recommended that an emergency shut-off valve be installed at this time. If not already present, it is also recommended that a gas wrench be placed at the gas meter itself in case of an emergency.

If the buyer intends on installing any system below grade-level (swimming pools, Spas etc.) it is highly recommended that the buyer contact the local utility providers to determine if there might be old and abandoned systems present (water pipes, electrical systems etc.). This would exclude private systems such as septic tanks or old oil heater tanks.

Wood siding and composite siding materials requires annual maintenance and servicing. It is important to keep the siding well painted to protect it from exposure, termite and wood rot. The seams and nail-heads should be sealed and caulked as necessary and the siding should be power-washed every two-years or so.

Efflorescence was observed on the exterior stucco siding/slab. Efflorescence is the migration of salt to porous materials such as stucco cladding and concrete. Efflorescence is not considered a health concern and it is common on virtually all structures with stucco and concrete. The efflorescence can be washed off using a number of cleaning agents but keep in mind that it will return over time.



FURTHER INSPECTION: It is recommended that the structure be further inspected for termite activity and damage, wood destroying organism and other related damage. This type of inspection exceeds the scope of general home inspections and must be performed by qualified professional.

SAFETY RECOMMENDATION - For safety concerns, it is highly recommended that all exterior door lock-sets be replaced prior to move-in. It is unknown how many keys have ever been made and distributed. Replacing lock-sets is an easy and inexpensive safety measure that can give the new home owners peace of mind and added security.

AREA OF CONCERN: The mortar joints at the brick/paver walkways exhibits signs of settling and cracking with movement and displacement observed. The mortar joints will need to be serviced and repaired at this time. This type of damage can usually be repaired by a process known as "tuck-pointing" if the damage is limited in scope.

Vegetation is growing along and on the perimeter fence system. Vegetation can and will over time compromise the structural integrity of the fence system. Recommend that all vegetation be removed from the fence structure at this time.

There are various plants and or bushes next to the exterior wall(s). Recommendation: Trim or prune all vegetation in such a way as to allow a minimum of six inches of clearance between the plant and the exterior wall. This is necessary in order to prevent damage to the exterior and to inhibit the ability of insects to migrate into the building structure.



The property is equipped with in-ground drainage. It is important that these systems be properly maintained and cleaned as necessary. If the in-ground drain system fails, it will not allow for proper site drainage. These systems should be cleaned every two-years to remove any debris from the system. Also any damaged drain-caps will need to be replaced as necessary to prevent debris build-up.

It is unknown if the gutters leak at the section seams or are properly sloped to drain.

AREA OF CONCERN: Some or all of the gutters on the home are partially or totally plugged with organic debris and dirt. If left in their present condition drainage is adversely affected and the weight of the debris could make the gutters detach from the roof fascia. Recommendation: Clean all gutters as necessary on a periodic basis.

The gutter system exhibits some cosmetic damage in one or more locations. The observed damage is in the form of dents and dings. This type of damage does not affect the gutter systems functionality but the damage is visible.

The gutter system has not been screened to prevent debris build-up which prevents the gutter system to function properly. Installing gutter screens is a cost effective measure that reduces maintenance and occlusions. Recommend that the gutter system have screens installed.

There is evidence of some settlement cracking in the driveway that is mostly cosmetic. This area should be monitored for further settlement and repaired if it becomes worse. Patching now may prevent more damage.

The retaining walls were inspected and found to be in overall good condition with no significant signs of damage or defects.

The drainage around the structure includes concrete swales. These swales collect water run-off and divert it around the structure's siding and foundation. It is important to maintain the swales and to keep them clear of debris to allow for proper site drainage.

Items Not Inspected:

Inspectors are NOT required to examine any item not visible from a readily accessible walking surface. Inspectors are NOT required to operate or evaluate storm windows or doors, shutters, awnings or screening. Inspectors do NOT examine detached buildings or structures (other than the primary parking structure).

Roof Coverings

Items Inspected:



In accordance with the CREIA® standard of practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect and report on the roof covering, roof drainage systems, flashings, skylights, vents, chimneys and other roof penetrations.

Component Description:

Inspection of the roof includes the cover, flashing, venting, skylights and chimneys. Ideally, the roof is walked. In cases where walking is not possible, observations are limited to what can be seen by the method employed.

Roof Covering

Roof Slope: pitched

Roof Style: cross-gable and hip

Roofing Materials: concrete tile

Material Condition: no excessive damage, defects or wear observed



Flashing

Flashing Type: metal



Flashing Locations: roof to wall intersections and base of the chimney(s)

Flashing Condition

Flashing Condition: good condition-no repairs needed

Gutters Downspouts

Gutter Downspout Type: aluminum

Gutters Downspouts Drain: onto grade and perimeter drains

Disconnected Downspout: basic servicing and maintenance recommended

Skylights

Skylight Type: solar tube

Skylight Condition: good condition-no issues

Chimneys

Chimneys Type: one masonry stack, single flue-fireplace

Condition: good condition-no issues

Roof Observations & Recommendations:

The roof cover is aging normally. Some typical indicators of aging (such as minor surface cracking and slightly raised seams) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.

All roof covers require periodic inspection, servicing and maintenance. All roof projections (plumbing vents, chimney stacks etc.) should be inspected and serviced annually. Servicing includes re-sealing and caulking around all roof projections, repairing wind damage shingles and all other types of defects from age and exposure.



Please note that this general home inspection provides no guarantee against roof leaks. Roof structures (even new ones) can leak at many locations (flashings, step-flashings, dry vent & mounting brackets). Many of these roof features have limited or restrictive visibility.

Please note: The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

Please note that all roof surfaces regardless of the type of roofing materials (concrete, wood, metal and composite roofing materials or roof structures with steep pitches) are potential safety hazards. All roofs should be accessed by only qualified professionals.

Please note that concrete, wood, metal and composite roofing materials require annual servicing and maintenance. These roof coverings should be power-washed annually and inspected for routine age and wear issues.

All skylights were inspected for signs of damage and defects (cracked lenses, damaged seals and flashings). The skylights were all in good condition at the time of the inspection and free from damage and defects.

All chimneys were examined and found to be relatively clean. Despite this fact, it is impossible for us to determine with any degree of certainty whether all flues are free of defects. In accordance with recommendations made by the National Fire Prevention Association (NFPA) to have all chimneys inspected before buying/selling a home, the client(s) should consider having a CSIA (Chimney Safety Institute of America), or equivalently certified sweep, conduct a Level II inspection of all chimney flues prior to closing.

The chimney crown has been properly fitted with an approved spark arrester and rain-cap as recommended.

The chimney crown was inspected for excessive cracking, displacement and movement (the crown is the very top of the chimney structure). No excessive damage was observed at the time of this inspection.

The chimney step-flashing was inspected for excessive damage, defects and wear. The step-flashing was in overall good and functional condition at the time of this inspection.

Items Not Inspected:

Inspectors are NOT required to walk on the surface of the roof if, in the opinion of the inspector performing the inspection, there is a possibility of damage to the surface or a danger to the inspector. Inspectors DO NOT perform a water test, warrant or certify the roof against leakage or predict its life expectancy. Antennas, interiors of chimneys or flues or other accessory items that are not readily accessible are also not inspected or reported.

Electrical Systems

Items Inspected:



In accordance with the CREIA® standard of practice pertaining to Electrical Systems, this report identifies and reports the viewable portions of the service drop from the utility to the house, the service entrance conductors, amperage and voltage rating of the service, the service equipment and main disconnects, the service and equipment grounding, the over-current protection devices used in the service panels and sub panels, the wiring types and methods, ground fault circuit interrupters and a representative sampling of installed lighting fixtures, switches and receptacles.

Component Description:

Service Entry

Service Drop Type: overhead stranded triplex cable

Condition: tested functional

Service Entry Conductor: copper

Condition: tested functional

Service Ground Conductor: stranded copper

Service Ground Location: water pipe/ground rod

Condition: tested functional

Meter Location: south side of the residence



Main Disconnect

Main Disconnect Type: breaker

Main Disconnect Rating: 200 amps

Main Disconnect Location: inside the service entrance panel

Main Panel

Service Entrance Panel Location: south side of the building



Panel Type: Murray Load Center

Panel Style: breaker system

Amperage Rating: 200 amps

Voltage Rating: 120/240 volts

Condition: tested functional

Final Service Rating: 200 amps

Distribution Wiring

Wiring Type: non-metallic sheathed cable (Romex)

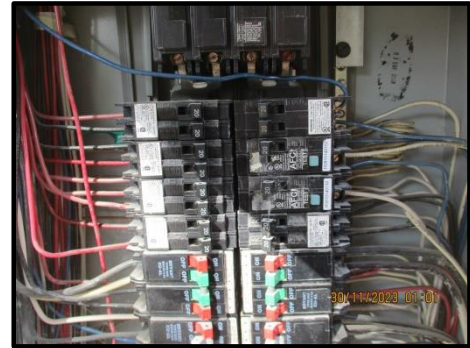
Wiring Conductors: copper

Condition: tested functional

GFCI Locations: Kitchen, Bathroom(s), Garage and Exterior of the building

Outlets & Switches Tested: all accessible

Polarity & Ground Tested: all accessible



Smoke Alarm Detectors

Smoke Alarms: Alarms Found



Electrical Observations & Recommendations:

The main service panel appears to have no room for future upgrades or additions to the system.

No arc fault circuit interrupters (AFCI) were found in the Bedroom(s).

A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

The circuit identifying legend inside the electrical service panel has been clearly labeled with all circuit breakers identified.

NEEDS SERVICING: *One or more of the interior/exterior light bulbs are burned out and will need to be replaced at this time.*

Please note that only electrical wall outlets and wall switches that are accessible are tested. Wall outlets and switches which cannot be accessed are excluded from this general home inspection.



The State of California Real Estate Commission (home inspector regulating body) does not require that smoke alarms be inspected as part of a home inspection. The reasoning is that even though the alarm beeps when the test button is depressed, the beep is no guarantee that the alarm will sound in the event of a fire.

GFCI outlets were originally required on exterior outlets below 6'6" on the exterior walls in 1973. In 1975, bathrooms were required to have GFCI outlets. Kitchens, within 6' of water fixtures were made a requirement in 1987. Unfinished basements were added to the list in 1990 and wet bars in 1993. All swimming pools with a light have been required to have GFCI protection for quite some time. The timelines were not always adopted by

municipalities or governing jurisdictions on the dates mentioned. For this reason, it is difficult to determine if the lack of specific outlets in this home is a defect that requires the seller to correct the situation. What is apparent



however is that for safety purposes, GFCI outlets should be present in all the above locations. Recommendation: Install GFCI outlets for safety after the close of escrow.

All accessible GFCI electrical outlets were tested and in proper working condition at the time of this general home inspection.

NEEDS SERVICING: One or more of the electrical outlet/switches faceplates are missing or damaged. Recommend that all damaged and missing electrical faceplates be replaced as necessary at this time.

Items Not Inspected:

Inspectors are NOT required to operate electrical systems or components which are disconnected or shut down, disconnect any energized system or appliance or remove dead front covers where not accessible, or if removal could cause injury or damage to persons or property. Inspectors DO NOT remove any cover plates, operate over current protection devices, evaluate compatibility of over current protection devices with the panel board manufacturer or operate ground-fault circuit interrupter devices by other than the manufacturer's test button. Inspectors are also not required to examine or test smoke detectors, de-icing equipment, or private or emergency electrical supply sources, including but not limited to, generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities. We do not inspect alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. Inspectors are also NOT required to measure amperage draw, line voltage or ground impedance.

Plumbing

Items Inspected:



In accordance with the CREIA® standard of practice pertaining to Plumbing Systems inspectors are required to identify and report the water supply, drain, waste and vent piping materials and the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves. Inspectors report the location of the main water and main fuel shut-off valves, when readily viewable or known, and inspectors are required to inspect the interior water supply and distribution systems, including all fixtures, faucets and drains. Inspectors identify and report any cross connections and functional flow of water supply and functional drainage at fixtures. Inspectors also examine and report on fuel storage and distributions systems for water heaters and/or boiler equipment and the presence of drainage systems or sump pumps and associated piping within the foundation footprint.

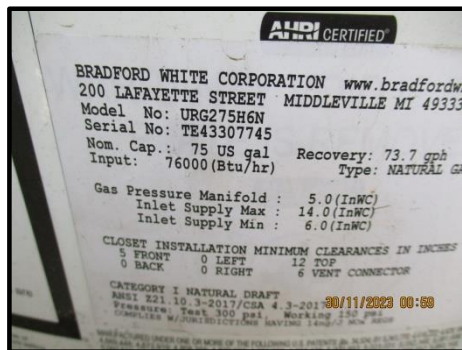
Component Description:

The inspection of the plumbing system includes checking all faucets and fixtures for cross-connection and leaks. Cross-contamination issues are also included as well as pressure, functional flow and functional drainage.

Supply and Piping

Supply and Waste System: municipal supply and unknown waste system

Service Piping Size: 1-inch



Service Piping Type: copper

Branch Piping Size: 1/2-inch, 3/4-inch and 1-inch

Branch Piping Type: copper

Condition: tested functional

Fixtures/Faucets Condition: tested functional

Supports/Insulation Condition: no access - not inspected

Functional Flow: good functional flow

Function Drainage: good functional drainage

Waste Piping: undetermined

Condition: no access-not inspected¹

¹ Only visible DWV piping is inspected. The inspection is primarily for leaks and flow. For a more intensive inspection a consultation with a licensed plumbing contractor is recommended.

Vent Piping: schedule 40 ABS plastic

Condition: No access-not inspected

Water Heater

Water Heater Type: one conventional storage tank

Water Heater Energy Source: natural gas

Capacity: 75 Gallons

Date of Manufacture: 05/2019

Make: Bradford White

Water Heater Location: interior closet

Condition: tested functional



Water Heater Vented: through the roof via a B-vent

Fuel Tank & Controls

Fuel Shut Off Location: on the fuel line

Automatic Safety Controls (TPR) Condition: satisfactory condition-no defects apparent

Water Controls and Drains

Main Water Shut Off Location: east exterior of building

Main Water Regulator Location: east exterior

Waste Clean Out Locations: unknown-none found

Plumbing Observations & Recommendations:

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.



Please note: Inspectors are not required to determine the source of the water supply or operate any valve except water closet flush valves, fixture faucets, and hose bibs. Solar systems, septic systems, wells, filters, conditioners, yard watering systems and fire sprinkler systems are not part of this inspection per the California Real Estate Inspection Association (CREIA) Standards of Practice and Scope of Work.

Please note: Water stop valves and overflows are not checked for function in the course of a home inspection. Fixtures and trim are observed for function only and not for cosmetic value.

AREA OF CONCERN: It is recommended that the sewer line be further inspected at this time. This is done by running a camera through the line to inspect for damage and defects. Typical damage includes root intrusion, sagging lines and displacement at the main city sewer connection.



The plumbing system has a filter system installed. Filter systems require regular servicing and maintenance. Failure to maintain the filter system can result in low water pressure and water hammer. Leaks can also develop at the filter water line connections. I would recommend that drip pan be installed under the filter to catch water in the event of leaks.

Please note that yard sprinkler systems are excluded from this general home inspection per the California Real Estate Inspection Associations (CREIA) Standards of Practice and Scope.

Please note that shower pans are excluded from general home inspections by the California Real Estate Inspection Associations (CREIA) Standards of Practices and Scope and Limitations. Please note that shower pans are inspected and tested by qualified termite inspection businesses.

The interior was inspected for visible signs of water intrusion and damage. A moisture meter was used in the bathrooms and kitchens (walls and floors) and no moisture content was detected. This is not a guarantee against plumbing leaks or latent water damage, but at the time of this general home inspection the structure exhibited no visible water damage or defects.



The Jacuzzi tub system was filled with water above the jets so it could be tested. At the time of this general home inspection the Jacuzzi system tested functional with no visible signs of damage or defects.



Please note that the area beneath the kitchen and bathrooms sinks was restricted by stored items. Home inspectors are prohibited to remove items stored below sinks per the California Real Estate Inspection Associations (CREIA) Standards of Practice.

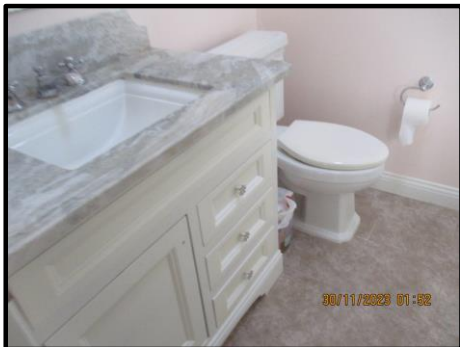
There is no provision under the water heater for the evacuation of moisture in the event of a catastrophic leak. IRC code 2801.5 and UPC code 510.7 reads in part: "Water heaters in attics or other areas that can be damaged due to leakage shall be installed in a watertight pan". Recommendation: Install a drip pan with a drain line capable of evacuating moisture to the exterior of the home or to an area on the garage or carport floor.

The temperature pressure relief valve and drain line was checked for proper installation and no defects were noted.

AREA OF CONCERN: There is no dirt leg on the gas line to the water heater (this is also known as a sediment trap). Dirt legs prevent impurities in the gas supply line from entering and plugging orifices at the water heaters combustion chamber. Recommendation: Install dirt leg on the gas supply line as necessary at this time.

The water heater vessel has been properly strapped according the California Mechanical Code requirements.

Please note that conventional water heaters (tanks) have a service life of between 10 to 12-years. Manufacturers will not support water heaters after they have passed their estimated service life. Tankless water heaters have a typical service life of 20 -years.



Items Not Inspected:

Inspectors are NOT required to operate any valve other than fixture faucets and hose faucets attached to the building or any system fixture or component that is shut down or disconnected. Inspectors DO NOT examine or verify operation of water supply or pressure-assistance systems, including, but not limited to, wells, well pumps, tanks and related equipment, ancillary systems or components such as, but not limited to, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems, hot water circulation or swimming pools or spas and related equipment. Inspectors DO NOT verify functional flow or pressure at any fixture or faucet where the flow end is capped or connected to an appliance, or measure pressure, volume or temperature. Inspectors DO NOT examine the overflow device of any fixture or evaluate the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water, waste and venting components, fixtures or piping. Inspectors DO NOT determine whether water supply and waste disposal systems are public or private or examine or operate any sewage disposal system or component, including, but not limited to, septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste. Inspectors DO NOT evaluate the time it takes to obtain hot water at any fixture or perform testing of any kind to water heating elements. Likewise, Inspectors ARE NOT required to test shower pans for leakage, fill any fixture with water during an examination, evaluate gas supply plumbing for leaks or pressure, determine effectiveness of anti-siphon, backflow prevention or drain-stop devices, evaluate gas, liquid propane or oil storage tanks, or determine whether there are sufficient clean-outs for effective clearing of drains.

Central Cooling Systems

Items Inspected:

In accordance with the CREIA® standard of practice pertaining to Air Conditioning Systems, Inspectors are required to identify and report the central cooling system equipment, including a representative sampling of ducting, duct insulation, outlets, piping systems and valves, including the energy source, connections and condensate drains. The equipment is operated with normal user controls and only when doing so will not damage the unit due to outside temperatures.



Component Description:

In accordance with the standards of practice of my professional association, I inspect only installed air conditioning units. I am required to operate the system using normal controls and to describe the energy source and distinguishing characteristics in my report. I am not required to determine whether the system is adequately sized for the home, pressure-test the system or inspect for leaking refrigerant, program digital thermostats or controls or operate the setback features of

thermostats or controls.

System Description

Type of system: three central air conditioners

Thermostats x3

Type: programmable

Thermostat Condition: tested functional

Air Handler Evaporators x3

Inside Unit Location: on furnace

Condition: tested functional

Coil Condenser #1

Condition: tested functional

Make: Day & Night

Coil Condenser #2

Condition: tested functional

Make: Lennox

Coil Condenser #3 - Guesthouse

Condition: tested functional

Make: unknown/not visible

Air Ducting

Type of Ducting: flexible polyethylene



Condition: tested functional

Type of Return Ducting: Through-framing



Condition: tested functional

Air Filters

Location: Return before furnace

Type: Disposable electrostatic

Condition: Good Condition - Replacement recommended for health reasons

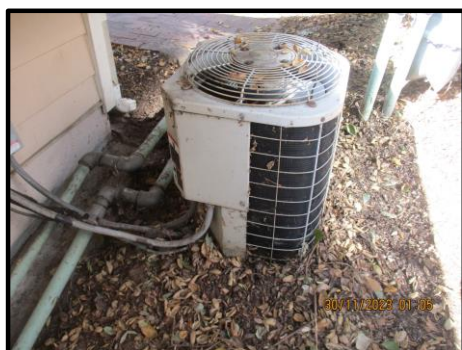
Observations & Recommendations:

Heating and air conditioning system(s) last longer and perform more efficiently when serviced seasonally.

At the time of the inspection the exterior temperature was 60°F or above, this system was tested using normal controls.

Day & Night: The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. This system is operating within specified temperature limits.

Lennox: The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. This system is operating within specified temperature limits.



Guesthouse: The proper temperature split between supply and intake air in an air conditioner is 14 to 20°F. This system is operating within specified temperature limits.

Guesthouse: The refrigerant line that runs from the exterior coil condenser to the evaporator system is in need of servicing. The refrigerant line's insulation wrap is deteriorated and missing in some sections. Recommend that the refrigerant line be properly insulated as necessary at this time.

Guesthouse: The drip pan located beneath the evaporator was inspected for debris, rust and water. The drip pan was clean with no debris, rust or standing water. This indicates that the evaporator is free of leaks (at the air handler) and that the drip line itself is in proper working condition.

All rooms were checked for a cooling source (delivery register) and no defects were observed.

The ductwork for the air conditioning is the same as for the heating function of the home.



Items Not Inspected:

Inspectors are NOT required to examine electronic current, coolant fluids or gases, coolant leakage, electronic air cleaner filters, thermostatic calibration, cooling anticipation, automatic setbacks or clocks, or any non-central cooling unit(s) or gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. Inspectors DO NOT determine uniformity, temperature, airflow or balance of cool air supply to any room or building, leakage in any ductwork, examine for cooling at any cooling system distribution component when access requires steps or a ladder, or examine humidity control systems or equipment. Inspectors DO NOT operate any cooling system equipment, including the cooling cycle of heat pumps, when the exterior temperature is less than 60°F.

Heating Systems

Items Inspected:



In accordance with the CREIA® standard of practice pertaining to Heating Systems, Inspectors are required to identify and report the energy source and the distinguishing characteristics of the heating system(s) and operate the systems with normal user controls. Venting systems, combustion and ventilation air, as well as the heating distribution system, including a representative sampling of ducting, duct insulation, outlets, radiators, piping systems and valves are also identified and reported.

Component Description:

Heating units are tested using normal operating controls. Readily accessible inspection doors are opened for interior viewing unless the doors are taped shut or otherwise sealed. Inspector will not break seals as a new seal is required upon completion of the inspection.

Heating Systems

Type of Heating System: natural gas forced air furnace

Condition: tested functional

Type of Thermostats: programmable

Condition: tested functional



Furnace #1

Make: Day & Night

Furnace #2

Make: Day & Night

Furnace #3-Guesthouse

Make: unknown/not visible

Exhausts x3

Exhaust Vent Type: double-wall metal

Exhausts Through: vents up through the roof

Condition: limited view/no defects observed where visible

Gas Systems

Type Gas Line: galvanized steel

Interior Gas Cutoff Location: branch line

Exterior Gas Cutoff Location: at the meter

Ducting Ventilation

Type of Ducting: flexible polyethylene

Condition: tested functional

Type of Return Ducting: through-framing



Condition: tested functional

Air Filters

Location: air handler (intakes)

Type: disposable electrostatic

Condition: Good Condition - Replacement recommended for health reasons

Observations & Recommendations:

The normal sequence of operating modes was executed with no obvious defects noted.

All rooms were checked for a heat source (delivery register) with no defects noted.

Lennox #1: Temperature readings at all delivery and return registers were found to be within normal tolerances.

Day & Night #2: Temperature readings at all delivery and return



registers were found to be within normal tolerances.

Guesthouse: Temperature readings at all delivery and return registers were found to be within normal tolerances.



All Heating Systems: The furnace had no dirt leg on the gas line where it enters the furnace. Dirt legs trap impurities in the gas and prevent them from entering the burning chamber of the furnace.

Recommendation: Installation of proper dirt legs on gas line as necessary.

Every effort is made to inspect the gas lines within the dwelling envelope. This effort is often hampered, however, by inaccessible attics and pipe being enclosed within walls. Recommendation: Client should contact the gas supplier and have them conduct a thorough inspection of the supply system. Generally, the gas company will conduct inspections for a nominal fee or will provide the service for free. Further, the gas company technicians have pressure testers, leak detectors, etc. that are, in some cases, superior to testing equipment utilized by home inspectors.

The structure has a CO monitor installed as required for safety concerns. CO monitors are required on each level of a residential structure.

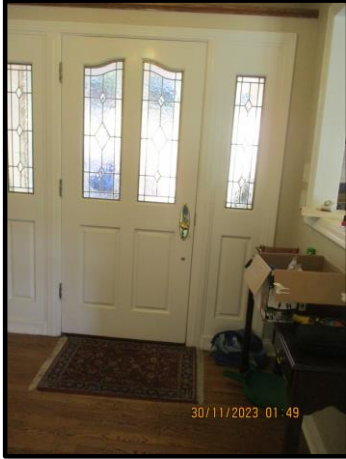
I recommend the client(s) avoid replacing the furnace filter(s) with ordinary cartridges. Electrostatic filter cartridges are about 20 to 30 time more efficient than conventional fiberglass or pleated filter cartridges and can be purchased as disposable or reusable types. Regardless of type, the furnace filter(s) should be cleaned or changed no less than 4 times a year.

Items Not Inspected:

Inspectors are NOT required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). Inspectors are also NOT required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.

INTERIOR

Items Inspected:



In accordance with the CREIA® standard of practice pertaining to Interiors, our report describes walls, ceiling and floors, permanently installed cabinet and countertop surfaces, safety glazing in locations subject to human impact, stairs, handrails and guardrails, security bars, ventilation components and a representative sampling of the doors and windows.

Component Description:

Room Interior

Wall Surface Type: sheetrock

Condition: good condition-minor random blemishes and cracks

Ceiling Surface Type: sheetrock

Condition: good condition-minor random blemishes and cracks

Flooring Type: carpeting, ceramic or porcelain tile and hardwood

Condition: no excessive compression or sloping noted

Kitchen Flooring Material: hardwood

Condition: basic wear and tear

Kitchen Counter Top Type: granite



Condition: satisfactory-minor scratches and wear

Cabinets and Counters

Kitchen Cabinet Type: face frame

Condition: tested functional

Bathroom Flooring Material: ceramic or porcelain tile

Condition: satisfactory

Bathroom Cabinet Type: face frame

Condition: satisfactory condition

Inside Door Type: wood panel

Condition: tested functional

Windows and Doors

Window Frame Type: wood

Window Pane Type: double glazed

Condition: basic servicing and cleaning recommended

Security Bar Locations: N/A

Garage Door

Garage Door Type: metal, sectional rollup

Condition: tested functional

Garage Door Opener: Automatic

Garage Walk Through Door: fire-rated and self-closing as required



Garage Walk Through Door Condition: tested functional



Observations & Recommendations:

There are minor wall blemishes throughout the home that are of no real significance other than cosmetic.

Drywall cracks were noted in several areas of the home. None of the cracks observed appeared serious in nature. Recommendation: Patch cracks before painting again.

There are holes in the wall(s) at one or more locations that are from wall hangings (pictures, TV mounting brackets etc.). Recommendation: Repair and paint as appropriate.

The walls and ceilings throughout the home exhibit extensive modification, patching and texturing. Recommendation: Refinish all walls and ceilings in order to have uniformity.

The interior exhibits common damage and wear from age and use. This type of damage is known as "rash" and includes small cosmetic damage. The visible damage was not excessive or significant in scope.



Please note that home security systems are out of the scope of this general home inspection. Home inspectors are prohibited from testing security systems of all kinds. Security systems can be tested by contacting any of the security system service providers.

At the time of this general home inspection the residence was occupied. Inspectors are prohibited from removing items stored in closets, pantries, storage rooms and from beneath bathroom and kitchen cabinets. This limits our visual inspection due to limited visible access. At times there may be damage in areas we were not able to see directly.

The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.

NEEDS SERVICING: Carpet stains were noted in one or more areas of the interior carpeted rooms. Recommend that the carpeting be properly cleaned and sanitized as necessary at this time by a qualified professional.



NEEDS SERVICING: Some of the carpeting in the home is not stretched and represents a trip hazard. Carpeting in this condition is usually the result of poor installation or the carpeting might have been wet at some point. Recommendation: Have carpet stretched by a licensed flooring contractor after inspecting the floor beneath for moisture damage and mold.

There are pathways worn into some portions of the carpeting in the home.

There are wood or wood laminate floors applied over the concrete slab in this home. On the surface, these appear to be in good condition. However, it is impossible to predict future performance of the flooring, as there is no way to determine visually whether proper underlayments have been used to prevent moisture from wicking into the underside of the floor from the slab.

The flooring has compression (gaps between the cover and the floor sub-structure - floor joists). This softness is a condition known as 'compression set' which is very common with raised floor or multi-level



structures. Correction of this condition involves filling the gaps with epoxy filler, re-sanding and refinishing the floor or simply replacing the section of floor that exhibits this condition. Recommendation: No repairs or remediation is recommended at this time. Compression set is common and since it is overall minor in scope no action is recommended at this time.



Please note that since the structure is occupied, access to all interior areas was limited. This includes closets, pantries kitchen and bathroom cabinets below the sink and other areas.

One or more of the interior doors do not have door stops installed or the stops are damaged. Recommendation: Replacement of door stops where missing or damaged.

The staircase steps were inspected for proper rise and run (height & width). The staircase steps have been properly installed with no defects observed.

The staircase handrails were inspected for damage and defects. The handrailing has been securely mounted with no damage or defects observed at the time of this general home inspection.

The staircase handrailing is open at the ends. This is no longer an acceptable design as the open ends can "grab" clothes and bags and present tripping hazards. Today, all hand railing is required to turn into the wall (turn-outs). This is not required on the inspected property as it would be grandfathered in at the time it was built.



The garage door reversed when obstructed as required.

The garage door opener(s) performed as designed using normal operating control.

The garage walk-through door (the door leading into the garage from the interior) was inspected and tested. This door is required to be a self-closing, fire-rated door. This door is fire-rated and self-closing as required and is in proper working condition with no signs of damage or defects noted.

One or more of the window screens was missing at the time of the inspection. All windows that open should have screens.

For safety reasons the windows should be serviced annually. Windows need to be in proper working condition in the event of an emergency.

One or more of the windows are multi-pane types. With age and exposure the seals can wear out. As this occurs the windows will develop moisture in between the panes. This is because there is Argon gas between the window panes. As the gas escapes due to leaking seals it allows moisture to form.

Please note that only windows that are accessible can be inspected and tested. All windows that are not accessible are excluded from this general home inspection.

There are water-stained ceilings that appear to be the result of past water intrusion from the roof. There is no indication that the stains are the result of active leaks. It is unknown how these have affected unseen areas, and whether or not there could be structural damage caused by rot. Recommendation: Confirm from seller if the stains are related to a previously repaired problem or obtain evaluation for the source of the moisture by licensed roofing, siding or plumbing contractor and repair as appropriate (See Below).



Items Not Inspected:

Inspectors are NOT required to determine whether a residence is secure from forcible or unauthorized entry or operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Inspectors DO NOT evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage, or examine window or door coverings or treatments. Inspectors DO NOT evaluate separation walls, ceilings and floors, including, but not limited to, the fire-resistivity or acoustical characteristics between dwelling units, nor do we examine the interior concrete slab-on-grade when concealed by floor coverings. Inspectors DO NOT operate or evaluate safety features of any garage door opener, unless included as an inspection option by prior agreement between the inspector and client.

Other Built-In Appliances and Systems

Component Description:



Please note that appliances are inspected and tested for function with no guarantee or warranty implied or provided. Appliances can and do fail without warning (even new appliances).

Inclusions & Exclusions

Inspection Will Include: range, oven, refrigerator, and dishwasher and food disposer

Inspection Will Exclude: Portable Microwave Oven, Washer and Dryer

Kitchen Area

Kitchen Fans: hood fan system

Flooring Materials: Hardwood

Cabinet Types: face frame

Counter top types: Granite

Range

Range Style: Recessed cook top

Fuel: Gas



Make: Thermador

Oven

Oven Style: In-wall unit

Fuel: Electric

Make: Thermador

Refrigerator

Refrigerator Style: Side-by-side refrigerator/freezer

Fuel: an electric

Make: Thermador

Dishwasher

Dishwasher Style: Built-in

Make: Thermador

Food Disposer

Food Disposer Type: Electric

Make: In Sink Erator (ISE)

Microwave Oven

Microwave Oven Type: a built-in type

Make: General Electric



Guesthouse Kitchen Area

Range

Range Style: Recessed cook top

Fuel: Electric

Make: General Electric

Oven

Oven Style: integral with oven

Fuel: Electric

Make: General Electric

Food Disposer

Food Disposer Type: Electric

Make: In Sink Erator (ISE)

Microwave Oven

Microwave Oven Type: a built-in type

Make: General Electric

Main Kitchen Observations & Recommendations:

It is important to remove and clean the filters located at the hood fan system. The filters will become saturated with dirt and grease and should be cleaned as necessary.

The kitchen range was inspected and tested functional at the time of this general home inspection.

The kitchen oven was inspected and tested functional at the time of this general home inspection.

The kitchen refrigerator was inspected and tested functional at the time of this general home inspection.



The refrigerator was not pulled out of its slip during this inspection due to weight or tight fit of the slip itself.

IMPORTANT: The wine cooler was inspected and tested non-functional at the time of this general home inspection.

IMPORTANT: The dishwashers were inspected and tested non-functional during this general home inspection. Recommend that the dishwasher be serviced, repaired or replaced as necessary at this time.

The kitchen food disposal was inspected and tested functional at the time of this general home inspection.

The kitchen vent system does not vent to the exterior of the structure but rather is recirculated through a Carbon filter and back into the structure. This is common and is allowed by the California Mechanical Code.

Please note that the washing machine and the clothes dryer were not tested during this general home inspection. Many times these appliances are excluded from the purchase. I would recommend that a drip pan be installed beneath the washing machine to catch any water before it can cause damage.

Please note that the dryer vent needs to be cleaned on a regular basis. Lint build-up inside the vent is considered a fire hazard. There are several tools available for cleaning the dryer vent system available at most home improvement centers.



Fireplaces and Chimneys

Items Inspected:

In accordance with the CREIA® Standards of Practice pertaining to Fireplaces and Solid Fuel Burning Appliances, this report describes the fireplaces and solid fuel burning appliances as well as the chimneys. Those portions of the chimney(s) that extend above the roof are described under Roof System previously in this report. Inspectors are required to inspect system components, vent systems, flues and chimneys of fireplaces and solid fuel burning appliances.



Fireplace Type: zero-clearance gas

Supply Air: by scavenging room air

Component Description:

Main Fireplace

Fireplace Type: zero-clearance gas

Supply Air: by scavenging room air

Fireplace Liner: ceramic faux brick panels

Second Fireplace

Observations & Recommendations:

Both Fireplace Systems: The fireplace damper was inspected and operated and is in proper working condition at the time of this general home inspection.

Both Fireplace Systems: The gas supply system at the fireplace was tested and positive gas flow was detected. Home inspectors are prohibited from lighting any pilot lights so we just test for gas flow.

Both Fireplace Systems: The chimney stack has been properly fitted with a spark-arrester/rain-cap as recommended.

Both Fireplace Systems: The chimney crown (very top of the exterior stack) was inspected for excessive cracking, spalling and other damage. The chimney crown was in overall good condition at the time of the inspection with no repairs or servicing recommended at this time.

Both Fireplace Systems: The step-flashing at the chimney stack roof connection was inspected for damaged and defects. The step-flashing was in overall good condition with no repairs or servicing recommended at this time.

Both Fireplace Systems: The firebox and flue (where visible) was inspected for damage, debris and other defects. The firebox and flue were relatively clean with no excessive build-up of debris or soot.

Both Fireplace Systems: There is no lockout clamp installed on the fireplace damper. This unit has been retrofitted with a gas-log set. The gas-log set uses a pilot light that is always on, therefore it is necessary to install a clamp on the damper to keep it open, in order to vent carbon monoxide and other combustion byproducts from the home. It is not advisable to use this fireplace until the lockout clamp has been reinstalled.



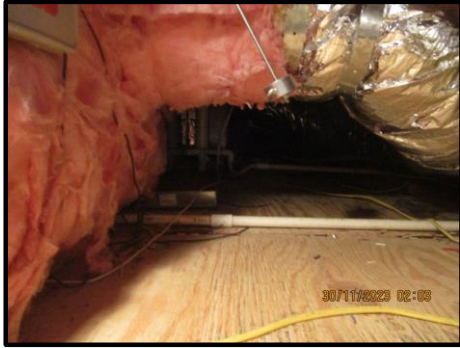


Items Not Inspected:

Inspectors are NOT required to ignite or extinguish any fires in any device, determine the draft characteristics of vents or chimney flues, move fireplace inserts, stoves or firebox contents, inspect the interior of flues or chimneys, fire screens or doors, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, mantels and fireplace surrounds or any heat distribution accessory devices, whether gravity controlled or fan assisted.

Attic Areas and Roof Framing

Items Inspected:

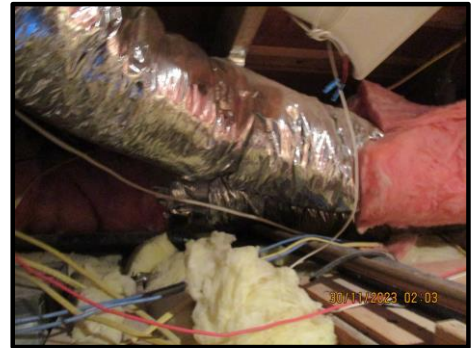


In accordance with the CREIA® standard of practice pertaining to Attics, Insulation and Ventilation Systems, Inspectors are required to identify and report accessibility and access openings into attic, as well as the insulation and ventilation in attic areas.

Component Description:

The inspection of the insulation, vapor retarders and ventilation systems of this home was limited to only unfinished, accessible areas that are exposed to view. No invasive inspection methods were used, therefore the presence of required vapor retarders or the type and density of insulation installed behind finished surfaces could not be verified. Even if the type of materials used could be determined, no declarations have been made here as to the installed density or adequacy of concealed materials.

Should the client(s) wish detailed information concerning the existence/condition of any vapor retarders and insulation concealed in the walls, ceiling cavities or other inaccessible and/or unviewable areas, I suggest consulting an insulation contractor or certified energy auditor. Many have thermal imaging equipment that can aid in determining the overall effectiveness of installed insulation systems and identify areas needing improvement.



Attic Locations and Access

Attic Spaces: one

Inspection Method: partial in attic access

Roof Assembly

Roof Assembly Type: wood frame assembly

Roof Sheathing: one-by sheathing

Condition: satisfactory condition

Attic Floor

Attic Flooring: no floor or service paths installed

Attic Storage: not adequate for storage

Attic Insulation

Floor Insulation Type: fiberglass batt

Floor Vapor Retarder: Kraft facings

Condition: satisfactory condition

Attic Ventilation

Attic Ventilation Type: passive ventilation

Whole House Ventilation

Ventilation Type: N/A



Observations & Recommendations:

Please note that access to all areas of the attic space was limited due to size and other restrictions. This attic inspection is limited to those areas that were accessible and safe. All non-accessible areas are excluded from this general home inspection.

The attic area has no floor or service paths installed. The attic area should have a floor or service paths installed for safety considerations for servicing, maintenance or repairs to the structure or any mechanical systems that are in the attic space.

There is no seal at the attic access hatch. This will result in some loss of energy as heated air from the home leaks into the attic space(s). It is recommended that the hatch be fitted with a tight-fitting seal.

Since it is uninsulated, the attic hatch can result in some energy loss through convection, and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R value as the rest of the attic.

If the attic is to be used for storage, I would recommend that a pull-down access ladder be installed. A pull-down ladder makes it easier and safer to access the attic area and any stored items.



Items Not Inspected:

Inspectors are NOT required to activate thermostatically-controlled fans, remove insulation materials, identify composition or "R" value of insulation, or enter any attic areas that, in the opinion of the inspector are not accessible or could cause damage.

Foundations, Basements, and Under-floor Areas

Items Inspected:

In accordance with the CREIA® standard of practice pertaining to basement and crawlspace, Insulation and Ventilation Systems, Inspectors are required to identify and report accessibility and access openings into crawlspaces, as well as the insulation and ventilation in crawlspace areas.

Component Description:

Basement Crawlspace

Foundation Type: slab on grade

Foundation Material: poured concrete

Condition: no excessive movement or displacement observed

Structural movement: Normal Settlement - Minor Cracking

Observations & Recommendations:

I noted signs of foundation settlement and small foundation cracks. All residential foundations settle to some degree and will crack over the lifespan of a home. Such movement, and the typical minor curing cracks that accompany it, is not considered structurally significant, unless related to recent flooding, seismic activity or there is horizontal cracking or other indications of horizontal/lateral displacement of more than 1/4 inch. The cracks that I observed in this foundation were all vertical, all smaller than 1/4 inch, have little or no displacement and have not caused cracks or separation in the framing or at any interior wall or ceiling surfaces that I observed.

It is my opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle or crack further. If desired, these cracks can be easily repaired using an injected epoxy. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way I can provide any guaranty that this foundation will never develop additional cracks or settle further. I suggest that if the client is at all uncomfortable with this condition or my assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

Efflorescence was observed on the exterior stucco siding/slab. Efflorescence is the migration of salt to porous materials such as stucco cladding and concrete. Efflorescence is not considered a health concern and it is common on virtually all structures with stucco and concrete. The efflorescence can be washed off using a number of cleaning agents but keep in mind that it will return over time.

There are various plants, trees and bushes next to the exterior foundation footing. Recommendation: Trim or prune all vegetation in such a way as to allow a minimum of six inches of clearance between the vegetation and the foundation footing.

The structures foundation was inspected for signs of movement and displacement. This is determined by the size and shape of all visible cracks. All observed cracks indicated normal setting and compression with no excessive movement, displacement or damage observed.

Items Not Inspected:

Inspectors are NOT required to activate thermostatically-controlled fans, remove insulation materials, identify composition or "R" value of insulation, or enter any crawlspace areas that, in the opinion of the inspector are not accessible or could cause damage.

Detached Guesthouse Structure

Component Description:



Wall Surface Material: stucco

The garage space has been converted to a habitable area. It is unknown if the conversion has been done with city permits or if the conversion has been done to current Building & Safety requirements (most likely it has not). Garage conversions can be a liability with the city with done without permits or to current standards.

Structure

Foundation Type: poured concrete

Roof System

Roofing Materials: fiberglass laminate shingles



Observations & Recommendations:

Guesthouse Exterior Observations & Recommendations:

The exterior woodwork and painted surfaces appear in satisfactory condition (with some exceptions on the trim, door and window casings and fascia boards). No unusual or severe deterioration was observed in the exterior paint/stain finishes. It is important that all exposed wood surfaces are kept well protected to ensure a



maximum service life. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.

The stucco cladding has cracks at various locations. The Stucco Manufacturing Association doesn't recommend trying to reseal cracks that are thinner than the thickness of a quarter, because the crack is too thin to hold repair material and will detract from the appearance of the finished surface. Cracks wider than the thickness of a quarter can

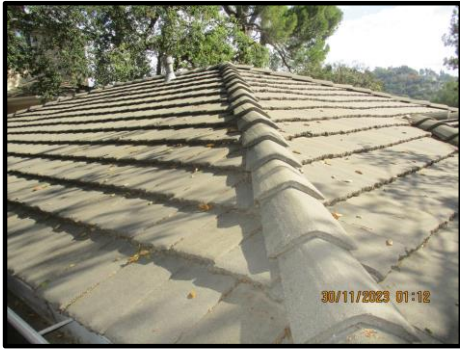
be repaired with the same stucco formulation used to apply the cladding. However, if cracks return and are suspected to be caused by expansion/contraction of structural components, it may be necessary to use an elastomeric-type of sealant. Recommendation is to monitor the cracking and repair when appropriate.

Efflorescence was observed on the exterior stucco siding/slab. Efflorescence is the migration of salt to porous materials such as stucco cladding and concrete. Efflorescence is not considered a health concern and it is common on virtually all structures with stucco and concrete. The efflorescence can be washed off using a number of cleaning agents but keep in mind that it will return over time.

FURTHER INSPECTION: It is recommended that the structure be further inspected for termite activity and damage, wood destroying organism and other related damage. This type of inspection exceeds the scope of general home inspections and must be performed by qualified professional.

The gutter system exhibits some cosmetic damage in one or more locations. The observed damage is in the form of dents and dings. This type of damage does not affect the gutter system's functionality but the damage is visible.

The gutter system has not been screened to prevent debris build-up which prevents the gutter system from functioning properly. Installing gutter screens is a cost-effective measure that reduces maintenance and obstructions. Recommend that the gutter system have screens installed.



Guesthouse Roof Observations & Recommendations:

The roof cover is aging normally. Some typical indicators of aging (such as minor surface cracking and slightly raised seams) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.

All roof covers require periodic inspection, servicing and maintenance. All roof projections (plumbing vents, chimney stacks etc.) should be inspected and serviced annually. Servicing includes re-sealing and caulking around all roof projections, repairing wind damage shingles

and all other types of defects from age and exposure.

Please note that this general home inspection provides no guarantee against roof leaks. Roof structures (even new ones) can leak at many locations (flashings, step-flashings, dry vent & mounting brackets). Many of these roof features have limited or restrictive visibility.

Please note: The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

Please note that all roof surfaces regardless of the type of roofing materials (concrete, wood, metal and composite roofing materials or roof structures with steep pitches) are potential safety hazards. All roofs should be accessed by only qualified professionals.

Please note that concrete, wood, metal and composite roofing materials require annual servicing and maintenance. These roof coverings should be power-washed annually and inspected for routine age and wear issues.

Guesthouse Electrical Observations & Recommendations:

No arc fault circuit interrupters (AFCI) were found in the Bedroom(s).

A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

The circuit identifying legend inside the electrical service panel has been clearly labeled with all circuit breakers identified.



NEEDS SERVICING: *One or more of the interior/exterior light bulbs are burned out and will need to be replaced at this time.*

Please note that only electrical wall outlets and wall switches that are accessible are tested. Wall outlets and switches which cannot be accessed are excluded from this general home inspection.

All accessible GFCI electrical outlets were tested and in proper working condition at the time of this general home inspection.

Guesthouse Plumbing Observations & Recommendations:

AREA OF CONCERN: *It is recommended that the sewer line be further inspected at this time. This is done by running a camera through the line to inspect for damage and defects. Typical damage includes root intrusion, sagging lines and displacement at the main city sewer connection.*

The plumbing system has a filter system installed. Filter systems require regular servicing and maintenance. Failure to maintain the filter system can result in low water pressure and water hammer. Leaks can also develop at the filter water line connections. I would recommend that drip pan be installed under the filter to catch water in the event of leaks.



Please note that shower pans are excluded from general home inspections by the California Real Estate Inspection Associations (CREIA) Standards of Practices and Scope and Limitations. Please note that shower pans are inspected and tested by qualified termite inspection businesses.



NEEDS SERVICING: *One or more of the showerheads are loose and need to be serviced. Recommend repair/service as appropriate.*

The interior was inspected for visible signs of water intrusion and damage. A moisture meter was used in the bathrooms and kitchens (walls and floors) and no moisture content was detected. This is not a guarantee against plumbing leaks or latent water damage, but at the time of this general home inspection the structure exhibited no visible water damage or defects.

Please note that the area beneath the kitchen and bathrooms sinks was restricted by stored items. Home inspectors are prohibited to remove items stored below sinks per the California Real Estate Inspection Associations (CREIA) Standards of Practice.

Guesthouse Interior Observations & Recommendations:

There are minor wall blemishes throughout the home that are of no real significance other than cosmetic.

There are water-stained ceilings that appear to be the result of past water intrusion from the roof. There is no indication that the stains are the result of active leaks. It is unknown how these have affected unseen areas, and

whether or not there could be structural damage caused by rot. Recommendation: Confirm from seller if the stains are related to a previously repaired problem or obtain evaluation for the source of the moisture by licensed roofing, siding or plumbing contractor and repair as appropriate.

Drywall cracks were noted in several areas of the home. None of the cracks observed appeared serious in nature. Recommendation: Patch cracks before painting again.

There are holes in the wall(s) at one or more locations that are from wall hangings (pictures, TV mounting brackets etc.). Recommendation: Repair and paint as appropriate.

The walls and ceilings throughout the home exhibit extensive modification, patching and texturing. Recommendation: Refinish all walls and ceilings in order to have uniformity.

The interior exhibits common damage and wear from age and use. This type of damage is known as "rash" and includes small cosmetic damage. The visible damage was not excessive or significant in scope.

The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.

The flooring has compression (gaps between the cover and the floor sub-structure - floor joists). This softness is a condition known as 'compression set' which is very common with raised floor or multi-level structures. Correction of this condition involves filling the gaps with epoxy filler, re-sanding and refinishing the floor or simply replacing the section of floor that exhibits this condition. Recommendation: No repairs or remediation is recommended at this time. Compression set is common and since it is overall minor in scope no action is recommended at this time.

One or more of the interior doors do not have door stops installed or the stops are damaged. Recommendation: Replacement of door stops where missing or damaged.



Guesthouse Kitchen Observations & Recommendations:

It is important to remove and clean the filters located at the hood fan system. The filters will become saturated with dirt and grease and should be cleaned as necessary.

NEEDS SERVICING: There is no anti-tip bracket behind the range/oven to prevent it tipping when the door is opened. Anti-tip devices come with new range/ovens and are supposed to be used. Without an anti-tip bracket, the range could tip away from the wall, spilling its contents or injuring small children. Recommend installing proper device.

The kitchen range was inspected and tested functional at the time of this general home inspection.

The kitchen oven was inspected and tested functional at the time of this general home inspection.

There is no water supply line installed in the refrigerator slip to support an ice-maker. A supply line can be easily installed if desired by tapping into the water line below the kitchen sink. Please note that if a water supply line is installed, it is required to have a shut-off valve installed behind the refrigerator itself.

The kitchen dishwasher was inspected and tested functional at the time of this general home inspection.

The kitchen food disposal was inspected and tested functional at the time of this general home inspection.

The built-in microwave system was tested and in proper working condition at the time of this general home inspection.

Guesthouse Foundation Observations & Recommendations:

I noted signs of foundation settlement and small foundation cracks. All residential foundations settle to some degree and will crack over the lifespan of a home. Such movement, and the typical minor curing cracks that accompany it, is not considered structurally significant, unless related to recent flooding, seismic activity or there is horizontal cracking or other indications of horizontal/lateral displacement of more than 1/4 inch. The cracks that I observed in this foundation were all vertical, all smaller than 1/4 inch, have little or no displacement and have not caused cracks or separation in the framing or at any interior wall or ceiling surfaces that I observed.

It is my opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle or crack further. If desired, these cracks can be easily repaired using an injected epoxy. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way I can provide any guaranty that this foundation will never develop additional cracks or settle further. I suggest that if the client is at all uncomfortable with this condition or my assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

Efflorescence was observed on the exterior stucco siding/slab. Efflorescence is the migration of salt to porous materials such as stucco cladding and concrete. Efflorescence is not considered a health concern and it is common on virtually all structures with stucco and concrete. The efflorescence can be washed off using a number of cleaning agents but keep in mind that it will return over time.

The structures foundation was inspected for signs of movement and displacement. This is determined by the size and shape of all visible cracks. All observed cracks indicated normal setting and compression with no excessive movement, displacement or damage observed.



Guesthouse Attic Observations & Recommendations:

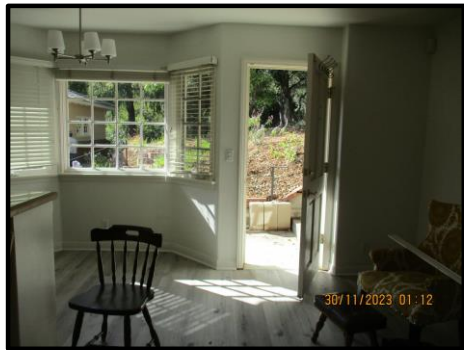
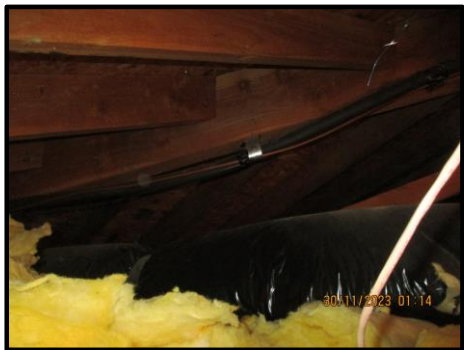
Please note that access to all areas of the attic space was limited due to size and other restrictions. This attic inspection is limited to those areas that were accessible and safe. All non-accessible areas are excluded from this general home inspection.

The attic area has no floor or service paths installed. The attic area should have a floor or service paths installed for safety considerations for servicing, maintenance or repairs to the structure or any mechanical systems that are in the attic space.

There is no seal at the attic access hatch. This will result in some loss of energy as heated air from the home leaks into the attic space(s). It is recommended that the hatch be fitted with a tight-fitting seal.

Since it is uninsulated, the attic hatch can result in some energy loss through convection, and some staining of the hatch area may eventually result, when warm house air condenses on the cold hatch and captures dust particles from the air. It is recommended that the hatch be insulated to the same approximate R value as the rest of the attic.

If the attic is to be used for storage, I would recommend that a pull-down access ladder be installed. A pull-down ladder makes it easier and safer to access the attic area and any stored items.



Limitations, Exceptions and Exclusions

The CREIA® Standards of Practice are the minimum standards for any home inspection performed by members of CREIA® and apply equally to mandatory and optional areas to be inspected and conditions reported. They are not technically exhaustive and do not identify concealed conditions or latent defects. Unless specifically agreed otherwise between the inspector and client, inspectors are NOT required to determine the condition of any system or component that is not readily accessible; concealed from view or cannot be inspected due to circumstances beyond the control of the inspector. Inspectors are not required to determine the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors are NOT required to use any special equipment to examine any system, structure or component of a residence nor probe or exert pressure on any components system or structure.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors DO NOT examine or evaluate the acoustical or other nuisance characteristics of any system, structure or component of a building, complex, adjoining properties or neighborhoods.

Inspectors DO NOT perform due diligence investigations for our clients. In other words, Inspectors DO NOT research the history of a property; report on its potential for alterations, modification, extendibility, or its suitability for a specific proposed use or occupancy. Likewise, Inspectors DO NOT obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), components or system manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.

Inspectors DO NOT examine or evaluate the fire-resistive qualities of any system, structure or component of residences that they inspect.

Inspectors are NOT required to examine every individual component of a system or residence when those components are replicated, including, but not limited to: doors, windows, switches and receptacles. In such cases, a representative sampling is taken in order to examine such systems, structures or components of a residence.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.

Inspectors are NOT required to determine the year or construction or installation date of any system, structure or component of a residence, and are NOT required to differentiate between original construction and subsequent renovations or replacements, additions or improvements.

Unless agreed to by the inspector and client beforehand, inspectors are NOT required to enter and inspect detached structures, other than primary garages and carports, not entered in accordance with the CREIA® Standards of Practice.

Inspectors are NOT required to inspect common areas, systems, structures or components of common areas within common interest developments as defined in California Civil Code Section 1351 et seq., or those found in other multi-unit housing such as duplexes.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.

Inspectors are NOT required to move suspended ceiling tiles, personal property, furniture, floor or wall coverings, window coverings, equipment, plants, soil, snow, ice, water, debris or vegetation which obstructs visibility or access. Likewise inspectors do not dismantle any system or component, except as explicitly required by the CREIA® Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are NOT required to operate or evaluate any recreational system, structure or component.

Inspectors are NOT required to operate or evaluate low voltage electrical (less than single-phase line voltage, typically 120-volts), antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, components or systems.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

CREIA STANDARDS OF PRACTICE

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

Standards of Practice

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

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I. Definitions and Scope

A. A Real Estate *inspection* is a non-invasive physical *examination*, performed for a fee, designed to identify *material defects* in the *systems, structures, and components* of a *building* as they exist at the time of the *inspection*. The specific *systems, structures and components* of a *building* to be examined are listed in these Standards of Practice.

B. A *material defect* is a *condition* that significantly affects the value, desirability, habitability, or safety of the *building*. Style or aesthetics shall not be considered in determining whether a specific *system, structure, or component* is defective.

C. These Standards provide *inspection* guidelines, make public the services provided by private fee-paid *inspectors*, and define certain terms relating to these *inspections*.

D. Sections 1 through 10 of these Standards are a mandatory part of all such *inspections*. Sections 11 through 12 are optional.

E. Unless otherwise agreed between the *inspector* and client, these Standards shall apply to the *primary building* and its associated *primary parking structure*. The *inspection* shall be limited to those specific *systems, structures and components* that are present and visually *accessible*. *Components* and *systems* shall be operated with *normal user controls* only and as *conditions* permit. *Inspections* performed in accordance with these Standards are not intended to be *technically exhaustive*.

F. *Inspection reports* shall describe and identify in written format the inspected *systems, structures, and components* of the *building* and shall identify *material defects*.

G. *Inspection reports* may contain recommendations regarding *conditions* reported or recommendations for *further evaluation* by *appropriate persons*.

II. Standards of Practice

SECTION 1 - Foundations, Basements, and Under-floor Areas

A. Items to be identified and reported:

1. Foundation and other support *components*.
2. Under-floor ventilation.
3. Location of under-floor *access opening(s)*.
4. Wood separation from soil.
5. Presence of drainage *systems* or sump pumps within foundation footprint.
6. Presence or absence of seismic anchoring and bracing *components*.

B. The *inspector* is not required to:

1. *Enter* under-floor areas that are not *accessible* or where entry could cause damage or pose a hazard to the *inspector*.

2. Move stored items, vegetation or debris, or perform any excavations or other *intrusive* testing to gain *access*.
3. *Operate* or *evaluate* adequacy of sump pumps or drainage *systems*.
4. Identify size, spacing, location or adequacy of foundation bolting and bracing *components* or reinforcement *systems*.
5. Perform any *intrusive examination* or testing, or use any *special equipment* such as, but not limited to, levels, probes or meters.

SECTION 2 - Exteriors

- A. Items to be identified and reported:
1. Surface grade, hardscaping and drainage within six feet of the inspected *building* or associated *primary parking structure*.
 2. Wall cladding, veneers, flashing, trim, eaves, soffits and fascia's.
 3. Exterior portions of a *representative sampling* of doors and windows.
 4. Attached decks, porches, balconies, stairs, columns, walkways, guard-rails and handrails.
- B. The *inspector* is not required to:
1. *Operate* or *evaluate* any mechanical, electro-mechanical, or underground drainage *systems*.
 2. *Operate* or *evaluate* storm windows, storm doors, screening, shutters or awnings.
 3. *Operate* or *evaluate* remote-control devices.
 4. *Examine* detached buildings and structures (other than the *primary parking structure*), patio enclosures, fences, and retaining walls.
 5. *Examine* items not visible from a readily accessible walking surface.

SECTION 3 - Roof Coverings

- A. Items to be identified and reported:
1. Roof coverings.
 2. Flashing, vents, skylights and other penetrations.
 3. Roof drainage *systems*.
- B. The *inspector* is not required to:
1. Walk on the roof surface if, in the opinion of the inspector, there is a possibility of damage to the surface or a hazard to the *inspector*.
 2. Perform a water test, warrant or certify against roof leakage or predict life expectancy.

SECTION 4 - Attic Areas and Roof Framing

- A. Items to be identified and reported:
1. Framing and sheathing.
 2. Access opening(s) and *accessibility*.
 3. Insulation material(s).
 4. Ventilation.
- B. The *inspector* is not required to:
1. *Enter* attic areas that, in the opinion of the inspector, are not *accessible* or where entry could cause damage.
 2. Remove insulation materials or identify composition or "R" value of insulation material.
 3. Activate thermostatically operated fans.

SECTION 5 - Plumbing

- A. Items to be identified and reported:
1. Supply, waste, and vent piping.
 2. Fixtures, faucets and drains.
 3. Water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves.
 4. *Functional flow* of water supply and *functional drainage* at fixtures.
 5. Gas piping and connectors.
 6. *Cross-connections*.
- B. The *inspector* is not required to:
1. *Operate* any valve other than fixture faucets and hose faucets attached to the *building*.
 2. *Operate* any *system*, *fixture* or *component* which is *shut down* or *disconnected*.
 3. *Examine* or verify operation of water supply or pressure assistance *systems*, including, but not limited to: wells, pumps, tanks, and related equipment.
 4. Verify *functional flow* or pressure at any *fixture* or faucet where the flow end is capped or connected to an *appliance*, or measure pressure, volume or temperature.

5. *Examine* or *operate* any sewage disposal system or component including, but not limited to: septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste.
6. *Examine* the overflow device of any fixture.
7. *Evaluate* the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water, waste, and venting *components*, *fixtures*, or piping.
8. Identify whether water supply and waste disposal systems are public or private.
9. *Evaluate* time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
10. *Examine* ancillary systems or components such as, but not limited to: those relating to solar water heating, hot water circulation, yard sprinklers, water conditioning, swimming pools or spas and related equipment, and fire sprinklers.
11. Test shower pans for leakage or fill any fixture with water during *examination*.
12. *Evaluate* the gas supply system for leaks or pressure.
13. *Determine* effectiveness of anti-siphon, back-flow prevention, or drain-stop devices.
14. *Determine* whether there are sufficient clean-outs for effective clearing of drains.
15. *Evaluate* gas, liquid propane, or oil storage tanks.

SECTION 6 - Electrical Systems

- A. Items to be identified and reported:
 1. Service conductors, equipment, and capacity.
 2. Panels and overcurrent protection devices.
 3. Service and equipment grounding.
 4. Wiring types and methods.
 5. A *representative sampling* of switches, receptacles, and light fixtures.
 6. Ground-fault circuit-interrupters.
- B. The *inspector* is not required to:
 1. *Operate* electrical systems or components which are *disconnected* or *shut down*.
 2. Disconnect any energized system or appliance.
 3. Remove deadfront covers where not *accessible*, or if removal could cause injury or damage to persons or property, or remove device cover plates.
 4. *Operate* overcurrent protection devices, or *evaluate* compatibility of overcurrent protection devices with the panelboard manufacturer.
 5. *Examine* or test smoke detectors.
 6. *Operate* ground-fault circuit-interrupter devices by other than the manufacturer's test button.
 7. *Examine* de-icing equipment, or private or emergency electrical supply sources, including but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities.

SECTION 7 - Heating Systems

- A. Items to be identified and reported:
 1. Heating equipment and operation using *normal user controls*.
 2. Venting systems.
 3. Combustion and ventilating air.
 4. Energy source and connections.
 5. Heating distribution system(s) including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping systems and valves.
- B. The *inspector* is not required to:
 1. *Examine* or *evaluate condition* of heat exchangers.
 2. *Determine* uniformity, temperature, airflow or balance of heat supply to any room or building, or *examine* for warming at any heating system distribution component when access would require steps or a ladder, or *determine* leakage in any ductwork.
 3. *Examine* electric heater elements or heat pump fluid/gas materials, or *examine* below ground/slab systems, ducts, fuel tanks and related components.
 4. *Determine* or *examine* thermostat calibration, heat anticipation, or automatic setbacks or clocks.
 5. *Examine* radiant or geothermal heat pump systems.
 6. *Examine* any solar-energy heating systems or components.
 7. *Examine* electronic air filtering systems.
 8. *Operate* heat pump systems when the ambient air temperature may damage the equipment, or *operate* any heat pump system in "emergency" heat mode.
 9. *Examine* humidity control systems and components.

SECTION 8 - Central Cooling Systems

- A. Items to be identified and reported:

1. Cooling equipment and operation using *normal user controls*.
 2. Cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, piping *systems* and valves.
 3. Energy source and connections.
 4. Condensate drains.
- B. The *inspector* is not required to:
1. *Determine* uniformity, temperature, airflow or balance of cool air supply to any room or *building*, or *examine* for cooling at any cooling *system* distribution *component* when *access* would require steps or a ladder, or *determine* leakage in any ductwork.
 2. *Examine* electrical current, coolant fluids or gases, or coolant leakage.
 3. *Examine* electronic filtering *systems*.
 4. *Determine* or *examine* thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
 5. *Examine* any non-central cooling unit(s) or gas-fired, solar or geothermal cooling *system* or food, wine or similar storage cooling *system*.
 6. *Examine* humidity control *systems* and *components*.

SECTION 9 - Fireplaces and Chimneys

- A. Items to be identified and reported:
1. Chimneys, flues, dampers and associated *components*.
 2. Fireboxes, hearth extensions and *permanently installed accessory components*.
 3. Manufactured solid-fuel or gas-burning *appliances*.
- B. The *inspector* is not required to:
1. *Determine* adequacy of draft, perform a smoke test, or *dismantle* or remove any *component*.
 2. *Examine* the structural integrity of fireplaces and chimneys.
 3. *Examine* or *operate* ancillary or non-*permanently installed components*.

SECTION 10 - Building Interior

- A. Items to be identified and reported:
1. Walls, ceilings and floors.
 2. Security bars, ventilation *components*, and a *representative sampling* of doors and windows.
 3. Stairs, handrails, and guardrails.
 4. *Permanently installed* cabinet and countertop surfaces.
 5. Safety glazing in locations subject to human impact.
- B. The *inspector* is not required to:
1. *Operate* or *evaluate* security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
 2. *Determine* whether a *building* is secure from forcible or unauthorized entry.
 3. *Evaluate* the *condition* of floor, wall or ceiling finishes or coverings, or other surfaces for other than *evidence* of moisture damage.
 4. *Examine* window or door coverings or treatments.
 5. *Evaluate* fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls.
 6. *Evaluate* separation walls, ceilings, and floors, including, but not limited to, the fire-resistivity or acoustical characteristics, between dwelling units.
 7. *Examine* the interior concrete slab-on-grade when concealed by any floor coverings.
 8. *Operate* or *evaluate* safety features of any garage door opener unless included as an inspection option per Section 11.

SECTION 11 (OPTIONAL) - Other Built-In Appliances and Systems

The *inspector* may *examine* any of the following at his/her discretion, as agreed with client:
Attic power vents, central vacuum, cook-tops and exhaust fans, dishwashers, food waste disposers, garage door openers, hydrotherapy tubs, ovens, microwave ovens, refrigerators, freezers, trash compactors, or whole-house fans.

- A. Items to be identified and reported:
1. Optional *systems*, *components* and *appliances* specifically *examined* during the *inspection*.
 2. *Basic operation* of optional *systems*, *components* and *appliances* specifically included in the *inspection*.
- B. The *inspector* is not required to:
1. Activate any *system* or *appliance* that is *shut down*.
 2. *Operate* or *evaluate* any *system*, *component*, or *appliance* that does not respond to *normal user controls*.
 3. *Operate* any gas appliance that requires the use of a match or other remote burner lighting device.

4. Operate any system or appliance that requires the use of special codes, keys, combinations, or devices.
5. Operate any system, component, or appliance where damage may occur.
6. Determine thermostat(s) calibration, adequacy of heating elements, operate or evaluate self-cleaning oven cycles, signal lights, or automatic setbacks or clocks.
7. Determine leakage from microwave ovens.
8. Determine the presence or operation of backdraft damper devices in exhaust devices.
9. Examine any sauna, steam-jenny, kiln, clothes washing or drying machine, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or any other similar small, ancillary or non-built-in appliances.

SECTION 12 (OPTIONAL) - Pools and Spas

The *inspector* may examine the following at his/her discretion, as agreed with client:

A. Items to be identified and reported:

1. Location and type of pool or spa examined.
2. Conditions limiting or otherwise inhibiting inspection.
3. Enclosure and related gates.
4. Hardscaping and drainage related to the inspected pool or spa.
5. Condition of visible portions of systems, structures, or components.
6. Normally necessary and present equipment such as: lights, pumps, heaters, filters, and related mechanical and electrical connections.

B. The *inspector* is not required to:

1. Examine any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment.
2. Come into contact with pool or spa water to examine the system, structure, or components.
3. Determine adequacy of spa jet water force or bubble effect.
4. Determine structural integrity or leakage of any kind.
5. Evaluate thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related components.
6. Operate or evaluate filter backwash systems.
7. Examine accessories, such as, but not limited to: aerators or air-blowers, diving or jump boards, ladders, skimmers, slides or steps.

III. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

*Note: All limitations, exceptions and exclusions apply equally to mandatory and optional Sections.

A. The *inspector* may exclude from the inspection any system, structure, or component of the building which is inaccessible, concealed from view, or cannot be inspected due to circumstances beyond the control of the *inspector*, or which the client has agreed is not to be inspected. If an *inspector* excludes any specific system, structure, or component of the building from the inspection, the *inspector* shall confirm in the report such specific system, structure, or component of the building not inspected and the reason(s) for such exclusion(s).

B. The *inspector* may limit the inspection to individual specific systems, structures, or components of the building. In such event, the *inspector* shall confirm in the report that the inspection has been limited to such individual specific systems, structures, and components of the building.

C. The following are excluded from the scope of a real estate inspection unless specifically agreed otherwise between the *inspector* and the client:

1. Systems, structures, or components not specifically identified in these Standards.
2. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
3. Examination of conditions related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew.
4. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related examinations.
5. Certain factors relating to any systems, structures, or components of the building, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
6. Systems, structures, or components, of the building which are not permanently installed.
7. Determination of compliance with installation guidelines, manufacturers' specifications, building codes, ordinances, regulations, covenants, or other restrictions, including local interpretations thereof.
8. Common areas, or systems, structures, or components thereof, including, but not limited to, those of a common interest development as defined in California Civil Code Section 1351 et seq.

D. The *inspector* is not required to perform any of the following as part of a real estate inspection:

1. Move any personal items or other obstruction(s) such as, but not limited to: furniture, floor or wall coverings, window coverings, snow, ice, water, debris, and foliage which may obstruct visibility or access.
2. Determine causes for the need of repair or replacement, or specify repair or replacement procedures or materials.
3. Determine existence of latent deficiencies or defects.
4. *Dismantle any system, structure, or component, or perform any intrusive or destructive examination, test or analysis.*
5. Obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), *component or system* manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.
6. Activate or *operate any system or component* that is *shut down* or does not respond to *normal user controls*, nor access any area or *operate any component or system* which may jeopardize the safety of the *inspector*, or any other person or thing.
7. Research the history of a property, *report* on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use or occupancy.
8. Offer any form of guarantee or warranty.
9. *Examine or evaluate* the acoustical or other nuisance characteristics of any *system, structure, or component of a building*, complex, adjoining properties, or neighborhood.
10. *Operate or evaluate any recreational system, structure or component.*
11. *Operate or evaluate* low voltage electrical (less than single-phase line voltage, typically 120-volts), antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, *components, or systems.*
12. Use any *special equipment* to *examine any system, structure, or component of a building.*
13. Probe or exert pressure on any *component, system or structure.*
14. *Examine or evaluate* fire-resistive qualities of any *system, structure or component of the building.*
15. *Examine* every individual *component* of a *system or structure*, where such *components* are typically replicated, including, but not limited to: doors, windows, switches and receptacles. A *representative sampling* may be performed in order to *examine* such *systems, structures, or components of a building.*
16. Determine the age of construction or installation of any *system, structure, or component of a building*, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.

IV - GLOSSARY of TERMS

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

Accessible: Can be approached or entered by the *inspector* safely without difficulty or damage to the *system, structure, or component.*

Appliance: See "*Component.*"

Appropriate persons: An individual other than *inspector* herein, qualified by virtue of special knowledge, training or resources to further *examine* a *system, structure, or component*, as in the manner of a specialist.

Basic operation: The fundamental *function of a component or appliance* (e.g., the bake and broil elements of an oven), but not those ancillary to its use (e.g., an oven self-cleaning cycle or timer, thermostat or clock).

Building: The *primary building* subject of the *inspection*, designed and erected for the purpose of human occupancy or use (e.g. dwelling).

Built-in: See "*Permanently installed.*"

Component: A *permanently installed appliance, fixture, element, or part of a system.*

Condition: The plainly visible and conspicuous state of being of a material object or thing.

Cross-connection: A connection between two otherwise separate systems, one of which is potable water and the other waste, sewage or other source of contamination.

Destructive: To demolish, damage, or probe any *system, structure, or component*, or to *dismantle any system or component* that would not be taken apart by an ordinary person in the course of normal maintenance.

Determine: To arrive at an opinion or conclusion pursuant to *examination.*

Disconnected: See "*Shut down.*"

Dismantle: See "*Destructive.*"

Functional Drainage: The emptying of a plumbing fixture in a reasonable amount of time, without overflow when another fixture is drained simultaneously.

Enter: See "*Accessible.*"

Evaluate: To assess the *systems, structures, or components of a building.*

Evidence: Plainly visible and conspicuous material objects or other things presented to the senses that would tend to produce conviction in the mind of an ordinary person as to the existence or non-existence of a fact.

Examine: To visually look for and identify *material defects* in *systems, structures, or components of a building* through a non-invasive, physical *inspection.*

Fixture: See "*Component.*"

Function: Performing its normal, proper and characteristic action.

Functional flow: A reasonable flow of water supply at the highest and farthest fixture from the building main when another fixture is operated simultaneously.

Further evaluation: A degree of *examination* beyond that of a typical and customary non-invasive physical *examination*.

Inspection: The act of performing a *real estate inspection*.

Inspector: One who performs a *real estate inspection*.

Intrusive: See "*Destructive*."

Malfunction: Failure to perform its normal, proper and characteristic action.

Material defect: (Refer to Section I, "Definitions and Scope" Paragraph B).

Normal user controls: Devices that would be operated by the ordinary occupants of a *building*, requiring no specialized skill or knowledge.

Operate: To cause *systems* or equipment to *function* with *normal user controls*.

Operational: Systems or components capable of being safely operated.

Permanently Installed: Fixed in place (e.g. screwed, bolted, or nailed), as distinct from *components*, *systems*, or *appliances* considered portable or freestanding.

Primary building: A *building* that an *inspector* has agreed to *inspect*, excluding all accessory buildings with the exception of the *primary parking structure*.

Primary parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*.

Real Estate Inspection: (Refer to Section I, "Definitions and Scope" Paragraph A).

Report: The *inspection report* is a written document prepared for a fee and issued after a *real estate inspection* identifying and describing the *inspected systems*, *structures*, and *components* of the *building* and identifying *material defects* discovered therein.

Representative sampling: A small quantity of *components* of any *system* or *structure* enough like others in its class or kind to serve as an example of its class or kind.

Shut down: Turned off, inactive, not in-service, non-*operational*.

Special equipment: Any tools or devices other than those normally used by an *inspector* to perform a typical and customary non-invasive physical *examination* of the *systems*, *structures*, and *components* of a *building*, including, but not limited to: levels, probes, meters, video or audio devices and measuring devices.

Structure: An assemblage of various *systems* and *components* to *function* as a whole.

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

Technically exhaustive: A comprehensive and detailed *examination* beyond the scope of a *real estate inspection* which would include, but would not be limited to: specialized knowledge or training, *special equipment*, measurements, calculations, testing, research, or analysis.