



Property Inspection Report

PROPERTY ADDRESS:

N La Jolla Ave
Los Angeles, CA

PREPARED EXCLUSIVELY FOR:

Sample Client
Tuesday, August 6, 2019

INSPECTOR:

Colleen Brand, Master CREIA Inspector #0155413



Dear Sample Client,

Thank you for choosing AmeriSpec Inspection Services for your property inspection. The following report represents our professional opinion regarding conditions present at the time of the inspection. The complete report consists of the full report and the Inspection Agreement. The inspection was performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA). A copy of these Standards of Practice can be downloaded at www.creia.org.

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If you have any questions or if you need any additional information, please feel free to contact us. Throughout this report, the following terms are used:

'Right', 'Left', 'Front', and 'Rear' describe locations on/around the property, as viewed from the main entry door.

'Functional', as defined in the CREIA Standards of Practice, is 'A system, component or device that is performing its normal and characteristic purpose or action'.

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

Sincerely,



Colleen Brand
AmeriSpec Inspection Services
cbrand@amerispec.net
8939 S Sepulveda Blvd, Ste 110 #787
Los Angeles, CA 90045
310-446-5898 (o)
310-904-9464 (c)

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Introduction

This is the full inspection report. It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the expiration of the inspection contingency period. An earnest effort was made on the client's behalf to discover reportable conditions as per our Inspection Agreement. Our inspection is general in scope and is designed to discover significant deficiencies in the structure and its systems. The inspection is not technically exhaustive. It is not meant to determine if everything was or will continue to be working properly. Items in the property can and do experience failure without prior indications. This report is a snap shot of the condition of the property at the time of inspection. We cannot determine if or when an item will experience failure, therefore, we cannot be held responsible for future failure. Warranty programs are available for this purpose.

We do not determine if everything is installed and performing to manufacturer's specifications or building codes. We suggest asking the current owner for any knowledge of additions, remodeling or other work done to the property requiring building permits and that all required permits were issued and final approval was granted. This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the Consumer Product Safety Commission web site, www.cpsc.gov, for recall information regarding any system or component.

Where repairs or replacements are suggested, we recommend qualified, licensed professionals in that field be called upon to fully evaluate the scope of suggested repairs and provide you with associated costs, before removing any investigation contingency. We recommend that all due maintenance, repairs and safety upgrades be completed prior to the occupation of the property. We further recommend obtaining evaluation of all significant conditions within the awareness of the Client prior to removing any inspection contingency and before the close of this transaction. Subsequent inspections by specialty contractors as recommended in this report may uncover additional defects not specifically noted in this report.

Re-inspections are performed, for a fee, only on items that were not accessible at the time of the original inspection or that were unable to be inspected due to utilities not turned on. We do not perform verification of repairs. Where repairs are necessary, we recommend qualified, licensed professionals or specialists in the appropriate fields. We further advise the client to obtain all paperwork from the sellers and the hired professionals concerning the work performed, including any receipts for repairs and/or governmental permits.

There is a time period from inspection to closing that varies with each property; we can only state condition at the time of inspection. Client is advised to perform a final verification of condition of the property prior to the close of this transaction and personally operate all major systems and perform a diligent visual inspection of the property after the seller or tenant vacates to ensure that no condition was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the property. Should any condition be revealed that was not addressed within this report prior to or after the close of the transaction, please contact our office immediately for an additional evaluation regarding such condition.

This report may contain digital photographs and/or line diagrams of some items and components. These images are for your convenience only and do not represent all items or components that may be deficient. They are not meant to emphasize or diminish the significance of a reported condition or imply that a photographed condition is more or less significant than a condition which was not photographed. NOT ALL

DEFECTS ARE PHOTOGRAPHED; the entire written report must be reviewed.

General Conditions

NOTICE TO THIRD PARTIES: This inspection report is for the sole benefit and reliance of the above named Client for the above named property and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client and is issued subject to the terms, conditions and limitations of the Inspection Agreement under which the inspection was performed. The Inspection Agreement is incorporated by reference herein. Inspector assumes no liability for third party interpretation or use of this report. THIRD PARTIES ARE ENCOURAGED TO OBTAIN A PROPERTY INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.

1001. INSPECTOR

Colleen Brand. Master CREIA Inspector #0155413, ICC Combination Inspector #5316621-C8

1002. IN ATTENDANCE

Buyer(s)

Agent(s) representing the buyer(s)

Agent(s) representing the seller(s)

Other inspector(s)

1003. OCCUPANCY

The property is occupied. This is a limited review of some areas of the property due to personal property. Efforts were made to inspect as much as possible, however, due to the presence of personal items, some areas are not fully visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection. To be sure there are no new defects or defects that were not visible at the time of the inspection we highly recommend that a final walk-through of the property be performed by the buyer(s) after the occupier has moved out and before the close of this transaction.

1004. PROPERTY INFORMATION

The property is a single family home.

1005. LEVELS / FLOOR

1 story structure.

1006. ESTIMATED AGE

This structure is 91 years of age, as provided by the county assessor's website. If client is concerned, this information can be verified with the seller or city/county records.

While asbestos detection and lead paint detection are beyond the scope of the inspection, the age of this building suggests that some building materials in this structure may contain asbestos and/or lead. Asbestos and lead paint were widely used in building materials prior to 1978, with limited use thereafter. Asbestos and lead paint can cause health problems, especially for children. The only way to confirm their presence is through laboratory analysis by a qualified professional. If client has any concerns regarding this possibility, an appropriate specialist should be consulted prior to expiration of the inspection contingency period. Additional information is available at www.epa.gov.

1007. WEATHER CONDITIONS

Weather conditions at the time of inspection were warm and overcast.

1008. START TIME

10:00 AM

1009. STOP TIME

1:00 PM

1010. INSPECTOR'S COMMENTS

Property appears to have had renovations/additions made. We are unable to determine if improvements were performed with permits and were in compliance with local code requirements at the time of construction. As per the scope of this inspection, we do not investigate nor give any opinion concerning the compliance of the property's improvements with regard to any governmental building code requirements or permits. When asking for permit records, you should not inquire about specific work done to this property with the local Building and Safety Department. If that work was done without proper permits and does not comply with local codes and ordinances, they can require removal or correction of that work. Client is advised to review any related documentation such as permits and certificates of completion, prior to close of this transaction.

An alarm system is present. Alarm systems are not within the scope of this inspection. Client is advised to consult with the sellers or alarm company for additional information prior to close to ensure proper operation.

Independent inspection was performed by a sewer video, chimney, mold, and roofing specialist, concurrent with this property inspection. We suggest further review of their documentation and report(s) prior to the close of escrow or the inspection contingency period.

A pool is present. Pools are not within the scope of this inspection. Client is advised to have a pool inspection prior to close to ensure safety, proper operation and condition.

Exterior / Grounds

Our inspection of the exterior components includes the wall cladding, windows, doors, flashings, trim, eaves and attached decks, porches, balconies, columns, stairs, guardrails and handrails. We also look at drainage around the inspected structure(s) and for evidence of moisture intrusion, poor ventilation and inadequate separation between wood and soil. Our inspection of the grounds is limited to the surface grade, walkways, driveways, planters, and other hardscaping which are immediately adjacent to the inspected structure(s). We do not render opinions regarding soil quality or stability, nor do we determine property line boundaries. Fences, gates, detached decks, landscaping, grounds lighting or electrical, and irrigation sprinkler systems generally are not inspected.

1101. DRIVEWAY

Concrete

The driveway is in functional condition.

1102. WALKWAYS

Concrete

The walkways are in functional condition.

1103. EXTERIOR WALL CLADDING

Stucco

The exterior wall cladding is in functional condition.

There is no stucco weep screed installed. In older homes, the stucco was continued to or below the finish grade level. This condition allows moisture and corrosive minerals to be 'wicked' up into the stucco which causes deterioration of the stucco. This is a normal maintenance item which will need to be addressed periodically.

1104. TRIM / FASCIA / SOFFITS / EAVES

Wood

Wood deterioration observed at the rear deck cover framing. Suggest repairs/replacement as needed. Refer to the latest Structural Pest Control report for more information.



1105. WINDOWS / FRAMES

Wood frame

Aluminum clad wood frame

Single/double hung

Casement

Double pane

Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals.

Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller prior to close of this transaction.

Retrofitted/replaced windows noted. Client is advised to review all information regarding installation, including any necessary permits, invoices, work completed and any warranty information.

Missing window screen(s) observed; suggest corrections for proper use and operation of windows.

1106. EXTERIOR DOOR(S)

Wood

French

The exterior door(s) are in functional condition.

1107. FENCES / WALLS / GATES

Wood

Block

Wrought iron

Gates leading to pool/spa area do not close and latch automatically. This is a safety concern. Suggest repairs/replacement as needed to ensure automatic closure and positive latching of the gates to ensure child safety.

1109. SURFACE GRADE / DRAINAGE

Minor slope, front to back

Structural conditions such as cracks, shifting, or possible movement were observed which may have been caused by expansive soils common to this area. A geotechnical engineer should be consulted prior to closing if client is concerned by conditions listed in this report or which client has observed.

Underground lot drainage system with area drain(s) and sump pump observed. It is beyond the scope of this inspection to inspect or perform tests on underground drainage systems. Suggest client obtain information from sellers or verify that the drainage system functions properly prior to close of this transaction.



1110. ELECTRICAL

Ground fault circuit interrupter (GFCI) provided for safety. GFCIs should be tested monthly to ensure proper operation.

1111. BELL / CHIME

The doorbell functioned at the time of inspection.

1112. PATIO / PATIO COVER

Pavers

The patio/patio cover is in functional condition.

1113. DECK

Wood

No railings observed at the rear deck. When ever a deck or stairway is three or more risers high a handrail and/or guardrail is usually required for safety. Recommend installation, as needed.

Evidence of wood destroying pests observed. Suggest reviewing the latest Structural Pest Control report for a more detailed evaluation and repairs as needed.

The low elevation of the deck prevented any viewing of the deck framing. We make no representations about these inaccessible areas.

Stairs are uneven in height and/or do not meet current building safety standards for rise and run. This is a possible safety concern. Recommend review by a qualified professional for repair or replacement as necessary.

1115. PORCH

Pavers

The porch is in functional condition.

1116. STAIRS / STEPS

Concrete

Stairs are uneven in height and/or do not meet current building safety standards for rise and run. This is a possible safety concern. Recommend review by a qualified professional for repair or replacement as necessary.

Roof Covering

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking, and some flashing are hidden from view and cannot be evaluated by our visual inspection, therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched towards walls, through-roof projections (chimneys, vents, skylights, etc.), roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise a qualified contractor estimate and review the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. Determine the remaining life of the roof is beyond the scope of our inspection; we recommend verifying the installation date and manufacturer's warranty with the seller prior to close of this transaction. Tenting a structure for fumigation may damage the roof. If the structure is to be tented, we recommend a follow-up inspection of the roof covering after tenting has been removed and before the close of this transaction. Further evaluation of the roof, or needed repairs if recommended, should be put off until after the tent has been removed. As maintenance can be needed at any time, roofs should be professionally inspected annually.

1201. TYPE / MATERIAL

Gable

Low-slope

Modified bitumin/rolled roofing

Rolled composition roofing

Clay tile

Multiple layers of roofing observed. Typically two layers are considered the maximum in most jurisdictions; recommend consulting local authorities for your area. We recommend review by a qualified, licensed roofer for further evaluation and any necessary repairs/replacement.

1202. METHOD USED TO INSPECT

The roof was inspected by walking on the surface.





1203. CONDITIONS

Rolled composition roofing installed at the front rotunda and the rear gable face of the roof shows extensive wear and is at or near the end of its useful life. A qualified, licensed roofer is recommended for full evaluation prior to expiration of the inspection contingency period to provide you with the cost to repair or replace this section of the roof.



A number of broken, loose, slipped roof tile(s) observed. Recommend review by a qualified roofer for repair or replacement, as necessary, prior to close.





1204. DRAINAGE / GUTTERS / DOWNSPOUTS

Roof scupper(s) and downspout(s)

Suggest installing extensions to the gutter system and/or routing downspouts to an underground drainage system to help ensure proper drainage away from the foundation.



1205. FLASHINGS

Intact and functional, where visible.

1206. PENETRATIONS

Satellite dish mounting hardware is driven through the roofing system and will require seasonal monitoring and maintenance to prevent moisture intrusion and damage.



Suggest re-sealing all through-roof vents and projections now and as part of routine maintenance.

1207. SKYLIGHTS

Conventional style skylight(s)

Skylight(s) are in functional condition.

Chimney(s) / Fireplace(s)

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of the chimney to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks. The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the structure. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the property's occupants. We recommend a National Fire Protection Association (NFPA) 211 Standard, Level II inspection, including a video scan, by a qualified chimney specialist as part of the property-purchasing process and prior to removing any inspection contingency. A Level II inspection may identify problems that exist which cannot be detected during a general property inspection.

1301. CHIMNEY TYPE

Masonry chimney



1302. CHIMNEY EXTERIOR

Visible masonry is intact and appears to be in functional condition.

1303. VISIBLE FLUE

Clay

Chimney flue appears functional where visible.

1304. FLASHINGS

Flashing intact where visible.

1305. SPARK ARRESTER / RAIN CAP

Spark arrestor/rain cap noted.

1306. SADDLE / CRICKET

No saddle/cricket noted. This may not have been required when the home was built. Chimneys 30" or wider should have a cricket or saddle installed to help shed water; we recommend upgrading for proper water control.

1307. FIREPLACE / FIREBOX TYPE

Gas set is present. We recommend using caution when gas sets are used in this fireplace. Always operate per manufacturer's recommendations and with damper open to allow products of combustion to vent to the exterior.

Gas valve noted but not tested. Client is advised to confirm operation with the seller or local utility provider.

Gas valve is improperly located inside the firebox which is a safety concern. A qualified plumber or fireplace specialist is needed for corrections prior to use to ensure safe function.

Gaps, cracking and/or mortar deterioration observed in the fireplace. We recommend review by a qualified, licensed chimney professional for further evaluation and any necessary maintenance/repairs to ensure safety.

Firebox is painted. Inspector is unable to determine if paint is high-heat rated. This is a potential safety concern if burning. We recommend review by a qualified chimney professional for further evaluation and any necessary repairs/replacement.

1308. DAMPER

There is no damper present. Installation is recommended for improved energy efficiency.

1309. HEARTH EXTENSION

Functional.

1311. CHIMNEY / FIREPLACE COMMENTS

We recommend a NFPA 211 Level II inspection by a qualified fireplace professional prior to expiration of the inspection contingency period. Our inspection of the fireplace and chimney is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary; use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. It is not unusual for additional defects to be discovered that will require repair for the safe operation of this system; these repairs can be expensive. For safe and efficient operation we further recommend annual inspections by a qualified fireplace professional.

Garage / Accessory Building

Our inspection of the exterior garage/accessory building components includes the wall cladding, windows, doors, flashings, trim, eaves and attached decks, porches, balconies, columns, stairs, guardrails and handrails. We also look at drainage around the inspected structure(s) and for evidence of moisture intrusion, poor ventilation and inadequate separation between wood and soil. Our inspection of the grounds is limited to the surface grade, walkways, driveways, planters, and other hardscaping which are immediately adjacent to the inspected structure(s).

Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the dwelling by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the dwelling in the event of a garage fire. Mounting a self-closer on the door between the garage is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

1401. TYPE

Detached garage

1402. EXTERIOR

Stucco
Wood trim
Functional.

1403. METHOD USED TO INSPECT

The garage/carport roof was inspected from the roof.

**1404. ROOF TYPE / MATERIAL**

Low-slope
Modified bitumin/rolled roofing
Unable to determine the number of layers present. Recommend consulting sellers or a licensed roofer for additional information.

1405. ROOF CONDITIONS

Roof shows normal wear for its age and type and is in functional condition at time of inspection.

1406. DRAINAGE / GUTTERS / DOWNSPOUTS

Suggest installing extensions to the gutter system to ensure proper drainage away from the foundation.

1407. FLOOR / SLAB

Concrete
Vinyl plank flooring
Vinyl plank flooring is warped/buckled in areas, possible due to moisture. We recommend review by a qualified, licensed professional for further evaluation and any necessary repairs/replacement.

1408. GARAGE VEHICLE DOOR(S)

Sectional
The garage door is in functional condition.

1412. EXTERIOR PEDESTRIAN DOOR(S)

Sliding
Vinyl
Functional.

1414. WALLS / FRAMING

Plaster/Drywall
Conventional wood framing

Evidence of moisture damage was observed at the lower right and rear garage walls. The extent or cause of damage cannot be determined without destructive analysis. Hidden damage may exist within inaccessible areas. We recommend review by a qualified, licensed contractor to locate and correct the moisture source and for necessary maintenance and/or repairs to any damaged materials, prior to close of escrow.



Any time water is allowed to intrude or condense within the structure, the possibility of hidden damage, decay and/or mold exists. Inspection for and identification of these conditions is beyond the scope of the CREIA Standards of Practice; we suggest further review by a testing and/or remediation specialist.

1416. ROOF DECKING / CEILING / FRAMING

Plaster/drywall

Conventional wood framing

Limited inspection of roof framing due to finished ceiling. Recommend client refer to the Seller's Disclosure Statement regarding the condition of any concealed elements.

1417. ELECTRICAL

Ground Fault Circuit Interrupter (GFCI) protection is not present at all currently recommended locations. Please refer to the Electrical comments step # 1809.

Foundation / Basement / Under-Floor Areas

Water seepage and moisture penetration are common problems in raised foundation crawlspaces usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the crawlspace cannot always detect the past or future possibility of water in this area. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the crawlspace and obtain price estimates when infiltration is disclosed or signs of water are present. We make no representation as to the internal condition or stability of concrete footings and foundations except as exhibited by their performance. A small number of vertical hairline cracks are common in foundations and unless accompanied by displacement or other conditions may not be reported.

Structures built with slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath or within the slab. As it is impossible to determine condition of these items by a visual inspection, they are specifically excluded from the scope of this inspection.

1501. FOUNDATION TYPE

Basement/Crawlspace

Exterior poured concrete foundation walls with interior poured concrete foundation walls and pier and post construction.

1502. METHOD USED TO INSPECT

The crawlspace was accessed from the California basement.

1503. SUB FLOOR

Wood plank

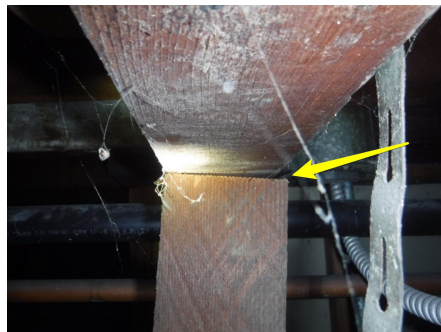
Moisture damaged wood observed at the en-suite bathroom. Review is needed by a licensed contractor for repairs as needed. Refer to the latest Structural Pest Control report for more information.



1504. FLOOR FRAMING SYSTEM

Conventional wood framing

A number of floor framing support posts are leaning out of plumb and/or are not properly supported on their concrete piers. A qualified, licensed foundation contractor is recommended for review and any necessary repairs to ensure longevity and structural integrity.





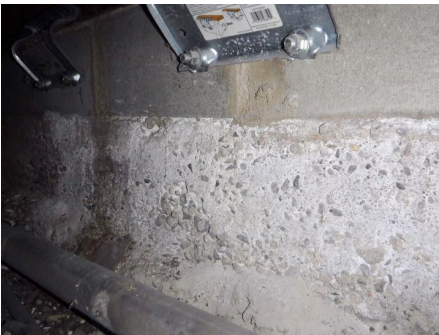
1505. UNDER-FLOOR VENTILATION

Screened openings. Adequate ventilation was noted.

1506. FOUNDATION WALLS

Poured concrete

Cracking and concrete deterioration noted at the foundation wall(s). A qualified, licensed foundation contractor is recommended for review and any necessary repairs to ensure longevity and structural integrity.



1507. FOUNDATION ANCHORING / CRIPPLE WALL BRACING

The wood frame of the building is anchored (bolted) to the foundation and the cripple walls have been sheathed with plywood panels. This is an earthquake safety enhancement. The adequacy of bolting or the compliance to modern code specifications are not evaluated in this inspection. If client is concerned, a qualified foundation specialist should be contracted for further evaluation.

We are unable to determine if foundation retrofit work was performed with permits and was in compliance with local code requirements at the time of installation. As per the scope of this inspection, we do not investigate nor give any opinion concerning the compliance of the property's improvements with regard to any governmental building code requirements or permits. Client is advised to review any related documentation such as permits and certificates of completion, prior to close of this transaction.

1509. INSULATION

Not present.

1510. MOISTURE / MOISTURE BARRIER

A history of moisture/dampness was noted in the crawlspace. Crawlspace should be clean and dry. Moisture can cause structural problems such as settling, mold, mildew, and damage/deterioration to the wood framing. Suggest further review prior to closing by a qualified foundation/drainage contractor for corrections as needed to ensure a clean dry crawlspace.

1513. FOUNDATION / BASEMENT / UNDER-FLOOR AREAS COMMENTS

Construction debris and trash noted in the crawlspace; recommend removal to help limit moisture build-up and pest infestation.

Possible asbestos materials observed (abandoned ducting). The materials were torn, ripped, or damaged at the time of inspection. This is a possible safety hazard. Suggest further review by a licensed asbestos testing and abatement company prior to closing for repairs/replacement needed to ensure safety.



Stains, discoloration, growth and/or evidence of moisture observed at the basement drywall. These conditions may indicate mold and/or fungus growth and were discovered during the home inspection. Because certain types of mold may be toxic and result in adverse health effects, we recommended that a mold inspection be performed by a qualified professional to determine the presence of, and types of, mold in the building and that any necessary remediation and repairs be performed, prior to the expiration of the contingency period.



Plumbing / Gas System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shutoff valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shutoff valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water flow to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. We suggest you obtain the maintenance history for the building's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply. The interior of the sewer line can be observed for breaks and root intrusion by means of a video scan service provided by others. We recommend a sewer video inspection, especially when structures have been unoccupied for an extended period of time.

1601. WATER SHUTOFF VALVE / LOCATION

Main shutoff is located at the front of the house. Since main shutoff valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shutoff valves are not tested during a home inspection. We suggest caution when operating shutoffs that have not been turned for a long period of time.



1602. MAIN WATER LINE MATERIAL

Copper. Supply line material was based on the visible portion at the main shutoff valve. Water meters are not inspected.

1603. WATER PRESSURE

Water pressure was 85 pounds per square inch (psi) at the time of inspection. This is higher than the normal range of 40-80 psi. Recommend adjustment or replacement of the pressure regulator valve to prevent excess pressure and possible damage to the supply plumbing.

No pressure relief valve was noted. Whenever a pressure regulator valve is present, a pressure relief valve is required.

1604. WATER SUPPLY PIPING

Copper

Galvanized supply pipe observed under the rear deck area. Galvanized water lines rust from the inside out and can become restricted over time. No restriction was noted at time of inspection. When low water flow is observed at plumbing fixtures, some restriction may have occurred.

No dielectric fittings were observed between the copper and galvanized supply lines. This causes electrolysis, which leads to rust, corrosion, and eventually leaks. Ideally, where copper and galvanized water lines are connected, they should be separated by a dielectric fitting. Suggest review by a licensed plumber for repairs/replacement as needed.

1605. FUNCTIONAL FLOW

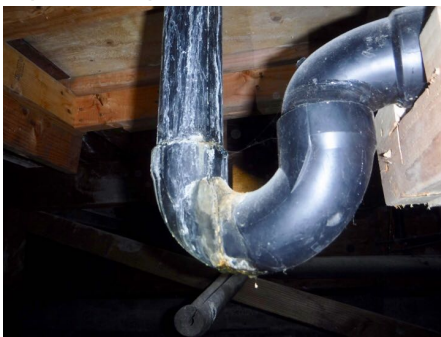
No significant drop in water volume was observed with the simultaneous operation of another fixture.

1606. DRAIN / WASTE / VENT PIPING

ABS

Cast Iron

Leaking observed at the hallway bathroom shower drain. Recommend review by a licensed plumber for repair or replacement, as necessary.



Improperly installed sanitary tee directional drain fitting(s) noted in a number of locations at the hallway bathroom. Recommend review by a qualified, licensed plumber for repair or replacement, as necessary.

1607. FUNCTIONAL DRAINAGE

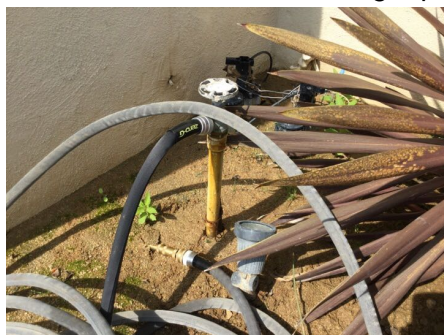
No significant drop in volume of water drainage was noted with the simultaneous operation of another fixture.

Due to the age of the structure, the time this property has been unoccupied and/or the presence of large trees on or near the property we recommend having the building's sewer lateral video-inspected by a qualified sewer line specialist prior to expiration of the inspection contingency period. Underground sewer lateral failure may result from tree root infiltration, ground movement (earthquake or settlement) or deterioration due to age. Sewer lateral failure can lead to a back-up of raw sewage into the home's interior resulting in expensive corrective work. A sewer-video inspection can verify the condition of the line and determine if any expensive repairs are needed.

1608. EXTERIOR FAUCETS

We recommend installing anti-siphon devices at all hose connections to protect the potable water supply from possible cross contamination. The common anti-siphon device for this purpose will screw onto the existing hose faucet. These are required on new construction and when replacing water pipes in older structures. They are available at most hardware stores in the plumbing department and can be easily installed by most homeowners with minimal or no tools.

Leak observed at the front right planter faucet; repairs/corrections are needed.



1609. SPRINKLER

This sprinkler system is controlled by a timing device. Timing devices are beyond the scope of this inspection. No operational test or inspection was performed on the sprinkler system. Verification of this system's performance by the client with the seller is advised prior to close of this transaction.

1611. SUMP PUMP(S)

Basement sump pump was inoperable at the time of inspection. Recommend review by a licensed plumber for repair or replacement, as necessary, prior to close.

Drain piping, possibly previous sump pump drain, is improperly routed to the building drain. This is not allowed but this drain piping may now be abandoned. We recommend consulting with the seller for any additional information regarding the condition noted and a qualified plumber for any corrections needed.



1615. GAS METER(S) / GAS PIPING

Black iron pipe

Gas meter(s) located at the left crawlspace hatch. Main gas shutoff valve(s) located at the meter(s).



Automatic earthquake shutoff valve(s) observed.

1617. PLUMBING / GAS SYSTEM COMMENTS

Cleanout(s) located at the left driveway area.

Water Heater

Our evaluation of the water heater is both visual and operational provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120-130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. Time to obtain hot water at a fixture or whether the heater is of adequate size for your needs is beyond the scope of a professional property inspection. The client is encouraged to consult their agent concerning warranty options as water heaters can fail at any time and are expensive to repair or replace.

1701. LOCATION OF UNIT

The water heater is located at the basement.



1702. WATER HEATER DESIGN TYPE

Natural gas

1703. BRAND / CAPACITY / AGE

50 gallon

Manufactured by American Water Heater Company

The water heater is approximately 14 years old. Typical life expectancy of a water heater is 8-12 years. Replacement of this unit should be anticipated in the near future.

1704. SUPPLY LINES

Copper

1705. ENERGY SOURCE

Natural gas. Gas shutoff valve was observed near this appliance.

No sediment trap was observed on the gas supply piping. Manufacturers generally require a sediment trap with the installation of their equipment. Suggest installing a sediment trap to help prevent debris from effecting combustion and burner operation.

1706. TEMPERATURE / PRESSURE RELIEF VALVE

A temperature pressure relief valve with discharge line was observed. Due to the possibility of the TPR valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance.

1707. BURNER CHAMBER

Unable to inspect combustion chamber due to closed system.

1708. COMBUSTION AIR

Functional.

1709. WATER HEATER STRAPPING

The water heater is properly strapped for earthquake safety.

1710. FLUE VENTING

Metal

Vent pipe is disconnected or poorly fitted, which is a safety concern. Recommend review by a licensed contractor for repair or replacement, as necessary, prior to close.



1712. TANK CONDITION

Hot water was supplied to all fixtures in the home at the time of inspection.

Electrical

Our electrical inspection meets the CREIA standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system requires load calculations which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most properties have electrical issues created by amateur electricians. We do not move belongings and do not examine every fixture, outlet, wiring run, etc., nor do we remove insulation or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel when this can be done safely and without risking damage to finish. Much of the wiring in the building is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general property inspection. Because electrical defects are safety concerns, we advise the use of a qualified, licensed electrician for cost estimates, repairs and upgrades, prior to occupancy.

1801. ELECTRICAL MAIN SERVICE / EQUIPMENT

Service entrance is overhead.

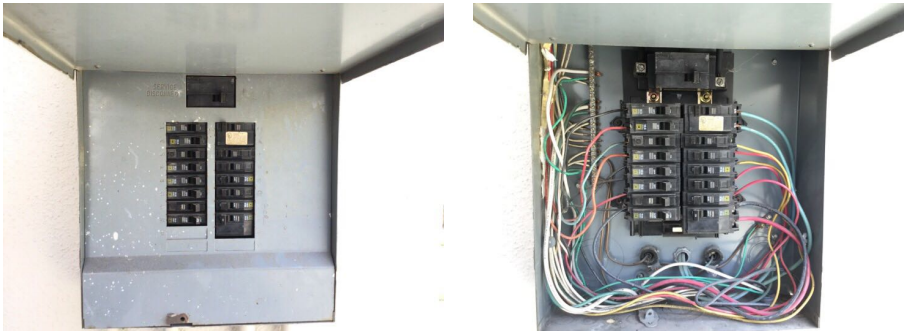
1802. ELECTRIC METER(S)

The electric meter is located at the rear deck.

A main breaker was noted at the meter.

1803. MAIN ELECTRICAL PANEL / LOCATION

The main electrical panel is located at the rear deck.



Branch circuit wiring is copper

Overload protection provided by breakers

A number of breakers were not labeled or were inadequately identified. We recommend accurately labeling all breakers to allow individual circuits to be shut off for maintenance or emergency needs.

Double tapping observed. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers. Recommend review by a qualified professional electrician for repair or replacement as necessary.



1804. GROUNDING / ELECTRICAL BONDING

Water piping

Driven ground rod

Electrical bonding to the water piping is not connected within 5 feet of the water service entrance to the house, as required by current electrical safety standards. While this may not have been required at the time of installation, upgrading to current standards is recommended for safety.

Water and gas pipe bonding was not viewed. Bonding the water and gas lines together (typically at the water heater) can reduce the potential for electric shock. This potential can be eliminated with a few dollars worth of parts and a few minutes of labor by a licensed electrician.

1805. SERVICE AMPERAGE / VOLTAGE

Service panel rating is approximately 100 amps.

120/240 volts.

1806. WIRING METHOD / BRANCH WIRING

Plastic coated copper wiring in non-metallic sheathed cable

Plastic coated copper wiring in flexible metal conduit

Some of the electrical wiring system is an older/original cloth-insulated wiring system installed within metal conduit. This was common practice when this house was built, but this wiring becomes brittle and deteriorated with age. Due to safety concerns, it is suggested client consider upgrading to a modern wiring system to enhance electrical safety. A review by a licensed electrician for upgrading the electrical system is suggested.

1808. SMOKE ALARMS / CARBON MONOXIDE ALARMS

No smoke alarm(s) observed, separate from the security alarm. We recommend installing smoke alarms as per manufacturer's recommendations and local ordinances. We recommend installing fresh batteries in all smoke alarms upon occupancy and periodic testing.

Carbon monoxide alarm(s) noted at the main hallway. We recommend installing carbon monoxide alarms according to manufacturer's specifications and local ordinances to provide protection to occupants from potential poisoning from fossil fuel burning appliances, including fireplaces. We recommend installing fresh batteries in all carbon monoxide alarms upon occupancy and periodic testing.

1809. GFCIS / AFCIS

Ground Fault Circuit Interrupter (GFCI) protection is not present at all currently recommended locations. Ground fault circuit interrupters may not have been required when this home was built, but upgrading with GFCIs at all receptacles near water sources or wet/damp locations, such as all exterior, bathrooms, kitchen, and basement/crawlspace outlets is recommended to enhance your electrical safety. Upgrades should be performed by a licensed electrician.

Arc-fault interrupters are not present at all currently-recommended locations. Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCIs at all living area receptacles to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the 'signature' of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

Heating / Cooling

Our inspection of the heating and central cooling equipment and components is visual and operational provided power and/or fuel is supplied to the components. Our evaluation includes the readily accessible ducts and outlets. The equipment is operated using normal user controls as conditions allow. Adequacy, efficiency or the even distribution of air throughout a building is not evaluated; we suggest you ask the sellers or occupants if any areas of the property do not properly heat or cool. We recommend that you operate the furnace and central air conditioning prior to the close of this transaction and check the adequacy of the heating and cooling distribution systems for your needs. Heat exchangers are mostly not visible and are not inspected. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this inspection. We suggest you obtain the maintenance history of the heating and central cooling equipment as well as receipts for any recent repairs for which a warranty might apply. We recommend an annual cleaning and safety check and complete evaluation of heat exchangers by a factory qualified technician on all furnaces that are beyond their design life; central heating and cooling equipment design life is approximately 15-20 years for split systems and approximately 10-15 years for package units. Clients are encouraged to purchase an equipment warranty plan since furnaces and central cooling equipment can require repair or replacement at any time.

Package Unit

1901. LOCATION OF HEATING / COOLING UNIT

The package unit is located at the roof.



1902. HEATING / COOLING SYSTEM TYPE / BRAND / ESTIMATED AGE

Manufactured by Carrier.

The package unit is approximately 13 years old.

Package unit central heating (90,000 btu/hr) and cooling (4-ton) system.

1903. HEATING / COOLING SYSTEM ENERGY SOURCE(S)

Natural gas with shutoff valve.

Electric with disconnect(s) noted.

1904. BURNER CHAMBERS

Unable to inspect heat exchanger due to closed system.

1905. COMBUSTION AIR

Functional.

1907. BLOWER MOTOR

Functional.

1908. FILTER(S)

Filters are missing; suggest installing filters for proper operation. Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.

1910. EXHAUST VENTING

Functional.

1911. THERMOSTAT / CONTROLS

The thermostat is located at the main hallway.

1912. DISTRIBUTION / DUCTING

Ducts/registers. The adequacy, efficiency or even distribution of air throughout a building cannot be addressed by a visual inspection. The inspector does not perform pressurization or smoke tests on the duct system. As a result, no representation is made regarding the duct systems compliance with Title 24 of the California Energy Efficiency Standards for Residential and Nonresidential Buildings. Normal servicing and maintenance is recommended on a yearly basis to ensure that duct leakage is held to a minimum.

1913. CONDENSATE DRAINAGE

Functional, where visible and accessible.

1915. HEATING SYSTEM OPERATION

The furnace was tested using normal operating controls and functioned properly at time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated with normal user controls. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to closing to ensure proper and safe operation of this unit.

1916. COOLING SYSTEM OPERATION

The air conditioner was activated to check the operation of the motor and the compressor, both of which appear to be in functional condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

Kitchen

We perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions how to do this.) Individuals have been injured when sitting on or standing on these doors. Small built-in or attached appliances, instant hot water dispensers, water filters or water conditioning systems are not inspected. Clients are advised to purchase a property protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances (five years or older), of course, are more prone to failure.

2004. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES

Ground Fault Circuit Interrupter (GFCI) protection is not present at all currently recommended locations (all kitchen countertop receptacles). Please refer to the Electrical comments step # 1809.

2005. CABINETS

The cabinets are in functional condition.

2006. COUNTER TOPS

The counter tops are in functional condition.

2007. SINK(S)

The sink(s) are in functional condition.

2008. FAUCET(S)

The faucet(s) are in functional condition.

2009. TRAPS / DRAINS / SUPPLY

Traps/drains/supplies are in functional condition.

2010. DISPOSER(S)

Disposer is in functional condition.

2011. DISHWASHER

Dishwasher was operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate this unit prior to close of this transaction.

Dishwasher controls buttons are worn and unreadable. Correct, as needed.

2013. FREE-STANDING RANGE

The gas range was tested at the time of inspection and functioned properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

Free-standing range lacks anti-tip brackets installed to prevent tipping or movement as required by the manufacturer's label on the oven door (or other locations); immediate correction is advised for safety.

2016. HOOD / FAN / LIGHT

Exterior vented

The hood vent is in functional condition.

2019. KITCHEN COMMENTS

The refrigerator was functional and was inspected to verify that unit is cooling at time of inspection. Freon levels, icemaker operation and other specialty items are beyond the scope of this inspection, recommend consulting sellers for additional information.

Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly by the homeowner to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tile surfaces upon occupancy. Shower pans are visually inspected for leakage, but leaks often do not show except when the shower pan is in use. Determining if tub/shower surrounds are water tight is beyond the scope of this inspection. If sluggish or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. We do not operate or inspect saunas, steam-shower equipment, water-filtering systems or ancillary appliances. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

Hallway Bathroom(s)

2105. VENTILATION

Exhaust fan was functional at the time of the inspection. We do not determine the effectiveness of the unit.

Same type/material as exterior windows, please refer to exterior step #1105.

2106. HEATING / COOLING SOURCE

Electric ceiling heater is functional.

Central heating/cooling register(s).

2107. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES

Ground fault circuit interrupter (GFCI) provided for safety. GFCIs should be tested monthly to ensure proper operation.

2108. TUB / HYDRO MASSAGE TUB

Tub is loose at the floor. Refer to manufacturer's installation specifications for securing, as needed.

2111. TUB FAUCET

The tub faucet is in functional condition.

2112. SHOWER BASE

Tiled shower base observed. Tiled showers are not filled and tested for leaks during the inspection as this is a visible inspection of accessible areas only. Visible examination of the shower and surrounding areas was inspected for leaks. No visible leaks were noted at the time of inspection.

2113. SHOWER SURROUND

The shower surround is in functional condition.

2114. SHOWER DOOR

The shower door is in functional condition.

Tempered safety glass installed for safety.

2115. SHOWER FAUCET

The shower faucet is in functional condition.

2116. SINK(S)

The sinks are in functional condition.

2117. SINK FAUCET(S)

The faucets are in functional condition.

2118. TRAPS / DRAINS / SUPPLY

Leaking observed at the right sink drain assembly. Recommend review by a qualified, licensed plumber for repair or replacement as necessary.



2119. TOILET

1.28 gallons per flush toilet installed

The toilet bowl is loose at the floor anchor bolts. The wax ring inside the unit must have a snug, secure fit in order to keep from leaking. Properly resealing and re-securing this unit is suggested to prevent water leakage and damage to the sub-floor area. This type of damage is not always visible or accessible to the inspector at time of inspection. Recommend review by a qualified plumber for repair or replacement, as necessary.

2121. COUNTER / CABINETS

The counters/cabinets are in functional condition.

En-Suite Bathroom(s)

2105. VENTILATION

Exhaust fan was functional at the time of the inspection. We do not determine the effectiveness of the unit.

Same type/material as exterior windows, please refer to exterior step #1105.

2106. HEATING / COOLING SOURCE

Central heating/cooling register(s).

2107. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES

Ground fault circuit interrupter (GFCI) provided for safety. GFCIs should be tested monthly to ensure proper operation.

2112. SHOWER BASE

Tiled shower base observed. Tiled showers are not filled and tested for leaks during the inspection as this is a visible inspection of accessible areas only. Visible examination of the shower and surrounding areas was inspected for leaks. No visible leaks were noted at the time of inspection.

2113. SHOWER SURROUND

The shower surround is in functional condition.

2114. SHOWER DOOR

The shower door is in functional condition.

Tempered safety glass installed for safety.

2115. SHOWER FAUCET

The shower faucet is in functional condition.

2116. SINK(S)

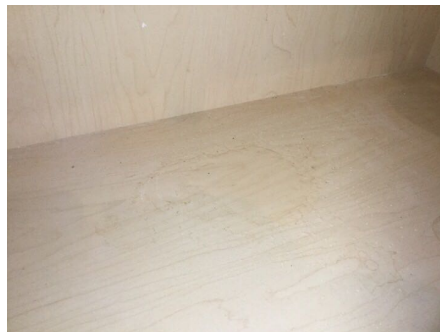
The sink is in functional condition.

2117. SINK FAUCET(S)

The faucet is in functional condition.

2118. TRAPS / DRAINS / SUPPLY

Leaking observed at the sink drain assembly. Recommend review by a qualified, licensed plumber for repair or replacement as necessary.



2119. TOILET

1.28 gallons per flush toilet installed
The toilet is in functional condition.

2121. COUNTER / CABINETS

The counters/cabinets are in functional condition.

Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. We recommend checking this area once the machines have been removed, prior to close of this transaction. It is beyond the scope of this inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close of this transaction. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a 'cross connection' if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

2204. WASHER HOOKUPS

No leaks noted at the time of inspection. In order to prevent possible damage, we do not disconnect the supply hoses to the washer, nor do we operate the valves. Valves are unpredictable and can leak at any time. Repairs to these areas should be considered as part of normal maintenance.

The existing water supply hoses are a rubber type material; we recommend upgrading to an approved stainless steel type to help prevent the potential of cracking and leaks.

2205. DRYER HOOKUPS

Natural gas with shutoff valve installed.

Gas odor detected at the laundry closet. Recommend review by a qualified professional for repair or replacement as necessary.

Shutoff valve is an older style. Recommend installation of a new hand shutoff valve for the gas supply to the dryer for ease of use and emergency operation.

2206. DRYER VENTING

The flex hose at the dryer exhaust is a plastic/vinyl/foil material that, under certain conditions, has been known to be a fire hazard. As a safety measure, we recommend replacing this exhaust hose with an approved metallic dryer vent duct.



2207. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES

Functional.

2209. LAUNDRY AREA COMMENTS

Our inspection is conducted by visual means only and we do not inspect or evaluate automatic clothes washer hot & cold water supply or waste line piping that is installed within any concealed space such as covered walls, concrete slab floors or similar inaccessible areas. Also, we do not operate or report on automatic clothes washers and dryers or any type of laundry equipment. It is recommended that the current property owners be consulted to confirm there are no current or past problems with the laundry supply and waste piping before the close of this transaction.

Interior Areas

Our inspection of the readily accessible portions of the rooms include the surface of walls, ceilings and floors. We operate a representative number of accessible windows, doors and light switches. We conduct a basic test for grounding and polarity of a sampling of the accessible outlets and report the presence or absence of smoke alarms. We do not evaluate curtains, drapes, blinds, shutters or any type of window treatment. Cosmetic conditions including soil, stains, small cracks, and normal wear and tear may not be reported. Furniture, area rugs and other personal items may hide wall, floor, or floor covering stains or damage. We recommend that you look at the floor and wall condition, especially inside closets and cabinets after personal items have been removed and check all doors and windows for security and operation prior to the close of this transaction. Sensitivity to odors is not uniform and we recommend that you determine for yourself if objectionable odors are present, particularly if pets were kept. We also recommend installing carbon monoxide alarms according to manufacturer's specifications to provide protection to occupants from potential poisoning from fossil fuel burning appliances, including fireplaces.

2301. FLOORS / FLOOR STRUCTURE

Tile

Wood

Faded/discolored floors observed at the bedrooms, under the rugs; recommend corrections as needed.



2302. WALLS / WALL STRUCTURE

Conventional wood framing
Plaster/Drywall
Walls/wall framing are in functional condition.

2303. CEILINGS / CEILING STRUCTURE

Conventional wood framing
Plaster/Drywall
Common cracks noted at the en-suite bathroom shower ceiling; appears to be primarily a cosmetic issue.
Recommend corrections as needed.



2304. INTERIOR DOORS

The interior doors are in functional condition.

2305. CLOSETS / WARDROBES

Exposed incandescent light fixture noted in closet(s). Exposed bulbs are not allowed by current standards and covered incandescent lights should be at least 12 inches away from storage areas or shelves.
Replacement of these fixtures is a recommended fire safety upgrade.

2306. WINDOWS / SAFETY GLAZING / SECURITY BARS

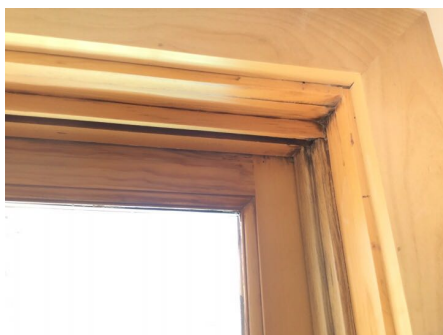
Same type/material as exterior windows, please refer to exterior step # 1105.

Fog and condensation was noted in the double glazed insulated window pane(s) at the front living room window. This indicates a broken seal which will reduce visibility and the insulating capability of the window(s). To restore visibility and regain the insulating capability, replacement of these window pane(s) is recommended.

Evidence of wood destroying pests observed at the rear bedroom sitting room windows. Suggest reviewing the latest Structural Pest Control report for a more detailed evaluation and repairs as needed.



Evidence of moisture damage was observed at the rear bedroom sitting room windows. The extent or cause of damage cannot be determined without destructive analysis. Hidden damage may exist within inaccessible areas. We recommend review by a qualified, licensed contractor to locate and correct the moisture source and for necessary maintenance and/or repairs to any damaged materials, prior to close of escrow.



2307. HEATING / COOLING SOURCES

Central heating/cooling register(s) noted.

2308. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES

Exposed electrical wiring observed at the closet light in the front den bedroom. This is a safety concern if used where it could be subject to physical damage. Exposed electrical wires are normally encased in conduit to ensure safety. Client should consult with a licensed electrician prior to closing for repairs/replacement as needed to ensure safety.



Unknown switch noted at the main hallway. Suggest consulting with seller for additional information or a qualified electrician if a more detailed evaluation is desired.

Attic Areas / Roof Framing

Our evaluation of the attic is limited by lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further evaluation is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular inspection and maintenance of all roofing is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a home and to reduce the costs of heating and cooling. Most homes we view can benefit from additional insulation. The Department of Energy website can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

2401. ACCESS LOCATION / INSPECTION METHOD

The attic access is located at the kitchen hallway, the hallway closet. Our attic inspection determines the presence of insulation, visible evidence of leakage and the underside of the roof, ventilation, and a visual review of the rafters and/or trusses. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is difficult to determine if these stains are active unless leaking at the time of inspection.

The attic was not fully accessible; it was viewed from the hatch only due to low headroom (low-slope roof design). Recommend review of the Sellers Disclosure Statement regarding the condition of any inaccessible areas prior to close.

2402. ROOF FRAMING SYSTEM

Rafters

2403. ROOF SHEATHING

Solid wood plank

2404. EVIDENCE OF LEAKING

There are water stains on the sheathing and/or rafters; we cannot verify if these are active leaks. We recommend referring with the owner regarding prior history of these areas/conditions and/or further evaluation by a qualified licensed roofing contractor.

2405. VENTILATION

Side vents

Vent screens are damaged or missing, suggest repairing or replacing screens as necessary.

2406. INSULATION

Rolled/batt insulation

2407. ELECTRICAL

Functional, where visible. Electrical wiring and fixtures covered by insulation are not inspected.

2409. ATTIC AREAS / ROOF FRAMING COMMENTS

Limited inspection due to low headroom and ducting installed. Recommend client refer to the Seller's Disclosure Statement regarding the condition of any concealed elements and verify condition once items have been removed, prior to close of escrow.

Swimming Pool Barriers

As per the California Building and Professions Code §7195-7199, in connection with the transfer of real property with a swimming pool or spa, an appropriate inspection shall include a noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped.

We recommend that all swimming pools and spas are equipped with at least two of the following seven drowning prevention safety features. This assessment is NOT a pool inspection and should NOT serve as a substitute for professional evaluation of the pool, equipment, and safety systems by a qualified, licensed pool professional, prior to expiration of the inspection contingency period.

2501. POOL ENCLOSURE

Pool enclosure DOES NOT meet the requirements of Health and Safety Code Section 115923 to isolate the swimming pool or spa from the private single family home.

115923. An enclosure shall have all of the following characteristics:

- (a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
- (b) A minimum height of 60 inches.
- (c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
- (d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
- (e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

Enclosure DOES NOT meet the requirements in the following areas:

Gates do not shut and latch automatically

2502. REMOVABLE MESH FENCING

NO removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device is installed.

2503. SAFETY POOL COVER

NO approved safety pool cover is installed. An approved safety pool cover means a manually or power-operated safety pool cover that meets all of the performance standards of the American Society for Testing and Materials (ASTM), in compliance with standard F1346-91.

2504. DOOR EXIT ALARMS

NO exit alarms are present on the private single-family home's doors and windows that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open".

2505. SELF-CLOSING / SELF-LATCHING DOORS

NO self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors and windows providing direct access to the swimming pool or spa is present.

2506. WATER ALARM

NO water alarm is present that when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms", which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

2507. OTHER MEANS OF PROTECTION

NO other means of protection present.

2509. SWIMMING POOL BARRIERS CONCLUSION

The swimming pool or spa is NOT equipped with two or more of the listed drowning prevention safety features, as required by current state law. While this standard may not have been in effect at the time of installation, we recommend review by a qualified, licensed professional for further evaluation and any necessary corrections or upgrades to enhance child drowning safety.

Resources For Lowering Your Energy Costs

California Department of Consumer Affairs: www.dca.ca.gov

Utility bills, rebates and other assistance: California Energy Commission, 1-800-772-3300 or www.energy.ca.gov for information on utility bill assistance programs.

California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or www.cpuc.ca.gov for information on baseline and other optional rates and bill assistance programs.

Local Utility Companies:

Southern California Edison 1-800-655-4555

Southern California Gas Company 1-800-427-2200

City of Los Angeles, Department of Water and Power 1-800-342-5397

Help for low income residents: California Department of Community Services and Development, 1-800-433-4327 or www.csd.ca.gov

Low Income Home Energy Assistance Program; California Energy Alternative Rates (CARE): Call your local utility company for information and applications.

Seniors and special needs: Medical Baseline Emergencies: People of all ages and income levels on life-support or with certain medical conditions where a loss of electricity could be a threat to their lives should contact their electric company to apply for the Medical Baseline program or call Flex Your Power at 1-866-968-7797 for a referral.



CREIA Standards of Practice

CREIA STANDARDS OF PRACTICE

Residential Standards - Four or Fewer Units

- Originally Adopted September 13, 1983
- Revised November 1, 1996
- Revised April 15, 1999
- Revised July 12, 2003
- Revised April 15, 2006 — Effective July 1, 2006
- Revised August 1, 2012
- Revised January 8, 2018

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

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I. Definitions and Scope

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

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building*, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action, which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the

general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems and components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

II. Standards of Practice

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

1. Foundation, Basement, and Under-floor Areas

A. Items to be inspected:

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

B. The inspector is not required to:

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

2. Exterior

A. Items to be inspected:

1. *Surface grade directly adjacent to the buildings*
2. *Doors and windows*
3. *Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails and guardrails.*
4. *Wall cladding and trim*
5. *Portions of walkways and driveways that are adjacent to the buildings*
6. *Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present*

B. The inspector is not required to:

1. *Inspect door or window screens, shutters, awnings, or security bars*
2. *Inspect fences or gates or operate automated door or gate openers or their safety devices*
3. *Use a ladder to inspect systems or components*
4. 4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature.

3. Roof Covering

A. Items to be inspected:

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

B. The inspector is not required to:

1. *Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector*
2. *Warrant or certify that roof systems, coverings, or components are free from leakage*

4. Attic Areas and Roof Framing

A. Items to be inspected:

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

B. The inspector is not required to:

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

5. Plumbing

A. Items to be inspected:

1. *Water supply piping*
2. *Drain, waste, and vent piping*
3. *Faucets and fixtures*
4. *Fuel gas piping*
5. *Water heaters*

6. *Functional flow and functional drainage*

B. The inspector is not required to:

1. *Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts*
2. *Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components*
3. *Inspect whirlpool baths, steam showers, or sauna systems or components*
4. *Inspect fuel tanks or determine if the fuel gas system is free of leaks*
5. *Inspect wells or water treatment systems*

6. *Electrical*

A. Items to be inspected:

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

B. The inspector is not required to:

1. *Operate circuit breakers or circuit interrupters*
2. *Remove cover plates*
3. *Inspect de-icing systems or components*
4. *Inspect private or emergency electrical supply systems or components*

7. *Heating and Cooling*

A. Items to be inspected:

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

B. The inspector is not required to:

1. *Inspect heat exchangers or electric heating elements*
2. *Inspect non-central air conditioning units or evaporative coolers*
3. *Inspect radiant, solar, hydronic, or geothermal systems or components*
4. *Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system*

California Real Estate Inspection Association

65 Enterprise, Aliso Viejo, CA 92656

W www.creia.org | T 949-715-1768 | F 949-715-6931 | E info@creia.org

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5. *Inspect electronic air filtering or humidity control systems or components*
8. Fireplaces and Chimneys
- A. *Items to be inspected:*
1. *Chimney exterior*
 2. *Spark arrestor*
 3. *Firebox*
 4. *Damper*
 5. *Hearth extension*
- B. *The inspector is not required to:*
1. *Inspect chimney interiors*
 2. *Inspect fireplace inserts, seals, or gaskets*
 3. *Operate any fireplace or determine if a fireplace can be safely used*
9. Building Interior
- A. *Items to be inspected:*
1. *Walls, ceilings, and floors*
 2. *Doors and windows*
 3. *Stairways, handrails, and guardrails*
 4. *Permanently installed cabinets*
 5. *Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals*
 6. *Absence of smoke and carbon monoxide alarms*
 7. *Vehicle doors and openers*
- B. *The inspector is not required to:*
1. *Inspect window, door, or floor coverings*
 2. *Determine whether a building is secure from unauthorized entry*
 3. *Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices*
 4. *Use a ladder to inspect systems or components*
- III. Limitations, Exceptions and Exclusions
- A. *The following are excluded from a real estate inspection:*
1. *Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected*
 2. *Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories*

3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
 4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
 6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
 7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
 9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
 10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
 11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
 12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
 13. *Determining* the integrity of hermetic seals at multi-pane glazing
 14. Differentiating between original construction or subsequent additions or modifications
 15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
 16. Specifying repairs/replacement procedures or estimating cost to correct
 17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
 18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
 19. Elevators, lifts, and dumbwaiters
 20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
 21. *Operating* shutoff valves or *shutting down* any *system* or *component*
 22. Dismantling any *system*, structure, or *component* or removing access panels other than those provided for homeowner maintenance
- B. The *Inspector* may, at his or her discretion:

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

IV - Glossary of Terms

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

- **Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific *function*
- **Building:** The subject of the *inspection* and its *primary parking structure*
- **Component:** A part of a *system, appliance, fixture, or device*
- **Condition:** Conspicuous state of being
- **Determine:** Arrive at an opinion or conclusion pursuant to a *real estate inspection*
- **Device:** A *component* designed to perform a particular task or *function*
- **Fixture:** A plumbing or electrical *component* with a fixed position and *function*
- **Function:** The normal and characteristic purpose or action of a *system, component, or device*
- **Functional Drainage:** The ability to empty a plumbing *fixture* in a reasonable time
- **Functional Flow:** The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously
- **Inspect:** Refer to Part I, "Definition and Scope", Paragraph A
- **Inspector:** One who performs a *real estate inspection*
- **Normal User Control:** Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*
- **Operate:** Cause a system, appliance, fixture, or *device* to *function* using *normal user controls*
- **Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued
- **Primary Building:** A *building* that an *Inspector* has agreed to *inspect*
- **Primary Parking Structure:** A *building* for the purpose of vehicle storage associated with the *primary building*
- **Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
- **Real Estate Inspection:** Refer to Part I, "Definitions and Scope", Paragraph A
- **Representative Number:** Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets
- **Safety Hazard:** A *condition* that could result in significant physical injury
- **Shut Down:** Disconnected or turned off in a way so as not to respond to *normal user controls*

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65 Enterprise, Aliso Viejo, CA 92656

W www.creia.org | T 949-715-1768 | F 949-715-6931 | E info@creia.org

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- **System:** An assemblage of various *components* designed to *function* as a whole
- **Technically Exhaustive:** Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis