Check It Out Property Inspections

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CONFIDENTIAL INSPECTION REPORT

PREPARED FOR:

Gary and Michelle French

INSPECTION ADDRESS

2215 Papagayo Lane, San Diego, CA 92130

INSPECTION DATE

6/18/2014 10:00 am to 2:45 pm

REPRESENTED BY:

Adam Buyers
Keller Williams Realty

GENERAL INFORMATION

Inspection Address: 2215 Papagayo Lane, San Diego, CA 92130
Inspection Date: 6/18/2014 Time: 10:00 am to 2:45 pm
Weather: Clear and Dry - Temperature at time of inspection: 70-75 Degrees

Inspected by: Richard Zak

Client Information: Gary and Michelle French
Buyer's Agent: Keller Williams Realty
Adam Buyers
Phone: 858-888-0000

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: No
Number of Stories: Two

Structure Style: Single family home

Structure Orientation: North

Estimated Year Built: 2000
Unofficial Sq.Ft.: 3500

People on Site At Time of Inspection: Buyer(s)
Buyer's Agent
Seller's Agent

General Property Conditions

PLEASE NOTE:

This report is the exclusive property of Check It Out Property Inspections and the client whose name appears herewith, and its use by any unauthorized persons is strictly prohibited.

You have contracted with Check It Out Property Inspections to perform a real estate inspection in accordance with the standards of practice established by the California Real Estate Inspection Association [CREIA], attached hereto, and is limited to those items specified herein.

Please acknowledge that the inspector is a generalist, and that further investigation of a reported condition by an appropriate specialist may provide additional information which can affect your decisions in the real estate transaction. If this is a real estate purchase, you should obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction. This report is of a building inspection and not an environmental evaluation. Our inspection is not intended to detect, identify or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCBs, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the air, water, soil, or building materials. We are not liable for injury, health risks, or damage caused or contributed to by these conditions.

This written report will document any material defects discovered in the building's systems and components which, in the opinion of the inspector, are safety hazards, are not functioning properly, or appear to be at the end of their service lives. As client, it is your duty to read the entire written

report when it is received and promptly call the inspector with any questions or concerns regarding the inspection or this written report. This written report shall be the final and exclusive findings of the inspector.

Photographs - During the physical inspection, the inspector will take digital photographs. The photos may be close-ups of specific components or devices, or wider angle images of a room or area. Not all photographs taken at the time of the inspection are necessarily used in the report, and all defects noted in the report may not be photographed. The photos are utilized in various ways; a visual aid in describing conditions and material defects within the report, as a note-taking tool for the inspector, and/or a record of the conditions of the property at the time of the inspection. Photographs included in the report are not meant as a substitute for written words.

It is the client's duty to insure that any material defects, and the related components and/or systems noted in the report, be evaluated or inspected and repaired as needed by appropriately licensed or qualified contractors or specialists, before removing any investigation contingency and prior to the close of any transaction. Licensed and qualified specialists may well identify additional defects, or recommend upgrades, that could affect your evaluation of the property.

Report File: SampleReport_SFR

Preface

Site and Other Observations

Description and Conditions

Recommendation

- ❑ The property was not occupied at the time of inspection and may have been vacant or not fully occupied for an extended period of time. When a plumbing system, fixture, or component, or a mechanical system or device are not used regularly, deficiencies can become evident with resumed or initiated use. For example, drain-waste pipes can reveal blockages with higher volumes of water or solids in them, tubs and showers can leak, and heating and air conditioning systems can fail. Consider having the plumbing and mechanical systems evaluated by the appropriate qualified specialty contractors prior to occupancy and the close inspection contingencies or the transfer of sale. An inspection of the drain-waste piping and the sewer lateral with remote video camera, and evaluation of the heating and air conditioning system are specifically recommended additional inspections. In any event, maintain equipment and builder warranties where possible and keep an insurance policy current to cover the inevitable failures of systems and components which occur in all homes.
- ❑ There were adverse exterior grade and irrigation conditions around the house, and moisture stains and damage within the residence (see "Bathrooms") indicating moisture exposure of floors and walls. Moisture in contact with cellulose materials can lead to organic growths such as mold. We are not qualified to identify, nor do we inspect for mold. For concerns about the extent of any health risks in occupying this residence or damage which may be present but not readily apparent, refer to a qualified environmental specialist such as a Certified Microbial Consultant (CMC) or Certified Microbial Inspector (CMI) affiliated with the Indoor Air Quality Association (IAQA).

HOA Property

Informational Comment

- ✶ Some of the exterior features, systems and components relating to the subject property may be the responsibility of a Home Owner's Association (HOA), however that was not determined as part of our service. We will inspect or report on systems and components which are directly attached to the unit, solely serving the unit, and are accessible for inspection.

Recommendation

- ❑ Obtain and read the associations' Covenants, Conditions and Restrictions (CC & R's) to determine areas of responsibility of the individual home owner. Additionally, you should obtain and read the HOA's Reserve Study to become informed of the association's budget including past and future maintenance plans for common area systems and components.

Property Lines

Informational Comment

- ✶ We do not identify, measure or mark property lines. A qualified land surveyor would be needed to determine the property lines.

Pest Evaluation

Recommendation

- ❑ There were chalk marks on wood, holes in wood, unidentified debris particles, and damage to wood at some locations. A termite inspection apparently has been done recently, though the date and qualifications of the termite inspector were not verified. We are not qualified to identify pest infestations nor can we prescribe necessary repairs. Request the termite inspector's report for information of specific damage and treatment and/or repairs needed.. Insure that the termite inspector is a qualified state-licensed structural pest control contractor.

Grounds

The inspection of exterior grounds includes the visible condition of site grading and drainage, and features directly adjacent to the structures such as driveways, walkways, and patios. Soil levels should be at least 6" below, and hardscape 4" below, the top of a structure's foundation. Exterior surfaces should slope away from structures to avoid foundation and wall damage. A functional rain gutter or roof drain system connected to a sub-surface drainage system should be in place to direct water away from a structure and its components.
Subterranean drainage systems are not fully visible and this inspection does not include testing drains or using devices to see inside them. Silt, vegetation, and roots in drain systems can impede drainage and require repairs.
Built-in features such as site walls, fences and gates, retaining walls, steps, decks, handrails and guardrails, patio covers, and carports are evaluated unless noted. The inspection of landscape components such as trees, shrubs, fountains, ponds, statuary, etc. is not included although factors which may directly impact structures or the safety of inhabitants may be noted. Decorative or low-voltage lighting, and irrigation systems and equipment are excluded from the inspection.

Grading and Drainage

Site Topography and Drainage

Informational Comment

✶ The property is flat with a steep bank down and away at the rear and left sides. Drainage is facilitated by a full rain gutter system and sub-surface drains, soil percolation and hard surfaces.

Recommendation

❑ Because this is a hillside property and set on a slope surcharged by retaining walls, we advise further evaluation of the site and soil stability. Obtain any available soils analysis documentation or related geological information produced as part of the development, request soils and drainage related information in writing from the seller, and consider hiring a qualified geo-technical engineer for an evaluation and opinion of the site and structure. A geo-technical engineer's evaluation may include a geological evaluation of soil stability and other important related issues such as measuring the level of the house and garage foundations and floors to determine if their levels indicate settling or movement of the structure. Our home inspection service does not include structural or geological evaluations, nor does it include engineering or soils-related examinations.

Site Drain Systems

Informational Comment

✶ Sub-surface drains were noted at the right, rear and left side yards. The drains termination point appeared to be at the street at the front of the house.

Needs Service or Safety Item

❖ The rain gutter down-spout at the left side does not connect to the drain and water will discharge onto the wall and foundation exposing the building to excessive run-off. Repair and ensure that drainage from the roof and surface grade is directed into sub-surface drain(s) directed to the street or municipally approved termination point.

Discharges at foundation Correction needed - *Continued*

Recommendation

❑ It is recommended to have the site drains water tested and confirmed as functional within your inspection period. Seek repair of any non-functional site drains as needed.

Surface Grade Observations

Needs Service or Safety Item

❖ There are portions of the right rear concrete patio where water will be trapped or directed toward the house instead of away from it as required (see "Hardscape" below also). Differential settling of the foundation and moisture intrusion to walls and floors can occur with adverse drainage conditions. Concrete/hardscape and soils should slope away from a structure at a rate of 6" in 10' (or 5% where area is restricted) to prevent moisture damage and differential settling. A qualified contractor should evaluate the hardscape and site drainage and correct as needed.

Interior-Exterior Elevations

Informational Comment

✶ Interior floor elevations of the living space were above the levels of the exterior grade at most locations.

Needs Service or Safety Item

❖ Surface grade is too high against the house at the left/east side: the planter bed has high soil levels that will trap water against the walls of the residence. Exterior grade contacting stucco will lead to moisture damage to walls and floors. Lower the grade/soil to 4" below the bottom edge metal (weep screed) of the stucco

siding and ensure that the grade slopes away from the structure.

Landscaping Observations

Needs Service or Safety Item

❖ There are trees on or adjacent to the property at the front and rear yards which appear to be having an adverse effect on the hardscape (walkway and patio). Trees can be both an asset and a liability. Branches can fall causing injury, death or damage, and tree roots can damage the systems and components of buildings such as hardscape (driveway, walkways, site walls, etc.), foundations and walls. Additionally, the roots of trees can enter and damage site drainage pipes, water pipes, or drain-waste and building sewer pipes. Enlist a certified arborist for further evaluation of the trees and roots on and around the property and take necessary action to protect the house, hardscape, and other systems.

Recommendation

❑ Vegetation is encroaching on the structure, and trimming/clearing is needed. All plants and trees should be kept well away from the exterior of the house for the welfare of the roof, walls and foundation, and to discourage pests and rodents from accessing and infesting the structure.

Irrigation Sprinklers

Informational Comment

✶ The irrigation system was not tested or evaluated as part of our inspection service. We will note deficiencies with the irrigation as they relate to structures and components.

Recommendation

❑ Any spray type irrigation at the exterior of the house and finishes, walls or structures should be removed, reduced or relocated wherever possible to prevent damage to the wall claddings and finishes. Spray type irrigation/sprinklers next to a building are problematic and will cause damage to walls and foundations, Drip irrigation is a better alternative, and no irrigation next the house is preferred. Adjust or modify the irrigation to prevent water from contacting the exterior building surfaces. See "Wall Cladding and Trim" below also.

Hardscape

General Comments and Description

Informational Comment

✶ It is important to maintain moisture control at hardscape such as driveways, walkways, patios and other hard surfaces. Moisture is the principle cause of displacement, cracking, staining and/or deterioration to concrete and hardscape components.

Driveways

Needs Service or Safety Item

❖ Displacement and cracking were noted at the concrete driveway. There are cracks and separations which will allow moisture to enter and exacerbate the problems, and there are offsets that could prove to be

trip-hazards. Repair of the driveway is advised. Enlist one of more qualified licensed contractors for an evaluation and cost estimates to repair or replace the driveway.

Walkways

Needs Service or Safety Item

❖ There are offsets in the front walkway that could prove to be trip-hazards. The displacement may be due to the presence of tree roots, expansive soils and moisture, and/or the concrete mix or installation. Repair or replace walkways with any offsets which present trip hazards.

Patios

Needs Service or Safety Item

❖ The patio has cracks and displacement. The slope to drain is incorrect in places also (see above). Cracks and displacement can be caused by numerous factors, some of which are poor site preparation, deficiencies in the concrete mix, reinforcing steel and/or control joints, tree roots, and poor drainage acting with the presence of expansive soils and moisture. Seek the opinion of a qualified licensed contractor specializing in concrete work. A qualified concrete specialist may advise repairs or replacement.

Fences Gates and Walls

Fencing and Gates

Informational Comment

✶ The wood fences and gate were generally serviceable the time of the inspection.

Recommendation

❑ The wood fences are serviceable overall but have deterioration commensurate with their age. Weathering was noted at bottom rails right side and some repairs could be judged to be necessary. Walk the fences yourself or enlist a contractor to evaluate the fences and repair if desired.

Site Walls

Functional Component or Condition

❍ The glass panels at site walls appeared to be in serviceable condition. The glazing was marked as tempered for safety where visible.

Recommendation

❑ There are stress fractures in the masonry block yard walls at the rear and left rear. The wall extends a long distance laterally without control joints or built-in separations/sections to allow for movement. The wall appeared to be reasonably firm and not in any immediate danger of falling, however repair may be needed in the coming years. Attention to irrigation and drainage is recommended.

Retaining Walls
Informational Comment
- The retaining wall is beyond the yard fence or wall and was not inspected. The retaining wall may be the responsibility of a Home Owner's Association or property management organization and not included in this inspection.

Structure

Structures are dependent on the soil beneath them for support. Clay-based soils in particular can expand with the influx of water and move structures fracturing foundations and other hard surfaces. Some soils that might appear to be firm and solid can liquefy and become unstable during seismic activity. Foundations are not uniform, and those built with a permit would likely conform to the standards of the era in which they were built. While excellent at load bearing, wood framed structures are known to settle as conditions change and humidity levels fluctuate. Cracks in the wall finishes of interior and exterior surfaces are not uncommon. Cracks which may indicate movement beyond common settling will be noted if clearly visible. Exterior walls should be capable of shedding water much the same as a roof. Exterior wall cladding should include a moisture barrier beneath it, though the presence and condition of any moisture barrier is not normally visible during our inspection. Holes or other openings in exterior walls and any damaged surfaces should be repaired to insure that moisture is directed away from the wall structure. In the absence of any major defects we may not advise you to consult with a foundation contractor, an engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Structural Components

Wall Structure
Informational Comment
- The wall framing was mostly not exposed or visible. Portions exposed for observation were conventionally framed with wooden studs.

Floor Structure
Informational Comment
- The floor structure consists of a post-tension concrete slab, as evident by the builder's stamp.

Ceiling Structure
Informational Comment
- The lower story ceiling framing was not fully visible due to drywall and upper story floor covering, but is assumed to be standard joists. The upper story ceiling structure is a factory built truss system.

Foundation

Slab Foundations
Informational Comment
- Many slabs, even post-tension slabs, are found to contain at least small cracks when the floor coverings are removed. Cracks most often result from concrete shrinkage during initial curing, but cracks, especially larger ones, can be the result of adverse soil conditions, moisture-induced soils movements, and/or poor site drainage. Other reasons for cracking are deficient concrete, tree roots, and seismic activity. There is no absolute standard for evaluating cracks, and cracks which are without significant vertical or horizontal displacement may not warrant repairs, however, a professional engineer would need to make that determination. Cracks can allow moisture and wood destroying pests to pass, and cracks can worsen, particularly if the site drainage is deficient and run-off is directed toward the slab.

Method of Evaluation
Informational Comment
- We attempted to evaluate the slab foundation on the exterior by examining the slab's edges that project above the footings at the base of the house walls where visible. The interior portion of the slab, also known

as the slab floor, was covered with flooring and could not be directly observed at the time of the inspection. Aside from any obvious and accessible defects in the covered flooring, the condition of the interior slab is beyond the scope of our inspection.

Observations - Slab Foundation

Informational Comment

✶ The slab foundation has no major discernable or visible abnormalities, such as offsets or abnormally uneven surfaces. The presence of seismic anchor bolts could not be verified due to wall sheathing and siding.

Wall Cladding and Trim

Identification of Wall Finish

Informational Comment

✶ The house walls are finished with stucco.

Wall Finish Observations

Needs Service or Safety Item

❖ There is moisture staining to the stucco siding and corrosion of the stucco weep screed at the base of some of the exterior walls, primarily at the front of the house, apparently from errant irrigation sprinklers. Exposing the exterior walls to regular moisture will damage the stucco and moisture may eventually make its way through the moisture barrier of the siding and into the walls. Repair or alter the irrigation as needed to keep water from spraying onto the house.

Recommendation

❑ The walls are moisture-stained along the upper portions (coved eaves) at most all sides which appeared to be primarily a result of run-off from the roof and flashings and seepage or dripping from the rain gutters at the roof's edges. Typical nightly dew collection on stucco features and soffit or detail corners can cause unavoidable staining also. The roof system rain gutters need service (see below) to forestall water damage to the wall cladding.

Run-off stains on upper walls and coved eaves Service roof and rain gutters - *Continued*

Trim and Fascia

Informational Comment

✶ The poly-foam trim features are in acceptable condition overall, see related comments above and below.

Doors and Windows

Window Types

Informational Comment

✶ The windows are vinyl-framed dual-paned types.

Window Observations

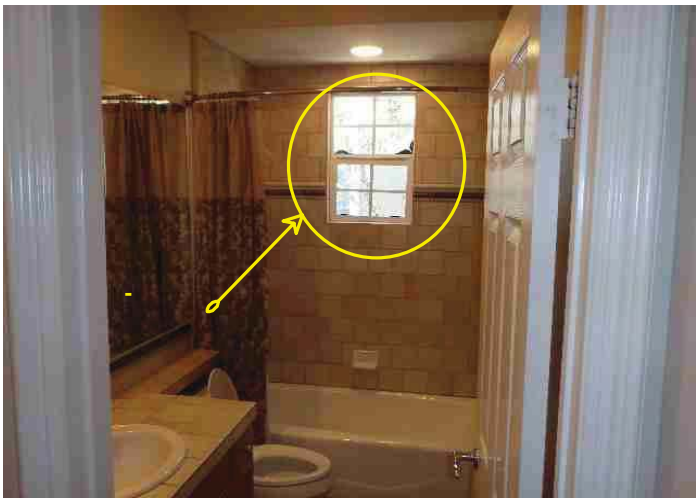
Informational Comment

✶ The windows were serviceable for the most part at the time of the inspection. Refer to comments below and within the report for specific defects and/or recommendations.

Needs Service or Safety Item

❖ The balancer (spring and cord mechanism in the window frame to keep a vertically sliding window at set placement) of the single hung window at the dining room is broken and should be replaced in order for the window to function properly.

❖ The seals at some of the dual-paned windows (lights in the upstairs media room, bathrooms and in master bathroom) are distorted and have migrated into the clear light space of the dual paned windows. This indicates failing hermetic seals. While the distorted seals may not affect the weather-proofing function of the glazing it will obviously be a cosmetic deficiency. Consult the window manufacturer or a qualified licensed glazing contractor (C-17) for an evaluation and replacement or repair of the windows as needed.



Exterior Doors

Informational Comment

✶ The entry door is a wood framed, single-paned type.

✶ The other exterior doors are wood framed, dual-paned doors.

Exterior Door Observations

Informational Comment

✶ The exterior doors are in acceptable condition for the most part. The glazing was marked as tempered safety glass as required. Refer to comments below for specific defects and/or recommendations.

Needs Service or Safety Item

❖ The exterior doors and side lights at the downstairs extra room/den and the upstairs rear bedroom are moisture damaged and should be repaired or replaced as needed. Refer to a qualified termite inspector for a determination as to whether the doors will need complete replacement or whether repair is possible.

- One of the dual-paned exterior doors at the upstairs rear bedroom appears to have a failed hermetic seal. This was evident by fogging or haze within the dual-paned glazing. Replacement is advised. Consult a licensed (C-17) glazing contractor for a second opinion. Note; due to lighting, dust and dirt, we may not have located and identified all windows or doors with failed hermetic seals and a glazing specialist may well discover additional defective glazing.
- One of the master bedroom door's vertical bolt hardware is not functional. The door or hardware will need adjustment to function.

Attached Features

Balconies

Functional Component or Condition

- The balconies are in serviceable condition where visible. No cracks were noted in the surfaces and slope to drain appeared to be correct. Monitor the surfaces of the balconies and service if cracks, ponding water or holes appear.

Guardrails - Railings

Informational Comment

- The balconies' guardrails are secure, and balusters' spacing appeared to be compliant with recent past safety standards.

Recommendation

- Past requirements for guardrail heights required them to be over 36" above the walking surface, however, standards for guardrail heights have changed. Building safety standards now require guardrails to be 42" high. Consider upgrading to 42" high guardrails.

Exterior Electrical

Outlets

Functional Component or Condition

- The exterior outlets tested are functional and include GFCI (ground-fault circuit interrupter) protection.

Lights

Functional Component or Condition

- The exterior lights present outside the doors of the residence are functional.

Recommendation

- We do not evaluate low-voltage or decorative lights, such as Malibu lights. Have the low-voltage lighting demonstrated as functional or service as needed.

Roof

There are many different roof types and most roofs eventually leak. Only the installers of the roof can credibly guarantee that a roof will not leak. Every roof will wear differently relative to its age, quality of material and installation, exposure to direct sunlight and weather conditions, and the regularity of its maintenance. Roof covering is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material. It is not possible to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our inspection service. Water stains on ceilings or on the framing within attics may be old and will not necessarily confirm an active leak. We will not predict a roofs remaining life expectancy or guarantee that it will not leak. The sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and its history and any known defects should be disclosed by the sellers. A comprehensive insurance policy for the roof should be maintained.

Concrete Tile Roof

General Comments and Description

Informational Comment

- The roof is a concrete tile roof. Concrete tile roofs are among the more expensive and durable of roof types. While warranted by the manufacturer to last for 40 years or more, concrete tile roofs are usually only guaranteed against leaks by the installer from 3 to 5 years. Concrete tile roofs are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane (underlayment of "felt") beneath the tiles. The waterproof membrane cannot be fully seen without removing or lifting the tiles. The type and quality of membranes used can vary from one installer to another. Cracked roof tiles must be replaced and displaced roof tiles fastened properly to protect the underlayment from sun and weather exposure. The majority of tile roof leaks result at penetrations, flashings and junctions/valleys. Leaks also occur when a roof has not been installed correctly or when broken or loose tiles are not replaced. Concrete tile roofs should be well maintained and kept clean of debris.
- The tile roof is an older installation and roofing industry standard have changed. Some of the deficiencies noted below may have been considered acceptable or good practice in the past by roofing contractors, however these methods were not necessarily endorsed by the roofing product manufacturers.

Method of Evaluation

Informational Comment

- We evaluated the roof and its components by viewing from a ladder at the eaves, by walking on its surfaces at portions away from roof edges and where safe, and by viewing from the underside within the attic where visible. Due to the limitations of our inspection defects not found during our non-invasive evaluation may be discovered by a roofing specialist inspecting and/or repairing the roof system.
- We elected not to walk near the edges of the roof because the surface of the roofing material was slippery and to walk it did not appear to be safe.

Roofing Material

Needs Service or Safety Item

- There are cracked or broken tiles that should be replaced. The inspector may not identify exact numbers of defective tiles or their locations as the inspection is general in nature. A complete evaluation of all roof surfaces and repair of the roofing system as necessary, by a licensed roofing contractor, is advised.

Cracked tiles Replace - *Continued*




- The roof's underlayment (AKA "felt") does most of the water-proofing of a tile roof and the underlayment is the waterproof membrane. Usually the underlayment is covered by tiles and not visible. Underlayment and the roof deck was missing or has been cut away in at least one location accessible for inspection, apparently a mistaken location for a cloaked attic vent. The area of the roof soul be evaluated by a licensed roofing contractor and repaired as needed.

Underlayment and deck missing or cut away Repair needed - *Continued*

Recommendation

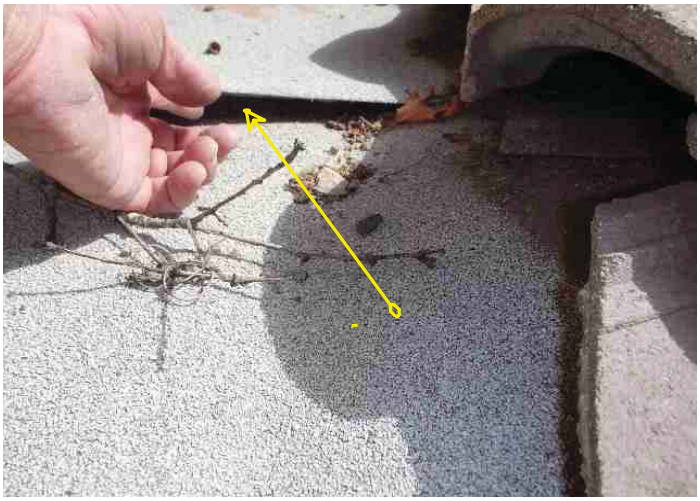
- ❑ The roof tiles at valleys were set too close to the center of the metal valley flashings and the valleys are subject to trapped debris and blockages. Modern roofing standards require greater clear space between roof tiles at valleys to allow unobstructed drainage. Blocked valleys will direct water back up or to the side and the water may penetrate the roof system. Enlist a qualified licensed roofing contractor to upgrade the tiles at valleys as advised. This may include cutting the concrete tiles back along the valleys to provide clearances needed. Seek evaluation and the opinion of the roof valleys by a licensed roofing contractor and upgrade as advised.

With Low-Sloped Section(s)

Needs Service or Safety Item

- ❖ Some of the seams of the cap sheet roofing material at a roof valley have separated or were not properly sealed when installed. All seam should be fully adhered to prevent moisture intrusion. The roof should be evaluated and serviced by a qualified licensed roofing contractor.

Seams separated Repair needed - *Continued*



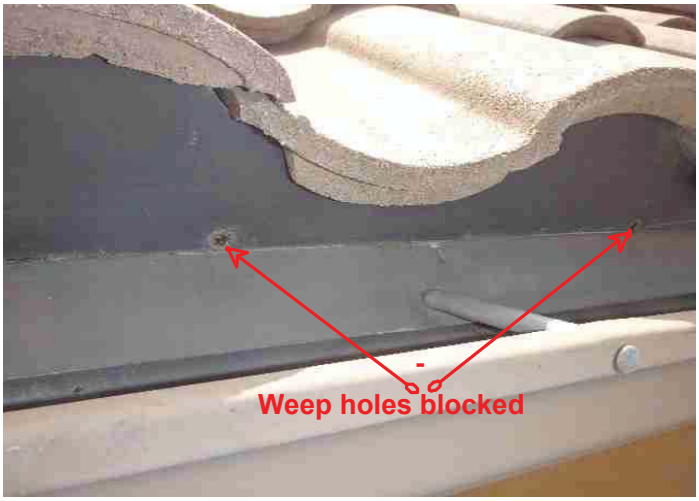
Flashing

Needs Service or Safety Item

- Flashings are the components (usually metal) that seal vents and other roof penetrations, the most common points of leaks. The roof flashings need to be sealed at vent pipe to flashing connections. Enlist a licensed roofing contractor to perform a maintenance service of the vent pipe flashings.

Need to be sealed at vent pipes Roof flashings - *Continued*

- Blocked drainage paths will cause water to back-up and may lead to leaking. The drainage paths and openings at bird-stop flashings, channel or pan flashings, and valley flashings need to be cleared of debris to allow drainage. Obstructed drainage paths may be contributing to water stains on the stucco (see above). Maintenance and cleaning is needed.



Recommendation

- The metal flashings at the roof valleys fall short of the roof's edges and therefore do not meet industry standards to properly dispense moisture from the roof system. Valley flashing is required to extend its entire width (normally 11" to either side of center) beyond the edges of the roof. Moisture damage at eaves may occur. While this practice was considered acceptable by some roofers in the past, it has never been endorsed by the roofing tile manufacturers. Seek the opinion of a qualified licensed roofing contractor and repair the valley flashings as needed.

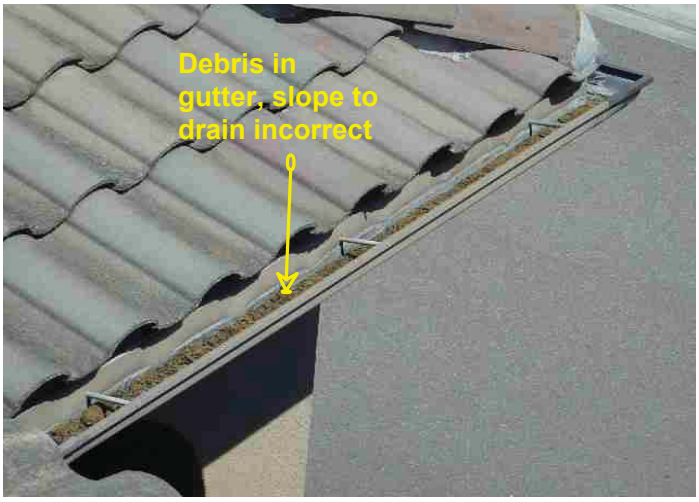
Valley Flashings Short of edge - *Continued*

Gutters and Drainage

Needs Service or Safety Item

- The rain gutters need service; gutters are not installed under the drip edge metal in places, gutters do not slope completely towards the drains/down spouts at all portions, and debris was noted in some of the gutters. Deterioration of the rain gutters and wall cladding will be accelerated if water is allowed to remain in gutters. The rain gutters need to be serviced including cleaning, correcting installation at drip edge metal, correcting slope to drain, and sealing seams.

Service needed Lap under drip edge flashing Correct slope-to drain Clean and Seal seams - *Continued*



Recommendation

- ❑ The rain gutter system includes a design flaw wherein the water from a downspout is directed up into the roofing system instead of downward as needed. The design may be problematic. The rain gutter down spout should be routed down-slope along the drainage plane.

Fireplaces

Our inspection of chimneys conforms to industry standards and is that of a generalist and not a specialist. Significant areas of chimney flues cannot be adequately viewed during a field inspection. As documented by the Chimney Safety Institute of America in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of a chimney or fireplace, and does not include the use of specialized equipment. Determining the adequacy of draft, lighting fires or performing smoke testing, or dismantling any portion or removing any component of the fireplace and chimney is not included in our inspection.

Fireplaces

Metal Factory-Built Fireplaces

Informational Comment

✶ The family room and living room fireplaces are factory-built prefabricated metal fireplaces and chimney flues. We perform a competent general inspection of factory-built fireplaces and chimneys but our inspection is limited to those areas that can be viewed without dismantling any portions of the fireplace or chimney. Components of prefabricated metal fireplaces must be installed in strict accordance with the manufacture's installation instructions. Architectural and design modifications are sometimes made in the field, particularly at chimney tops and around fireplace openings. We cannot guarantee that any particular component is stipulated for use by the fireplace manufacturer.

Spark Arrestors and Weather Caps

Functional Component or Condition

❍ The chimneys have functional weather caps/spark arrestors.

Crowns or Termination Covers

Functional Component or Condition

❍ The metal chimney cover of the family room unit appeared to be in functional condition at the time of the inspection.

Needs Service or Safety Item

❖ The metal termination cover of the living room chimney flue chase is sunken and will hold or trap water. The cover should be repaired to shed water or replaced as necessary by a qualified licensed chimney contractor specializing in metal pre-fabricated fireplaces.

Chimney Stacks or Walls

Informational Comment

✶ The chimneys' walls appear to be in acceptable condition where visible.

Flue Chases and Fireblocking

Functional Component or Condition

❍ There is conventional horizontal metal fire blocking around the living room chimney flue in the attic.

Informational Comment

✶ The presence of fire blocking at the family room unit was not verified or not visible as there was no access to the flue chases due to the building's architecture.

Chimney Flues

Informational Comment

✶ The portions of the chimney flues that are visible from the fireplaces appear to be in acceptable condition.

Fireplaces

Functional Component or Condition

❍ The fireplaces are in acceptable condition where visible.

Dampers

Functional Component or Condition

❍ The dampers are functional.

Log Starters

Functional Component or Condition

❍ The log starter at family room unit is functional. The gas was turned on but not lit.

Glass Doors

Functional Component or Condition

❍ The fireplaces' glass doors are functional. The doors should be in the full open position, and the screen sets, if present, closed during operation.

Hearth Extensions

Functional Component or Condition

❍ The fireplaces' hearth extensions were in serviceable condition at the time of the inspection.

Bedroom Fireplace

Ornamental Appliance-General Comments

Informational Comment

✶ The master bedroom fireplace is a prefabricated ornamental gas appliance. This decorative fire is a gas burning appliance, and should be considered as such. No modifications may be made to the manufacturer's designed installation and intended operation. The gas appliance is not for use with solid fuels or wood.

Chimney Flue

Functional Component or Condition

❍ The interior and most of the exterior of the flue of the ornamental gas appliance is not visible due to draft baffle at fireplace and weather cap at roof. The flue appeared to allow the ornamental gas fireplace to draft properly during our limited test.

Ornamental Log Set

Functional Component or Condition

❍ The gas is functional. The appliance was noted as venting directly to the roof. The gas was lit with normal controls (wall switch).

Needs Service or Safety Item

❖ The components (artificial logs) are missing and should be replaced by a qualified chimney specialist. Note;artificial logs are designed to be complete sets and installed in accordance with manufacturer's guidelines. Should the components be improperly placed/stacked or mis-matched with the firebox and burner, excessive carbon monoxide due to improper burning may occur.

Glass Doors

Functional Component or Condition

❍ The fireplace glass doors are functional.

Plumbing

Plumbing systems components include gas pipes, potable water pipes, drain and vent pipes, shut-off valves, pressure regulators, pressure relief valves, and water-heating devices. Shut off valves not intended for daily use are not tested or turned. The water pressure within pipes is commonly confused with water volume; Whereas high water volume is good, high water pressure is not. Whenever the utility-provided water pressure exceeds 80 pounds per square inch, a regulator is recommended. Regulators typically come factory preset between 45 and 65 psi. Regardless of the pressure, leaks will occur in any system. Waste and drainpipe pipes materials range from modern ABS [acrylonitrile butadiene styrene] pipes to older ones made of cast-iron, galvanized steel, or clay. The condition of drain pipes is usually related to their age. As significant portions of drainpipes are concealed, we can only infer their condition by observing the functional drainage at drains. Blockages can occur in the life of any system. We recommend having drain pipes video-scanned to verify their condition and also confirm that the system is connected to the public sewer system.

Water Supply Pipes

Hose Bibs

Needs Service or Safety Item

❖ The hose bib /faucet in the garage has a damaged handle and the other hose bibs/faucets leak at the handles to varying degrees when operated. The hose bibs should be replaced as needed by a qualified plumber.

Water Main Location

Informational Comment

✶ The main water shut-off valve is located within the garage. The piping material at the valve is copper, size is 1 and 1/4".

Recommendation

❑ The main water shut-off valve is a gate valve type. Gate valves are notorious for failing to open or close when needed, and often they will begin to leak when turned (we do not test or turn water shut-valves). As a preventative measure, have a qualified licensed plumber replace the main water shut-off valve with a more dependable ball valve.

Pressure Regulator

Needs Service or Safety Item

❖ The house's water pressure was 85 - 90 psi at the time of the inspection. This water pressure is too high and will stress components of the system. The ideal range for water pressure is 40 - 80 psi. A licensed plumber should reduce the pressure at the regulator to 60 psi which is optimum. It is possible that the regulator may have failed and will need to be replaced.

Copper Water Pipes

Informational Comment

✶ The potable water pipes were copper tubing where observable.

✶ Most all portions of the water supply piping were within walls and ceilings and/or floors and not visible.

Recommendation

❑ The copper water piping is in good condition overall where visible. Copper piping, like all potable water supply piping systems, will eventually leak. Maintain an insurance policy to protect against loss and damage due to a water pipe leak.

Drain - Waste Pipes

General Comments and Description

Informational Comment

✶ We attempt to evaluate drain pipes by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow draining. This is not a conclusive test and only a video-scan of the main line would confirm its actual routing and condition.

Type of Material

Informational Comment

✶ The visible portions of the drainpipes are an ABS (acrylonitrile butadiene styrene) plastic type.

Drain Pipes Waste Pipes and Vent Pipes

Functional Component or Condition

❍ The drain-waste piping tested responded adequately to functional drainage tests overall. Refer to comments below and within the report for specific defects and/or recommendations.

Informational Comment

✶ Drain-waste clean-outs were found at the garage floor and at various sides and rear of the house. We do not use devices to view inside the pipes and the function of clean-outs is not verified as they were not opened or verified as service ready.

Needs Service or Safety Item

❖ There is an open drain-waste pipe, apparently a clean-out, at the left side of the house which needs a plug or cap. Note; the clean out extends high above the ground and could be cut down to grade level if desired.

Gas Components

Gas Main Shut-Off Location

Informational Comment

✶ The gas main shut-off is located at the right side of the residence. You should be aware that gas leaks are not uncommon, particularly underground ones, and that they can be difficult to detect without the use of sophisticated instruments. Gas lines are not checked for leaks, and pipes concealed from view are not inspected.

Gas Main Observations

Informational Comment

✶ The gas lines were corrosion-proofed at grade level at the meter.

Gas SupplyPipes

Informational Comment

✶ Most of the visible portions of the gas pipes appear to be in acceptable condition. Refer to comments below and also to other sections of this report for specific information, recommendations and/or repairs needed to the gas piping.

Water Heaters - Gas

General Gas Water Heater Comments

Informational Comment

✶ Water heaters can be expected to last at least as long as their warranty periods, but will generally last longer if maintained. Water heaters eventually leak so it is wise to have them installed over a drain pan plumbed to the exterior. Manufactures recommend flushing them annually to remove minerals (including calcium chloride, the bi-product of many water softening systems). Set water temperature at a minimum of 110 degrees Fahrenheit to kill microbes, and a maximum of 140 degrees to prevent scalding. For safety, water heaters are to be seismically secured, and equipped with a temperature/pressure relief valve and discharge pipe plumbed to the exterior.

Capacity and Location

Informational Comment

✶ Hot water is provide by a 75 gallon water heater located in the garage.

Combustion Chamber

Recommendation

❑ There are rust flakes in the combustion chamber of the water heater indicating deterioration to the tank. The water heater was functioning at the time of the inspection but is old and no doubt beyond its warranty period. Water heaters eventually fail, and while no leaking was noted, it is recommended to take appropriate steps to prepare for its eventual failure which may include a comprehensive home warranty policy.

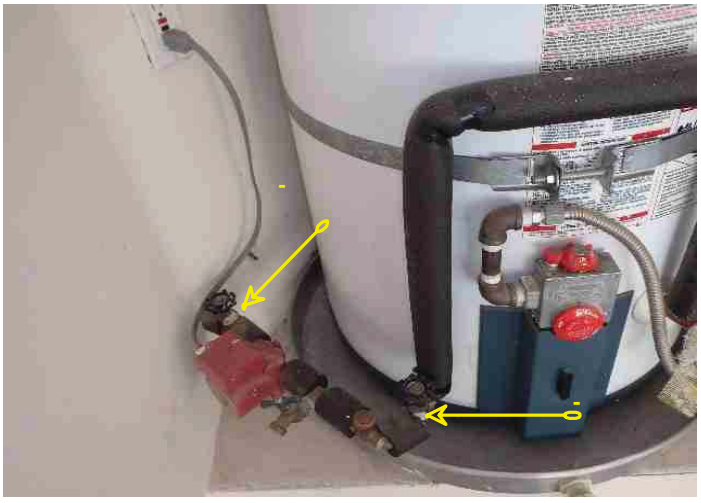
Water Shut-Off Valve and Connectors

Needs Service or Safety Item

❖ The re-circulation pump present is plugged in without any visible control to start or stop it from running. This will waste electricity and gas as the hot water will be re-circulating full time, and will cause excessive wear to hot water pipes and hot water heater. Install an appropriate timer to start the re-circulating pump only at times when you are apt to be using sinks, tubs and showers.

Recommendation

❑ There is mineral encrustation or corrosion on the check-valves and couplings, deterioration to the components. No visible leaking could be seen, however the presence of corrosion indicates dezincification or the metal valves and couplings. The components may leak or be non-functional and a plumber should evaluate and replace the valves and any couplings as needed.



Gas Shut-Off Valve and Connector

Informational Comment

✶ There is a gas control valve ahead of the gas connector at the water heater.

Recommendation

❑ The gas piping upstream of the shut-off valve on the water heater did not include a drip leg/sediment trap. A sediment trap is now required by building standards and by water heater manufacturers and the absence of a sediment trap will nullify a manufacturer's warranty. Upon replacement of the unit, refer to the manufacturer's installation instructions to verify the requirement for a sediment trap and have the feature installed by a licensed plumbing contractor to provide safe operation and warranty coverage.

Vent Pipe and Cap

Functional Component or Condition

❍ The vent pipe and cap appeared to be serviceable where visible.

Relief Valve and Discharge Pipe

Needs Service or Safety Item

❖ The temperature pressure relief valve (TPRV) pipe termination is potentially unsafe as it is directed to the garage interior. The TPRV pipe's termination may have been allowed by the authority having jurisdiction but this was not determined. We advise routing the discharge pipe to the exterior and terminating it at a downward angle at a point between 24" and 6" above grade, per state building standards.

Drip Pan and Overflow Pipe

Informational Comment

✶ The water heater is equipped with a drip pan which would drain to the garage floor, designed to prevent extensive water damage from a leak.

Seismic Straps

Informational Comment

✶ The water heater is seismically secured with two straps.

Recommendation

❑ Water heaters over 52 gallons now require three seismic straps each. Upgrading is advised.

Combustion Vent Ports

Functional Component or Condition

❍ The water heater has appropriate combustion-air vents.

Electrical

A representative number of switches and outlets are tested. We do not perform load-calculations to determine if the supply meets the demand. In the interest of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible. Electrical defects discovered may involve unseen components and would require the evaluation of the entire system

by an electrician. Any recommendations made for service or upgrades should be completed before the removal of inspection contingencies and the close of escrow. A licensed electrician could reveal additional deficiencies or recommend upgrades. Outlets near wet locations should have ground fault (referred to as GFCI or ground fault circuit interrupter) protection. This is a relatively inexpensive but essential safety feature and, generally speaking, have been required in many locations for more than thirty years.

Main Panel

General Comments

Informational Comment

✶ National safety standards require electrical panels to be weatherproof, readily accessible, and have clear work space in front for service. The main panel should have a main disconnect and each circuit within the panel should be clearly labeled.

Service Entrance

Informational Comment

✶ The electrical service conductor lines are underground or part of a lateral service entrance. This is characteristic of modern electrical services. As the service lines are underground and cannot be seen, they are not evaluated as part of our service.

Size and Location

Informational Comment

✶ The main disconnect and point of ground is located at the meter face, size is 200 amp. The residence's circuit breakers and panel is located inside the garage.

Panel Cover Observations

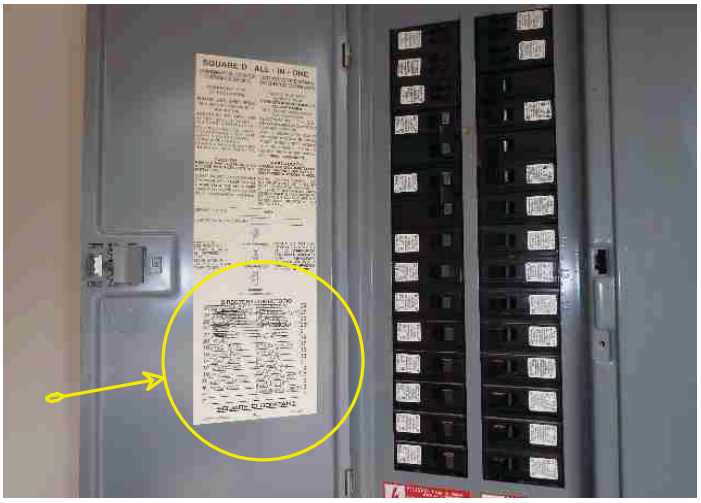
Functional Component or Condition

❍ The outer panel cover, and the inner or deadfront cover, are both in serviceable condition.

Main Panel Observations

Needs Service or Safety Item

❖ The circuits within the panel are not clearly or individually labeled and should be so that persons servicing electrical circuits can shut down safely, and appropriate load calculations and breaker sizes could be determined. Modern standards call for the individual breakers to be identified by their service room/area outlets' directional location. In other words, "lights and plugs", "General Lighting", or other similar terms are no longer considered acceptable labeling. Upgrading is recommended.



Wiring Observations

Informational Comment

✶ The branch circuit wiring is copper nonmetallic sheathed cable where visible.

Circuit Breakers

Informational Comment

✶ There are no visible signs of damage with the circuit breakers.

Recommendation

❑ The system does not include arc-fault circuit interrupters, which are now mandated by the nationally recognized safety standards to protect 15 and 20 amp branch circuits serving bedrooms. It is recommended to have a qualified licensed electrician evaluate the branch circuits and overcurrent devices (circuit breakers) and upgrade as recommended.

❑ There are circuits which share the same cable and include more than one hot lead while sharing the same grounded neutral wire, otherwise known as a "Multi-wire branch circuit" (normally identified by having a black and a red wire). The danger is that even though one of the circuit breakers could be switched off, the grounded neutral wire (white wire) from the other shared circuit if still energized could send electricity to the other conductor assumed to be off. For many years multi wire circuits were allowed to have separate disconnects (circuit breakers) however, they have come under more scrutiny and have recently been required to have an approved handle tie connecting the two circuit breaker handles. Consider enlisting a qualified licensed electrician to upgrade the multi wire circuits with handle ties across the breakers so that all legs of a circuit are off when needed.

Grounding

Informational Comment

✶ The panel appears to be grounded to a water pipe where visible. The panel grounding may be double-grounded (as required by modern electrical standards). Typical grounding would be to both a foundation steel ground ("UFER" ground) and copper water pipe ground. The actual UFER connection and the conductivity of the grounding conductors was not tested.

Heat-A/C

The components of most heating and air-conditioning systems have a design-life ranging from 10 to 20 years, but can fail prematurely with poor maintenance or installation defects. Heating and air conditioning systems are activated when possible and evaluated in accordance with the CREIA and ASHI standards of practice. This means that we do not dismantle and inspect the concealed portions of heating and cooling equipment. We are not specialists and our evaluation of heating cooling system is not technically exhaustive. It is essential that any recommendations that we make for service or a second opinion be scheduled before the removal of inspection contingencies and the close of escrow. A licensed HVAC contractor could reveal additional defects or recommend further upgrades that may affect your evaluation of the property, and our service does not include any form of warranty or guarantee.

Gas Furnaces and AC Split Systems

Limits of Inspection

Informational Comment

✶ We do not remove and inspect a furnace's heat exchanger (firebox) as part of our service. The inspector will start and run heating and air conditioning systems if the weather is not too cold or too warm for either AC or Heat and the systems appear to be safe to operate. The inspection is limited to visual portions of the systems observable without dismantling any potion. The inspector may make recommendations based on age of appliances, indications of metal fatigue or damage, or irregularities in burner or drafting performance. The testing of refrigerant pressure, air flow across coils, and pressure testing ducts is not included as part of our service. Carbon monoxide testing is not included in our service.

Sizes and Locations

Informational Comment

✶ Heating and air conditioning is provided by two forced air systems; one for the downstairs rooms and one for the upstairs rooms. Each system consists of a 3.5 ton compressor and condensing unit located at the left/rear of the house with an 80,000 BTU furnace located in the attic.

Standard Observations

Needs Service or Safety Item

- ❖ The downstairs furnace and air conditioning system was non-responsive and could not be tested; the thermostat display showed "low battery". The inspector opened the battery cover to find no batteries and corroded contacts. The inspector attempted to clean the contacts and then installed a set of new batteries, however, the thermostat was still not responsive. The heating and air conditioning system downstairs should be evaluated, repaired, and demonstrated as functional by a qualified licensed HVAC contractor, before the conclusion of your inspection period and close of any real estate transaction.

Recommendation

- ❑ The furnaces and AC systems are in the mid-range of their design lives (normally 20 years). Have the filters changed and the return air and distribution air compartments and evaporator coils cleaned by a qualified HVAC contractor. An HVAC specialist might discover deficiencies beyond that of our general survey of the equipment or recommend upgrades. It would also be wise to keep a home protection policy current. The furnaces and air conditioning systems should be serviced annually and have the filters changed every two to three months of use.

Condensing Coils

Needs Service or Safety Item

- ❖ The downstairs system's condensing coil did not respond/could not be tested (see above).
- ❖ The condensing coils are impacted by debris and the fins/flanges of the coils are corroded. Corrosion and debris will affect the coils' performance. Have the units cleaned and serviced as needed by a licensed HVAC contractor, and keep the condensing units as clear of irrigation , plants and debris.

Clean and service condensing coils - *Continued*

Recommendation

❑ The condensing coil fro the upstairs system was operational but is older and likely past the mid range of the manufacturer's recommended service life (normally 20 years). Seek evaluation for life expectancy and service needs by a qualified licensed HVAC contractor, within your inspection period and before the close of any transaction.

Condensing Coil Disconnects

Informational Comment

✶ There are electrical service disconnects at the condensing coils.

Needs Service or Safety Item

❖ The service disconnects and/or one condensing unit are unsafely positioned as access to the disconnects is blocked by the condensing coil. The service disconnects or condensing unit should be relocated to provide 30" wide work space for the safety of service personnel.

❖ The conductors (wires) in the electrical disconnects at the condensing coils are improperly identified; white colored wires are used as ungrounded (AKA "hot") conductors. Ungrounded conductors should be a continuous color other than white, gray or green. Black or red are the common insulation colors for ungrounded conductors. This mis-identification may be a safety hazard. A qualified licensed HVAC contractor or licensed electrician should correct as needed.

Furnaces

Informational Comment

✶ The upstairs furnace responded to normal controls and was operational during our limited evaluation.

Needs Service or Safety Item

❖ The downstairs furnace could not be started as thermostat was non-responsive. A qualified license HVAC contractor should evaluate the furnace, service as needed, and confirm it as functional.

Vent Pipes

Functional Component or Condition

❍ One vent pipe and cap appeared to be serviceable where visible.

Recommendation

❑ The vent pipe of the downstairs system was not observed in operation as the furnace was not started. A qualified HVAC contractor should confirm the proper operation/draft of the vent pipe.

Gas Valves and Connectors

Functional Component or Condition

❍ The gas valves and connectors appeared to be serviceable at the time of the inspection.

Circulating Fans

Recommendation

❑ The blades on the circulating fan are dusty/dirty which is indicative of the need for maintenance. The fan should be cleaned and the filters changed as part of a scheduled maintenance service.

Return-Air Compartments and Filters

Functional Component or Condition

❍ The return-air compartments appeared to be in serviceable condition.

Needs Service or Safety Item

❖ The ducts connections to the return air plenums within the attic are separated/not sealed and will draw in unfiltered attic air. The ducts should be serviced as needed by a qualified HVAC contractor.

Ducts at returns need to be sealed Will draw in attic air - *Continued*

Recommendation

❑ The filters are dirty and should be changed now and every two or three months thereafter, depending on use and atmospheric conditions.

Combustion-Air Vents

Informational Comment

✶ The combustion air vents/attic vents appeared to be sufficient to support combustion.

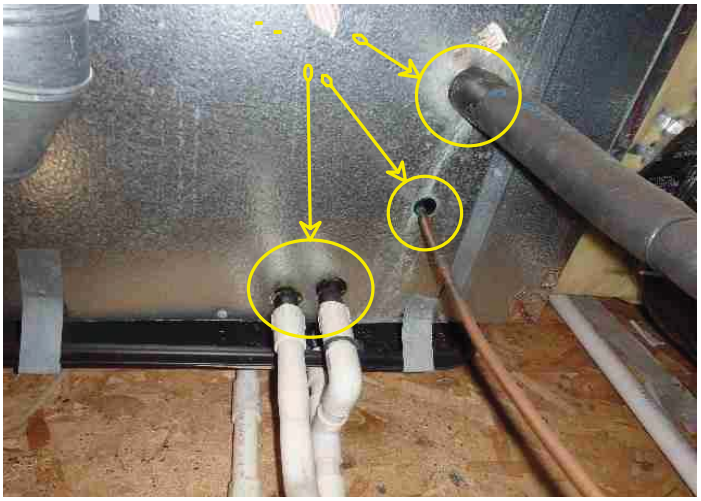
Refrigerant Lines and Evaporator Coils

Informational Comment

✶ The refrigerant lines are in acceptable condition where visible.

Needs Service or Safety Item

❖ The loss of conditioned air was noted at the evaporator coil/air handler and at refrigerant lines and condensate drains entrances/exits. Sealing of the distribution systems, both units, evaporator coils and distribution plenums, is needed to increase the systems' efficiency. A licensed HVAC contractor should evaluate and repair as needed.



Ducting Type(s)

Informational Comment

✶ The ducts are primarily a flexible type that are comprised of an outer plastic sleeve and inner liner that contains fiberglass insulation.

Ducting Observations

Informational Comment

✶ The visible portions of the ducting appeared to be mostly serviceable at the time of the inspection.

Recommendation

❑ The ducts are not adequately sealed at their seams at the evaporator coil/distribution plenum and loss of conditioned air was noted. A qualified HVAC contractor should seal the ducts and plenum as needed to save energy and increase system performance.

Registers

Informational Comment

✶ The registers are reasonably clean and functional.

Differential Temperature Readings

Informational Comment

✶ The air-conditioning systems achieved differential temperature splits of (0 degrees, downstairs not tested) and 19 degrees (74/55) upstairs, as measured with a thermometer from the points at the return air (intakes) and the nearest registers (outputs). A minimum temperature differential is debatable, and only definitively measured by qualified licensed HVAC contractor with specialized knowledge and tools, such as a Psychrometer to measure relative humidity, dew point, etc. Ambient temperature and humidity level affects outputs.

Thermostats

Functional Component or Condition

❍ One thermostat is functional.

Needs Service or Safety Item

❖ The downstairs thermostat is not functional and should be repaired or replaced.

Interiors

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets, including the verification of a switched light source for habitable rooms. We do not evaluate window treatments, mechanical or otherwise. We do not move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. Also, we may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, settling, and/or seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. There are a number of environmental pollutants, the

identification of which is beyond the scope of our service. If you are concerned about the presence of any environmental pollutants, seek specific testing by a qualified environmental scientist before the removal of inspection contingencies and the close of escrow.

Floors Walls Ceiling

Floor Covering Types

Informational Comment

- The floor covering is carpet, wood and tile.

Floor Covering Observations

Informational Comment

- The floor covering appeared to be in serviceable condition overall. Refer to comments below and individual sections within the report for any specific defects noted.
- The inspector may use a surface contact type moisture meter at floor coverings if indications warrant such as
  discoloration, moisture staining, unusual surface textures, dampness felt with hand, and/or potentially adverse moisture sources such as grade and drainage deficiencies, plumbing, and/or roof deficiencies are present. The inspector does not use the moisture meter in all cases and does not test each and every floor surface. Our inspection is general in nature and not intended to be technically exhaustive, and is a random sampling of the conditions of systems and components.

Needs Service or Safety Item

- Cracked tiles were noted at the entrance to the master bedroom and the vanity area in the master bathroom. This condition may be due to an insubstantial mortar base and/or to movement or deficiencies of the sub-floor beneath the tile. Replacement of the tile flooring is advised. Enlist a qualified licensed contractor for evaluation of the flooring and a cost estimate to replace it.

- There are carpet tack strips or other such prick hazards at the carpet floor near the master bedroom fireplace hearth extension (note, other tack strip or tack/nail hazards may be present and not found). Seek repair from a qualified flooring contractor.

Prick hazards Repair needed - *Continued*

❖ Moisture damaged wood flooring was noted at the powder room (see "Bathrooms"). The floor was noted as damp as determined with as surface contact moisture meter. The flooring should be replaced as needed, and the leaking toilet corrected.

Recommendation

❑ The wood flooring at the entry hall does not appear to be completely adhered to the slab floor - it moves and pops in some places when walked. Decide for yourself if this is acceptable and consider seeking evaluation from a qualified flooring contractor. Repair or replace flooring if needed.

Wall and Ceiling Covering Types

Informational Comment

✶ The interior walls and ceilings are finished with drywall.

Wall and Ceiling Observations

Informational Comment

✶ The interior walls and ceilings appeared to be in serviceable condition overall. Refer to comments below or individual sections of the report for location-specific comments.

Main Entry

Lights

Functional Component or Condition

❍ The entry light is functional.

Living Room

Lights

Functional Component or Condition

❍ A switched light source or switchable outlet is functional.

Dining Room

Lights

Functional Component or Condition

❍ The light is functional.

Family Room

Lights

Functional Component or Condition

❍ The switched light source (outlet) is functional.

Extra Room

Lights

Needs Service or Safety Item

❖ A switched light source was not found and no switchable outlet for the downstairs extra room/den (wall switch controls ceiling fan, no luminaire). A switch activated light source at a habitable room's entry is a common sense safety feature, and correction is advised.

Media Room

Lights

Functional Component or Condition

❍ A switch operated outlet as a light source for the upstairs media room is functional.

Stairs

Our evaluation of stairs and steps involves particular attention to safety issues, such as the correct rise and run of the stair treads, handrails, and guardrails, and availability of switched lighting at stairs.

Main Stairs

Floor Treads & Risers

Functional Component or Condition

❍ The stair treads and risers have no significant defects.

Handrails & Guardrails

Functional Component or Condition

❍ The stair handrails and landing guardrails are serviceable.

Recommendation

❑ The landing guardrail complies with past height requirements (over 36" in height) however, standards for guardrail heights have changed for residential dwellings. Building safety standards now require guardrails to be 42" high and we recommend upgrading the guardrail.

Lights

Functional Component or Condition

❍ The stairway lights are functional and operable from both the top and bottom of the stairs.

Kitchens

We test kitchen appliances for their functionality, but do not evaluate them for their performance or settings or cycles. Appliances older than ten years may well exhibit decreased efficiency. We do not inspect free-standing appliances, like portable microwave ovens and refrigerators. Built-in refrigerators and trash-compactors are not included in our inspection. Instant hot-water dispensers, water-purifiers, grills or rotisseries, timers, clocks, thermostats, and the self-cleaning capability of ovens are not evaluated. Concealed or countertop lighting is often installed after the initial construction, and cannot always be verified as wired to national electrical standards.

Kitchen

Dishwasher

Informational Comment

✶ The dishwasher is operational and appeared to progress through all of the cycles.

Sink & Faucet

Functional Component or Condition

❍ The sink and faucet are functional.

Valves and Connectors

Functional Component or Condition

❍ The water shut-off valves and connectors below the sink appeared to be in serviceable condition. Note; Angle stops or shut-off valves are not in daily use and they were not tested or turned.

Trap and Drain

Functional Component or Condition

❍ The trap and drain are functional.

Garbage Disposal

Needs Service or Safety Item

❖ The internal chopping blades are frozen/rusted in place. Replacement of the disposal is needed.

Countertop

Functional Component or Condition

❍ The counter tops are in serviceable condition.

Cabinets

Functional Component or Condition

❍ The cabinets are serviceable and do not have any significant damage.

Needs Service or Safety Item

❖ A cabinet drawer does not close completely. The drawer should be serviced as needed.

Built-in Microwave

Functional Component or Condition

❍ The built-in microwave is functional. Note; We did not test it for leakage, which would require a specialized instrument.

Exhaust Fan or Downdraft

Needs Service or Safety Item

❖ The downdraft exhaust fan does not respond to the control switch, and should be repaired or replaced as needed.

Outlets

Functional Component or Condition

❍ The outlets at the sink counter are functional and include ground-fault circuit interrupter (GFCI) protection.

Needs Service or Safety Item

❖ One of the island outlets is a defective GFCI device or has reversed polarity. The outlet should be replaced for safety by a qualified licensed electrician, and both island outlets confirmed to be GFCI protected.

Lights

Informational Comment

✶ The ceiling lights are operational, however electrical defects exist - see "Electrical" section.

Gas Cooktop

Functional Component or Condition

❍ The cook top is functional. A gas shut-off valve was noted.

Built-in Electric Oven

Needs Service or Safety Item

❖ The ovens' digital display (mode, temperature and/ or settings) was not functional - no numbers or symbols were visible or legible. The inspector was able to make the ovens respond in "Bake" mode but were unable to determine from the display if they were on, etc. "Broil" and other modes were not tested. Repair or replace the ovens display as needed.

Hallways

Our evaluation of hallways includes identifying the presence or absence of safety items such as carbon monoxide devices and smoke alarms, and presence of proper lighting.

Primary Hallway

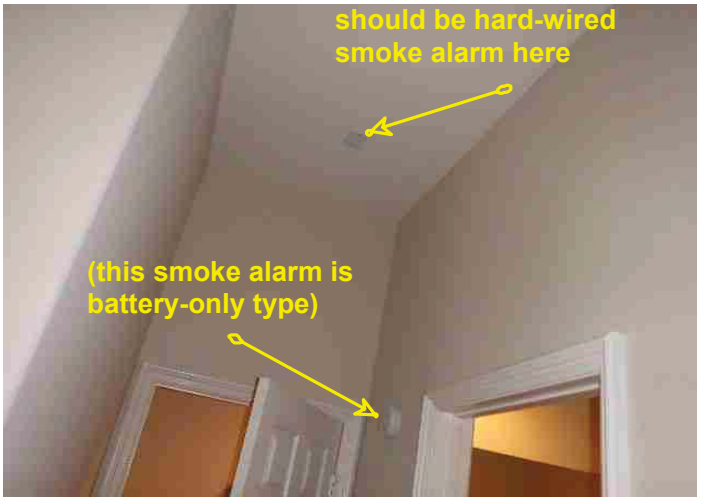
Smoke Alarms

Needs Service or Safety Item

❖ The smoke alarms (hard-wired types) present are now old and replacement is advised. Most manufacturers rate the life span of a smoke detector at about 10 years. Refer to the smoke alarm manufacturer's instruction and care manual for a conclusive determination of recommended replacement age. We do not test smoke alarms or push the test buttons. The audible response from the test button may not guarantee actual performance in the event of smoke or a fire.

Old smoke alarms Replacement advised - *Continued*

❖ Hard-wired smoke alarms have been required for many years in primary bedroom hallway locations, and in recent years within the bedrooms and at each floor level. The smoke alarm at the downstairs bedroom is battery powered only and should be replaced with a hardwired smoke alarm as originally intended. Enlist a qualified licensed electrician to locate or install the branch circuit wiring for the smoke alarm's location.



Recommendation

❑ A growing number of safety officials in California and across the nation have been advising homeowners to replace any "ionization" type smoke alarms with lesser-known "photoelectric" smoke alarms. Ionization smoke alarms (sometimes marked with an "I" on the bottom and text indicating radioactive elements within) respond more slowly overall to dangerous smoldering fires than photoelectric smoke detectors, and are also more likely to give off false alarms prompting some residents to disable their smoke alarms. Photoelectric alarms (marked with a "P" on the bottom) use a beam of light to detect smoke. Photoelectric alarms detect smoldering fires much more quickly than ionization type alarms and rarely produce false alarms. The inspector joins safety officials, inspection organization, and other professional real estate inspectors in recommending that photoelectric smoke alarms be installed in the residence at this time.

Carbon Monoxide Alarms

Informational Comment

✶ A carbon monoxide detector was noted in the downstairs bedroom hallway.

Lights
Functional Component or Condition
❍ The light is functional.

Bedrooms

In accordance with the standards of practice our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets. We test a representative number of windows and doors, and switches and outlets. We evaluate windows to ensure that they meet light and ventilation requirements and facilitate an emergency exit or egress. Window treatments are not inspected. We do not move furniture, lift carpets or rugs, empty closets or cabinets. Common cosmetic deficiencies may not be noted in the report.

Bedrooms

Lights
Functional Component or Condition
❍ The bedrooms included switched outlets and/or lights for nighttime entry light sources.

Windows
Functional Component or Condition
❍ The bedroom windows appeared to be appropriately sized and located for light and ventilation and emergency egress.

Bathrooms

In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments. Bathtub overflow drains are not water tested as part of our service. We do not leak-test shower pans unless a moisture stain indicates a leak test necessary. The possibility of moisture damage from errant leaking during the course of a normal inspection exists, though the inspector takes every precaution to protect property.

Powder Room

Description and Location
Informational Comment
✶ The Powder Room is a half bathroom located off of the entry hall.

Sinks and Faucets
Functional Component or Condition
❍ The pedestal sink and faucet are in good condition.

Toilet & Bidet
Needs Service or Safety Item
❖ Moisture staining or damage was noted at the flooring around the toilet, and moisture was detected in the damaged wood flooring. Further evaluation and repair is advised.

Exhaust Fan
Functional Component or Condition
❍ The exhaust fan is functional.

Outlets
Functional Component or Condition
❍ The sink outlet is functional and GFCI (ground-fault circuit interrupter) protected.

Lights
Functional Component or Condition
❍ The bathroom lights are functional.

Master Bathroom

Description and Location

Informational Comment

✶ The master bathroom is a full bath, located adjacent to the master bedroom.

Sinks and Faucets

Functional Component or Condition

❍ The sinks and faucets are serviceable.

Tub

Functional Component or Condition

❍ The bathtub was in serviceable condition at the time of the inspection.

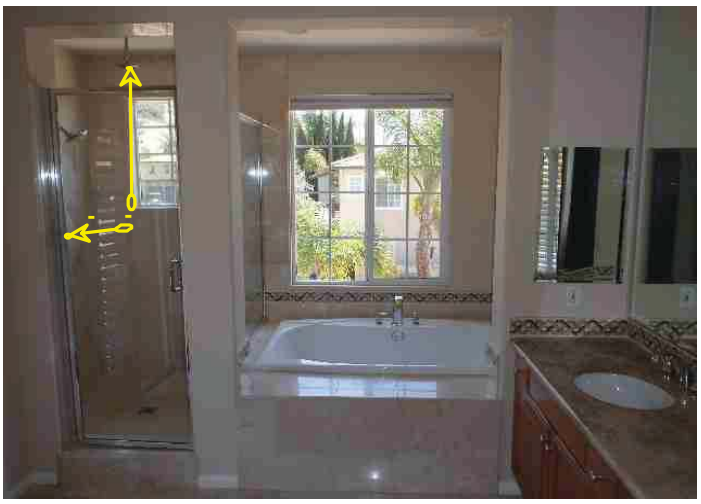
Stall Shower

Informational Comment

✶ The stall shower is basically in good condition.

Needs Service or Safety Item

❖ The Hot and Cold water supplies are reversed at the overhead shower. This is a safety issue as accidental scalding may occur, and correction is needed.



Toilet & Bidet

Functional Component or Condition

❍ The toilet is functional.

Exhaust Fan

Functional Component or Condition

❍ The exhaust fan is functional.

Windows

Informational Comment

✶ Windows are present as ventilation sources.

✶ The window panes within 60" of the standing surface of the tub/shower are marked as tempered/safety-glazed as required.

Outlets

Functional Component or Condition

❍ The sink outlets are functional and GFCI (ground-fault circuit interrupter) protected.

Lights

Functional Component or Condition

❍ The bathroom lights are functional.

Downstairs Bathroom

Description and Location

Informational Comment

✶ The downstairs bathroom is a three quarter.

Sinks and Faucets

Functional Component or Condition

❍ The sink and faucet is serviceable at this time.

Water Supply and Drain - Sinks

Functional Component or Condition

❍ The sink's trap and drain were observed for functional drainage and found to be serviceable at the time of the inspection.

Recommendation

❑ Corrosion was noted at the supply valves under the sink. While no active leaking was noted at the time of the inspection, corrosion is the precursor to a leaking or inoperable valve. Replacement of the supply valves is recommended.

Sink Countertop and Cabinets

Functional Component or Condition

❍ The bathroom sink countertop and cabinet are serviceable at this time.

Stall Shower

Needs Service or Safety Item

❖ The Hot and Cold water supplies are reversed; hot should be as valve turns to the left as indicated by manufacturer's colored markings. This is a safety issue as accidental scalding may occur, and correction is needed.

❖ There are cracked tiles in the shower, and there is moisture staining at the adjacent wall. The inspector does not endorse the integrity of the shower or any shower pan. Additionally, the cracked shower tiles may be a laceration hazard, and bacteria collection areas also. The shower should be re-tiled or renovated by a qualified licensed contractor.

Toilet & Bidet

Functional Component or Condition

❍ The toilet is functional.

Exhaust Fan

Functional Component or Condition

❍ The exhaust fan is functional.

Outlets
Functional Component or Condition
❍ The sink outlet is functional and GFCI (ground-fault circuit interrupter) protected.
Lights
Functional Component or Condition
❍ The bathroom lights are functional.

Upstairs Bathroom

Description and Location
Informational Comment
✶ The upstairs bathroom is a full bathroom.
Sinks and Faucets
Functional Component or Condition
❍ The sink and faucet is serviceable at this time.
Water Supply and Drain - Sinks
Functional Component or Condition
❍ The sink's valves, connectors, trap and drain were observed and found to be serviceable at the time of the inspection.
Tub-Shower
Informational Comment
✶ The tub/shower is in good condition overall.
Needs Service or Safety Item
❖ Hot and Cold water is reversed at the tub/shower, which is a safety hazard. Accidental scalding may occur and correction by a qualified plumbing contractor is needed.
Toilet & Bidet
Functional Component or Condition
❍ The toilet is functional.
Windows
Informational Comment
✶ A window is present as a ventilation source.
Outlets
Functional Component or Condition
❍ The sink outlet is functional and GFCI (ground-fault circuit interrupter) protected.
Lights
Functional Component or Condition
❍ The bathroom lights are functional.
Floor and Walls
Recommendation
❑ The bathroom floor was carpet covered which is not advised for various reasons. Carpeting can harbor moisture, bacteria and mold, and makes the viewing of moisture and leaks difficult. We advise installing a hard surface type flooring such as tile, stone or vinyl.

SW Bathroom

Description and Location
Informational Comment
✶ The southwest bathroom is a full bathroom.
Sinks and Faucets
Functional Component or Condition
❍ The sink and faucet is serviceable at this time.

Water Supply and Drain - Sinks

Functional Component or Condition

❍ The sink's valves, connectors, trap and drain were observed and found to be serviceable at the time of the inspection.

Tub-Shower

Informational Comment

✶ The tub/shower is in good condition overall.

Needs Service or Safety Item

❖ Hot and Cold water is reversed at the tub/shower, which is a safety hazard. Accidental scalding may occur, and correction by a qualified plumbing contractor is needed.

Toilet & Bidet

Functional Component or Condition

❍ The toilet is functional.

Windows

Informational Comment

✶ A window is present as a ventilation source.

Outlets

Functional Component or Condition

❍ The sink outlet is functional and GFCI (ground-fault circuit interrupter) protected.

Lights

Functional Component or Condition

❍ The bathroom lights are functional.

Floor and Walls

Recommendation

❑ The bathroom floor was carpet covered which is not advised for various reasons. Carpeting can harbor moisture, bacteria and mold, and makes the viewing of moisture and leaks difficult. We advise installing a hard surface type flooring such as tile, stone or vinyl.

Attics

Primary Attic

Access Location & General Condition

Informational Comment

✶ The attic can be accessed through a hatch in the middle bedroom closet.

Method of Evaluation

Informational Comment

✶ We evaluated the attic by entering through the access.

✶ Due to the limitations of roof framing, ducting and/or plumbing and electrical components, the inspection of the attic was limited to the vicinity of the access.

Identification of Roof Structure

Informational Comment

✶ The roof structure consists of a prefabricated truss system. Trusses are comprised of components called chords, webs, and struts that are connected by metal gussets machine-nailed in place. Each component of the truss is designed for a specific purpose, and cannot be removed or modified without compromising the integrity of the entire truss. The lowest component, called the chord and to which the ceiling is attached, can move by thermal expansion and contraction and cause creaking sounds, which are more pronounced with extreme temperature changes. Such movement has no structural significance, but can result in small cracks or divots in the drywall or plaster.

Framing

Functional Component or Condition

❍ The factory built truss framing appeared to be serviceable where visible.

Insulation Type

Informational Comment

✶ The attic floor is insulated with fiberglass-type batt insulation.

Insulation Observations

Functional Component or Condition

❍ The attic floor is well insulated with approximately 10 - 12 inches of insulation.

Ventilation

Informational Comment

✶ The attic ventilation appears to be adequate.

Laundries

We do not operate, test or evaluate clothes dryers and washing machines. The water supply valves and water connection are not turned on or off, and clothes washer drains and drainpipes are not flow tested. The water supply to washing machines is usually left on, and supply hoses can leak or burst under pressure. Therefore, we recommend replacing any rubber type hoses with newer braided stainless steel ones that are more dependable. Washing machines discharge a great volume of water, possibly more than older drain-waste systems can accommodate, which causes the waste-water to back up and overflow.

Laundry Room

Valves and Connectors

Informational Comment

✶ The valves appeared serviceable. Because the water supply shut-off valves are not in daily use they typically become stiff or frozen. Supply valves are not turned or tested as part of our inspection.

Recommendation

❑ The water supply to washing machines is normally left on, and the rubber water supply hoses can become stressed and may burst. We strongly recommend replacing any rubber hoses with metal-braid covered hoses that are more resilient.

Trap and Drain

Informational Comment

✶ A drain was present, though a trap was not visible due to wall covering. Note; we do not flow test laundry drains.

Gas Valve & Connector
Functional Component or Condition
❍ The gas valve and connector appeared to functional.

240 Volt Receptacle
Informational Comment
✶ The 240 volt outlet was serviceable. Note; The outlet is a three-poled type as was commonly used until recently. Modern electric clothes dryers include a separate (fourth) pole on their appliance cords for the grounded conductor or neutral wire, while older appliances were three-poled. Check to insure your machine is appropriate for the power supply and consult a qualified electrician to upgrade if necessary.

Dryer Exhaust
Needs Service or Safety Item
❖ The dryer exhausts vertically to the ceiling then horizontally to the exterior wall, a long run to the exterior. The exhaust tube and any lint trap should be cleaned now and periodically thereafter to reduce the risk of fire as trapped lint can rapidly turn into a fire hazard.

Exhaust Fan or Window
Functional Component or Condition
❍ The exhaust fan is functional.

Flooring
Recommendation
❑ No floor drain or exterior-routed drain pan for protection in the event of a water leak was visible or found, possibly blocked from view by the machines. We recommend verifying the presence of a floor drain, or adding a means of capturing errant leaking from a washing machine such as drip pan with drain pipe to the exterior, and/or some type of leak-sensing water supply shut-off device. Consult a licensed plumber for the best options for this laundry room and upgrade to protect interior finishes and belongings.

Garage

It is not uncommon for moisture to penetrate garages because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. The columns and beams around vehicle doors should be made of structural components which include some structural enhancements such as post-straps and hold-downs, and plywood shear paneling. Evaluations of a structure would need to be made by a structural engineer. Note that garage door openings are not always standard. You may wish to measure the opening(s) to ensure that there is sufficient clearance to accommodate your vehicles.

Multi-Car Garage

Floor and Stem Walls
Informational Comment
✶ The slab floor is in acceptable condition. Small cracks are common and result as a consequence of the curing process, seismic activity, common settling, or the presence expansive soils, but are not structurally threatening. Also, you may notice some salt crystal formations that are activated by moisture penetrating the slab.

Walls and Ceiling
Informational Comment
✶ The walls are sheathed and in acceptable condition where visible.

Ventilation Ports
Functional Component or Condition
❍ The ventilation ports are functional.

Firewall Separation
Functional Component or Condition
❍ The firewall separating the garage from the residence is functional.

Door to Living Space

Functional Component or Condition

❍ The house entry door is in compliance with fire-safety regulations.

Garage Side Door

Functional Component or Condition

❍ The side door is functional.

Vehicle Door and Hardware

Functional Component or Condition

❍ The east sectional garage door and hardware are functional.

Recommendation

❑ The west garage door has metal panels with dents and damage. The damage did not appear to effect the operation of the door at the time of the inspection and it would not necessarily need to be repaired at this time, however, the panels will prone to flexing and cracking. Consider enlisting a qualified garage door contractor for evaluation, and replace or repair the panels if advised.

Automatic Opener and Reverse

Functional Component or Condition

❍ The east garage door opener and the auto-reverse is functional. The door reversed with applied resistance and when the infra-red sensors were tripped.

Needs Service or Safety Item

❖ The west garage door reverses with the infra-red sensors but not with applied resistance. The manufacturer's label specified placing an appropriate sized piece of wood (such as a 2 x 4) under the door and the door should reverse when it meets the resistance. It did not. Adjustment of the downward force is advised for safety.

Lights

Functional Component or Condition

❍ The light is functional at this time.

Outlets

Functional Component or Condition

❍ The outlets that were tested are functional, and include ground-fault protection.

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION
STANDARDS OF PRACTICE

Originally Adopted September 13, 1983
Revised November 1, 1996
Revised April 15, 1999
Revised July 12, 2003
Revised April 15, 2006

Part I. Definitions and Scope

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

A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
B. A real estate inspection report provides written documentation of material defects discovered in the inspected buildings systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report may include the Inspector's recommendations for correction or further evaluation.
C. Inspections performed in accordance with these Standards of Practice are not technically exhaustive and shall apply to the primary building and its associated primary parking structure.

Part II. Standards of Practice

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

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

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

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

SECTION 2 - Exterior

A. Items to be inspected:
1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim

5. Portions of walkways and driveways that are adjacent to the buildings

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

SECTION 3 - Roof Covering

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

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

SECTION 4 - Attic Areas and Roof Framing

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

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

SECTION 5 - Plumbing

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

B. The Inspector is not required to:
1. Fill any fixture with water, inspect overflow drains or drain- stops, or evaluate backflow devices, 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

SECTION 6 - Electrical

A. Items to be inspected:
1. Service equipment
2. Electrical panels
3. Circuit wiring

4. Switches, receptacles, outlets, and lighting fixtures

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

SECTION 7 - Heating and Cooling

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

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

SECTION 8 - Fireplaces and Chimneys

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

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

SECTION 9 - Building Interior

A. Items to be inspected:
1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke 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 or test smoke alarms or vehicle door safety devices
4. Use a ladder to inspect systems or components

Part III. Limitations, Exceptions, and Exclusions

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

1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
3. Auxiliary features of appliances beyond the appliance's basic function
4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
6. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
13. Determining the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
18. Fire extinguishing and suppression systems and 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
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

Narrative Color Legend: ✶Informational ❖Safety Concern or Needs Service
❍Functional ❑Recommendation

AFFILIATIONS AND CERTIFICATIONS

Richard Zak, MCI, ACI

Master CREIA (California Real Estate Inspection Association) Inspector

ASHI (American Society of Home Inspectors) Certified Inspector

REPORT CONCLUSION

2215 Papagayo Lane, San Diego, CA 92130

Thank you for hiring us to evaluate your property, whether a home purchase, investment property, or for pre-sale purposes. In addition to any safety recommendations made in the report we ask you to follow these general safety recommendations: install Photoelectric smoke alarms and carbon monoxide detectors in locations stipulated by the device manufacturers and applicable law; identify all emergency escape routs and rehearse an emergency evacuation of the home; test GFCI (ground-fault circuit interrupter) outlets at least once per year; regulate the temperature of water heaters to prevent scalding; insure that substances containing caustic or poisonous compounds such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; check garage door safety devices regularly, particularly if they are the heavy wooden type; and install child-safe barriers and alarms on the exterior doors of all pool and spa properties.

We have made every effort to provide you with an accurate assessment of the general condition of the property and its components and to alert you to any significant defects or adverse conditions. We may not have tested every outlet or opened every window and door, or identified every minor defect. Also, because we are not specialists and our inspection is essentially visual, latent defects could exist. Please do not regard our inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. As a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies may only cover insignificant costs and insurance companies may deny coverage on the grounds that a given condition was preexisting, or not covered because of building standards violation or a manufacture's defect.

Please take the time to read this entire report, and call us if you have any questions or observations whatsoever. A residential dwelling and its components are complicated, and because of this and the limitations of our visit, we offer consultation and encourage questions. Candid and forthright communication between all parties is vital in avoiding disputes and costly litigation. We orally summarize our findings on site whenever possible, however, it is essential that you read all of the written report.

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