C & J Home Inspections

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Concord, Ca. 94521
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Dear: Home Buyer,

Thank you for selecting C & J Home Inspections to do your home inspection. We performed the following home inspection on 02/24/2016 located at the address below:

100 Main Street, Any Town

Our report is designed to be clear, easy to understand, and helpful. Please take some time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

The inspection is performed in accordance with the standards of practice of the California Real Estate Inspection Association. If there are questions regarding the scope of the inspection or report, please call the inspection company immediately at: 925-429-3201.

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

Sincerely,

Chuck Fehr

Chuck Fehr CCI, ACI

CERTIFIED INSPECTOR

CERTIFIED CREIA INSPECTOR

Confidential Home Inspection Report

Located at:
100 Main Street, Any Town

Prepared For:
Home Buyer

Report Number: 1404-06
Inspection Date: 02/24/2016 Time: 9:00am

C & J Home Inspections

CREIA Inspector (CCI)
Concord Ca. 94521
925-429-3201

Chuck Fehr CCI, ACI

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Introduction

A home inspector is a generalist and not an expert in every trade or specialty. This inspection is visual only. Only a representative sample of the building and system components was viewed. No destructive testing or dismantling of building components was performed. This inspection should not be considered a guarantee or warranty of any kind. The purpose of a home inspection is to cite general conditions of the major systems that indicate a need for repair or replacement. When we recommend repair or replacement, it is done after a brief, general examination of each of hundreds of items covered by our service. The determination of costs or appropriate corrective action must be left to the professionals retained for the detailed evaluation and repair. Its purpose is not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the home inspector, as the inspector's tastes and values will always be different from those of the client. If, during the course of the inspection, we operate or test an item that malfunctions, we do not assume responsibility for its repair or replacement. Nothing in the report, and no opinion of the inspector, should be construed as advice to purchase or to not purchase the property. It is the goal of this inspection to put the buyer in a better position to make a buying decision. Our report is not a substitute for the property owners "Disclosure Statement" of California Real Estate Law, and does not relieve the property owners from providing the required disclosure forms.

The presence or extent of building code violations was not the subject of this inspection, nor was it included in the report. No warranty is offered on the legal use or uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA). A copy of the CREIA standards is enclosed. The following report is an overview of the conditions observed.

In this report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or were inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at an additional cost after access is provided.

Our recommendations are not intended as criticisms of the building but as professional opinions regarding conditions that are present. We are often asked how to prioritize the repairs and upgrading identified in the report.

(A) Conditions affecting a major system of the house, identified as significant non-performance, not functioning, in need of further inspection and/or health and safety items. These are of the highest priority and are listed at the end of the report.
(B) Conditions of any system that, in the inspector's opinion, are in need of attention, but have not affected functionality. If not repaired, the condition will worsen or the item is an area of concern. Further evaluation by a certified professional is warranted. (Bold and underlined)
(C) Items in need of repair, that have not affected function and may be incipient that can be a sign of and underlying and yet unidentified condition. (Underlined)
(D) Suggestions made by the inspector for improvement. (body text)

Lower priority conditions that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repairs and upgrade recommendations are important and need attention.

Re-inspections are only performed on items that were not accessible at the time of the original inspection or items that were not examined because the utilities were shut off. An additional fee will be charged if the inspector has to return.

Should repairs be necessary, we recommend the repairs be made by qualified licensed contractors to assure the work complies with the applicable law, including governmental permit, inspection, and approved requirements. Any system or component noted for further review or evaluation by a qualified specialist within this report should be done prior to the close of escrow. We recommend that the buyer request and obtain all receipts from sellers for repairs performed by any person, including a written statement indicating the date of repairs. We further recommend that the seller be asked to provide copies and statements of all such work to serve as final verification of proper installation or repair of the cited condition. (Ref: Residential Purchase Agreement Form RPA-CA, page 4, item 10)

This written report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Any verbal information that has been given to the client during the inspection is superseded by this report.

Any alterations, additions, or renovations made to the property should be verified as being in compliance by contacting the Building Inspection Department having jurisdiction.

It is recommended that you request all documentation from the seller prior to the close of escrow concerning warranties, installation instructions, operating guides and manuals for all installed equipment.

• INSPECTION NOTES

The dwelling was reported to be constructed in the year 1990. The buyer was present during the inspection. A termite inspector was also present at the time of inspection. We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department. Be advised that this is not a code compliance inspection. The nature of the building, plumbing and electrical codes is that they are constantly being changed, and compliance to these codes is a function of when the cited work was completed and whether it was done by a certified and licensed contractor. As part of this inspection, we are visually examining for significant anomalies, and not for items that are considered to be part of a routine maintenance program. If there is any question regarding such work, we advise questioning the current owner in this regard.

The photographs exhibited for this report are intended to be used as a tool to help convey our findings and also to clarify certain items when possible. The photos shown here are not intended neither to enhance nor to diminish any items or findings that may or may not have been photographed or reported on.

NOTICE TO FUTURE AND OTHER THIRD PARTY USERS

This home inspection and report were provided for the sole use of the client named herein. Because of the risk of a lack of understanding or misrepresentation of the conditions contained within the inspection and report performed for the sellers, neither the inspector nor the inspection company will assume any liability for the third party usage without first having the opportunity for consultation, review, and re-inspection. It is understood that failure to comply with this request will relieve the inspector and inspection company of any responsibility or liability to any buyers. Future buyers and other third parties should protect themselves by requesting an inspection.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We suggest any interested party or their agent review all appropriate public records. Be advised that our recommendations for repair or replacement are made for information only and are not intended to suggest whether action should be taken on the cited condition. We have listed items at the end of this report that are, in our opinion, health, safety and major systems having significant non-performance. **This written report supersedes all verbal information and should be considered as our final conclusions in regard to the condition of the property.**

PRIMARY EMERGENCY CONTROLS

In an emergency you need to know where to shut off the electricity, water, and gas, and also the location of the sewer system access. We have listed below those controls and their location for your convenience. We urge you to familiarize yourself with their location and operation.

• ORIENTATION

For purposes of identification and reporting, the front of this building faces the street providing access. References to left and right are made while facing the property, unless otherwise specified. When the frame of reference is changed during the inspection, it always reverts back to the original reference frame.

• ELECTRICAL SERVICE MAIN

The electrical service main panel is located at the right front corner. The panel is in serviceable condition.

The cover latch at the electrical service main panel is damaged/missing.

The 50-amp circuit breakers in the main electrical panel are not labeled. It is recommended that their function be determined and that the breakers be properly labeled in permanent ink. The labels should be clear enough to be legible under dim light, such as a flashlight.

Vegetation is restricting access to the electrical service main panel. We recommend maintaining proper clearances around the electrical panel for safe and easy access.

• ELECTRICAL SERVICE DISCONNECT

The main electrical disconnect is a 90-amp breaker to the house with a 50-amp breaker that appears to be for the a/c (not labeled). The main disconnect is in the main panel.

• PLUMBING MAIN WATER SHUTOFF

The main shut-off at the street or the "gate" valve where the water supply line enters the building can be used to turn off the water to the property. Only the location of the shutoff is being reported. We did not open the concrete box at the street. A main shut off valve for the water supply plumbing was found outside at the street in a concrete box with a cover.

Since main shut-valves are operated infrequently, it is not unusual for them to become "frozen" or stuck open or closed over time. They often leak or break when operated after a period of inactivity. For this reason, main shut-off valves are not tested during a home inspection.

• MAIN GAS SHUTOFF

The gas meter is outside at the right front corner. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas. The gas main is in serviceable condition with no anomalies noted.

There is no wrench at the gas shut-off valve to facilitate an emergency shut-off, and since such tools are relatively inexpensive we recommend that you buy one and leave it in-place on, or at, the valve.

An ordinance has recently gone into effect in some areas of Alameda and Contra Costa counties, requiring automatic gas shutoff valves be installed at the gas main when a property is sold. We recommend you consult the local and county Building Departments for specific information regarding this ordinance.

It was noted that this house does not have a seismic valve or an excess flow valve installed at the gas main.

• MAIN SEWER CLEANOUT

The sewer cleanout provides access to the system if the line is obstructed. Typically, it is a 4-inch ABS or cast iron pipe that is sealed using a threaded or mechanically capped cover. The cleanout is located at the front. The housing over the sewer cleanout is not properly installed, causing its cover to rest on the cleanout cap. This condition can allow for possible damage to the sewer cleanout cap and/or sewer pipe. We recommend repair as needed.

The housing over the sewer cleanout is not properly installed, causing its cover to rest on the cleanout cap

We did not observe an overflow device on the main sewer line. The purpose of the overflow device is to prevent sewage from entering the interior of the house in the event of a blockage in the sewer at the street. If this is a concern, we recommend questioning a qualified licensed plumber in this regard.

Based on industry recommended water flow tests, the drainpipes appear to be functional at this time; however, we recommend that serious consideration be given to having the home's sewer lateral video tested by a qualified underground pipeline contractor prior to the close of escrow. Underground sewer lateral failure may result from tree root infiltration, ground movement (earthquake or settlement) or deterioration due to age. Even new home sewer laterals have failed upon initial use due to accidental blockage from construction debris or inadequate/improper installations. Sewer lateral failure can lead to a back-up of raw sewage into the home's interior resulting in possible expensive corrective work.

SITE and EXTERIOR SURFACES

The review of the site and grounds includes grading, drainage, fences, gates, walkways, gutters, curbs, driveways, patios, and retaining walls connected to or directly adjacent to the structure. Examination of the exterior surfaces includes the finished surfaces and siding, windows, doors, flashing, trim, fascia, eaves, soffits, decks, porches and railings. These items are visually examined for proper function, excessive or unusual wear and general condition. The inspector cannot comment on components that are not visible because of soil, vegetation, storage and/or the nature of construction. In such cases, these items are considered inaccessible. This inspection is not intended to address or include any geological conditions or site stability information. For information in these areas we recommend consulting with a geologist and/or a geotechnical engineer.

The landscape irrigation (sprinkler) system was not inspected and is not included in this report. We cannot make any representations as to its present condition or future performance. We recommend evaluation by a sprinkler system technician if further information on the system's function and condition is desired.

The inspection of the out-building/shed is outside the scope of this inspection and was not inspected by us.

• BASIC INFORMATION

General lot topography: Flat level lot
Driveway: Concrete
Walkways: Concrete
Patio: Concrete
Primary Exterior Wall Covering: Plywood panels
Secondary Exterior Wall Covering: Stucco and hardboard

• SIDING

PLYWOOD SIDING

The plywood siding is weathered and the surface is "checking" or delaminating in various locations. Also, the lower edges of the plywood siding are in contact with, or too close to, the concrete patio at the rear left side which is conducive to moisture or insect damage. The correct procedure is to leave a sufficient gap between the wood and the surface below. We also noted moisture damaged and bowed plywood siding at the chimney area. Gaps/voids were observed around penetrations as they passed through the plywood siding. We recommend correction as needed.

The plywood siding is checking and delaminating in various locations

Plywood siding is too close to the concrete patio

Plywood siding is bowed at chimney

Sections of moisture damaged wood at chimney

STUCCO SIDING

The stucco siding appears to be in generally serviceable condition; however, the weep screed at the lower portion of the stucco wall is installed to allow water/moisture, absorbed by the stucco, to drain/weep out and to prevent damage to the framing or moisture entry into the interior. The weep screed is less than the recommended distance of 2 inches to concrete at the porch and 4 inches to soil adjacent to the porch. Ideally, this condition should be repaired to prevent moisture intrusion and subsequent damage. In this case, since the front porch area appears to be protected from the rainfall, and there are no visible signs of damage, we recommend that this area be monitored and then repaired if needed. We also recommend that the soil below the stucco weep maintain a 4 inch distance to provide for proper drainage.

The stucco weep screed is in contact with the concrete porch

We observed a gap/void around a plumbing penetration as it passed through the stucco on the left side of the house. We recommend this gap/void be properly sealed to prevent moisture intrusion and subsequent damage.

HARDBOARD SIDING

Although it is attractive and often very durable, hardboard siding is particularly sensitive to the effects of moisture and is easily chipped. Installation, maintenance, and repair of hardboard siding should always be done in a manner which exactly conforms to the manufacturer's specifications. Hardboard siding is a popular material because of its dimensional stability and lack of knots, etc. One weakness of this material is its tendency to swell and/or deteriorate if moisture is allowed to penetrate it. We recommend regular inspection, caulking, and painting to extend the useful life of this siding.

The hardboard siding appears to be in generally serviceable condition. We recommend gaps/voids between the hardboard siding and adjoining wood trim be kept sealed as needed to prevent moisture intrusion.

Portions of the exterior siding, trim, and foundation were not accessible due to the presence of vegetation and, therefore, were not inspected. With access and the opportunity for inspection, defects may be found in the inaccessible areas.

• GAS PLUMBING

The visible portions of the gas plumbing appear to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas plumbing. Pressure testing of the system is an option, but the procedure is beyond the scope of our inspection.

• HOSE BIBS

Anti-siphon valves are required on all exterior hose bibs in new construction. The anti-siphon valves help to reduce the risk of cross contamination of the potable water supply.

We noted the lack of anti-siphon valves at the exterior hose bibs. As an upgrade, we recommend consideration be given to adding anti-siphon valves.

The front hose bib leaked under its handle when activated. We recommend correction as needed.

The rear hose bib is not properly supported. Unexpected movement can cause damage to the adjoining pipe and/or to its fittings. We recommend correction as needed.

• WINDOWS-EXTERIOR

The exterior windows are in serviceable condition.

The tops of the windows and door trim pieces lack "head flashings". This condition can be a source of water penetration if joints between the frames and the exterior walls are not properly caulked, sealed and then maintained on a regular basis. If leaks develop, installing head flashings should be considered.

• SOFFITS, FASCIA AND EAVES

Moisture damaged wood was observed on the fascia boards in various locations. We defer to the structural pest control report for specific locations.

There are beams that extend out beyond the protection of the roof covering in various locations. Rafters, ridge beams and decorative beams often extend past the edge of the roof, and are unprotected from the weather. It is important that the upper surfaces of such exposed beams be regularly painted to prevent water damage. These upper surfaces are typically not visible from the ground. The ends of exposed beams are subject to damage and it is sometimes necessary to cover these with sheet metal caps to prevent water entry and decay.

Moisture damaged wood was observed on the fascia boards in various locations

Moisture damaged wood trim was observed in various locations

• TRIM

Moisture damaged wood trim was observed in various locations. We defer to the structural pest control report for specific locations of damaged wood. We recommend all damaged wood be replaced/repaired as needed.

• GRADING

Proper grading is important to keep water away from the foundation. The soil should slope to divert water away from the building a minimum of one inch for the first four feet to prevent puddles. The discharge from the gutters should be directed away from the foundation by splash blocks for the same reason.

The grading of soil at the front and left side of the house appears to be flat or sloped toward the foundation. We recommend all such areas be sloped in order to help divert water away from the foundation.

The planters against the house appear to trap water at the foundation. No visible signs of drainage were observed in these areas. This condition can allow surface water to be retained against the structure, allowing the potential for foundation settlement. We recommend drainage improvements be made as necessary.

Planters against the house appear to trap water at the foundation

• DRAINAGE

A drainage system may consist of a French, subterranean and/or surface drain. These systems are used to force the flow of roof runoff and surface water away from the foundation. The nature of these systems is that they are not very visible and their effectiveness can only be properly evaluated during a heavy rain. Determining the location of the discharge point(s) for the underground drainage piping is beyond the scope of this inspection. It would be advisable to review the systems with the seller and obtain a drawing of the systems for future reference.

The drainage system was not tested. We recommend the yards, patio and walkways be monitored during times of rain for areas of ponding/pooling and then drainage improvements can be made as necessary.

The roof drainage system is below grade and could not be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty. Underground piping should be flushed periodically with a hose to remove any debris. If possible, it would be advisable to obtain a drawing of the drains from the installer for future reference.

• DRIVEWAY

The concrete driveway is in serviceable condition. Typical minor cracks were observed.

• WALKWAYS

Uneven surfaces were noted at the rear concrete walkway which is creating a possible trip hazard. We recommend correction as needed. Typical type cracks were noted at some of the walkways.

There is no finished walkway at the left side of the house.

Vertical displacement and uneven surfaces were observed in the yards and at the public sidewalk in various locations, creating possible trip hazards. For safety, we recommend correcting trip hazards where, or whenever, they occur.

Uneven surfaces at the rear concrete walkway are creating a possible trip hazard

Vertical displacement at left rear side is creating a possible trip hazard

• PATIO

The concrete patio is in serviceable condition. There is no patio cover.

• FRONT PORCH

The concrete front porch is in serviceable condition.

• FENCES

The fences are in need of repair. Sections of the fencing are loose, wobbly and/or leaning. We also observed several loose, missing or damaged fence boards. We recommend that the fence be re-supported, repaired or replaced as necessary. The need to perform typical routine maintenance on the fencing in order to maintain its integrity should be expected.

Sections of the fences are overgrown with vegetation. We were not able to determine the condition of the fencing in these areas. Often it is learned that the vegetation is actually providing the support. We recommend the vegetation be trimmed.

• GATE

The gate was operating. Routine maintenance will keep it functional and maximize service life.

• EXTERIOR ELECTRICAL

RECEPTACLES

The receptacle at the right side is three-slot and grounded. The weatherproof cover at this receptacle is damaged. For safety and to ensure proper function, we recommend this condition be repaired.

The rear exterior receptacle (located inside a weather tight box with a sprinkler timer) is three-slot and ungrounded. Including a conforming ground wire is recommended.

The weather-proof cover on the right exterior receptacle is damaged

The exterior receptacles were not tripped-off/tested for GFCI protection at the time of inspection to prevent possible service interruption to timers and other items that may be connected to these circuits/receptacles. We recommend testing for GFCI protection once the property is vacant and then installing GFCI protection if needed.

LIGHTS
One or more light fixtures on the exterior of the dwelling are controlled by a sensor. The sensors work by motion or photo cells that come on at darkness. Testing of these devices is not within the scope of this inspection. Verification of their function at night is recommended.

• WEATHER
The weather was wet. Rain fell during the time of the inspection and the outside temperature was approximately 60 degrees.

• GENERAL COMMENT
The vegetation near the building should be trimmed and then periodically maintained to prevent overgrowth and encroachment onto the structure.

ROOF

A roof system consists of the surface and surface connections, penetrations, gutters and downspouts. We evaluate the condition of the roof components by inspecting the surface materials, connections, penetrations and drainage for signs of damage and/or deterioration. If we find conditions suggesting damage or a limitation of the normal remaining service life, these conditions will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on the general condition of the roof system as evidenced by our visual inspection. This inspection does not constitute a warranty that the roof is, or will remain, free of leaks.

• BASIC INFORMATION
Location: House and garage
Roof Slope: Medium
Material: Concrete tiles
Layers: Single
Age: Original roof

• GENERAL COMMENTS
This report is not intended to be conclusive regarding the life span of the roofing system or how long it will remain watertight in the future. The inspection and report are based on visible and apparent conditions at the time of inspection. Unless rain has fallen just prior to the inspection, it may not be possible to determine if active leakage is occurring. Not all attic areas are readily accessible for inspection. Conclusions made by the inspector do not constitute a warranty, guaranty, or policy of insurance.

No matter what the condition of the roof, the client is advised to ask the seller about the presence of any roof leaks. When repairs are performed, we recommend they be made by licensed personnel to assure compliance with present standards. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually.

• INSPECTION METHOD
The roof was inspected by walking on the surface of the roof.

• SURFACE
We noted two broken roof tiles and a number of cracked, chipped and loose roof tiles located randomly throughout

the roofing field. There are also voids in the mastic/mortar material used to seal the roof ridge and the hip junctures. Debris was also observed in the closed valleys. The head-lap on some of the ridge tiles is too small. These conditions are conducive to leakage onto the roofing underlayment and possibly the roof sheathing below. Roof leakage was observed in the attic space and garage area at the time of inspection. We recommend further evaluation of the entire roof surface by a qualified licensed roofing contractor and then repair as needed.

One of the broken concrete roof tiles

Two of the loose concrete roof tiles

Mastic at juncture is deteriorated

Mortar at roof juncture is loose and out of place

Head-lap on ridge shingle is too small

Debris in closed roof valley

The roofing material was installed with tight valleys. While this is allowed, tight valley configurations reduce the roof water flow runoff and are prone to debris buildup. Regular maintenance and cleaning may be required to prevent water from damming.

Moss is growing on the surface of the roof in various locations. Moss will trap moisture, which can damage the roofing material. Moss should be removed periodically as part of routine roof maintenance. Substantial moss growth can be removed by a company that specialized in cleaning roofs.

This report makes comment on the visible condition of the roof surface only. It does not include examination of concealed items under the roofing covering or under debris on the roof if present at the time of this inspection.

• FLASHING

Flashing is a special material that is installed to prevent leakage when a roof penetration, joint, or roof junction is present. There are many types of flashing and they can be found at roof-to-wall joints, valleys, at the ridge, at the eaves and rakes, the chimney, parapets and other roof penetrations. A major cause of residential roof leaks are defects in the roof flashings. If the flashings have been installed correctly, gravity will work with the flashing material to shed the water onto the regular roofing materials, where it is then directed to the ground. For roof flashings to be effective, they must accommodated movement. Movement is caused by the constant expansion and contraction between roofing materials. Flashings need periodic maintenance and should be inspected and repaired or sealed annually.

Sections of the headwall flashings are elevated which can allow for moisture intrusion during wind driven rain.

Some of the plumbing vent flashings are elevated.

The rubber collars at the vent flashings are deteriorated which can allow for moisture intrusion.

The valley flashings are not ribbed as required on low profile tile with a closed valley.

Exposed wood sheathing was observed which is conducive to moisture damage. We recommend these conditions be repaired by a qualified licensed roofing contractor.

The headwall flashings are elevated in various locations

The rubber collars at the vent flashings are deteriorated

The valley flashings are not ribbed as required on low profile tile with a closed valley

Exposed wood sheathing at roofs edge

• CHIMNEY

The chimney appears to be in serviceable condition. The spark arrestor was not removed for an examination of the interior of the chimney.

A metal cap is installed at the top of the chimney. The purpose of the cap is to prevent water from finding access between the flue and chimney structure. Water is ponding on the cap which may eventually cause it to rust through. The condition of the cap should be monitored periodically and then painted when necessary.

Water is ponding on the metal chimney cap

There is no cricket type flashing installed along the back side of the chimney which can allow moisture and debris to build up behind the chimney area. We recommend this area be kept clean and then maintained to deter moisture intrusion and/or related damage, and consideration be given to installing a cricket as typical for roofing installations. (A cricket is designed to divert water and debris away from the chimney). Moisture damaged wood siding was noted in this area at the time of inspection.

The chimney is an insulated metal flue contained in a wood-framed chase covered with plywood siding.

• GUTTERS

The gutters are installed at the edge of the roof and allow roof runoff to be collected. The gutters are filled with debris from nearby trees and water. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be assessed at that time.

The gutters are leaking at several of their joints. We recommend the joints be repaired, patched and sealed as needed.

The gutters are filled with debris from nearby trees and water

• DOWNSPOUTS

The downspouts are leaders that are installed at the ends of the gutters and help divert the runoff away from the foundation. The downspouts terminate in subsurface drains. See comments under Drainage.

One of the downspouts does not properly extend into its sub-surface drain. This condition may allow for water spillage next to the foundation.

A downspout drain line that is partially above ground on the right side adjacent to the a/c condenser has separated at a connection which will allow for water spillage. We recommend this condition and the above condition be repaired.

One of the downspouts does not properly extend into its sub-surface drain

A downspout drain line on the right side has separated at a connection

PLUMBING SYSTEM

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. The inspection of the plumbing system is limited to visible sections such as faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general condition. The hidden nature of plumbing prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include on site and/or private water supply and waste disposal systems. In addition, water treatment systems such as water softeners or filters are only tested for leakage. Review of these systems requires a qualified and licensed specialist.

• BASIC INFORMATION

Potable water source: Public Supply
Landscape water source: Public Supply
Potable water supply plumbing: Copper
Waste system discharge: Public
Sewer Plumbing: ABS

• POTABLE WATER SUPPLY

MATERIAL

There was no evidence of surface corrosion or leakage at the exposed and accessible main supply.

PRESSURE

The system water pressure, as measured at an exterior hose bib, is 66 pounds per square inch (psi). This pressure falls within the recommended range of 40 to 80 pounds per square inch (psi).

The water pressure was 66 pounds per square inch (psi) at the time of inspection

FUNCTIONAL FLOW

The functional flow of water at the various plumbing fixtures was judged to be adequate. Several fixtures were operated simultaneously. The minor changes in flow, when multiple fixtures are operated at the same time, are considered normal.

ANGLE STOPS

Angle stops, which are a means of emergency shutoff near the point of use, were not exercised during this inspection. These valves are rarely operated and have a tendency to rust and will leak if exercised. We recommend all angle stops be exercised during the course of routine maintenance. If they leak, they should be replaced.

WATER HEATER

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and the presence of safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general condition of repair. The hidden nature of plumbing and venting prevents inspection of every pipe, joint and connection.

• BASIC INFORMATION
Location: Garage
Energy source: Gas
Rating: 38,000 Btuh
Capacity: 38 Gallons
Age: 1 year old

• GENERAL COMMENTS
A typical life span for a gas fired water heater is 10 to 12 years. We recommend the unit be drained using a rubber hose once each year to remove minerals and silt that have accumulated at the bottom of the tank.

Present building standards require that all water heaters be braced, anchored, or strapped to resist falling or horizontal displacement due to an earthquake. This requires the seller of any real property containing an existing water heater to certify to the prospective purchaser that this provision (1994 Uniform Plumbing Code, section 510.5 and Health and Safety Code section 19210, et. seq. Article 8, Chapter 2, Part 3, Division 13) has been met. Furthermore, the office of the State Architect recommends that flexible cold water supply and hot water discharge lines be installed. Be advised that the local municipal building department by local jurisdictional codes and manufacturer's installation instructions can supersede these directives. If this is a concern, we recommend contacting the local building department.

• TEMPERATURE AND PRESSURE RELIEF VALVES (TPR)
A newly installed water heater should include a temperature pressure relief (TPR) valve having the same diameter as the discharge plumbing. A TPR valve is an important safety device whose configuration should not be altered. The TPR valve should have a BTU rating equal to or higher than the rating of the heater and a maximum pressure of from 125 to 150 pounds per square inch installed within the top six inches of the tank and should extend into the tank.

The temperature pressure relief (TPR) valve is present on the water heater as is required.

• GAS SUPPLY
The gas plumbing for the water heater includes a local shut-off valve located in the same furred space for use in an emergency or in case of the need for repair or replacement. The function of the valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

The gas connector is flexible and meets present standards.

• BURNERS
The burners were inspected and found to be clean and in serviceable condition.

• VENT SYSTEM
The water heater vent system consists of a vent hood diverter and the necessary plumbing to redirect the burned gasses safely to the exterior. The vent plumbing should be secure, have a minimum of a ¼ inch constant rise and should not reduce in diameter to properly dispose of the effluent. The total horizontal run of a vent, plus the horizontal vent connection, shall not be greater than 75 percent of the vertical height of the vent.

The water heater vent is in serviceable condition.

• COMBUSTION AIR
The combustion air is designed to provide sufficient oxygen for the proper and efficient use of the gas used in a fuel burning appliance. Adequate ventilation around all fuel burning appliances is vital to minimize the formation of carbon monoxide. The combustion air supply can be drawn from the inside or outside, providing industry standards are met.

The combustion air supply is adequate.

• WATER CONNECTIONS
The typical orientation for the water heater water lines is where the cold water inlet line is at the right and the hot water outlet is at the left top side of the tank. The lines should be made of a conforming extruded flexible material with dielectric unions on each Copper to galvanized connection to preclude oxidation.

The cold water inlet and hot water outlet connections are flexible and in serviceable condition.

The hot and cold water pipe connectors are not insulated above the water heater. The lack of insulation on the hot and cold water lines allows heat to dissipate directly from the warmer upper portion of the tank which lowers the efficiency of the heated water. We recommend conforming insulation be installed.

Present standards for new installations require that the hot and cold water lines, as well as the gas line, be connected using a #6 gauge copper bond wire using bonding clamps. This is required to preclude the buildup of a voltage between the plumbing and gas lines. Bonding is present and properly installed.

Bonding the Piping System

Bonding of piping systems is required by code. Many jurisdictions prefer to have hot, cold, and gas piping systems bonded together at the water heater. Furthermore, some require that a bonding jumper sized the same as the GEC be run from the water heater to the GEC or service.

• SEISMIC RESTRAINT
The water heater is improperly strapped in place and should be properly strapped for safety during a seismic event. The lower strap is located so that it may potentially damage the gas controls. It is required to be placed approximately 4 inches above the controls. California State law requires that all water heaters be properly secured to help prevent movement and subsequent damage in the event of an earthquake. We recommend this condition be repaired.

• ELEVATION/LOCATION
The water heater is elevated in accordance with present standards.

• GENERAL COMMENTS
Water heaters eventually leak with age. A water heater near or above wood-framed flooring should have a sheet metal or plastic pan beneath with a drain to the exterior to prevent damage when leakage occurs.

The capacity of the water heater may not be adequate depending on the number of people living in the house and their usage patterns. Installing a larger capacity water heater may be needed.

At the time of inspection the hot water temperature was 136 degrees. We recommend a range from about 115 degrees to 120 degrees because it is safer and more efficient. The water temperature should never be set higher than the manufacturers recommended setting. Water that is hotter than the manufacturers recommended setting of 120 degrees poses a scald hazard.

ELECTRICAL SYSTEM

An electrical system consists of the main service panel, distribution wiring, and convenience outlets (switches, lights and receptacles). Our examination of the electrical system includes the visibly accessible conductors, branch circuitry, panels, over-current protection devices, and random sampling of convenience outlets. Service capacity, grounding and fusing are focal points. We look for adverse conditions such as improper installation of aluminum wires in the 120-volt circuits, lack of grounding, over-fusing, visible exposed wiring, running splices, reversed polarity and fused neutrals. The hidden nature of the electrical wiring prevents inspection of every length of wire.

• BASIC INFORMATION

Service entry into building: Underground
Capacity (available amperage): Two 90-amp breakers to the house and two 50-amp breakers for what appear to be for the a/c (not labeled)
Branch circuit protection: Circuit breakers
Branch circuit conductor material: Copper in the 120-volt circuits and Aluminum in the 240-volt circuits

• GENERAL COMMENT

Since the adoption of the 1962 electrical code, all receptacles installed on 15 or 20 amp branch circuits are required to be grounding types and to have grounded connections. The previous building standard edition called for grounding types in baths, kitchens, laundries, and for exterior receptacles. In the early 1950's the only receptacles requiring grounding were for the exterior, clothes washer and dishwasher/disposal.

• SERVICE CAPACITY

The service entrance conductors are the wires between the meter and the main service disconnect or main service panel. Our estimate of service capacity can be based upon the smaller of either the service entrance conductors or the installed main circuit breaker, whichever is more accessible.

• SUB-PANEL

The sub-panel is located in the garage. We opened the panel and examined the wiring and no anomalies were noted.

The circuit breakers in the panel are not all labeled. It is recommended that the function of each circuit breaker be determined and that the circuit breakers be properly labeled in permanent ink. The labels should be clear enough to be legible under dim light, such as a flashlight.

• SERVICE GROUNDING

The electrical system appears grounded, but we were unable to visually confirm this contention. Confirmation may require further inspection and possible destructive testing.

• GFCI PROTECTION

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to help prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists.

GFCI protection is inexpensive and can provide a substantially increased margin of safety. Required locations for GFCI protected receptacles are defined by the year the building was constructed. In 1971 all receptacles within 15 feet of interior walls of pools and pool lights were required to be on GFCI protected circuits. In 1974, all exterior receptacles were required to be on GFCI circuitry. In 1976, it was required that all bathroom receptacles be on a GFCI protected circuit. In 1979, garage, spas and hydro-massage tub receptacles were required to have GFI protection. In 1988, the Kitchen was added as part of the requirement. In 1990, all crawl space receptacles were added to the list. In 1993, receptacles in wet bars were required to be on GFCI protected circuits. In 1996 all receptacles serving kitchen countertops were required to be protected. Finally in 2008 receptacles within 6 feet of a laundry sink, utility sink, or wet bar sink are required to have GFCI protected circuits.

GFCI protection was installed in the as-noted. The visible/accessible GFCI receptacles at the interior and exterior were not tripped-off at the time of inspection in order to prevent service interruption to timers, refrigerators and other items that may be connected to these receptacles/circuits. We recommend testing their function once the property is vacated and then adding GFCI protection if needed in all locations where currently required.

• ARC FAULT CIRCUIT PROTECTION

An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc-fault is detected. Arc-fault protection is now required in new construction by many jurisdictions for all branch circuits with receptacles in bedrooms, living rooms, dining rooms, sun rooms, libraries, dens, hallways, recreation rooms and closets and similar rooms or areas. There is no arc-fault protection installed. Although it was not required at the time of construction, we recommend consideration be given to adding arc-fault protection in all locations where currently required as a safety upgrade.

• TAMPER RESISTANT RECEPTACLES

Tamper- resistant receptacles are an important next step to making the home a safer place for children. These receptacles have spring-loaded shutters that close off the contact openings, or slots, of the receptacles. When a plug is inserted into the receptacle, both springs are compressed and the shutters then open, allowing for the metal prongs to make contact to create an electrical circuit. Because both springs must be compressed at the same time, the shutters do not open when a child attempts to insert an object into only one contact opening, and there is no contact with electricity. Tamper Resistant (TR) receptacles are now required in new and renovated dwellings. It was noted that this house does not include tamper resistant receptacles. Although not required at the time of construction, we recommend consideration be given to installing tamper resistant receptacles throughout the house as a safety upgrade.

CENTRAL HEATING SYSTEM

A heating system consists of the heat generating equipment, operating and safety controls, venting and the means of distribution of the heated air. These items are visually examined for proper function, excessive or unusual wear and general condition. As part of routine maintenance, the furnace should be serviced every two to three years to insure safe and efficient operation.

• GENERAL COMMENT

As of October 1 2005, when changes to the heating and the air system are made, they will be subject to the 2005 energy protocols which include further testing to verify that the system is up to current standards. We recommend that you consult with the seller regarding any changes to the Heating, Ventilation, and Air Conditioning (HVAC)

system after the above date, and also review your home warranty policy regarding replacement components of the heat/air system, because you may be responsible for additional costs if a component is required to be upgraded due to the new 2005 energy protocols. Therefore, we exclude this from our inspection and defer this to the appropriate trade specialists.

UPFLOW FORCED AIR FURNACE

• BASIC INFORMATION

Furnace location: Garage
Number of units: One
Furnace input rating: 71,000 Btuh
Energy source: Natural gas
Age: Original

• HEATING EQUIPMENT

The manufacturer's plate cites that a minimum temperature rise of from 40 to 70 degrees can be expected from this unit. This rise can be measured by taking the temperature reading at the cold air return and another reading at a randomly selected air register. Measuring a differential of less than the cited minimum can mean loose, disconnected, constricted or damaged air ducts are present or that areas of the duct system lack insulation.

We measured a temperature of 126 degrees and a differential of 61 degrees at the time of inspection and the unit reached the minimum expected rise at the time of inspection.

This is intended to be an overall assessment of the functionality of the system. We are not required by our standards of practice to determine the adequacy, uniformity, or balance of heat supply to any room or building. If this is a concern, we recommend the advice and services of a certified heating contractor.

When the heating system has stabilized, the temperature at each air register should not vary more than 5 degrees. We noted a difference of more than 5 degrees in the temperature when measured at different air registers throughout the house. If this is a concern, we recommend the air ducts be tested for leakage.

• SYSTEM NOTES

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. The important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting.

• GAS SUPPLY

A properly installed gas supply line should include a shutoff valve, located in the same furred space, for emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and generally trouble free. The gas connector is flexible and in serviceable condition with a local shutoff in the same furred space.

• BURNERS

The burners were found to be in serviceable condition.

• HEAT EXCHANGER

The heat exchanger is the chamber in the furnace where combustion takes place. The heat exchanger separates the house air and the combustion air. When cracks or holes develop in the heat exchanger, potentially toxic gases can mix with the house air. Replacement of the furnace is required at that time because repair is not practical or cost effective. The average life span of between 15 to 20 years can be expected. The presence of holes or cracks in the heat exchanger cannot be exclusively determined during a home inspection. No inspection of the heat exchanger could be performed as the exchanger is inaccessible in this type of unit. A furnace 20 years old or older is more likely to develop cracks in the heat exchanger, putting the occupants of the house at risk of carbon monoxide

poisoning. We recommend a complete evaluation of the heat exchanger by a licensed HVAC contractor prior to taking occupancy.

• FAN LIMIT SWITCH

The fan limit switch turns the fan on and off during the heating cycle. The fan typically turns on when the heat exchanger reaches a prescribed temperature and shuts off when the temperature falls below that same level. This assures that the system distributes warm air as defined by the pre-set temperature. The function of the switch is tested during the operation of the heater. A typical setting for the high limit is between 170 and 200 degrees Fahrenheit, a typical "fan off" setting is between 80 and 110ºF. A typical "fan on" setting is between 120 and 150 degrees Fahrenheit.

The fan limit switch operated normally during the test of the heating system.

• IGNITION SYSTEM

The heating unit is equipped with an electronic ignition. No anomalies were noted.

• CLEARANCE to COMBUSTIBLES

There is adequate clearance to combustible materials in the area around the heating unit as long as the space is not used for storage. We encourage good housekeeping practices in this area.

• VENT

The heating vent system consists of a metal flue that is designed to discharge the burned gasses to the exterior. The furnace exhaust vent lacks proper clearance to combustible materials in the attic space where it is in contact with attic insulation and is too close to the wood at the roof. For safety, we recommend correcting these conditions.

Furnace exhaust vent is in contact with attic insulation

Furnace exhaust vent does not maintain the required 1 inch clearance to combustibles at the roof

• COMBUSTION AIR

The combustion air is designed to provide adequate oxygen for the fuel burning appliance. Adequate combustion air for fuel burning appliances is necessary to assure efficient operation to minimize the production of carbon monoxide. The combustion air can come from inside or outside providing the standards are met. When using outside air, present standards require a properly sized and screened air supply vent near the top and another near the bottom. When using an inside air supply, a minimum volume of 50 cubic feet per 1,000 British Thermal Units per Hour of rating is required.

The supply of combustion air is adequate.

• THERMOSTAT

The function of the thermostat is tested by increasing the desired temperature above the temperature inside the house. We do not verify that the temperature setting is accurate and within specifications.

The thermostat responded normally.

• DUCTS
The visible ductwork near the furnace is in serviceable condition.

• AIR FILTERS
It is important that the air filter(s) be changed regularly every 30 to 60 days during the heating and cooling season (if you have central air conditioning). This is important for the safe operation of your furnace. Air filters that are very dirty will significantly slow the flow of air through the furnace heat exchanger, causing the heat exchanger to get much too warm. This may, in turn, cause the high limit switch to signal the main gas valve to shut down the burner prematurely. The last stage of this process causes the furnace to cycle against the high limit control, often resulting in expensive repairs. If the furnace also has evaporator coils for a refrigerated central air conditioning system, then the evaporator coils (which consist of hundreds of very tiny closely spaced aluminum fins, like the radiator in your automobile) will, by default, become a secondary air "filter". The evaporator coils will then become clogged with dirt, necessitating an expensive service call to remove and clean them.

When installing a new filter, if it is one of the "disposable" types with a rectangular cardboard frame, be sure to place it in the proper position with the arrow on the frame marked "Air Flow" pointing in the direction that the air flows into the furnace blower compartment.

The air filter is located inside the furnace. The air filter is dirty and should be replaced.

The cover for the air blower (which is removed when the air filters are being replaced) has a safety switch so that the furnace will not operate when the cover is removed. This switch prevents combustion exhaust from being drawn into the blower and distributed throughout the interior. Use caution when changing the furnace filter to properly replace the cover, or the furnace will not operate.

• GENERAL COMMENTS
The heating system is dirty and, in this condition, will operate inefficiently. We recommend a qualified HVAC contractor be retained to service, clean, and tune the system.

Because of its age, this older/original furnace is statistically at the end of its useful life. Although still functional at the time of inspection, replacement should be budgeted for and anticipated in the near future. The National Association of Home Builders reports the average lifespan of a forced air furnace is 15 to 20 years. If this is a concern we recommend further review of this condition by a qualified licensed HVAC contractor before the close of escrow.

CENTRAL COOLING SYSTEM

An air conditioning (A/C) system consists of the cooling equipment, operating and safety controls and a means of distribution of the conditioned air. These items are visually examined for proper function, excessive or unusual wear, and general condition. Air conditioning systems are not tested if the outside temperature is too cool for safe operation. Detailed testing of the components of the cooling equipment such as air volumetric flow and capacity and adequacy or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. Regular servicing and inspection of air conditioning equipment is encouraged.

• BASIC INFORMATION

Method of cooling: Gas compression air conditioner
Number of units: One
Location of equipment: Split or remote system
Condensing unit location: Right
Capacity of system: The estimated size is three tons with a total compressor RLA of 20.2
Electrical disconnect location: Adjacent to condensing unit
Age: Original

• GENERAL COMMENT

Our evaluation of the air conditioning system, when tested, is limited to the following test:
A properly functioning air conditioning system should be able to deliver an air temperature below 60 degrees **and** a differential temperature of 15 degrees or more at any given register. We test the functionality of the air conditioning system by measuring a temperature differential between the temperature at the cold air return and the temperature at a register within 20 feet of the cold air exchanger. A differential of fifteen degrees or more indicates that the system is working as designed. A temperature difference of less than 15 degrees indicates servicing is in order. A temperature differential of less than ten degrees indicates that servicing should be done immediately.

This evaluation is not exhaustive and the CREIA standards of practice do not allow comments regarding the adequacy of the vents, ducts or the ability to adequately cool the property. Our evaluation is intended to show that the components are operating with no signs of significant non-performance.

Be advised that we make no attempt to determine if the condensing unit and the compressor are matched in size or efficiency. If this is a concern, a complete evaluation of the system can be performed by a certified HVAC contractor.

The air conditioner condenser did not respond at the time of inspection. We recommend the air conditioner be further evaluated by a qualified licensed HVAC contractor before the close of escrow and then repaired as needed.

The capacity of the system can be obtained by the RLA rating of the compressor. As a rule of thumb, each "ton of refrigeration" can cool up to 600 square feet of living area. Be advised that this rule is affected by the amount of attic and wall insulation and other installed energy saving items. This information is being given for information only; a full assessment of the system can be obtained by a certified Heating, Ventilation, and Air Conditioning (HVAC) specialist.

This assessment is not a prediction of the remaining life span of the Air Conditioning/Heating System. A typical life span of equipment may range from 10-15 years, but there are many exceptions. Most air conditioning compressors are warranted for only 5 years. We recommend you purchase a warranty or service contract to cover

replacement or repair. Be advised that defects or failure can occur at any time, and this inspection in no way lessens the risk or likelihood of repair or replacement in the future, including the day after the inspection. Mechanical equipment can fail without warning at any time.

• CONDENSING UNIT

The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, condenser fan, a means of local shutoff, and some accessory components. The unit must have from six to twelve inches of clearance to any wall. The unit should be level and must have at least three inches of clearance above the surrounding ground. The coils in the condensing unit were examined and found to be reasonably clean and in functional condition.

The air conditioner condensing unit has not been secured to the concrete, or to its base, to prevent movement. Unexpected movement of this unit could cause possible damage to refrigerant lines and electrical connections. We recommend that this condition be repaired by a licensed HVAC contractor.

The condensing unit base is not 3 inches above the surrounding ground. Current standards require the condensing unit to be elevated 3 inches above grade. We recommend this condition be repaired to prevent premature deterioration.

The condensing unit is being crowded by plants at the rear side of the unit. This condition will not allow for proper circulation of air. We recommend all nearby plants we kept trimmed back a minimum of 12 inches away from the condensing unit.

The a/c condensing unit has been placed in front of the electrical local disconnect which is not allowed by current standards. We recommend this condition be repaired by a qualified licensed HVAC contractor.

The a/c condensing unit has been placed in front of the electrical local disconnect

• EVAPORATOR

An air conditioner collects water from the air as the air passes by the cold coil at the evaporator. This water, called condensate, is discharged to the condensate line. When the evaporator is installed in an area where damage can occur as a result of a leak, a pan with a drain must be installed beneath the evaporator. The condensate line is supposed to have a water seal (trap) to separate the air outside from the air passing through the blower coil. If this trap is not filled with water, warm damp, or moldy air can be drawn inside to promote the growth of fungi that can grow inside; or if the condensate line is connected to a sewer stack, sewer gases can be drawn into the system generating smells and causing potential illnesses.

We noted the lack of a trap at the condensate discharge line. As an upgrade, we recommend a properly configured trap be installed.

• THERMOSTAT

The function of the thermostat is tested by reducing the desired temperature below the temperature inside the

house. When this temperature is less than 60 degrees, it becomes difficult to properly test an air conditioning system. We do not verify that the temperature setting is accurate and within specifications.

The fan in the furnace responded when the thermostat was set in the cooling mode; however, the a/c condenser did not.

• LOCAL DISCONNECT

The local disconnect is fused higher than suggested by the manufacturer's plate. We recommend a conforming fuse be installed.

The clamp that secures the water tight conduit from the condenser to the local disconnect to the exterior wall is loose. We recommend correction as needed.

An energy conservation control box which may interrupt usage has been attached to the a/c unit by the local utility company. We suggest contacting PG&E if more information is desired in this regard.

• REFRIGERANT LINES

The suction line, which is the thicker of the two refrigerant lines, should have a temperature of between 45 and 50 degrees Fahrenheit. We do not measure the temperature of the line, but we feel the line with our hand to make the determination. The line at the air handler was not tested because the a/c unit did not respond. The liquid line, which is the smaller of the two refrigerant lines, should have a temperature of around 100 degrees Fahrenheit. The liquid line was not tested because the a/c unit did not respond. We recommend repair

The accessible refrigerant line has sections of missing/damaged insulation at the condenser, evaporator, and in the attic. We recommend the missing/damaged insulation be replaced.

Missing-damaged insulation on refrigerant line at condenser

Section of missing insulation on a/c refrigerant line in attic

• MOTORS AND FANS

The motors and fans were not tested because the a/c unit did not respond.

• CONDENSATE LINE

When warm air is cooled, moisture is extracted from the air. This condensate should be delivered to the exterior by either gravity or mechanical means. The amount of moisture varies, but should be approximately one cup of water per hour. The primary condensate drain line was inspected where readily visible. The unit did not respond and the function of the drain was not tested.

The condensate drain line extends into the concrete walkway at the right side. A visual inspection could not determine if this line terminates into a sub-surface drain line.

• GENERAL COMMENT

This older/original air conditioner may be nearing the end of its useful life. The National Association of Home

Builders reports the average lifespan of an air conditioner air is 10 to 15 years. If this is a concern we recommend further review of this condition by a qualified licensed HVAC contractor before the close of escrow.

SLAB FOUNDATION

The structural elements of a building include a foundation, footing, support frame and related components, wall frame and roof frame. These items are examined, where visible, for proper function, excessive or unusual wear and general condition. Many structural components are inaccessible because they are below grade or behind other surfaces. The structural inspection is performed by identifying symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or the stability of the soil, concrete footing and foundations, except those that show overt signs.

• BASIC INFORMATION
Foundation: Slab on grade
Foundation material: Poured concrete

• FOUNDATION
Due to the installation of finished surfaces, the slab is inaccessible and could not be fully inspected. Unless otherwise specified herein, we observed no signs of significant settlement or related interior cracking to suggest a major condition. From a visual inspection, it could not be determined if the foundation is reinforced with steel or if it extends to a depth considered adequate by current standards.

• MUDSILL
The mudsill is the first wood member of the frame. It rests directly on the slab foundation. The mudsill is inaccessible to inspection. There were no interior or exterior conditions that indicate the need for destructive testing and further inspection, unless otherwise noted.

• WALL FRAMING
The wall framing is inaccessible; however, all components appear to be properly installed and generally in serviceable condition.

• ANCHOR BOLTS
Anchor bolts are fasteners that connect the wood frame to the foundation. The bolts limit the ability of the frame to move independently on the foundation in the event of a seismic activity. Because of the age of the structure, we can assume that a proper bolt pattern was installed as was required at the time of construction.

• MOISTURE
A visual inspection cannot confirm if adequate waterproofing or damp proofing was installed beneath the concrete slab-on-grade foundations to help prevent moisture infiltration due to concealment. The lack of adequate vapor barriers may result in moisture entry into the building's interior environment resulting in water damage to the building's systems and components, including personal property. Although access to the slab was limited, due to the installation of the floor covering, unless otherwise noted, we found no visible evidence of seepage or other moisture related conditions.

INTERIOR

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

• BASIC INFORMATION
Number of bedrooms: Three
Number of bathrooms: Two
Window material: Metal
Window glazing: Double pane
Finished ceiling material: Drywall
Finished wall material: Drywall

• SURFACES: OVERALL
The property was occupied and fully furnished. Our comments regarding the condition of the visible surfaces are made under this limitation. We recommend carefully inspecting the property once furniture and personal items are removed.

Some signs of wear and tear were noted on the drywall and on various surfaces throughout the house at the time of our inspection.

The carpet, tile and vinyl floor coverings showed some signs of wear and tear and a few stains. Surfaces beneath floor coverings are inaccessible and are not inspected.

• GENERAL COMMENTS
Building and health requirements in most municipalities define specific standards for habitation. The building standards require that a habitable room have a door, a window, a source of electrical power and light and a source of heat. There may be spaces that are called living areas but are missing one or more of these elements. Because this type of evaluation is beyond the scope of this inspection, as defined by the CREIA standards of practice, we do not make the determination whether rooms are habitable, but only report conditions. We recommend questioning the seller/owner regarding recent repairs and/or painting that may hide conditions that may not be evident at the time of our inspection.

Review of any low voltage electrical devices and their associated wiring, including, telephone, TV antenna, TV cable, internet, satellite systems and their wiring, stereo systems, video and audio monitoring equipment, fire and burglar alarms, intercom systems, computer wiring, yard lighting, exterior motion sensor lights, landscape water (sprinkler) timers or other water features, is not within the scope of a home inspection. We recommend consultation with the appropriate service technician for full evaluation of the operating condition of these devices.

While the use of asbestos in building products has significantly decreased since the late 1970s, it may still be found, particularly in some products imported from overseas. Identifying asbestos products and any locations where asbestos may be present is beyond a home inspector’s scope of duties and responsibilities. Information related to these products can be found in the "Buyers Guide to Earthquake Safety & Environmental Hazards". Further evaluation by sampling of suspected material for laboratory testing from a qualified asbestos abatement contractor is advised prior to the close of escrow.

Sections of this building/property may have been updated, modified and remodeled. We recommend inquiring about any/all permits and inspection records with final signatures for any changes that may have been made to this building/property.

Sensitivity to odors is not uniform and we recommend that you determine for yourself if objectionable odors are present, particularly if pets were kept.

The exterior door locks should be re-keyed after transfer of ownership to insure personal safety and for security.

We recommend testing all smoke alarms and carbon monoxide detectors for proper function at your walk-through prior to the close of this transaction.

Some of the light fixtures had burned out or missing lights bulbs at the time of inspection and could not be tested. We recommend changing the light bulbs and then testing again. If this does not correct the condition then we recommend repair as needed.

Some of the recessed light fixtures in various locations appeared to have the wrong light bulbs installed. We recommend that only approved light bulb types and wattages be installed in all light fixtures for safety.

Some of the receptacles were blocked with child-proof protective covers making them inaccessible to inspection.

Some of the cabinets and drawers had child-proof latches installed making them difficult to access and inspect.

We observed condensation or "fogging" between the dual panes of glass at several of the windows and the glass exterior doors. Since the windows were dirty at the time of our inspection, it was difficult to determine if "fogging" exists. We recommend cleaning the inside and outside of all windows and the glass exterior doors and then assessing their condition at that time.

Several of the windows and the sliding glass door were difficult to open, close, and latch using moderate force. We recommend cleaning the tracks and lubricating the hardware and then testing again.

Some of the window screens and door screens had damaged/weathered screening material. We recommend repair as needed for full use of all windows and doors.

Some of the doors had missing, improperly installed, or damaged door stops which has caused damage to the door and/or to the drywall behind. We recommend correction as needed.

Some of the closet doors did not slide properly or smoothly and/or were off their lower tracks. We recommend correction as needed for smooth and proper function.

We observed voids around some of the plumbing penetrations under the sinks that can allow for drafts, insect, and possible rodent entry. We recommend sealing these voids as needed.

• SAFETY GLASS (glazing)

Although not necessarily installed in older homes, safety glazing is required in new construction in the following areas:

- Glazing less than 60 inches above a tub or shower floor
- Door glazing if a sphere greater than or equal to 3 inches could pass through
- Sidelights with a vertical edge of glazing less than 24 inches of a door swing and the lower edge is less than 60 inches from the floor
- Fixed and sliding panels of sliding doors
- All unframed swing doors
- Glazing less than or equal to horizontal of stair or landing and lower edge is less than 60 inches from the floor
- Glazing less than 60 inches high in stair enclosures
- Where a walk through hazard exists

- All tub & shower doors & enclosures
- Bottom edge less than 18 inches above floor or ground

If not already installed, and as a safety upgrade, we recommend that safety glass be installed in all of the above locations.

• WINDOWS

The windows in this property are double pane for added energy efficiency. The evaluation of the thermal pane windows (double pane) is limited to accessible windows exhibiting noticeable conditions at the time of our inspection, such as condensation, "fogging", and/or evidence of moisture developing between the panes of glass. However, due to the known design flaws and/or characteristics associated with thermal pane windows, or particular climactic conditions on the day of inspection, conditions may be discovered at a later date. Seal failure can occur at any time.

ENTRY AREA

• DOOR

The front entry door was opened and closed and was found to be in serviceable condition.

The closet door rubs on its casement molding. We recommend correction as needed for smooth operation.

• WINDOWS

The window in this area is stationary and cannot be opened. No anomalies were noted.

• LIGHT/SWITCHES

The switches in this area activated the porch light, entry area light and living room lights.

• FLOOR

The floor tiles in this area are in serviceable condition; however, some of the entry area tiles are chipped.

• DOORBELL

The doorbell responded normally when tested.

HALLWAY

• SMOKE ALARMS

Smoke alarms should be installed (if not already present) on each floor (including attics and basements) and inside all sleeping areas and in adjoining hallways within 15 feet of bedroom doors. All battery powered smoke alarms are now required to be equipped with a 10 year battery. Smoke alarms should be installed at least 20 feet away from a cooking appliance; at least 3 feet away from an air supply register, ceiling paddle fan, and a bathroom that includes a tub and/or shower. We do not verify that the existing smoke alarms meet the current requirements because we do not open the alarm casings to view the label. We recommend you consult the manufacturer's literature for recommended mounting locations. Be sure to test your smoke alarm upon moving in and then monthly thereafter. Electrical smoke alarm systems require regular maintenance for safety reasons. Annual inspection and maintenance of the system by a licensed electrician is recommended.

There is no smoke alarm installed in the master bedroom. For safety, smoke alarms should be installed inside all bedrooms and adjoining hallways within 15 feet of bedroom doors before moving in.

Pushing the test button only checks horn function. Simulated smoke is required to perform an operational check of the smoke alarm. To examine or test smoke alarms is outside the scope of this home inspection. Regular testing with simulated smoke is recommended. The smoke alarms were inspected for location only and were not tested.

Nearly 95% of the smoke alarms installed in residences in the U.S. are IONIZATION technology alarms. There is a significant body of scientific research that shows that ionization alarms WILL FAIL TO RESPOND in the smoldering heavy smoke most often found in residential fires. Ionization alarms are also notorious for nuisance tripping from cooking and bath/shower steam, etc. These ionization smoke alarms are approved for use and do comply with the legal requirements for smoke alarms on transfer in MOST jurisdictions; however, due to the significant failure rate in real-world fire situations, these alarms pose a significant life-safety risk to the occupants. We strongly recommend that ALL ionization-type smoke alarms - regardless of age - be replaced immediately with photoelectric technology smoke alarms. Photoelectric smoke alarms have been shown to respond much more reliably under most real-world conditions. All smoke alarms should be tested per the manufacturer's instructions and replaced at least every 10 years to insure proper function. We recommend contacting a qualified specialist in this regard.

• CARBON MONOXIDE DETECTORS
There is no carbon monoxide detector installed as is now required. For safety, we recommend carbon monoxide detector(s) be installed in accordance with manufacturer's recommendations.

• LIGHT/SWITCHES
The switches activated the light in this area.

• FLOOR
The floor covering is in generally serviceable condition.

• RECEPTACLES
Hallways that are greater than ten feet long must have at least one receptacle. The receptacles are three-slot and grounded. No anomalies were noted.

LAUNDRY AREA

The laundry area can be a room inside the house or an area in the garage. The criterion by which the laundry area is inspected depends on its location. Doors, floors and ventilation are important when the room is located in an inside area. We do not operate or inspect the washer and dryer.

• LOCATION
The laundry area is a room in the house.

• DOOR
The door was opened and closed to test functional use with no anomalies noted.

• LIGHT/SWITCHES
The switch activated the light in this area. No anomalies were noted.

• FLOOR
The floor in this area was covered by the appliances. The visible portions are in serviceable condition.

• RECEPTACLES
There is no accessible general use receptacle in this area.

• VENTILATION
The ventilation in this area is provided by a fan.

The exhaust fan responded when tested; however, the fan and its cover plate are dirty. We recommend that the

exhaust fan and its cover plate be cleaned for more effective and efficient operation.

• DRYER VENT

Typical standards for dryer vents require a 4-inch wall duct with a smooth interior surface, having a length of no more than 14 feet, with a hooded damper at the exterior termination. A flexible vent (6-feet maximum) may be used at the dryer connection, but the flexible portion cannot pass through floors or walls. The flexible dryer vent appears to be damaged/partially disconnected as there is lint build-up behind the dryer. We recommend the dryer vent be repaired or replaced with a conforming approved flexible metal vent.

The flexible dryer vent appears to be damaged-partially disconnected as there is lint build-up behind the dryer

• WASHER/DRYER

The hookups for the washer and dryer appear to be properly installed; however, the hot and cold water supply valves for the washing machine, as well as the waste line piping, were not tested. Also, the appliances themselves were not tested. It is recommended that the seller be consulted to confirm there are no current or past problems with the laundry supply and waste piping before the close of escrow. It appears the dryer is intended for an electric 240-volt hookup only. (Lint obstructed our view of the area behind the dryer)

• WASHER DISCHARGE

The washer discharge standpipe should not be more than 30 inches or less than 18 inches measured from the weir. If it is less than 18 inches, the configuration is prone to spillage. If it is more than 18 inches, it can cause the p-trap to siphon allowing sewer gasses to enter the area. The bottom of the p-trap must be from six to eight inches above floor level with the tailpiece no longer than 24 inches. Sometimes the discharge plumbing is hidden behind the wall and cannot be viewed.

The configuration of the discharge plumbing is hidden behind the drywall and could not be examined.

• CABINETS

The cabinets are in serviceable condition.

• AIR REGISTER

There is no air register in this area.

• GENERAL COMMENT

The entry door to the laundry area could not be fully opened at the time of inspection because it hits up against the dryer. Depending on the placement and size of the dryer, the door may need to be removed or replaced with a pocket or accordion type door.

Laundry area door hits up against the dryer and could not be fully opened

LIVING ROOM

• FLOOR

The floor covering is in generally serviceable condition.

• CEILING

A section of the ceiling drywall appears to have been patched in the living room area which may be the result of roof leakage. We recommend questioning the seller in this regard.

• LIGHT/SWITCHES
The switch activated the lights in this area.

• WINDOWS
The windows were stiff and difficult to open and close using moderate force. We also observed condensation or "fogging" between the dual panes of glass. We recommend correction as needed.

• RECEPTACLES
The accessible receptacles are three-slot and grounded. No anomalies were noted.

• AIR REGISTER
We noted the presence of an air register in this area.

• FIREPLACE
A manufactured fireplace is located in the living room. This unit does employ a damper. We opened and closed the damper to test functionality and no anomalies were noted at the time of inspection. The damper has been modified not to close entirely as required when a gas appliance is installed. The gas flame on the log set was not operated during the inspection. We recommend asking the seller for a demonstration before the close of escrow.

There is a cracked tile and some loose tiles at the fireplace hearth and front side of the fireplace.

We noted the buildup of creosote making the fireplace surfaces impossible to properly assess. We recommend the fireplace flue be cleaned by a certified chimney sweep. We further recommend the fireplace be inspected by a certified professional using the NFPA 211-2000 standards for chimneys, vents and solid fuel burning appliances, Level II criteria.

DINING AREA

• DOOR
The pocket door to the kitchen area was opened and closed and was found to be in serviceable condition.

• FLOOR
The floor covering is in generally serviceable condition.

• LIGHT/SWITCHES
The switch activated the light in this area.

• WINDOWS
The window was opened and closed and was found to be in serviceable condition.

• RECEPTACLES
The receptacles are three-slot and grounded. No anomalies were noted.

• AIR REGISTER
We noted the presence of an air register in this area.

FAMILY ROOM

• DOOR
The sliding glass door was difficult to open, close and latch/lock using moderate force. Also, the handle hardware is loose. We also observed condensation or "fogging" between the dual panes of glass. We recommend correction as

needed for smooth and proper function.

The sliding glass door slides on the outside track and is not protected from being lifted out by potential intruders unless a secondary lock is used. The lower secondary lock is out of alignment, making it ineffective.

• FLOOR
The floor covering is in generally serviceable condition.

• LIGHT/SWITCHES
The switch activated the lights in this area.

• RECEPTACLES
The accessible receptacles are three-slot and grounded. No anomalies were noted.

• AIR REGISTER
We noted the presence of an air register in this area.

KITCHEN

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear and general condition. We inspect permanently installed appliances using normal operating controls. Detailed evaluation of appliance components (thermostats, clocks, timers and specialized features) would have to be provided by a qualified licensed appliance technician. Due to time constraints, oven self-cleaning features are not tested. Also included are the condition of the floor, doors, receptacles, the sink plumbing, windows, cabinets and countertops. Freestanding stoves are operated, but refrigerators, portable dishwashers, and portable microwave ovens are not tested.

• FLOOR
The floor covering is in generally serviceable condition.

• LIGHT/SWITCHES
One of the ceiling florescent lights did not respond and the other florescent light has been modified/replaced with a different type of light; however, since these lights were concealed by plastic diffuser panels we could not determine their condition. We recommend the diffuser panels be removed and these lights be further reviewed by a qualified licensed electrician and then repaired as needed.

One of the florescent light fixtures has been modified-replaced

The installed under cabinet lights typically have hot surfaces. We recommend that combustible materials be kept a safe distance away from the hot surfaces of these lights.

• SINK
The faucet handle leaked when activated. Also, the faucet handle is loose. We recommend repair.

• WATER FILTER SYSTEM
The water filter system is outside the scope of this home inspection; however, a cursory observation noted that the handle/spout is loose at the sink. We recommend correction as needed. We also recommend referencing the owner's manual regarding the maintenance of this system as well as changing the filters before using.

• WINDOW
We observed what appears to be condensation or "fogging" between the dual panes of glass at the garden window. We recommend correction as needed.

• RECEPTACLES
The accessible receptacles within six feet of the sink are three-slot and grounded and are GFCI protected. No anomalies were noted.

• CABINETS
The finish on the cabinets/drawers shows signs of wear and tear. Also, some of the drawers were difficult to open and close.

• COUNTERTOP
We noted voids in the grout/caulking around the sink area and between the countertop and backsplash areas. We recommend caulking/sealing as needed to prevent moisture intrusion and subsequent damage under the sink.

• KITCHEN EXHAUST
The built in microwave oven provided exhaust ventilation for the kitchen stove. The fan responded normally when tested; however, the exhaust filters are grease laden. We recommend they be cleaned or replaced as necessary.

• COOK-TOP/OVEN
The electric cook-top burners responded normally when tested; however, we observed a chip on the finish/surface of the cook-top. We recommend repair as needed to prevent further deterioration.

The electric oven responded normally when tested. Only the bake and broil features were tested at the oven.

Approximately in 1991 appliances were required to be secured so that they could not be moved from their location without removing the safety bracket. The cook-top and built-in oven was found to be secure.

• DISPOSAL
The garbage disposal responded normally when tested. (We cannot determine the condition of the cutting blades inside the disposal.)

• AIR GAP
The dishwasher drain is normally equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the wastewater. The air gap is in serviceable condition.

• DISHWASHER
The dishwasher responded when set at the short cycle; however, the unit was noisy during operation. We also observed some rust and signs of wear on the dishwasher racks.

• MICROWAVE
The microwave functioned normally when tested for 60 seconds on high using a wet cloth. Any further testing is beyond the scope of this home inspection.

Current requirements call for a minimum of 24 inches of clearance between a cook-top and the microwave oven. The clearance in this installation is less than 24 inches. Lesser clearances are allowed for listed appliances as per manufacturer's specifications. We recommend that you consult the manufacturer's installation manual or contact the manufacturer for clearance requirements on this model.

We did not test the microwave oven for leakage because it would require a specialized instrument which is beyond the scope of this inspection.

• REFRIGERATOR
These systems are outside the scope of this inspection and are not inspected.

• AIR REGISTER
There is no air register in the kitchen. Heat to this area is provided by the air registers in the adjoining rooms.

BATHROOMS

A bathroom usually contains a toilet, hand/wash basin, shower, and/or tub. Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general condition. The plumbing fixtures are tested using normal operating features and controls.

The inspector performs a test that is designed to check functional flow. This test is done by running the water simultaneously in the shower/tub, the sink(s), and the toilet. No degradation in flow is expected in any of the points of use. Degradation in flow suggests that the interior surfaces of the plumbing are beginning to rust, or the lines are not properly sized.

MASTER BATHROOM

• DOOR
The entry door was opened and closed and was found to be in serviceable condition.

• SHOWER
The shower control valve/handle is stiff and difficult to operate using moderate force. We recommend repair as needed for smooth and proper function.

• SHOWER WALLS
The shower arm is loose. We recommend this condition be repaired by a qualified licensed plumber.

The escutcheon ring/plate is not properly sealed at the shower wall/shower arm. We recommend plumbing fixture penetrations be sealed at the shower wall to prevent possible moisture intrusion and subsequent damage. Also, the shower wall surface does not extend as high as the showerhead/shower arm. The exposed drywall surfaces above may be subject to water entry and damage. We recommend this area above be kept well painted and caulked. Extending the shower wall surface to cover the wall area that includes the showerhead/shower arm is another option.

• SHOWER ENCLOSURE
The shower doors did not slide smoothly when tested. We recommend repair as needed for safe and proper function.

• CABINETS
The cabinets are in serviceable condition.

• COUNTERTOP
The countertop is in serviceable condition.

• MIRROR
The mirror shows signs of wear.

• **FLOOR**
The vinyl floor covering is stained around the base of the toilet, indicating moisture intrusion has occurred. We recommend the toilet and the floor covering be removed and the underlying area inspected for damage and then repaired as needed by the appropriate licensed contractor.

The vinyl floor covering is stained around the base of the toilet

• **LIGHT/SWITCHES**
The switches activated the lights and fan in this area. See comment below under ventilation.

• **WINDOWS**
The window was blocked by personal belongings and was not tested.

• **VENTILATION**
The fan and a window provide ventilation for this bathroom.

The exhaust fan responded when tested; however, the unit is loose at the ceiling and the fan and its cover plate are dirty. We recommend that the exhaust fan and its cover plate be cleaned for more effective and efficient operation.

• **TOILET**
The toilet flushed normally when tested. See comment above under Floor.

The added bidet feature was not tested by us.

The clearance provided at one side of the toilet is less than current standards.

• **WASH BASINS**
The faucets responded normally when tested. No leaks were noted.

• **RECEPTACLES**
The receptacles are three-slot and grounded; however, they were not tripped-off/tested for GFCI protection to prevent service interruption to timers and electronics that may be on this same circuit. The re-set may be located in the garage. Testing for GFCI protection is recommended once the property is vacated.

• **AIR REGISTER**
We noted the presence of an air register in this area.

HALLWAY BATHROOM
• **DOOR**
The entry door is damaged from the door stop hardware. Also, the door rubs on its casement molding. We recommend correction as needed.

The entry door is damaged from the door stop hardware

• **TUB/SHOWER**
The tub/shower control valve responded normally when tested; however, the shower head leaked when we activated the shower. We recommend repair as needed.

• TUB/SHOWER WALLS
The shower arm is loose. We recommend this condition be repaired by a qualified licensed plumber.

The escutcheon ring/plate is not properly sealed at the tub/shower wall/shower arm. We recommend plumbing fixture penetrations be sealed at the shower wall to prevent possible moisture intrusion and subsequent damage. Also, the shower wall surface does not extend as high as the showerhead/shower arm. The exposed drywall surfaces above may be subject to water entry and damage. We recommend this area above be kept well painted and caulked. Extending the shower wall surface to cover the wall area that includes the showerhead/shower arm is another option.

• TUB/SHOWER ENCLOSURE
The installed shower curtain does not appear to be waterproof. We recommend the shower not be used until a conforming waterproof shower curtain is installed.

• FLOOR
The floor covering is in serviceable condition.

• LIGHT/SWITCHES
The switches activated the lights and fan in this area. No anomalies were noted.

• CABINETS
The cabinets are in serviceable condition.

• COUNTERTOP
There are some voids in the caulking between the countertop and the sink that can allow for possible moisture intrusion. We recommend sealing as needed.

• WINDOWS
There is no window because this is an interior bathroom.

• VENTILATION
The fan provides ventilation for this bathroom. The fan responded normally when tested.

• TOILET
The toilet flushed normally when tested.

• WASH BASIN
The faucet responded normally when tested. No leaks were noted.

• RECEPTACLES
The receptacles are three-slot and grounded; however, they were not tripped-off/tested for GFCI protection to prevent service interruption to timers and electronics that may be on this same circuit. The re-set may be located in the garage. Testing for GFCI protection is recommended once the property is vacated.

• AIR REGISTER
We noted the presence of an air register in this area.

BEDROOMS

Sleeping areas, as they are referenced in the building standards, must have adequate light, ventilation and heating, as well as egress. The need for a closet in a sleeping area can be mandated by different authorities having jurisdiction, but is not required by the standards.

MASTER (right rear) BEDROOM

• DOORS

ENTRY DOORS

The entry door swings shut and does not stay open on its own. We recommend correction as needed.

The exterior door was opened and closed and was found to be in serviceable condition; however, the lower slide bolt hardware could not be opened using moderate force at the stationary exterior door. We recommend correction as needed.

The screen doors were fastened shut at the exterior door and were not tested by us.

CLOSET DOOR

The closet doors were opened and closed and were found to be in serviceable condition.

• FLOOR

The floor covering is in serviceable condition.

• LIGHT/SWITCHES

The switch activated the light and a receptacle in this area. No anomalies were noted.

• WINDOWS

For new construction, a bedroom window must have a sill height of 44 inches maximum and be a clear opening of no less than 5.0 square feet at the first floor and 5.7 square feet at the second floor. The window must have a minimum width of 20 inches and a minimum height of 24 inches. No windows shall be less than three feet to a property line. Windows with security bars must have approved hand operated (no special tools required) release hardware.

There is no window in the bedroom.

• RECEPTACLES

The accessible receptacles are three-slot and grounded. No anomalies were noted.

• AIR REGISTER

We noted the presence of an air register in this area.

LEFT BEDROOM

• DOORS

ENTRY DOOR

The entry door was opened and closed and was found to be in serviceable condition.

CLOSET DOOR

The closet doors were difficult to slide open and close and were off their lower track. We recommend correction as needed.

• FLOOR
The floor covering is in generally serviceable condition.

• LIGHT/SWITCHES
The switch activated an inaccessible receptacle in this area.

• WINDOWS
The window was stiff and difficult to open and close using moderate force. We also observed condensation or "fogging" between the dual panes of glass. We recommend correction as needed.

• RECEPTACLES
The accessible receptacles are three-slot and grounded. No anomalies were noted.

• AIR REGISTER
We noted the presence of an air register in this area.

MIDDLE BEDROOM
• DOORS
ENTRY DOOR
The entry door was opened and closed and was found to be in serviceable condition.

CLOSET DOOR
The closet doors were difficult to slide open and close and were off their lower track. We recommend correction as needed.

• FLOOR
The floor covering is in generally serviceable condition.

• LIGHT/SWITCHES
The switch activated an inaccessible receptacle in this area.

• WINDOWS
The window was stiff and difficult to open and close using moderate force. We also observed condensation or "fogging" between the dual panes of glass. We recommend correction as needed.

• RECEPTACLES
The accessible receptacles are three-slot and grounded. No anomalies were noted.

• AIR REGISTER
We noted the presence of an air register in this area.

ATTIC

The attic contains the roof frame and serves as an area in which components of the mechanical systems are routed. There are often heating ducts, electrical wiring, and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general condition, leakage, venting and misguided improvements. Where walking in an unfinished attic is deemed by the inspector to be dangerous, or where walking in the attic may cause damage to the finished ceiling below, the inspection is made from the access opening only.

• ACCESS
Current standards require that the access opening shall not be less than 20 inches by 30 inches when there is no equipment in the attic, and 30 inches by 30 inches when there is equipment in the attic. A thirty-inch minimum clearance above the access door in the attic space shall be provided. The opening shall be located in a corridor, hallway, or other readily accessible and approved location. The attic access is in the laundry area. The attic access hatch showed some damage. Because of limited clearances and the potential for damage to insulation and ceiling finishes below caused by walking in the attic, our inspection of the attic space was limited. Approximately 70 percent of the attic space could be inspected. We make our comments under this limitation.

• SHEATHING
The sheathing is the material directly supporting the roof covering. The plywood sheathing is in generally serviceable condition. Water stains were noted in a few locations.

The sheathing panels were installed without gaps/clips present. The gaps/clips are recommended by the panel manufacturer to help allow for expansion/movement of the materials.

• CEILING JOISTS
The ceiling joists are the structural members that support the finished ceiling and often serve as an important component of the roof structure. The ceiling joists are generally covered with insulation, however, the visible portions are in serviceable condition with no anomalies noted.

• TRUSSES
The roof trusses support the roof sheathing and roof covering, transferring the loads to the bearing walls. The bottom of the truss supports the finished ceiling. Trusses are engineered components that are assembled in a factory and are delivered to the site. The trusses are in serviceable condition and have performed adequately since their installation.

• VENTILATION
Our feeling regarding attic ventilation is that "you can never have too much." Excessive temperatures in the attic space can reduce the life of the roof and lead to other conditions. Passive means, such as eave, gable and ridge vents, and active means, such as automatic and wind driven fans, can be used to provide adequate attic ventilation. We encourage the use of any or all of the above.

The attic ventilation appears to be adequate.

• AIR DUCT SYSTEM
The visible and accessible air ducts are in serviceable condition.

A complete examination of the ducting and distribution plenum is not possible due to the insulation. The interior of the ductwork is inaccessible to inspection.

• INSULATION
We noted the presence of five to six inches of blown in type insulation. We recommend upgrading the insulation to modern energy standards, where needed, to reduce heat accumulation in the summer and to prevent heat loss in the winter. The standard for new construction is eight to ten inches of insulation to achieve a value of R-30. The attic wiring should be checked by an electrician before attic insulation is added.

• WIRING
We observed sheathed electrical wiring exposed at the attic entrance. This type of electrical wire should be protected from physical damage for at least six feet around the opening. We recommend correction as needed.

We observed running splices in the attic space, which are improper electrical connections made outside of an electrical junction box. For safety, we recommend these electrical connections be joined with approved connectors inside a junction box by a licensed electrician to prevent accidental contacts or mechanical damage.

Running splices in the attic

Electrical wire has been spliced and taped outside of a junction box

• RECESSED LIGHTS

Recessed ceiling light fixtures were observed in the residence and in the attic space (where accessible). These types of light fixtures pose a possible fire hazard if not rated as "IC" which means "Insulation Contact." We do not dismantle light fixtures, and we could not visually determine if the recessed light fixtures were "IC" rated. For safety, verification is recommended before the close of escrow. We also recommend that only the approved light bulb type and wattage be installed in these recessed light fixtures for safety.

• GENERAL COMMENTS

The drywall above the front side of the garage ceiling was wet at the time of our inspection which indicates roof leakage. We recommend this condition be further reviewed by a qualified licensed roofing contractor.

We found the name "Apache" on some of the ABS plumbing in the attic. Apache Plastics purchased defective Plastic Processing material during the 1980's which resulted in leaks in some of the pipes. Not all of the Apache Pipe manufactured during that time is expected to fail. No anomalies were noted at the time of our inspection.

The drywall above the front side of the garage ceiling was wet at the time of inspection

Apache brand ABS plumbing vent pipe in the attic

We observed rodent bait in the attic. We recommend questioning the seller in this regard.

GARAGE

A private residential garage is defined as a building, or portion of a building, not more than 1,000 square feet, in which a motor vehicle containing flammable or combustible liquids or gas in its tank is stored, repaired, charged or kept. The garage, when it has a common wall to the house, is inspected differently than a separate building or carport. It is important that garages, conversions, or carports be evaluated in their proper prospective in regard to health and safety issues.

• BASIC INFORMATION
Type of garage: Attached
Type of door (s): Roll up
Size: Double wide door

• WALLS and CEILING
The garage wall is drywall. See fire resistive barrier below.

We noted dark mold-like stains on the garage wall and ceiling above the garage door. These surfaces were wet at the time of our inspection and appear to be the result of roof leakage. These types of stains appear to flourish in a damp environment and many are common place, but some can be toxic and represent a health concern. We suggest further evaluation by a Certified Industrial Hygienist and then correction as needed. (See additional comment in Attic Section of this report)

Dark mold-like stains were noted on the garage wall and ceiling above the garage door

• FLOOR
In areas where motor vehicles are stored or operated, garage floor surfaces shall be of non-combustible or asphalt materials and shall slope toward the garage door opening. The concrete floor is in generally serviceable condition; however a crack was observed at the left side of the garage floor.

Stored personal possessions and an automobile prevented a thorough inspection of the garage interior. When stored items are removed, the garage interior should be thoroughly examined.

The carpet on the garage floor can trap spilled flammable liquids which is creating a possible fire safety hazard. We recommend the carpet be removed from the garage floor.

• DOOR
Garage door safety tips: The garage door is the largest moving object in the home. Operation of the safety mechanisms should be verified monthly. Switches for door openers should be located as high as practical to prevent children from playing with the door. Children should be warned of the potential risk of injury. Regular lubrication of the garage door tracks, rollers, springs, and mounting hardware is recommended. The garage door was operated and was found to be functional.

Sections of the trim around the exterior side of the garage door are loose or have fallen out of place. We recommend correction as needed.

Sections of the trim around the exterior side of the garage door are loose or have fallen out of place

• DOOR OPENER
Garage door safety reverse devices have been required in new construction or installations since 1991 by the Consumer Products Safety Act, Standard 325. This act requires a mechanical reversing device at the motor that senses any pressure or hindrance as the door closes. In 1993 legislation required “electronic eye” beams to further protect in the event of a mechanical failure or adjustment. Prior to 1991 Underwriters Laboratories and ANSI encouraged the installation of such devices to reduce the liability of the manufacturer. No remote control devices, key switches or touch pads were operated. The buyer should obtain the remote control device for the automatic door opener at the time of closing.

The garage door beam was found to be functional. The garage door reversed when it was interrupted. The garage door safety beams (electric eyes) are mounted higher than the manufacturer's recommendation of 4 to 6 inches above the floor. This condition does not allow the beams to serve their intended purpose. We recommend correcting this condition for the safety of small children who may pass under the safety beams.

The garage door reversed under resistance to closing.

It is important that the garage door control button be installed out of the reach of small children. A minimum height of 60 inches is recommended. The garage door control button is installed at a proper height.

• RECEPTACLES/WIRING

The accessible receptacles in the garage area are three-slot and grounded and include GFCI protection; however, these receptacles were not tripped-off at the time of inspection to prevent possible service interruption to timers and other items that may be connected to these circuits/receptacles. Regular testing is advised.

The receptacle for the garage door opener is missing its protective cover plate. For safety, we recommend a conforming cover plate be installed.

We do not recommend that refrigerators or freezers be plugged into GFCI protected receptacles, unless an alarm sensor is installed, as a tripped GFCI may not be noticed before the contents of the refrigerator or freezer are ruined.

• LIGHT/SWITCHES

The switch activated the light in this area. No anomalies were noted.

• SIDE EXTERIOR PEDESTRIAN DOOR

The garage side exterior pedestrian door rubs on its casing making it difficult to open, close and latch. Also, the door knob hardware did not lock. We also observed a gap at the base of the door that can allow for insect and rodent entry. We recommend these conditions be repaired as needed.

• FIRE SEPARATION

The wall installed between the garage and the living area must be made of approved materials for one-hour fire resistive construction. There are voids in the fire-resistive barrier between the garage and the interior of the building at a few pipe penetrations and small holes in the drywall. We recommend all voids be patched to restore the required fire separation between the garage and the occupied interior as required by today's standards.

Voids in the fire resistive barrier at a few pipe penetrations

• PASSAGE DOOR

The requirement for a fire resistive door can be traced back to the early 1930's; however, most municipalities did not incorporate it into the requirements until much later. To assure compliance with the fire safety standards, the passage door must have a self-closing mechanism and must be at least one and three eighths inches thick, be solid wood, or have a 20-minute fire resistive construction. Under no circumstances shall a private garage have any opening into a room used for sleeping purposes.

The garage passage door is fire resistive and has a self-closer; however, the door does not completely close on its own. We recommend this condition be repaired for fire safety. Also, the screws have been modified at one of the door hinges.

• **GENERAL COMMENT**
An automotive charging system is installed in the garage. Testing this equipment is outside the scope of this home inspection.

ENVIRONMENTAL OR SAFETY CONCERNS

Environmental or safety issues include but are not limited to radon, asbestos, lead paint, lead contamination, toxic waste, mold, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination, water or air borne related illness or disease, and all other similar or potentially harmful substances and conditions, combustible or corrosive contaminants, wildfire, geologic or flood hazards. We are not trained or licensed to recognize or discuss any of these items relating to health, safety or their mitigation and are specifically excluded as part of this inspection. We may make reference to one or more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

• **RED FLAGS FOR MOLD**
Mold thrives on moisture and a surface on which to grow. If you are, or think you are, allergic to mold and any one of the following conditions have been noted in this report, we strongly encourage evaluation or testing for mold. These conditions are:
• Visible growth on walls, floors, between the base and the wall board
• Musty odor, or evidence of moisture penetration (staining or moist areas), or plumbing leaks
• Evidence of a condition that could allow moisture penetration (poor grading or bad flashing)
• Construction defects (roof, deck, or leaky windows)
• Poorly maintained or dirty HVAC system (check for moist filters)
• Cracks in shower stalls, deteriorated or missing caulking and poor toilet seals
• Uncured concrete slab and/or carpet in contact with the concrete with no vapor barrier

It is important that one does not attempt to clean or otherwise remove the suspected condition until the material has been identified. Using improper methods for removal can exacerbate the condition.

A HOME INSPECTION, NOT A PEST INSPECTION

Any observations, which the inspector might make in this report regarding evidence of pests or wood destroying organisms, are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector may only report on a portion of the currently visible conditions and cannot render an opinion regarding their cause or remediation. We recommend review of a current Pest Control Report for further information concerning pest activity or wood destroying organisms on this property. If such a report is not available, we recommend arranging for a pest control inspection before close of escrow to confirm the presence and extent of pest or wood destroying organism activity.

YOUR INSURANCE COMPANY

Some companies which underwrite homeowner's insurance policies, in an effort to reduce their exposure, have begun to "tighten up" their underwriting standards and are refusing to write policies on homes with older technology electrical systems or components, weathered or worn roof coverings, a record of moisture intrusion and related water damage or perceived vulnerability to earthquake damage. For example, in more than one recorded case, insurance companies have cancelled homeowner's insurance policies part way through their first year of coverage because the company's representatives judged the condition of the roof coverings to be unacceptable, when in fact, they were quite functional and no moisture had penetrated the homes. Your home inspector is not a representative of any homeowner's insurance company and cannot possibly forecast the future actions of your proposed insurance carrier. If you have any uncertainty about what your insurer may be willing to insure (and for how long), we recommend consulting with your insurance agent before the close of escrow.

HIRING CONTRACTORS

In order to insure the integrity of our inspections, we adhere to ethical standards that prohibit us from recommending specific contractors by name, or providing cost estimates for corrective or remodel work; however, we do offer the following advice: Consult your friends, neighbors, and business associates for the names of licensed contractors who have completed work to their satisfaction. In addition, the local Better Business Bureau may have a list of qualified contractors. Once one or more contractors have been located you should verify the status of their license with the State Contractors License Board at 1-800-321-2752 or through their web site at: www.cslb.ca.gov where you can also verify that they carry worker's compensation as well as general liability insurance. After you have selected a contractor it is important to have a written agreement (contract) covering the details of the work to be performed, including cost, time frame, payment schedule, and required permits by the local authority having jurisdiction. Having this information prior to signing a contract will help in providing for a better working relationship between you and your contractor. Please take the necessary time to thoroughly pursue the State Contractors License Board web-site as it could save you time, money and aggravation. This approach has worked well for many of our clients and we hope it works equally well for you.

PRODUCT RECALL

Numerous household products and components have been recalled in the past, and additional items are recalled each year. Identification of recalled products is beyond the scope of this inspection. If further information regarding components found on this property is desired, we recommend you contact the Consumer Product Safety Commission at www.cpsc.gov or www.recalls.gov

EXPANSIVE SOILS

Clay-type soils are found throughout much of the service area of this firm. Clay-type soils tend to expand and contract with changing moisture conditions. This condition may cause seasonal movement of the foundation and supporting structure, resulting in exterior /interior wall cracking, doors/windows that do not open and close properly at all times of the year, and other similar conditions. Some fill dirt may also be present. Fill dirt can be subject to compaction, which can result in structural movement. Evaluation of the soil conditions on this property is beyond the scope of this inspection. If further information is desired, a Soils Engineer should be consulted.

RESOURCES FOR ENERGY SAVINGS

Resources for Lowering Your Energy Costs:

• Online Consumer & Business Conservation Rebate Database: www.consumerenergycenter.org

• California Department of Consumer Affairs: www.dca.ca.gov/energy-challenge.htm

Utility Bill, Rebates, and Other Assistance

• California Energy Commission, on-line at www.consumerenergycenter.org or 1-800-772-3300 for information on utility bill assistance programs.

• The Community Energy Center database is a great search site for nearly any public and private conservation or efficiency rebate and/or reduction program in California and gives contact information if you go to the website www.consumerenergycenter.org/rebate/index.php

• California Public Utilities Commission Consumer Affairs Branch, 1-800-649-7570 or online at www.cduc.ca.gov, for assistance with making payment arrangements, information on baseline and other optional rates, and information on bill assistance programs.

• Local utility companies (partial list)

- PG&E @ 1-800-743-5000
- Edison @ 1-800-655-4555
- San Diego Gas and Electric @ 1-800-411-7343
- Southern California Gas @ 1-800-427-2200

Help for Low-Income Residents

• California Department of Community Services & Development at 1-800-433-4327 or online at www.csd.ca.gov/liheap.htm, for information on the Low Income Home Energy Assistance Program (LIHEAP).

• CARE or the California Energy Alternative Rates discount program provides a 15 percent supplemental discount off utility bills for low-income consumers. The program is administered by the California Public Utilities Commission but consumers must submit an application through one of four local utilities. Master Applications are attached as part of this kit.

- PG&E @ 1-800- 743-5000
- Edison @ 1-800-655-4555
- San Diego Gas and Electric @ 1-800-411-7343
- Southern California Gas @ 1-800-427-2200

Seniors and Special Needs

• Medical Baseline Emergencies: Utility companies must make special provisions for people of all ages and income levels on life-support equipment or with certain medical conditions. If a loss of electricity could be a threat to their lives, they should contact their electric utility to apply for the Medical Baseline program for the number of their local utility and have them call Flex Your Power for a referral @ 1-866-968-7797. The program provides a variety of benefits, including a larger allotment of low-cost baseline electricity and advance notification of rotating outages.

• Seniors and Special Needs Resource: A flier, Consumer Tips for Energy Emergencies, with information for seniors and people with special medical conditions, who are especially vulnerable to heat, electricity outages, and higher electricity bills is available online at www.dca.ca.gov/energy_emergencytips.pdf and attached to this help package. As with the text of all informational materials on this web site, the flier may be downloaded and reproduced, provided that the meaning is not changed or misrepresented, credit is given to the Department of Consumer Affairs, and all copies are distributed free of charge.

ITEMS OF HEALTH, SAFETY AND SIGNIFICANT NON-PERFORMANCE

This page is a list of the discoveries found during this inspection of items that, in the opinion of the inspector, relate to Health, Safety and Significant non-performance. This list does not contain every detailed observation within this report. We recommend you read this entire report, not just the items listed below, to receive a more complete picture and a better understanding of the condition of this property. Some of these conditions are of such a nature that a home buyer can easily correct, repair, or modify them. Others items should be corrected by a licensed and skilled contractor, craftsman, technician or specialist.

In citing these items, we are not offering an opinion as to who should take responsibility for addressing any of these concerns. As with most other facets of your transactions, we recommend consultation with your Real Estate Professional for further advice in regard to the following items:

SITE and EXTERIOR SURFACES

Item #1: - Vertical displacement and uneven surfaces were observed in the yards and at the public sidewalk in various locations, creating possible trip hazards. For safety, we recommend correcting trip hazards where, or whenever, they occur. (page 12)

WATER HEATER

Item #2: - The water heater is improperly strapped in place and should be properly strapped for safety during a seismic event. The lower strap is located so that it may potentially damage the gas controls. It is required to be placed approximately 4 inches above the controls. California State law requires that all water heaters be properly secured to help prevent movement and subsequent damage in the event of an earthquake. We recommend this condition be repaired. (page 19)

CENTRAL COOLING SYSTEM

Item #3: - The air conditioner condenser did not respond at the time of inspection. We recommend the air conditioner be further evaluated by a qualified licensed HVAC contractor before the close of escrow and then repaired as needed. (page 25)

INTERIOR

Item #4: - We observed condensation or “fogging” between the dual panes of glass at several of the windows and the glass exterior doors. Since the windows were dirty at the time of our inspection, it was difficult to determine if "fogging" exists. We recommend cleaning the inside and outside of all windows and the glass exterior doors and then assessing their condition at that time. (page 30)

HALLWAY

Item #5: - There is no smoke alarm installed in the master bedroom. For safety, smoke alarms should be installed inside all bedrooms and adjoining hallways within 15 feet of bedroom doors before moving in. (page 31)
Item #6: - There is no carbon monoxide detector installed as is now required. For safety, we recommend carbon monoxide detector(s) be installed in accordance with manufacturer’s recommendations. (page 32)

ATTIC

Item #7: - We observed running splices in the attic space, which are improper electrical connections made outside of an electrical junction box. For safety, we recommend these electrical connections be joined with approved connectors inside a junction box by a licensed electrician to prevent accidental contacts or mechanical damage. (page 43)
Item #8: - The drywall above the front side of the garage ceiling was wet at the time of our inspection which indicates roof leakage. We recommend this condition be further reviewed by a qualified licensed roofing contractor. (page 43)

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STANDARDS OF PRACTICE

RESIDENTIAL STANDARDS – FOUR OR FEWER UNITS

Originally Adopted September 13, 1983
Revised November 1, 1996
Revised April 15, 1999
Revised July 12, 2003
Revised April 15, 2006 - Effective July 1, 2006
Revised October 1, 2012

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PART I. DEFINITIONS AND SCOPE

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

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building*, which can be reached, entered, or viewed, without difficulty, moving obstructions, or requiring any action, which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

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

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

PART II. STANDARDS OF PRACTICE

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

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

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

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

SECTION 2 - Exterior

A. Items to be *inspected*:
1. Surface grade directly adjacent to the *buildings*
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails and guardrails.
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

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

SECTION 3 - Roof Covering

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

5. Skylights

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

SECTION 4 - Attic Areas and Roof Framing

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

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

SECTION 5 - Plumbing

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

B. The *Inspector* is not required to:
1. Fill any *fixture* with water, *inspect* overflow drains or drain-stops, or evaluate backflow devices, 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
4. Switches, receptacles, outlets, and light *fixture*s.

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 10 - Building Interior

A. Items to be *inspected*:

1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. *Permanently installed* cabinets
5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
6. Absence of smoke 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*

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

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IV - GLOSSARY OF TERMS

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

Acceptable: An item that is providing generally adequate service within the limits of its age; and any defects, deficiencies or potential problems noted during the inspection.

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.

Damaged: A system or component that was no longer serving its apparent intended purpose. These items will need to be repaired or replaced to restore their functional use.

Defective: A system or component that either did not respond to user controls; was not able to be safely used; was not functioning as intended; or was otherwise faulty. We recommend correction as needed by an appropriately qualified person in a timely manner to prevent consequential damage or personal injury.

Deteriorated: A system or component which has become impaired in quality, functioning or condition. These items should be repaired or replaced

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

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

Failed: A system or component that was no longer serving its apparent intended purpose. These items will need to be repaired or replaced to restore their functional use.

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.

Further Review: If our inspection reveals evidence of hidden damage, conditions not familiar to the inspector, hidden from view or conditions not within the scope of our services, we may recommend further review by a specialist. Further inspections must be arranged by the interested parties at their own expense.

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

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

Maintenance: A system or component which, in the opinion of the inspector, would benefit from repair or maintenance at this time. We recommend that maintenance items be attended to in a timely manner to prevent further deterioration or consequential damage.

Minor repair: Minor repairs are those conditions that in the estimation of the inspector do not seriously affect health and safety and can be repaired for under $500.00.

Monitor: A condition, system or component that we could not assess which should at least be monitored for reason stated. We recommend further evaluation by an appropriately qualified person.

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.

Repair: These items do not seriously affect health and safety but should be repaired to restore a system or component to serviceable condition.

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.

Safety: A condition or item we feel may pose a significant health or safety risk that can be reduced or eliminated. We recommend correcting or upgrading in a timely manner to prevent consequential damage or personal injury.

Safety Upgrade: These items will enhance the property and provide and increased margin of safety.

Satisfactory: An item that is providing generally adequate service within the limits of its age; and any defects, deficiencies or potential problems noted during the inspection.

Serviceable: An inspected system or component that appeared useful and reasonably maintained.

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.

Upgrade: These items will enhance and modernize the property. The existing configuration was most likely acceptable at the time of installation.