

Property Inspection Report

Prepared exclusively for:

Clients name here



Property Address here

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INTRODUCTION

This is the full inspection report. Please read the entire report carefully. Statements or opinions expressed by the inspector prior to issuance of this report should not be relied upon if in conflict with this report.

Our inspection was general in scope and an earnest effort was made on behalf of our Client to discover reportable conditions. The opinions and recommendations herein are based on the inspector's general knowledge, experience and judgment and are given without bias. Obtaining expert evaluation of reported conditions may reveal additional reportable conditions. We recommend obtaining further evaluation and cost estimates for all reported conditions in a timely manner.

TERMS USED IN THIS REPORT

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

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.

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.

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.

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 not installed properly. We recommend correction as needed by an appropriately qualified person in a timely manner to prevent consequential damage or personal injury.

DEFERRED: An area, system or component that was not inspected for the reason stated; or a specific condition which we did not evaluate. We recommend further evaluation by an appropriately qualified person.

GENERAL INFORMATION

Our inspection was a general survey and operation of the readily accessible systems and components as per the Standards of Practice of the California Real Estate Inspection Association and subject to the terms and conditions of our signed agreement.

NOTICE TO THIRD PARTIES: This inspection report is for the sole benefit and reliance of our Client, , and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client. It is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and are attached hereto and incorporated by reference herein. Inspector assumes no liability for third party interpretation or use of the report. THIS REPORT IS SUBJECT TO REVISION AND MAY NOT BE THE FINAL ISSUE. THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.

SITE

1.1 Topography

Bank or ascending slope at rear.

INSPECTED STRUCTURES AND AMENITIES

1.2 Description

Single family house, and attached, garage.

Includes the above ground and above water portions of the swimming pool and spa and the recirculation and heating equipment.

1.3 Inspected by

James T. Kubeck

Master CREIA Inspector, ASHI Certified Inspector

Licensed General Building & Engineering Contractor 606950

ADDITIONAL INFORMATION

1.4 Date and time of inspection

Wednesday, 6/29/11 @ 9:30am.

1.5 Orientation

The front door is considered to be facing south for reporting purposes.

1.6 Lead and asbestos

DEFERRED: Lead, asbestos and other environmental condition are beyond the scope of a professional home inspection and are specifically excluded.

SAFETY: Asbestos was widely used in building materials prior to 1977, with limited use thereafter.

Your real estate agent may be able to provide you with the pamphlet "Asbestos In The Home."

SAFETY: Paint manufactured prior to 1978 commonly contained lead. Your real estate agent may be able to provide you with the pamphlet "Protect Your Family From Lead In Your Home."

1.7 Mold and fungus

DEFERRED: Mold, mildew, fungus and other microbial organisms may occur in areas that have the potential for, or show evidence of leakage, moisture intrusion or inadequate ventilation. The detection or identification of microbial organisms is beyond our expertise and is not within the scope of a professional home inspection. Some microbial organisms can be a health hazard or can severely damage structural wooden components. To determine if harmful organism are present we recommend further evaluation by a qualified mold inspector and a licensed structural pest control operator.

1.8 Building permits

DEFERRED: With some exceptions a building permit is required when a structure is built, enlarged, altered, repaired, improved, removed, or converted. This includes, but is not limited to, adding, moving, modifying or replacing: light fixtures, electrical service, wiring or receptacles, dishwashers, water heaters, roof coverings, windows, security bars, furnaces, air conditioners, garage door openers, plumbing fixtures or pipes, built-in appliances, swimming pools, spas, fireplaces, patio covers, attached or detached decks, etc. The older a property the more likely work or repairs requiring appropriate permits has been performed. We do not differentiate between original construction and improvements or repairs.

We suggest asking the current owner for any knowledge of work done requiring building permits, and that permits were issued and final approval was granted. You can obtain and review zoning regulations, local ordinances and permit records for this property at the local Building and Safety Department.

When inquiring for permit records you should not discuss specific work done to this property as you could be liable to the seller. If work does not comply with current local codes and ordinances the city may require removal or correction. If non-permitted work is in compliance with current codes and ordinances obtaining a permit might be possible. To determine if non-permitted conditions are present you can obtain further evaluation by a qualified code specialist. A code specialist may advise regarding non-permitted work and local codes.

SAFETY: We recommend that the address numbers be prominently displayed near the front door for emergency service needs. Check with your local Fire Department or Building Department for specific requirements.

1.9 Photographs

NOTE: Photographs included in this report are for illustration only and all conditions are not photographed. They are not meant to emphasize or diminish the significance of a reported condition or imply a photographed condition is more or less significant than a condition which was not photographed.

GROUNDS

Our inspection of the grounds is limited to the area immediately adjacent to an inspected structure. We look at surface drainage and other conditions which may affect the structure or its safe use. Walks and driveways not immediately adjacent to the structure, fences, gates, detached decks and structures, hardscaping, landscaping, grounds lighting or electrical, and irrigation sprinkler systems are not inspected unless otherwise agreed in writing. Some amount cracking in paving and masonry is common. Cracks to 1/4 inch in width or displacement are within the generally acceptable range. We do not render opinions regarding soil quality or stability, nor do we determine property line boundaries.

SURFACE GRADE AT THE STRUCTURES

2.1 Surface grade at the structure(s) SERVICEABLE.

ADJOINING HARDSCAPE

2.2 Pavement

Concrete,

MAINTENANCE: Cracks viewed. Some cracking in paving and masonry is common. Cracks to 1/4 inch in width or displacement are within the generally acceptable range. There are many reasons for paving to crack ranging from improper mixture, thickness or curing, to movement due to settlement, unstable or expansive soil, defective drainage, tree roots, seismic activity or other reasons. Cracks can be a symptom of a present condition or the results of a past condition. We suggest repairing cracks to prevent water intrusion, which can contribute to further deterioration, and correct any drainage conditions that will allow water to accumulate near paving.

DEFERRED: To determine the cause of cracks viewed we recommend further evaluation by a qualified geotechnical engineer and a qualified arborist if trees are present.

DEFERRED: Underground drainage system with area drains noted. Due to concealment these systems are beyond the scope of a professional home inspection and are not evaluated. We suggest asking the current owner to disclose any problems, past or present with site drainage. A video scope inspection by others is available and recommended. Annual inspection and maintenance of underground drainage systems should be done prior to each rainy season and as needed for optimal performance.



2.3 Planters

MAINTENANCE: Some loose/broken/missing blocks or caps.



2.4 Retaining walls

DEFERRED: Retaining walls are beyond the scope of a professional home inspection and are not fully evaluated. The primary purpose of retaining walls is to provide lateral support for soil and rock. We are not qualified to evaluate or comment on the structural soundness, or on the presence, absence of, or effectiveness of drainage or damp-proofing of these walls. Any concerns about retaining walls should be addressed to a geotechnical engineer.



2.5 Inspector's comments

DEFERRED: Fire pits are beyond the scope of a professional home inspection and are not inspected.



LANDSCAPE IRRIGATION

2.6 Landscape sprinklers

DEFERRED: Landscape sprinklers and irrigation systems are beyond the scope of a professional home inspection and were not inspected. We suggest that you ask the seller if the sprinklers are working properly prior to the removal of any inspection contingency and to demonstrate sprinkler operation prior to the close of this transaction. Sprinklers should be maintained so as not to hit the structures to prevent moisture damage.

GATES AND FENCES

2.7 Gates and fences

MAINTENANCE: Damage to wood fence on east side of house.

DEFERRED: Insect damage viewed.



EXTERIOR

Our inspection of the exterior components includes the general condition of the wall cladding, windows, doors, flashing, trim, eaves and any attached decks, porches, patio covers, balconies, columns, stairs, guardrails and handrails. We also look for evidence of moisture intrusion, poor ventilation, inadequate separation between wood and soil and other reportable conditions.

EXTERIOR SURFACE / TRIM / EAVES

3.1 Wall cladding

DEFECTIVE: Unsealed penetration(s) viewed. Plumbing, electrical and other penetrations through the stucco should be properly flashed and sealed to prevent moisture intrusion.

MAINTENANCE: Deterioration noted to the stucco at grade; no stucco weep screed installed. In older homes the stucco was continued to or below the finish grade level. This condition can allow moisture and corrosive minerals to be "wicked-up" by the stucco, which can cause deterioration of the stucco near the ground.



3.2 Eaves and trim

DEFERRED: Wood rot viewed, at the eaves indicates a history of roof leakage.



3.3 Windows, exterior observations

DEFERRED: Apparently newer window at one or more locations. Concealed components and portions are deferred.

3.4 Receptacle outlets

DEFECTIVE: 3-prong grounded type receptacle(s) sampled was not properly grounded. This condition may affect the operation of certain electronics such as computers and is a potential shock hazard. We recommend having all improperly grounded receptacles corrected by a licensed electrician.

3.5 Ground Fault Circuit Interrupters (GFCI)

SAFETY: GFCI protection was not present at all recommended locations. We recommend installing and maintaining GFCI protection at all exterior receptacles.

SAFETY: These devices should be tested monthly.

FIREPLACE

Our inspection of the fireplace is limited to the readily visible portions. The inner reaches of a chimney flue are not visually accessible and our view from the top or bottom is not adequate to discover possible deficiencies or damage. We recommend a National Fire Protection Association (NFPA) 211 Standard, Level II inspection by a qualified fireplace professional prior to the close of this transaction. A fireplace professional can clean the interior if necessary and use specialized tools, testing procedures, mirrors and video cameras as needed to thoroughly evaluate the fireplace system. For safe and efficient operation we recommend annual inspections by a qualified fireplace professional. We also recommend discontinuing use of the fireplace after a moderately strong or damaging earthquake until it has been inspected for damage.

CHIMNEY

4.1 Exterior observations

Type: Masonry

SAFETY: No spark arrester or improper spark arrester. Solid fuel burning fireplaces are generally required to have an approved spark arrester installed with a net free area at least four times the area of the chimney outlet to contain burning embers.

MAINTENANCE: No rain cap. Rain caps are not required on masonry chimneys; however, they protect the chimney and firebox from deterioration and we recommend installing them on all chimneys.



FIREPLACE

4.2 Location

Living room.

4.3 Masonry fireplace

DEFECTIVE: No fire screen. We recommend installing a fire screen or approved doors on the fireplace to contain hot embers and prevent items from coming into contact with the fire.

MAINTENANCE: Damper is frozen or otherwise inoperable. We recommend repairing or replacing the damper or installing glass doors to reduce loss of conditioned air through the chimney.

DEFECTIVE: Cracks or gaps viewed in the firebox. Breaches in the firebox can allow heated gases to escape into the wall cavity and is a potential fire hazard.

DEFERRED: Two flues going out only one firebox.

We recommend further evaluation by a qualified fireplace contractor and correction as needed.



PARKING STRUCTURE

Our inspection of the garage or carport interior includes the walls, ceiling, framing members, floor, lights, electrical outlets, window, vehicle doors and pedestrian doors.

DOORS

5.1 Vehicle door

SERVICEABLE. Type: Sectional

5.2 Automatic operator

SERVICEABLE.

5.3 Exterior door(s)

SERVICEABLE.

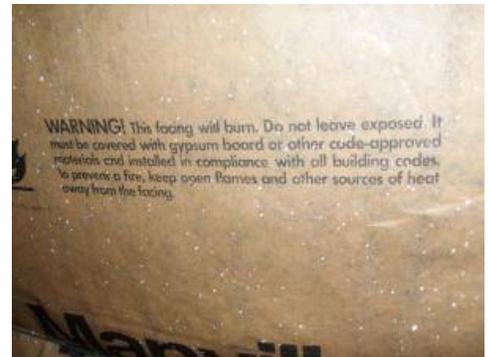
5.4 Fire door to interior

DEFECTIVE: Panel door. This type door may not be fire rated to retard the spread of flames into the living space. We did not see a fire rating label and recommend installing a properly rated fire door prior to occupancy.

INTERIOR

5.5 Walls and ceiling

SAFETY: Exposed paper on insulation at ceiling this a fire hazard.



5.6 Fire separation

DEFECTIVE: Excessive annular space around pipe at one or more penetrations. Space around firewall penetrations should be tight to prevent the spread of fire.

DEFECTIVE: Improper or no fire door provided to the attic. Fire separation is designed to slow the spread of fire originating in the garage. We recommend a self closing, self latching fire door be installed as per current standards at the attic access opening.



5.7 Ventilation

DEFECTIVE: Screens were blocked, damaged or missing. We recommend maintaining screens in good repair for proper ventilation of possible combustible vapors and to prevent animal or rodent entry.

5.8 Floor

MAINTENANCE: Cracks viewed in the paving to approximately 1/2 inch indicating settlement or lifting at a number of locations. We suggest repairing cracks to prevent water intrusion which can contribute to further deterioration and correct any drainage conditions that will allow water to accumulate near paving. We recommend further evaluation by a licensed concrete contractor and correction as needed.



5.9 Garage wiring observations

SERVICEABLE.

5.10 Lights and switches

SERVICEABLE.

5.11 Receptacle outlets

SERVICEABLE.

5.12 Ground Fault Circuit Interrupters (GFCI)

SERVICEABLE. Responded to test button operation.

SAFETY: These devices should be tested monthly.

ROOF COMPONENTS

Our inspection of the roof components include the ventilation, surface covering, flashing, drains, rain gutters, insulation and a representative sampling of framing components. We look for evidence of improper installation, damage, leakage and excessive wear, but we make no representation that the roof is free of leaks. We suggest asking the current owner if a transferable roof warranty is in effect and obtaining that document at the close of the transaction. We recommend getting a roof certification for insurance against leakage. Tenting a structure for fumigation may damage the roof. If the structure is to be tented, we recommend a follow-up inspection of the roof covering after tenting has been removed and before the close of this transaction. Further evaluation of the roof, or needed repairs if recommended, should be put off until after the tent has been removed.

ROOF FRAMING / ATTIC

6.1 Attic space
SERVICEABLE.

6.2 Insulation
Type: Batts. Approximate thickness: 2-3 inches.
Minimal insulation. We recommend installing additional insulation for improved energy efficiency.
DEFECTIVE: Insulation is installed with the moisture barrier facing the wrong direction. Insulation should be installed with the moisture barrier facing the heated side (interior) to prevent condensation moisture from becoming trapped. We recommend further evaluation and correction as needed at this time by a licensed insulation contractor and pest control operator as trapped moisture can create an ideal environment for wood destroying insects and harmful microorganisms.



6.3 Ventilation
SERVICEABLE.

6.4 Roof framing
Conventional framing, solid sheathing
DEFERRED: Water stains viewed. We can't tell the age of stains from appearance; however, we suspect possible current leakage. Also see roof covering notes below for additional information.



6.5 Attic wiring observations
SERVICEABLE.

ROOF COVERING

6.6 Method of inspection

We were able to walk on the roof for our inspection.

6.7 Sloped surfaces

Composition shingles

DEFERRED: Aging/weathering/deterioration viewed at the ridge shingles. We recommend correction as needed at this time to prevent leakage.

DEFERRED: Repairs/patching observed may indicate a history of leakage. We suggest asking the current owner to disclose any repairs or leaks, past or present.

MAINTENANCE: Vegetation near or touching the roof surface. We recommend maintaining vegetation growth near the roof as needed to prevent damage to the roofing materials.

DEFERRED: Vegetation or other debris on roof. We could not view the roof covering in this area and recommend removing debris and further evaluation by a licensed roofing contractor prior to the close of this transaction.

DEFECTIVE: Post supporting weather head is not sealed properly at roof.



6.8 Exposed flashings

MAINTENANCE: Mastic is cracked/deteriorated at the pipe penetrations. We recommend corrections as needed at this time to prevent leakage.

DEFECTIVE: Storm collar is missing. Gas flues should have a storm collar in lieu of roofers' mastic to guard against water intrusion.

DEFECTIVE: Pipe penetration flashings were not replaced/reset when the roof was re-roofed. This type of installation is prone to leaking and should be corrected or at least monitored for application of mastic as needed to maintain a weather-tight seal. The recommended installation method is to reset/replace the flashings with the upper portion of the flashing beneath the shingles and the lower portion on top of the shingles.

DEFECTIVE: Flashings at the chimney are improperly installed, missing or not visible. These connections are prone to leakage if not properly flashed.

DEFECTIVE: Cricket flashing is not installed at the chimney. A "cricket" flashing should be installed at

chimneys over 30" wide to promote positive runoff. These connections are prone to leakage if not properly flashed.



6.9 Roof or deck drains / Rain gutters

MAINTENANCE: Debris noted in the gutters. We recommend cleaning the gutters now and prior to each rainy season and periodically as needed. We suggest installing debris netting to prevent blockage.

DEFERRED: Downspout(s) discharge into an underground drainage system. Due to concealment these systems are beyond the scope of a professional home inspection and are not evaluated. We suggest asking the current owner to disclose any problems, past or present with site drainage. A video scope inspection by others is available and recommended. Annual inspection and maintenance of underground drainage systems should be done prior to each rainy season for optimal performance.



FOUNDATION / FLOOR FRAMING / BASEMENT

Our inspection of the foundation and under-floor support system includes those components which are above ground and readily accessible. We report the presence or absence of foundation anchor bolting, but we do not evaluate adequacy of any bolting, seismic anchoring, bracing or reinforcing systems. We look for signs of inadequate ventilation, moisture infiltration, settlement, movement and other reportable conditions. A small number of vertical hairline cracks are common in foundations and unless accompanied by significant displacement may not be reported.

SUB-AREA

7.1 Ventilation

SERVICEABLE.

7.2 Observations

SERVICEABLE.

7.3 Sub-area wiring observations

SERVICEABLE.

FOUNDATION

7.4 Perimeter foundation

DEFERRED: Tree(s) planted close to the building may cause damage to the foundation. We recommend removal or further evaluation by a qualified licensed landscaper or arborist for additional information.

DEFECTIVE: Leaning foundation wall on east side of house. We recommend further evaluation by a qualified registered geotechnical engineer.



UNDERFLOOR SUPPORT SYSTEM

7.5 Floor framing

Conventional framing.

DEFERRED: Floors feel to be sloping, undulated or out of level. This is usually caused by settlement or heaving of the foundation, deflection of the framing members, or a combination of both. This condition is common in older structures, especially where expansive soils are present.

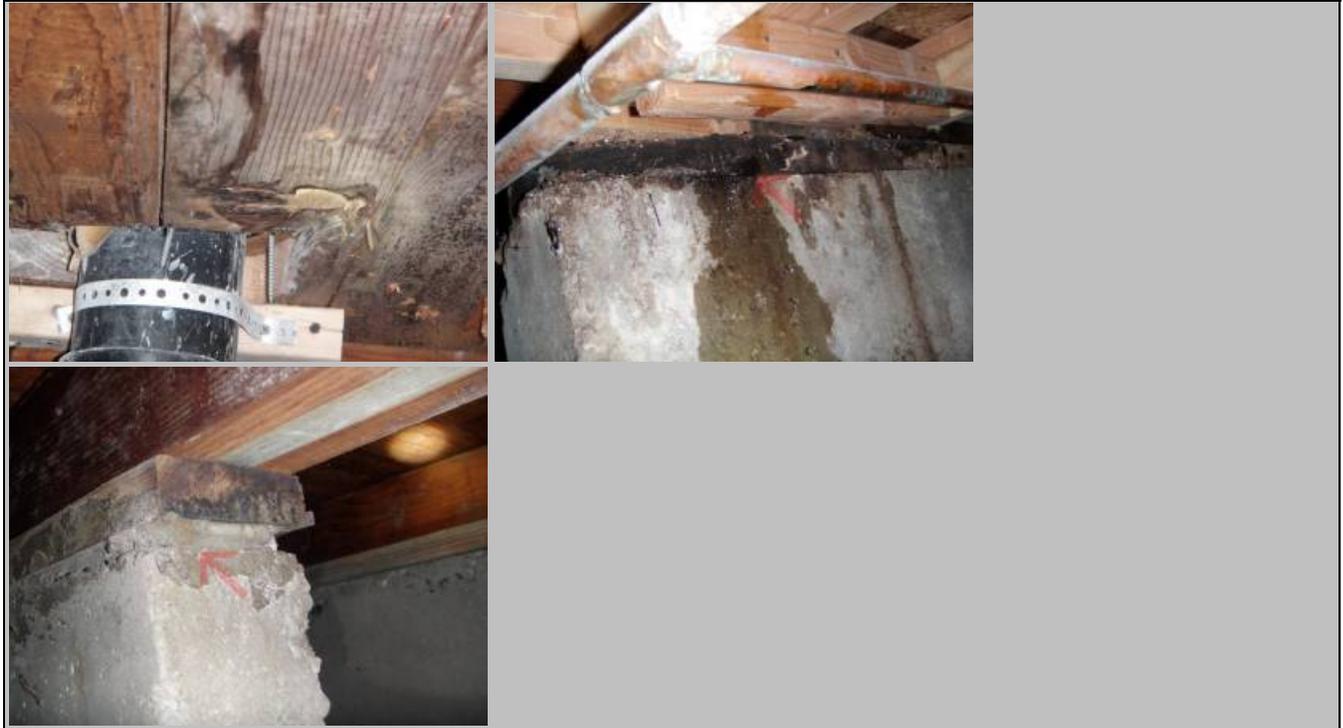
DEFERRED: Water stains noted below the shower may indicate past or current leakage of the shower pan. We recommend water testing the shower pan to determine if active leakage is present; this is commonly done by the pest control company.

DEFECTIVE: Active plumbing leak and wet framing members viewed.

DEFERRED: Shims viewed at a number of locations could indicate settlement. We can't tell the age of the shims viewed or if they were part of the original construction or were added later to re-level the structure.

DEFERRED: Repairs viewed. We do not evaluate the completeness or the effectiveness of the observed repairs. We suggest that you ask the seller for any knowledge of repairs or other pertinent information.

We recommend further evaluation by a qualified registered geotechnical engineer.



7.6 Anchor bolting

The structure is anchored to the foundation, at the main structure.

DEFERRED: We were unable to see/verify if anchor bolts were present in the main parking structure due to interior wall covering.

7.7 Insulation

None installed.

7.8 Interior foundation

Type: Concrete bearing wall foundation with piers and posts for intermediate floor support.

DEFERRED: Mortar and shims. We recommend further evaluation by a qualified registered geotechnical engineer.



ELECTRICAL SERVICE & PANELBOARDS

Our inspection includes the service equipment, aerial service drop, connections to the grounding system, distribution panels and overcurrent protection. Information regarding lights, outlets and wiring is reported throughout this report. Due to the complexity of the electrical system and possibly severe consequences of improper handling or workmanship, we advise using a qualified licensed electrical contractor for all repairs, upgrades or modifications to the electrical system.

ELECTRICAL SERVICE

8.1 Location

Rear, of the house

8.2 Type of service

Overhead service, 120/240 Volts

8.3 Service conductors

SERVICEABLE.

8.4 Service equipment ground

DEFERRED: We did not find the service ground connection at the water supply pipe or elsewhere.

The electrical service should be properly grounded to protect against lightening and stray current. This is commonly done at the water service entrance and/or other grounding electrode system. We recommend verification by a qualified licensed electrical contractor.

8.5 Service disconnect

100 Amp. main breaker

8.6 Branch circuit protection

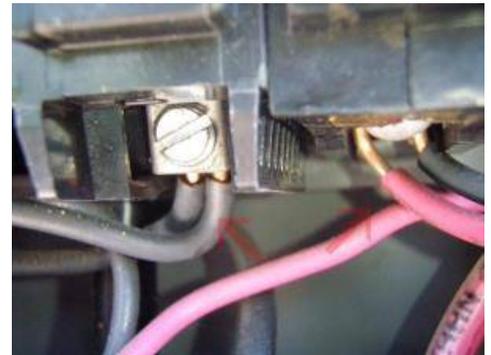
Circuit breakers

8.7 Panel, exterior

DEFERRED: The individual circuits at the panel were labeled for area or item served. We do not verify if labeling is correct; we suggest that you verify circuit labeling prior to occupancy for safety reasons.

8.8 Panel, interior

DEFECTIVE: Multiple wires are connected to a circuit breaker lug designed for a single wire only. This condition can compromise the electrical connection and lead to overheating of the wires which is a potential fire hazard.



8.9 Primary wiring

Copper wires in metal conduit.

PLUMBING SYSTEM

Our inspection of the plumbing system includes the readily accessible fixtures, piping and connections of gas, water, drain, waste and vent lines. We operate fixtures using normal user controls and observe their performance for functional flow and drainage. Shutoff valves are not operated as they are prone to leakage if they have not been turned regularly. We recommend asking the seller to demonstrate that all shutoff valves are in proper working order prior to the close of this transaction.

GAS FUEL SYSTEM

9.1 Gas shutoff location

West side, of the house

SAFETY: We recommend keeping a wrench attached to the meter to turn off the gas for emergency needs (available in most hardware stores).

SAFETY: We recommend installing a seismic shutoff valve on the gas meter for protection against fire loss in the event of a damaging earthquake.

9.2 Gas lines

DEFERRED: Gas system lines appear to have been modified and/or expanded. Sizing of the gas distribution lines is determined by the demand and overall length and is beyond the scope of our inspection.

WATER SUPPLY

9.3 Shutoff valve location

Front, of the house, not operated.

9.4 Main shutoff valve

MAINTENANCE: Handle was buried, broken or missing. We recommend maintaining the shutoff valve in proper working order and readily accessible for emergency needs.

9.5 Building supply line

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

9.6 Water lines

Type: Copper

Type: Galvanized steel

DEFECTIVE: Missing dielectric coupling at one or more locations. Where copper and galvanized pipes are connected together a dielectric coupling, or section of brass pipe must be used to control galvanic corrosion and premature leakage.



9.7 Hose faucets

DEFECTIVE: Backflow device is missing at one or more locations. We recommend installing a backflow device at all hose connections to protect the potable water supply from possible cross contamination.

9.8 Water pressure

101 pounds per square inch at the time of our inspection. Water pressure may fluctuate depending on time of day and other variables.

DEFECTIVE: Excessive water pressure. We recommend installing a pressure regulator to lower the water pressure below 80 p.s.i. to reduce stress on the plumbing components. Ideal water pressure is 50-60 p.s.i.



9.9 Functional flow

DEFERRED: Flow at the fixtures was serviceable at the time of our inspection; however, pressure appears to be higher than normal. We recommend installing a pressure regulator to reduce stress on the plumbing components if the water pressure is over 80 p.s.i. and further evaluation of the functional flow. Ideal water pressure is 50-60 p.s.i.

DRAIN, WASTE AND VENT SYSTEM

9.10 Primary type material

Cast iron and ABS (plastic)



9.11 Observations

DEFERRED: Due to the age of this building we recommend having a video scan to determine the interior condition of the sewer line (service available by others). Repairs can be expensive and this is the best non-intrusive way to determine the sewer line condition.

MAINTENANCE: Clean-outs are located in the sub-area, which is common for time of construction. In the event of a sewer blockage modifications to the sewer line may be necessary adding to the cost of sewer line cleaning.

9.12 Functional drainage

SERVICEABLE: All fixtures drained adequately at the time of our inspection with limited use.

WATER HEATER

Our inspection and operation of the water heater includes water and energy source connections, ventilation system, clearance to combustibles, damage, excessive wear, seismic bracing and the presence of a safety valve. Time to obtain hot water at a fixture or whether the water heater is of adequate size is not determined.

WATER HEATER

10.1 Located

Garage

10.2 Year of manufacture

2006

10.3 Capacity

65 gallons

10.4 Fuel

Natural gas

10.5 Seismic bracing

SAFETY: May not be adequately braced, anchored or strapped to resist toppling or horizontal displacement due to earthquake motion. Minimum requirement for water heaters is two approved straps properly located and anchored with minimum of 2-1/4" X 3" lag bolts per strap into the studs (or the structural equivalent where stud attachment is not an option). The Division of the State Architect recommends larger water heaters have a minimum of one strap per each 25 gallons of capacity. However, some strap kits are approved with just two straps on larger water heaters. Determining manufacturers' specifications is beyond the scope of a professional real estate inspection.

10.6 Safety relief valve

DEFECTIVE: Improper termination of discharge line. The end of the discharge line should terminate at the exterior of the building or other approved location.

DEFECTIVE: Improper discharge line termination. This line should terminate 6~24-inches from the ground to prevent injury in the event of steam discharge.



10.7 Vent system

DEFECTIVE: Sections of the connector pipe are not screwed together or the draft hood is not properly secured. Each joint of the vent connector pipe should be secured with three screws and the draft hood securely attached to the tank to prevent accidental displacement.



10.8 Water connections

SAFETY: Water and gas pipe bonding not viewed. We recommend bonding the water and gas lines together at the water heater to eliminate the potential for electric shock. This can be done with a few dollars worth of parts and a few minutes of labor by a licensed electrician.

10.9 Combustion air

SERVICEABLE.

10.10 Burner compartment

SERVICEABLE.

10.11 Additional observations

MAINTENANCE: We recommend installing a properly sized catch pan with a drain that terminates at the exterior of the building to prevent damage to structure or personal belongings in the event the water heater leaks.

HEATING & COOLING SYSTEMS

Our inspection of the heating and central air conditioning equipment and components includes gas and electrical connections, gas venting, excessive wear or age, and the visible portions of the air distribution ducts. The equipment is operated using normal user controls and as conditions allow. Heat exchangers are mostly not visible and are not inspected. Adequacy, efficiency or the even distribution of conditioned air throughout a building is not evaluated. We recommend that you operate the furnace and air conditioning prior to the close of this transaction and check the adequacy of the heating and cooling distribution system for your needs.

CENTRAL AIR CONDITIONING

11.1 Location

Attic

11.2 Type

Central air: Split system.

11.3 Fuel

Natural gas heat/ Electric cooling

11.4 Rating

BTU/H = 100,000.

11.5 Clearance

DEFECTIVE: Insufficient clearance to combustibles.



11.6 Burner

SERVICEABLE.

11.7 Controls/Thermostat

SERVICEABLE. Heater responded to thermostat control.

11.8 Vent system

SERVICEABLE.

11.9 Combustion air

SERVICEABLE.

11.10 Blower motor

SERVICEABLE.

11.11 Filter

SERVICEABLE.

11.12 Return Air
SERVICEABLE.

11.13 Plenum
SERVICEABLE.

11.14 Distribution ducts
SERVICEABLE.

11.15 Condensate drainage

MONITOR: Secondary drain located at gable vent, If water is observed discharging from this pipe you should call a refrigeration contractor to further evaluate, it may indicate a clogged primary line or other condition needing immediate attention.

MAINTENANCE: We recommend installing a catch pan with a separate drain line to the exterior under the cooling coils on units located in attics to catch the overflow condensate in the event the primary pan overflows or leaks.



11.16 Condenser location
Rear, of the house

11.17 Cooling system type
Refrigerated air

11.18 Electrical disconnect
Located at the condenser

11.19 Refrigerant lines
SERVICEABLE

11.20 Condenser condition
SERVICEABLE.

11.21 Cooling system operation
SERVICEABLE. Cool air was felt at the register outlets.

11.22 Inspector's comments

MAINTENANCE: Nearly all heating/cooling equipment manufacturers recommend annual inspection and servicing of their equipment by a factory qualified technician. Such service requires some disassembly and may use specialized equipment resulting in a more thorough evaluation.

If the equipment has not been serviced within the past 12 months we recommend doing so prior to the close of this transaction.

INTERIOR

Our inspection of the readily accessible interior components includes wall and ceiling surfaces, stairways, handrails and guardrails. We inspect a sampling of receptacle outlets and report the absence of required smoke alarms. We inspect and operate a sampling of windows, doors, and lights. We do not operate smoke alarms or evaluate floor coverings, curtains, drapes, blinds, shutters or any type of window treatment or alarm systems, intercoms, telephone wiring, cable, satellite or low voltage systems. Cosmetic conditions including soil, stains, small cracks, and normal wear and tear may not be reported. Furniture, wall hangings, area rugs and other personal items may conceal or mask reportable conditions. We recommend that you look at the condition of the floor coverings, walls including the inside of all closets and cabinets, and check all doors and windows for security and operation and test all smoke alarms after personal items have been removed prior to the close of this transaction. Sensitivity to odors is not uniform and we recommend that you determine for yourself if objectionable odors are present, particularly if pets were kept.

OBSERVATIONS

12.1 Main entry door

SERVICEABLE.

12.2 Exterior door(s)

MAINTENANCE: Weather-stripping is in disrepair. We recommend maintaining weather-stripping on exterior doors to guard against air infiltration and water intrusion.

MONITOR: Outward swinging doors are susceptible to moisture intrusion damage. These doors should be monitored during periods of rain. All six sides of the door should be painted to prevent warping and weather-stripping and caulking should be maintained in watertight condition.

SAFETY: Door(s) swing outward. We recommend installing locking hinge pins as needed on all swing-out exterior doors for security reasons.

12.3 Sliding glass door(s)

SAFETY: Does not appear to be safety glass; no label viewed. Safety glass should be labeled, which is usually located at a corner. We recommend that all glass which is subject to human impact be safety glass or safety film.

DEFERRED: No screen door was present.

12.4 Interior doors

SERVICEABLE.

12.5 Windows

MAINTENANCE: Window was difficult to open or did not slide easily.

NOTE: Windows may need adjusting or rollers may need to be replaced, if available.

12.6 Smoke alarm

DEFECTIVE: Missing. A smoke alarm is required in rooms leading to sleeping room.

SAFETY: Smoke alarms were not installed in one or more bedrooms. We recommend installing properly a located smoke alarm in every room used for sleeping.

DEFERRED: We only note the presence of smoke alarms; we do not test them. We recommend installing approved smoke alarms as per the manufacturer's specifications and local ordinance and testing all smoke alarms at your walk-through prior to the closing of this transaction.

SAFETY: Older smoke alarms are estimated to have a 30% probability of failure within the first 10 years. Newer smoke alarms do better, but should be replaced after 10 years. Unless you know that the smoke alarms are new, replacing them when moving into a new residence is recommended by the National Fire Protection Association.

12.7 Lights and switches

DEFERRED: Some lights or switches sampled were not working or we did not determine what some switches control. We recommend asking the seller to replace any bad light bulbs so you can verify that all switches and lights are working prior to the close of this transaction.

12.8 Receptacle outlets

SAFETY: Two-pronged receptacles viewed. Some plug-in devices, such as lamps and televisions, etc., may not require a grounded receptacle. However, we recommend upgrading to properly grounded three-pronged receptacles when appliances or equipment that are supplied with a three-prong grounded plug is utilized.

DEFECTIVE: Arch-fault circuit interrupter (AFCI) is not present at a number of bedroom outlets. AFCI protection is designed to detect most arcing on a circuit that could result in a fire and are required on bedroom circuits in new residential construction and some remodeling.

12.9 Closets

MAINTENANCE: Bypass doors do not glide easily, need adjustment/repair.

12.10 Cabinets

SERVICEABLE.

12.11 Walls/ceiling

SERVICEABLE.

12.12 Floor

SERVICEABLE.

Tile

Vinyl or linoleum

Wood floors

DEFERRED: Moisture damage to wood floor.



ADDITIONAL INFORMATION

12.13 Escape and rescue

SAFETY: We suggest making sure that your family is prepared to quickly evacuate in the event of an emergency by making an escape plan and rehearsing it occasionally. Make sure that escape or rescue is possible from a window in each sleeping room that can be opened from the inside without a separate tool. The sill should not be higher than 44" from the floor and the window should have a 5.7 sq. ft. minimum opening no less than 20" wide and 24" high and exit to an unimpeded path to a public way. Arrange to meet in a safe place away from the building after exiting.

12.14 Carbon monoxide alarm

SAFETY: Carbon monoxide (CO) is an odorless, tasteless, colorless and poisonous gas. Fuel burning appliances and fireplaces vented to the outside atmosphere must draft properly. Defects can occur in water heaters, furnaces, gas ranges, ovens, clothes dryers and other gas appliances resulting in the build-up of CO in the interior of the home. We recommend installing a carbon monoxide alarm per manufacturers instructions. For additional information go to

<http://www.epa.gov/iaq/co.html#About%20Carbon%20Monoxide%20Detectors>

LAUNDRY

Our inspection of the laundry facilities includes the readily accessible plumbing fixtures, cabinets and countertop surfaces. Laundry machines and built-in appliances are not operated or inspected. Washing machine drain is not tested. We recommend that you look inside of cabinets after stored items have been removed and before the close of this transaction.

LAUNDRY STATION

13.1 Location

Garage

13.2 Utilities Present

120 volt receptacle.

Natural gas.

Two water valves observed (hot and cold we assume; however, valves were not operated).

Dryer vent

13.3 Observations

SAFETY: We recommend using new, high quality water hoses that are reinforced to prevent rupture to reduce the risk of leakage.

DEFECTIVE: Improper dryer vent materials through water heater platform. Dryer vent ducts in concealed spaces should be minimum 26 ga. with a smooth interior surface.

13.4 Receptacle outlets

SERVICEABLE.

13.5 Sink and faucet

SERVICEABLE.

KITCHEN

Our inspection of the kitchen includes the readily accessible plumbing fixtures, cabinets and countertop surfaces. Cooking appliances identified in the report are operated for basic function using normal user controls. Advance features such as thermostats, timers, sensors, calibration and controls are not evaluated. Small built-in or attached appliances, instant hot water dispensers, water filtration or conditioning systems are not inspected. We recommend that you look inside of cabinets after stored items have been removed and before the close of this transaction.

KITCHEN

14.1 Lights and switches

SERVICEABLE.

14.2 Sink and faucet

SERVICEABLE.

14.3 Garbage disposal

SERVICEABLE.

14.4 Dishwasher

SERVICEABLE. Dishwasher was filled and drained. Operation of the timer is not tested.

14.5 Range vent

SERVICEABLE.

14.6 Built-in cooking appliance

SERVICEABLE. All burners and/or heating elements responded to user controls. Gas cooktop.

14.7 Built-in microwave

SERVICEABLE.

14.8 Built-in ovens

SERVICEABLE.

Type: Electric

14.9 Receptacle outlets

SERVICEABLE.

14.10 Ground Fault Circuit Interrupters (GFCI)

SERVICEABLE. Responded to test button operation.

SAFETY: These devices should be tested monthly.

14.11 Counter tops

SERVICEABLE. Marble, granite or other hard surface.

14.12 Cabinets

SERVICEABLE.

14.13 Windows

SERVICEABLE.

14.14 Floor

SERVICEABLE.

Vinyl or linoleum

BATHROOMS

Our inspection and operation of the components of the bathroom include the plumbing fixtures, cabinets, countertop surfaces, ventilation, heaters, and lights. We do not operate or inspect saunas, steam-shower equipment, or other ancillary appliances. We recommend that you look inside of cabinets after stored items have been removed and before the close of this transaction.

BATHROOM 1

15.1 Location

Hallway to bedrooms

15.2 Ventilation

SERVICEABLE. Window and fan

15.3 Lights and switches

SERVICEABLE.

15.4 Heat

SERVICEABLE. Forced air outlet.

15.5 Sink and faucet

SERVICEABLE.

15.6 Cabinets

SERVICEABLE.

15.7 Ground Fault Circuit Interrupters (GFCI)

SERVICEABLE. Responded to test button operation.

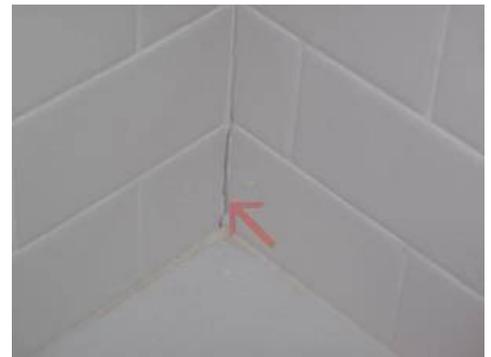
SAFETY: These devices should be tested monthly.

15.8 Toilet

SERVICEABLE. 1.6 gallon water saver label viewed.

15.9 Bathtub

DEFERRED: Cracks in corners of tile, may indicate settlement.



15.10 Bathtub/shower enclosure

No enclosure present.

15.11 Floor

DEFERRED: Floor is sloping towards the east.

15.12 Exterior door(s)

MAINTENANCE: Weather-stripping is in disrepair. We recommend maintaining weather-stripping on exterior doors to guard against air infiltration and water intrusion.

MONITOR: Outward swinging doors are susceptible to moisture intrusion damage. These doors should be monitored during periods of rain. All six sides of the door should be painted to prevent warping and weather-stripping and caulking should be maintained in watertight condition.

SAFETY: Door(s) swing outward. We recommend installing locking hinge pins as needed on all swing-out exterior doors for security reasons.

BATHROOM 2

15.13 Location

Master bedroom

15.14 Ventilation

SERVICEABLE. Window and fan

15.15 Lights and switches

SERVICEABLE.

15.16 Heat

SERVICEABLE. Forced air outlet.

15.17 Sink and faucet

SERVICEABLE.

15.18 Counter tops

SERVICEABLE. Marble, granite or other hard surface.

15.19 Cabinets

SERVICEABLE.

15.20 Ground Fault Circuit Interrupters (GFCI)

SERVICEABLE. Responded to test button operation.

SAFETY: These devices should be tested monthly.

15.21 Toilet

SERVICEABLE. 1.6 gallon water saver label viewed.

15.22 Stall shower

SERVICEABLE.

15.23 Shower door/enclosure

SERVICEABLE. Safety glass label present

15.24 Floor

SERVICEABLE.

Tile

POOL / SPA

Our inspection of the pool and spa includes the readily accessible circulation, filtration and heating equipment and components, and the above-water portion of the pool and spa bodies. The equipment is operated using normal user controls, but we do not evaluate the efficiency of pumps, heaters, filters and other equipment or determine if the pool or spa is free of leakage. Electrical components and equipment bonding connections are visually inspected; however, life/safety defects can exist that are not visually evident. We recommend further evaluation and testing by a licensed electrician to ensure that the pool/spa electrical system is performing safely. We do not evaluate thermostats, electric heating elements, water chemistry or conditioning devices, low voltage systems, computer or remote controls, timers, sweeps or cleaners, pool or spa covers and related components. We recommend asking the seller to demonstrate all pool and spa equipment and accessories before the close of this transaction.

POOL/SPA OVERVIEW

16.1 Safety barriers

SAFETY: Door exits to the pool/spa. We recommend installing an additional approved barrier, device or alarm at all doors leading to the pool/spa for enhanced child safety.

DEFECTIVE: Inadequate swimming pool/spa safety barriers. Minimum requirements are an approved fence or barrier at least 4 feet high with no footholds or handholds surrounding the entire pool/spa. Pedestrian gates should swing away from the pool/spa area, be self closing and latching with the latches located out of reach of small children. Where wall of the dwelling serves as a barrier and contains door openings which provide direct access to the pool/spa we recommend installing additional approved barriers, devices or alarms at those exits for enhanced child safety. We strongly recommend checking with the local building department for specific requirements for pool/spa barriers and corrections as needed prior to occupancy.

SAFETY: Consumer's Product Safety Commission (CPSC) offers free publications to help prevent child drowning such as: "Safety Barrier Guidelines for Pools," "How to Plan for the Unexpected" and "Guidelines for Entrapment Hazards: Making Pools and Spas Safer." Consumers can obtain copies of these publications by sending their names and addresses to "Pool Safety," CPSC, Washington, DC 20207. These publications can also be obtained by calling the CPSC Hotline at (800) 638-2772 or you can download them by accessing CPSC's web site at www.cpsc.gov.

16.2 Water appearance

Clear

16.3 Pool/spa type

In-ground swimming pool and spa

SAFETY: Pool slide present, we recommend removing for safety reasons.



16.4 Body materials

Plaster/Gunite

16.5 Coping

SERVICEABLE.

16.6 Pavement

Concrete,

MAINTENANCE: Cracks viewed. Some cracking in paving and masonry is common. Cracks to 1/4 inch in width or displacement are within the generally acceptable range. There are many reasons for paving to crack ranging from improper mixture, thickness or curing, to movement due to settlement, unstable or expansive soil, defective drainage, tree roots, seismic activity or other reasons. Cracks can be a symptom of a present condition or the results of a past condition. We suggest repairing cracks to prevent water intrusion, which can contribute to further deterioration, and correct any drainage conditions that will allow water to accumulate near paving.

DEFERRED: To determine the cause of cracks viewed we recommend further evaluation by a qualified geotechnical engineer and a qualified arborist if trees are present.

DEFERRED: Underground drainage system with area drains noted. Due to concealment these systems are beyond the scope of a professional home inspection and are not evaluated. We suggest asking the current owner to disclose any problems, past or present with site drainage. A video scope inspection by others is available and recommended. Annual inspection and maintenance of underground drainage systems should be done prior to each rainy season for optimal performance.

ELECTRICAL COMPONENTS

16.7 Underwater lighting

SAFETY: Light is not ground fault protected. We strongly advise installing ground fault protection at this time due to the high risk of electrocution.

16.8 Equipment bonding

SERVICEABLE.

16.9 Branch circuit protection

Circuit breakers

16.10 Panel, exterior

DEFECTIVE: Inadequate clearance. We recommend a minimum 36" in front and at least 30" clearance around the panel and all the way to the ground for emergency access and workers' safety.

SAFETY: Circuit breakers are not adequately labeled for area/items served. We recommend permanently labeling each breaker for emergency needs.



16.11 Panel, interior

SERVICEABLE.

16.12 Exterior wiring observations

DEFECTIVE: Electrical Metallic Tubing (EMT) is buried. This type of conduit is not approved for burial unless properly coated. No evidence of coating visible.



CIRCULATION SYSTEM

16.13 Type filter / Observations

SERVICEABLE. Type: Diatomaceous earth

16.14 Circulation pump

SERVICEABLE.

16.15 Skimmer

SERVICEABLE.

16.16 Drain

SERVICEABLE.

16.17 Pool refill valve

SERVICEABLE: Water fill valve with anti-siphon device.

16.18 Spa pump

SERVICEABLE.

16.19 Timer

SERVICEABLE.

16.20 Inspector's comments

DEFECTIVE: One Jet motor did not work and blower did not work.

HEATER

16.21 System

Combination pool and spa

16.22 Fuel

Natural gas

Red tagged.

16.23 Observations

DEFERRED: Gas was off at this unit, not operated.

DEFECTIVE: Unit is not elevated. Outdoor mechanical equipment must be elevated 3 or more inches to minimize moisture damage.

16.24 Inspector's comments

DEFERRED: Solar heating equipment is beyond the scope of our inspection and was not operated or evaluated.

DEFECTIVE: Gas is shut off because heater is red tagged by gas company.

ADDITIONAL INFORMATION

16.25 Inspector's comments

SAFETY: Handles for ladder are missing.

INSPECTION AGREEMENT

STANDARD RESIDENTIAL BUYER INSPECTION AGREEMENT AND STANDARDS OF PRACTICE

17.1 Agreement

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

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report provides documentation of material defects in the building's systems and components which, in the opinion of the inspector, are a safety hazards, are not functioning properly, or appear to be at the ends of their service lives. The report is not a substitute for any agent or transferor disclosures which may be required by law.

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

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

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

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

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

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

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector/Inspection Company or its officers, agents or employees more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. In no event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. **THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.**

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

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

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

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

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

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

17.2 Standards of Practice

Part I. Definition 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 in the *inspected buildings, systems* and *components* which, in the opinion of the *inspector*, are a *safety hazard*, are not *functioning* properly, or appear to be at the end of their service life. 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 AREA

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 reinforcement *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 *building*
2. Doors and windows
3. Attached decks, porches, patios, enclosures, balconies and stairways
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. Flashing
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 AREA 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 or *inspect* overflow drains or drain-stops, or evaluate backflow *devices*, waste ejectors, sump pumps, or drain line cleanouts
2. *Inspect* or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation or solar heating *systems* or *components*
3. *Inspect* whirlpool baths, steam showers or sauna *systems* or *components*
4. *Inspect* fuel tanks or *determine* if the fuel gas *system* is free of leaks
5. *Inspect* wells or water treatment *systems*

SECTION 6 ELECTRICAL

A. Items to be *inspected*:

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

B. The *inspector* is not required to:

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

SECTION 7 HEATING AND COOLING

A. Items to be *inspected*:

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

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 FIREPLACE AND CHIMNEY

A. Items to be *inspected*:

1. Chimney exterior
2. Spark arrester
3. Firebox
4. Damper

5. Hearth extension
- B. The *inspector* is not required to:
 1. *Inspect* chimney interior
 2. *Inspect* fireplace inserts, seals or gaskets
 3. *Operate* any fireplace or determine if the fireplace can be safely used

SECTION 9 - BUILDING INTERIOR

- A. Items to be *inspected*:
 1. Walls, ceilings and floors
 2. Doors and windows
 3. Stairways, handrails and guardrails
 4. *Permanently installed* cabinets
 5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers and food waste disposers
 6. Absence of smoke alarms
 7. Garage doors and garage door operators
- 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. *Operate* or *inspect appliances* for other than response to *normal user controls* of its primary *components*
 5. Use a ladder to *inspect systems* or *components*

Part III. Limitations, Exceptions and Exclusions

- A. The following are excluded from a *real estate inspection*:
 1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed* or not *inspected* due to circumstances beyond the control of the *inspector* or which the client has agreed or specified are not to be *inspected*.
 2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, water falls, fountains or their *components* or accessories
 3. Nonessential features of *appliances*
 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 the common area
 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 organisms, including fungus and mold and any hazardous, illegal or controlled substance, or the damage or health risks arising there from
 11. Risks associated with events or conditions of nature including, but not limited to;

- geological, seismic, wildfire and flood
12. Water testing any *building, system* or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
 13. *Determining* the integrity of hermetic seals at multi-pane glazing
 14. Differentiating between original construction or subsequent additions or modifications
 15. Reviewing information from any third-party, including but not limited to; product defects, recalls or similar notices
 16. Specifying repairs, replacement procedures, or estimating cost to correct
 17. Communication, computer, security or low-voltage systems and remote, timer, sensor or similarly controlled *systems* or *components*
 18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
 19. Elevators, lifts and dumbwaiters
 20. Lighting pilot lights or activating or *operating* any *system, component* or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
 21. *Operating* shutoff valves or *shutting down* any *system* or *component*
 22. Dismantling any *system, structure, or component* or removing access panels other than those provided for homeowner maintenance

B. The *inspector* may, at his or her discretion:

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

Part IV. Glossary of Terms

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

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

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

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

Condition: Conspicuous state of being

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

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

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

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

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

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

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

Inspector: One who performs a *real estate inspection*

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

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

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

Primary Building: A *building* that an *inspector* has agreed to *inspect*

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

primary building

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

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

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

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

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