



# Confidential Inspection Report

LOCATED AT:  
3631 Windspun  
Huntington Beach, California

PREPARED EXCLUSIVELY FOR:  
Matthew and Lourdes Nussbaum

INSPECTED ON:  
Wednesday, March 4, 2026



Inspector: Kevin Switter  
HomeSpec Home Inspections (818) 308 HOME

(818) 308-4663

## Executive Summary

This is a summary review of the inspector's findings during this inspection, however, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist while others can be easily handled by a handyman or the homeowner.

The summary report will provide you with a preview of the components or conditions that we feel are important and require further evaluation or a second opinion, but it is not definitive and therefore, it is essential that you read the full report. Regardless, in recommending service we have fulfilled our contractual obligation as generalists, and therefore disclaim any further responsibility. Further evaluation or repair/service, where suggested, is important because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

Often, following the inspector's advice will result in improved performance and/or extended life of the components in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following :

### HOUSE WALL FINISH/ EXTERIOR : WALL FINISH OBSERVATIONS

**s-60:** There was damage to the exterior finish noted in one or more areas (assumed from water spraying the structure). We recommend further evaluation and repair as necessary.



### COMPONENTS/ EXTERIOR : BALCONIES, DECKS, GUARDRAILS, ETC.

**s-99:** The finish coat shows some peeling and consideration should be given to further evaluation by a specialist to ensure a proper seal and recoating as deemed necessary.



**s-101:** There was water staining and/or evidence of past ponding noted on the balcony. We recommend consulting owner regarding any past performance issues.



### **S- TILE OR SIMILAR CEMENT TILE ROOF : GUTTERS & DRAINAGE**

**s-130:** The gutters need to be cleaned and serviced to help ensure that they will drain properly.



### **MAIN PANEL/SHUT OFF/ ELECTRICAL : MAIN PANEL OBSERVATIONS**

**s-224:** There were one or more open holes/knockouts noted at the box. We recommend they be filled with blanks to avoid potential shocks.



### EXTERIOR ELECTRICAL RECEPTACLES

**s-250:** There were one or more receptacles that tested as having a loose, open or bad ground. We recommend ensuring proper grounding and GFCI protection.



### EXTERIOR ELECTRICAL SHOCK PROTECTION - GFCI

**s-252:** Complete ground fault circuit interrupter(GFCI) protection was not found/verified at the exterior as is the current standard. We recommend complete protection be ensured at all exterior receptacles.



### HEAT ONLY - NO AC/ HVAC : VENT PIPE

**s-270:** The vent pipe appears to be too close to a combustible material. We recommend approved clearances be provided as per current jurisdictional requirements. Common requirements are 1" from a combustible for double walled pipe and 6" from combustibles for a single walled pipe with a proper adapter plate or thimble installed.



**s-271:** The vent pipe is in close to or in contact with some combustibile material in the attic. We recommend all contact be eliminated and proper clearances provided to help prevent the possibility of combustion.



**HEAT ONLY - NO AC/ HVAC : RETURN-AIR COMPARTMENT**

**s-283:** There was debris in the return air compartment as well as fiberglass covered ducting. We recommend all debris be removed and the area be ducted in accordance with current standards to help ensure air purity.



**HEAT ONLY - NO AC/ HVAC : ACCESSIBLE DUCTING**

**s-289:** One or more sections of the ducting have been deformed. This condition could affect the air flow and we recommend consulting owner/expert regarding past/future performance .



**HEAT ONLY - NO AC/ HVAC : CONCLUSION**

**s-299:** Due to the issues noted above or in other sections of the report(age and return air configuration/issues), we recommend the system be evaluated in detail by a licensed HVAC contractor to ensure proper operation.

### **FIREPLACE/STOVE : CONDITIONS OF FIREPLACE**

**s-312:** Voids were noted around the gas pipe in the firebox. While no adverse conditions appear to have resulted, this is a fire safety issue and we recommend filling the voids as preventative maintenance.



### **FIREPLACE/STOVE : DAMPER**

**s-317:** Because the fireplace is equipped with a gas supply and/or artificial logs, care should be taken to keep the damper open or combustible gas fumes could be trapped inside the building. The installation of a damper block is recommended. Most manufacturers currently recommend that the damper be blocked fully open for the safest possible operation.



### **FIREPLACE/STOVE : HEARTH**

**s-322:** There is not a proper hearth installed as is the current standard and the adjacent flooring material appears to be combustible. Consideration should be given to the installation of a proper hearth as per current jurisdictional requirements.



**SECOND FLOOR RIGHT FRONT BEDROOM : RECEPTACLES**

**s-436:** There was an obstacle or ground pin stuck in one or more of the receptacles, which prevented us from testing it. We recommend removal of any obstruction and verification of proper operation.



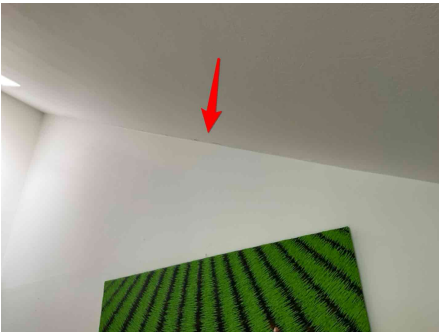
**SECOND FLOOR RIGHT FRONT BEDROOM : WINDOWS**

**s-441:** One or more window locks or latches need to be serviced to be fully/properly functional.



**SECOND FLOOR RIGHT FRONT BEDROOM : WALLS & CEILING**

**s-446:** There were cracks, bubbling tape, or seams noted on ceiling. They appear to be cosmetic only at this point and probably a result of patching holes, remodeling or scraping and retexturing the ceilings. However, we recommend consulting the owner or a specialist to confirm this.



**FIRST FLOOR RIGHT FRONT BEDROOM : WIRING**

**s-456:** Improper wiring methods have been employed in this area(loose on wall wiring). We recommend all substandard wiring be abandoned or removed and properly installed using approved materials.

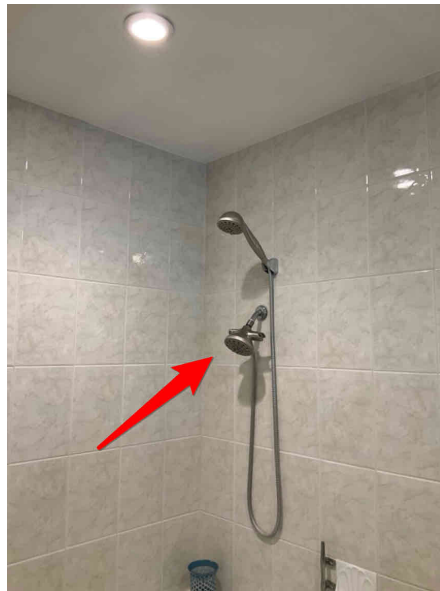


**FIRST FLOOR RIGHT FRONT BEDROOM : SMOKE & CARBON MONOXIDE DETECTORS**

**s-465:** There is not a properly placed, testable smoke detector installed in this room. We recommend installing one in compliance with current standards.

**MASTER BATHROOM : FIXTURES**

**s-477:** The shower diverter was not working properly and not allowing water to come out of the shower head(worked hard - inspector afraid to break it).



Not functional

**MASTER BATHROOM : SHOCK/FAULT PROTECTION - (GFCI)**

**s-478:** There is not complete GFCI protection installed in this area. We recommend complete protection be installed as per current standards.



**MASTER BATHROOM : TOILET/BIDET**

**s-482:** The toilet was not operational at the time of our inspection (shut off at valve). We recommend the reason be determined and the toilet be repaired or replaced as needed.



**FIRST FLOOR HALLWAY BATHROOM : COUNTERTOP AND SINK**

**s-516:** The pedestal sink is loose at its connection to the wall. We recommend securing and sealing it properly.



**FIRST FLOOR HALLWAY BATHROOM : SHOCK/FAULT PROTECTION - (GFCI)**

**s-520:** There is not complete GFCI protection installed in this area. We recommend complete protection be installed as per current standards.



**FIRST FLOOR HALLWAY BATHROOM : TOILET/BIDET**

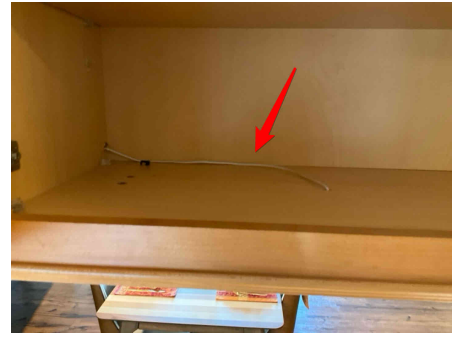
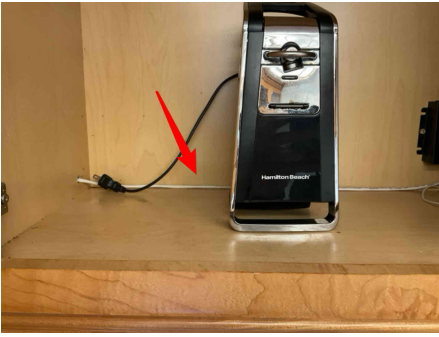
**s-523:** The toilet is loose or not sitting level at the floor. While no damage was evident, this condition should be addressed so that leakage does not develop and cause damage. We recommend that the toilet be removed, a new wax ring installed, then reattached to the floor.



**KITCHEN WIRING**

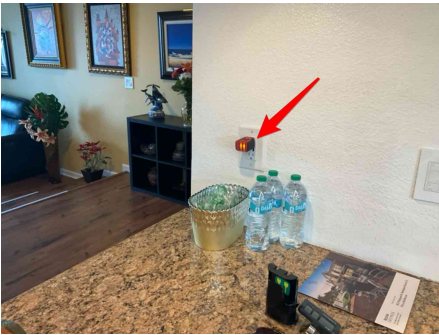
**s-583:** We noted exposed wiring in the cabinets. We recommend all exposed wiring be protected or terminated as necessary in compliance with current jurisdictional requirements.





### **KITCHEN SHOCK PROTECTION (GFCI)**

**s-592:** There is not complete Ground Fault Circuit Interrupt (GFCI) protection at all receptacles serving the countertops, which is required by current building standards. We recommend upgrading to current standards for a higher level of safety.

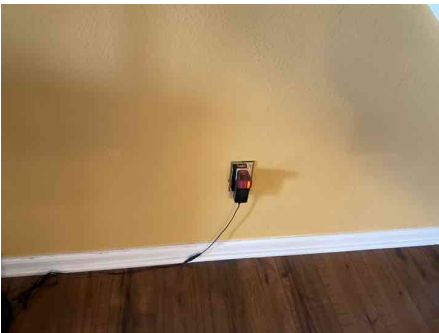


### **FIRST FLOOR HALLWAY : SMOKE & CARBON MONOXIDE DETECTORS**

**s-635:** There is not a properly installed/secured/located carbon monoxide detector in this area as is currently required in most jurisdictions if there is a minimum of an attached garage. We recommend installing a detector in accordance with local jurisdictional requirements.

### **FIRST FLOOR HALLWAY : RECEPTACLES**

**s-636:** One of the receptacles in this area has an open or weak ground. We recommend its connections be checked and secured and verified as properly grounded for safety.

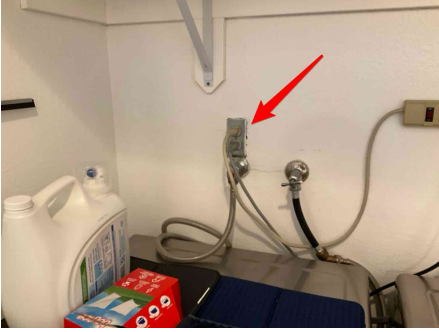


### **FIRST FLOOR BEDROOM HALLWAY : SMOKE & CARBON MONOXIDE DETECTORS**

**s-640:** There is not a properly installed/secured/located carbon monoxide detector in this area as is currently required in most jurisdictions if there is a minimum of an attached garage. We recommend installing a detector in accordance with local jurisdictional requirements.

**LAUNDRY : ANTI-SHOCK DEVICES**

**s-653:** There is no GFCI protection installed for this area as is currently required. We recommend anti-shock protection be installed in accordance with current jurisdictional requirements.



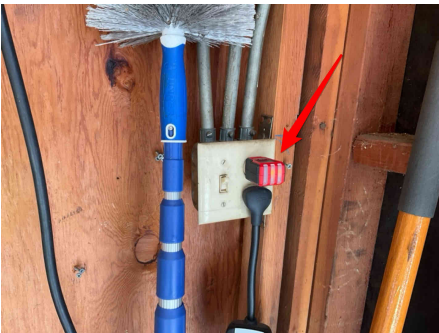
**LAUNDRY : APPLIANCES**

**s-660:** The drain for the washing machine was not visible due to the placement of the appliances. We recommend verification of a properly installed evacuation drain.



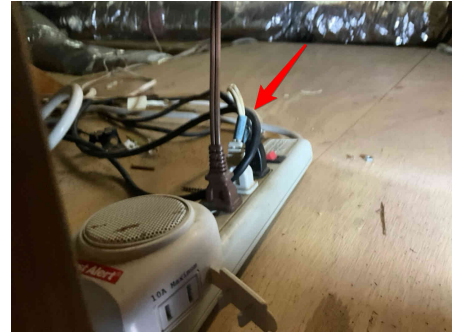
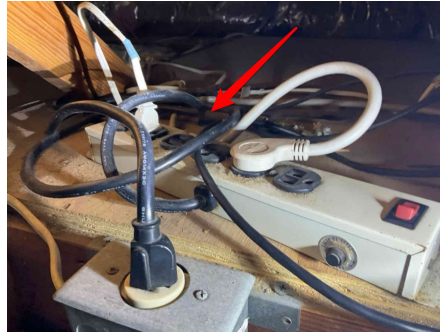
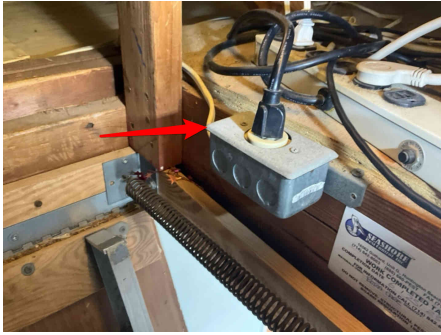
**GARAGE OR CARPORT : SHOCK PROTECTION - GFCI**

**s-683:** There is no visible/functional GFCI (ground fault circuit interrupter) protection for this area as is the current standard. For an increased margin of safety, we recommend complete protection be installed in compliance with current standards.



**ATTIC : ELECTRICAL**

**s-712:** There is loose wiring near the access and a receptacle protruding in the opening. We recommend that all loose wiring be secured to the framing and/or protected from damage in accordance with present standards.



Wednesday, March 4, 2026  
Matthew and Lourdes Nussbaum  
3631 Windspun  
Huntington Beach, California








Dear Matthew and Lourdes Nussbaum,

We have enclosed the report for the property inspection we conducted for you on Wednesday, March 4, 2026 at:

3631 Windspun  
Huntington Beach, California

Our report is designed to be clear, easy to understand, and helpful. Please take the 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.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

-  = Condition dictates further review by the appropriate specialist
-  = Potentially a safety issue and should be evaluated further
-  = Further evaluation recommended, with repair as deemed necessary
-  = Potentially problematic issue that should be monitored and addressed as necessary
-  = Upgrade recommended from inspectors experience, but not required
-  = Deferred maintenance issue and can be addressed during normal maintenance
-  = Important information regarding the property or report

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



Inspector, Kevin Suitter  
HomeSpec Home Inspections (818) 308 HOME



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## Introduction

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 Agreement. The following report is an overview of the conditions observed.

In the 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 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 additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer Product Safety website. These items may be present but are not reviewed.

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report 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 repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done PRIOR TO THE CLOSE OF ESCROW. This 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. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard California Real Estate Inspection Agreement contract provided by the inspector who prepared this report.

## Introductory Notes

### **: PROPERTY INFORMATION**

**1:** Per the seller, agent or representative, the inspector was informed that the structure was constructed in 1977.

**2:** Per the client, seller, agent or representative, the square footage of the residence is approximately 2057 sq. ft.

**: WEATHER**

**3:** The weather at the time of the inspection was partly cloudy.

**4:** The temperature at the time of the inspection was between 60 & 70 degrees.

**: PEOPLE PRESENT**

**5:** The buyer's agent(s) and/or their representatives were present for the most of, if not the entire inspection.

**6:** The buyer's representative(s) were present for the walkthrough.

**7:** The seller's representative was present for the walkthrough.

**: OTHER NOTES & INFORMATION**

**8:** It is important to understand the definition of a General Home Inspection and its intended purpose and limitations. We are only on the property for a relatively brief time and do not troubleshoot or analyze any components or systems, this is a visual inspection only, with components tested as being functional or not functional. We record the conditions of the property on the day of the inspection and leave it to the discretion of the client to take the necessary next steps for further or more intrusive testing of any system or component. It should be known that conditions of a structure and its environment are dynamic and ever changing and it is possible for issues to present themselves a month, week or even a day after the inspection that weren't present at the time of the inspection. Everyone has different experiences and sensitivities to different issues and the report is meant as a helpful tool in your examination, determination and decision on the condition of the structure.

**9:** You have contracted with HomeSpec to perform a generalist inspection in accordance with the standards of practice established by the California Real Estate Inspection Association, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. Additionally, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most homes built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to you and your family, all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood-destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect your home environment. You can learn more about contaminants that can affect your home from a booklet published by The environmental Protection Agency, which you can read online at [www.epa.gov/iaq/pubs/insidest.htm](http://www.epa.gov/iaq/pubs/insidest.htm).

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxigenic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with unvented bathroom exhaust fans, and return-air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor your home, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air-supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your

Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html/>, from which it can be downloaded.

Asbestos is a contaminant that could be present in any home built before 1978. It has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile and, whereas a single asbestos fiber is said to be able to cause cancer, is therefore a potential health threat and a litigious issue. Asbestos fibers are typically only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your home.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any home build as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing

**10: NOTICE TO THIRD PARTIES:** The inspection report is for the sole benefit and reliance of Client named in the original report and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client and is issued subject to the terms, conditions and limitations 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. **THIRD PARTIES ARE ENCOURAGED TO OBTAIN A HOME INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.**

**11:** This property may be situated in an area that is affected by radon gas, which is a gas given off by decaying uranium in the ground. Determination of the presence of radon gas is well beyond the scope of this inspection and we recommend educating yourself on the potential presence and ramifications by going to the Department of Health Services website and/or consulting a specialist in that arena. One such website for further information is [radon-faq.com](http://radon-faq.com)

**12:** There are conditions conducive to the growth of fungi and/or related pathogenic organisms, and these substances may be present at this time. This inspection does not include reporting on the presence of these substances and/or their possible health issues and we recommend further evaluation by a air purity/fungal expert in this field if you, or anyone residing in the home, have specific sensitivities or if it is in any way a concern.

**13:** We are not soil, geotechnical, civil or structural engineers and cannot render an opinion regarding soil stability or potential soil and/or structural movement. If desired, qualified specialists could be consulted on these matters.

**14:** Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of 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.

**15:** Any pictures included in the report are intended to bring attention to a condition for clarification purposes. We do not necessarily show a picture of everyplace where the condition occurs.

**16:** This house is located in a jurisdiction that may require a certificate of compliance, ensuring that all toilets are low flow, smoke detectors are appropriately located, the water heater is properly strapped and windows are tempered where they need to be. We do not supply this certificate as part of our service and, although we may comment on some of the above conditions, our observations will be superceded by the retrofitting inspection report and we recommend verification of compliance.

**17:** This inspection was done on a condominium or townhouse. The exterior of this unit and the common areas were not examined in detail, except as specifically noted. As a point of information, the various components of the common areas, such as roofing, pavement, etc. all have a known life span. Funds for maintenance or replacement should be on hand based on the annualized costs of each of these items. Information in this regard is contained in the "reserve study" which should be available from the homeowner's association.

## General

*This inspection is a general, non-invasive inspection that was done in accordance with the STANDARDS OF PRACTICE of the CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA) in effect at the time of the inspection. The inspection report should not be construed as a compliance inspection of any governmental or non governmental code or regulatory agency. The report is not intended, and should not be construed, to imply a warranty or guarantee of the present or future adequacy or performance of the structure, any subsystems or their component parts. Home Inspectors are "generalists" whose purpose is to point out issues that might not be apparent to the layman and to suggest further evaluation where they deem necessary, from their experience.*

## : REPORT INFORMATION

**IMPT 18:** AS PER OUR AGREEMENT WITH THE CLIENT(S), THIS PROPERTY REVIEW WAS CONDUCTED PRIMARILY AS A VERBAL REVIEW AND CONSULTATION WITH THE OWNER OF THE PROPERTY TO DETERMINE THE OVERALL CONDITION AND ADDRESS THE OWNER'S CONCERNS AND ADVISE OWNER ON BEST METHODS OF MAINTENANCE. THE WRITTEN PORTION WAS DONE AT THE REQUEST AND DIRECTION OF THE CLIENT(S) AND REFLECTS ONLY THOSE ISSUES THAT THE CLIENT(S) DEEMED IMPORTANT AND IN NEED OF DOCUMENTATION FOR THEIR INFORMATION/NEGOTIATION PURPOSES. THE INSPECTOR MAY, AT HIS DISCRETION, INCLUDE OTHER INFORMATION/OBSERVATIONS IN THE BODY OF THE REPORT THAT HE THINKS IS PERTINENT FROM PAST EXPERIENCE OR WOULD LIKE TO BRING TO THE CLIENTS ATTENTION BUT MIGHT NOT NECESSARILY HAVE BEEN A CONCERN OF THE CLIENT AT THE TIME OF THE REVIEW. THIS REPORT SHOULD NOT BE CONSTRUED AS "COMPLETE AND COMPREHENSIVE" AS VIEWED BY THIS COMPANY, CREIA, OR INDUSTRY STANDARDS.o

**IMPT 19:** The inspector was informed that there was not a termite/pest control scheduled as of the time of our inspection. Due to the nature and depth of an individual specialty inspection, as opposed to our "generalist" inspection, we recommend scheduling a termite/pest control inspection to help get the best overview of the property possible.

## : ORIENTATION

**20:** Our observations concerning this property will be referenced front, back, left or right while facing the structure from the address street/access/drive.

## : REPORT INFORMATION

**21:** We do not comment on cosmetic issues and recommend consulting with the realtors for their visual finding to get a better picture of the overall aesthetics.

**22:** We do not comment on cosmetic issues and recommend consulting with the realtors for their visual finding to get a better picture of the overall aesthetics.

## : COMMENTS

**IMPT 23:** We prefer to have our clients present immediately following the inspection so that we can walk the property and elaborate on what may well be complicated or technical issues that could be somewhat difficult for the lay person to understand when seen only in print. Inasmuch as clients were not present or unable to do the complete walk through with the inspector, we strongly encourage you to read the whole report, not just the summary report, and to consult with us directly with any questions that you may have. Also, please verify anything that the inspector may have been purported to have said.

**24:** The purpose of this report is to document existing conditions of the structure and/or associated components at the time of our inspection. There are obviously areas that cannot be accessed or inspected and this report should not be construed as inferring any type of warranty against future performance of the structure or any related component.

**25:** The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

**26:** 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.

**27:** 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 recommend the client or their representative review all public records.

**28:** For additional information regarding environmental issues, we suggest you obtain and review the State of California publication, "Environmental Hazards: Guide for Homeowners and Buyers" available from your real estate professional.

**29:** The inspector was informed by sellers/buyer's realtor that the owners/occupants had owned/lived in the house for approximately 3 years. They were not available to answer any inspectors questions about past issues, which we will state in various sections of the report. This Inspector recommends consulting with the seller, if possible, regarding any issues they have experienced with the home, confirming findings of the inspector, as well as asking any pertinent questions to help become as informed about the property as possible.

**30:** Due to the age of the structure, we cannot comment on every single deviation from current building requirements, but rather comment only on conditions that we believe to be of importance. These conditions are primarily what, in the inspector's opinion and experience, would be considered health and safety related issues.

**IMPT 31:** Due to its age, it is possible that there may be construction materials in the structure that contain asbestos, including flooring, wall and ceiling materials, venting materials etc. If this is of concern to you, it may be prudent to have a specialist comment further regarding ramifications and testing of the materials, if desired.

**32:** We were unable to determine if the address numbers light up. Current standards require the address numbers to be 2 inches high and properly illuminated. The lack of a lighted address could be, under some conditions, a life/safety concern and consideration should be given to ensuring/installing proper illumination.

**33:** The structure was built prior to 1978 and has had some remodeling done and/or additions. We recommend ensuring that all remodeling/construction was done in accordance with current EPA standards regarding lead based paints and asbestos enacted Oct. 1 2010.

**34:** We recommend checking to make sure any/all permits for additions/modifications to the property have been closed out to ensure final inspections were performed on all improvements and/or additions.

**35:** There were personal belongings throughout the structure that hindered a thorough inspection of some areas. It should be known that moving or removal of these items may reveal reportable conditions.

**36:** A driveway and/or street is shared with other properties. To determine if maintenance-sharing or liability agreements are in effect regarding the driveway or street, consult the owner of the subject property, neighboring owners or public records.

**IMPT 37:** Comment on the nearby water course and/or drainage system is not within the scope of this inspection, CREIA or industry standards. The owner/occupant may have information regarding the volume of water that accumulates during adverse weather and if there has been flooding or erosion in the past.

**IMPT 38:** The structure is located next to the ocean. The buyer should be aware of all conditions that go along with that condition and watch children around the water.

## Structural & Site

*All structures are dependent on the soil beneath them for support, but soils are not uniform. Some that might appear to be firm and solid can liquefy and become unstable during seismic activity. Also, there are soils that can expand to twice their volume with the influx of water and move structures with relative ease, raising and lowering them, potentially fracturing slabs and other hard surfaces. Regardless, foundations are not uniform, and conform to the structural standard of the year in which they were built. In accordance with our standards of practice, we identify foundation types and look for any readily visible evidence of structural deficiencies. Cracks or deteriorated surfaces in foundations are quite common. In fact, it would be rare to find a raised foundation wall that was not cracked or deteriorated in some way, or a slab foundation that did not include some cracks concealed beneath the carpeting and padding. Fortunately, most of these cracks are related to the curing process or to common settling, including some wide ones called cold-joint separations that typically contour the footings. Others can be more structurally significant and reveal the presence of expansive soils that can predicate more movement. We will certainly alert you to any suspicious cracks if they are clearly visible. However, we are not specialists, and in the absence of any major defects we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.*

### Various Hard Surfaces/

#### **: OBSERVATIONS**

**39:** The hardscape/softscape in one or more areas is neutral or sloped towards the structure. This condition can lead to ponding water and possible moisture intrusion. We recommend consulting owner regarding any past issues. We further recommend taking the appropriate steps to minimize intrusion potential.

#### **: MOISTURE BARRIERS**

**40:** Visual inspection cannot confirm if adequate waterproofing or dampproofing was installed beneath concrete slab-on-grade foundations or at exterior perimeter foundation walls to help prevent moisture infiltration due to concealment. The lack of adequate vapor barriers at either of these locations may result in moisture entry into a building's interior environment, or below grade rooms, basements, and foundation crawl spaces resulting in water damage to the building's systems and components including personal property.

## Slab Foundation/

### : GENERAL COMMENTS

**41:** This residence has a slab foundation. Such foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert, and we would be happy to refer one.

### : METHOD OF EVALUATION

**42:** We evaluated the slab foundation on the exterior, by examining the stem walls that project above the footing at the base of the house walls, where visible. The interior portions of the slab, also known as the slab floor, have little structural significance and, inasmuch as it is covered and not visually accessible, is beyond the scope of our inspection and CREIA/industry standards.

### : OBSERVATIONS

**43:** Due to the installation of finished surfaced, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem.

**44:** The mudsill is the first wood member of the framing, resting directly on the slab foundation. The majority of the mudsill is inaccessible and was not inspected.

**45:** There appeared to no evidence of any significant conditions on the visible interior or exterior finishes to indicate the need for destructive testing and further inspection of the mudsill. We recommend consulting owner/occupant regarding any past issues to confirm this.

**46:** Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

**47:** Due to the design and/or configuration of the structure, we were unable to verify the presence or condition of all anchor bolts. Because of the age of the structure, we assume that proper bolting was installed, as per standards in effect at the time.

**FEVL 48:** There were cracks and/or spalling noted in the foundation. It should be understood that concrete cracks, and is a common occurrence. We observed no related conditions at the time of our inspection suggesting the need for immediate repairs but we do recommend these cracks be monitored. If ongoing movement is observed, further review would then be advised.

## Exterior

*With the exception of townhouses, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, attached patio covers, visible portions of decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage or sprinkler systems or any mechanical or remotely controlled components, such as driveway gates. Additionally, we do not evaluate landscape components, such as sprinklers, timers trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. We also may not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person.*

### Site & Other Observations/

#### : LIMITATIONS

**49:** Due to an abundance of vegetation in the yard and around portions of the structure, we were unable to inspect the exterior area thoroughly. It should be known that reportable conditions may become apparent upon removal of the vegetation.

**50:** There is a water course on the property that is not protected from access from children as would be required by current building standards. It would be prudent to closely watch all children when they have access to area.

#### : GENERAL COMMENTS

**51:** Consideration should be given to getting a geological evaluation, which should include an evaluation of the parcel's soil composition and other important and related issues such as grading and drainage.

**52:** Commenting on the presents of rodents, as well as other pests is beyond the scope of this inspection and CREIA/industry standards. Although we may comment if there is an obvious issue visible, the comments in this report should not take the place of an appropriate pest control report if it is a concern of the buyer.

#### : LANDSCAPING OBSERVATIONS

**53:** Vegetation is encroaching on the structure. Small bushes and shrubs should be kept a minimum of twelve inches away for the general welfare of the walls and foundation.

**54:** Some of the grass is dead. We recommend reviewing the sprinkler system to ensure proper function or installing one as necessary.

**55:** The roots of mature trees can have an adverse effect on either the water main or the sewer/drainage pipe, and you may wish to consult an arborist who could predict future growth potential. You might also consider having the main sewer line "scoped" to see if there are any roots or other obstruction in the lines.

**56:** There were tree roots that were visible going along the ground which could indicate poor soil conditions. It should be known that the root systems can be intrusive around the structure, utility lines as well as sprinkler lines and affect their future operation.

**FTRW** **WARN** **57:** One or more trees/large bushes that are adjacent to the foundation should be monitored for any growth that might affect the foundation or removed to prevent any such potential for damage.

#### **: PROPERTY LINE ENCROACHMENT**

**58:** Property line encroachment issues are beyond the scope of this inspection. We recommend consulting owner/expert regarding permits and lot lines if there are any concerns.

### **House Wall Finish/**

#### **: HOUSE WALL FINISH TYPE**

**59:** The primary wall finish is plywood or T-111.

#### **: WALL FINISH OBSERVATIONS**

**60:** There was damage to the exterior finish noted in one or more areas (assumed from water spraying the structure). We recommend further evaluation and repair as necessary.



**61:** There is not a metal flashing installed at the top of the embedded wood/protruding window/door frames to prevent water intrusion behind it and possibly into the structure.

#### **: SIDING OBSERVATIONS**

**FTRW** **62:** The paint is peeling and/or bubbling at the siding in one or more places. We recommend further evaluation and repair as necessary.

**FTRW** **63:** There is earth to wood contact in places. We recommend all contact be cleared to help prevent deterioration of the wood.

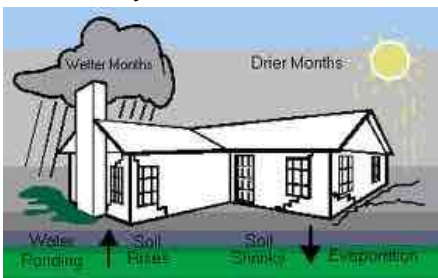
## Grading & Drainage/

### : GENERAL COMMENTS

**64:** Expansive soils are present throughout the world and are known in every US state. Every year they cause billions of dollars in damage. The American Society of Civil Engineers estimates that 1/4 of all homes in the United States have some damage caused by expansive soils. In a typical year in the United States they cause a greater financial loss to property owners than earthquakes, floods, hurricanes and tornadoes combined.

Expansive soils contain minerals such as various types of clay that are capable of absorbing water. When they absorb water they increase in volume. The more water they absorb, the more their volume increases. Expansion of 10% or more is not uncommon. This change in volume can exert enough force on a building or other structure to cause damage. Expansive soils will also shrink when they dry out, such as what typically happens every year around the May-September time frame, particularly here with the Southern California climate. This shrinkage can remove support from buildings or other structures and result in damaging subsidence. Fissures in the soil can also develop. These fissures can facilitate the deep penetration of water when moist conditions or runoff occurs. This produces a cycle of shrinkage and swelling that places repetitive stress on structures. Cracked foundations, floors and basement walls are typical types of damage done by swelling soils. Cracks in plaster or stucco walls, appearance of sticking doors and sloping floors all too often are indicators that point to the presence of an expansive quality to the soil under the home.

Even though expansive soils can cause enormous amounts of damage, most people have never heard of them. This is because their damage is done slowly and usually cannot be attributed to a specific event. When expansive soils are present, they will generally not cause a problem if their water content remains constant. The situation where greatest damage occurs is when there are significant or repeated moisture content changes. It is possible to build successfully and safely on expansive soils, so long as stable moisture content can be maintained and or the building can be insulated from any soil volume change that occurs. The best defense is in ensuring that you're home has a good perimeter arrangement in terms of controlling water away from the foundation by any means possible. The more aggressively this is done, the less power Mother nature has towards the annual expansion and subsidence of the soils that your house may be built on.



**65:** Water can be destructive and foster conditions that are deleterious to health. For this reason, the ideal property situation will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence should have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. We cannot guarantee the condition of any subterranean drainage system, but if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, water intrusion is possible and we recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we would be able to attain during our limited visit and we recommend consulting them, if possible, regarding past performance issues.

**66:** It is important to regularly monitor and maintain your property's exterior drainage. It is recommend to have a drainage expert/specialist review the performance of any installed drains/gutters/swales or grading on the property to help ensure water has not adversely affect the structure or surrounding property. If there is an installed subsurface drainage system installed, we recommend that it be reviewed/tested yearly to ensure that it is free of blockages.

**67:** Any pictures included below are only a representative sample of the conditions found and are intended only to bring attention to the condition and do not necessarily show everywhere the conditions exist.

**68:** Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading would help ensure that water flows away from the structure and we recommend consulting owner regarding past performance and if water intrusion has ever been an issue.

**WARN 69:** There are areas where water could pond against the structure. This condition could prove deleterious over time and should be monitored and remedied as deemed necessary.

**IMPT 70:** The owner was not available to ask questions regarding any past issues with regard to drainage or water intrusion. We recommend consulting them regarding any issues to get the clearest picture possible.

#### **: MOISTURE & RELATED ISSUES**

**71:** Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However, condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we could not rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection to ensure the air purity of the interior.

#### **: DRAINAGE MODE**

**72:** There is not a visible drainage system installed for this unit, although there may be drainage for the complex. We recommend consulting owner regarding past issues with water intrusion.

#### **: CONCLUSION**

**73:** We recommend consulting the owner regarding any past water drainage/intrusion issues.

**74:** Due to the observations noted above and/or in other sections of the report, we recommend consulting the owner/occupant regarding any past water intrusion issues as well as consulting with a drainage specialist for their advice and recommendations to keep water damage issues at bay.

## Components/

### : GENERAL COMMENTS

**75:** It is important to maintain a property, including painting or sealing walkways, decks, and other hard surfaces. It is particularly important to keep the house walls sealed, which provide the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of deterioration to any surface and, unfortunately, the evidence of such intrusion may only be obvious when it is raining. Dual-glazed windows provide a thermal as well as an acoustical barrier. The hermetic seals on these windows can, and do, fail from time to time, and cause condensation to form between the panes. Unfortunately, due to various reasons, this is not always apparent, which is why we disclaim an evaluation of hermetic window and door seals. Nevertheless, in accordance with industry standards, we test a representative number of unobstructed windows, and ensure that at least one window in every bedroom is operable and facilitates an emergency exit.

**76:** As preventative maintenance, caulking and sealing the gaps at the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

**77:** We are not qualified to report on, and do not inspect, the wood members of any structure for infestation of termites or fungus damage, which is the responsibility of a termite/pest control company. We recommend consulting with a pest control expert regarding the condition of the wood members and a periodic re-inspection to catch any problem areas before major issues can occur.

**78:** Commenting on the presents of rodents, as well as other pests is beyond the scope of this inspection. Although we may comment if there is an obvious issue visible, our comments in this report should not take the place of an appropriate pest control report if it is a concern of the buyer.

### : SPRINKLER SYSTEM

**79:** Testing of any installed sprinkler system is beyond the scope of this inspection. We recommend consulting with the owner/occupant regarding the intricacies of any installed system and a demonstration of its use.

### : WALKWAYS

**80:** The walkway(s) consist of one or more masonry type surfaces

**81:** The walkways appear to be in serviceable condition.

**82:** There was some cracking noted to the walkways.

### : PATIO

**83:** The patio surface consists of one or more masonry surfaces.

**84:** The patio appeared to be in serviceable condition.

**FEVL 85:** There are cracks noted at a portion of the patio that appear to be atypical, bigger and/or more numerous than what would be considered "normal" or typical. While they appeared to be primarily of a aesthetic issue only, you may wish to get a second opinion or have a specialist comment on them.



**86:** There are several offsets in the patio that could prove to be trip-hazards.



**87:** Patio has a blotchy finish.

#### : RECEPTACLES

**88:** Consult the "Electrical Section" of the report for more detailed findings on receptacles in the structure.

#### : LIGHTS

**89:** Consult the "Electrical Section" of the report for more detailed findings on the lighting system.

#### : SLIDING GLASS DOORS

**DFMT 90:** One or more of the sliding door(s) and/or screen(s) do not operate smoothly, probably because of worn or poorly adjusted rollers. We recommend the track and rollers be cleaned and adjusted or, if necessary, that the parts be replaced for smoother operation.

#### : EXTERIOR DOORS

**91:** Most, if not all, of the doors have been replaced. You may wish to request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty, etc. consulting owner regarding appropriate permits is also recommended.

**92:** The exterior doors need typical maintenance-type service with some locks/latches missing or needing adjustment to operate properly and/or as intended.

#### : WINDOWS

**FEVL 93:** Most, if not all, of the windows appear to have been replaced. You may wish to request documentation from the sellers, which would confirm a professional installation, and could include a transferable warranty, etc. consulting owner regarding appropriate permits is also recommended.

**94:** We were unable to determine if proper flashings are present for the windows as there is a finished surface.

#### : SCREENS

**IMPT 95:** We do not evaluate window screens as part of our inspection because many people choose to remove them for aesthetic reasons and they are easily damaged or can be removed after our inspection.

#### : FENCES & GATES

**96:** The fences and gates on the property appear to be part of the Home Owner's Association responsibility and were not inspected in detail. We recommend consulting the HOA to confirm this and to check on reserves set aside for maintenance of common areas

#### : STEPS/RAMPS & HANDRAILS

**FEVL 97:** Some of the railings appear low by present standards. We recommend consulting with the local jurisdictional and/or a specialist to ensure railings are safe and, ideally, installed as per current jurisdictional requirements.



#### : BALCONIES, DECKS, GUARDRAILS, ETC.

**FTRW 98:** We cannot guarantee that balcony surfaces will not leak, because their waterproof membrane is concealed and cannot be examined. Therefore, you may wish to ask the sellers if the balcony surface has ever leaked or obtain insurance to cover such an eventuality.

**99:** The finish coat shows some peeling and consideration should be given to further evaluation by a specialist to ensure a proper seal and recoating as deemed necessary.

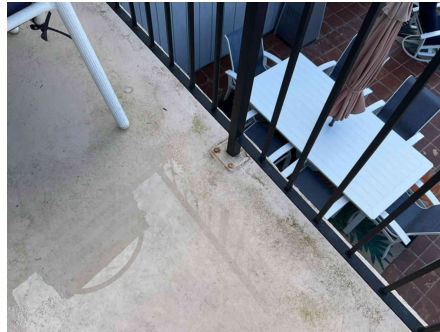


**FTRW 100:** There were some stains noted on the balcony, the origin of which was not determined. Consult owner regarding and past issues.

**101:** There was water staining and/or evidence of past ponding noted on the balcony. We recommend consulting owner regarding any past performance issues.



**FTRW** **WARN** **102:** One or more of the balcony railing posts do not appear to be flashed. We were unable to determine if the posts were properly sealed to prevent moisture intrusion. We recommend consulting with the owner regarding any past issues as well as with a waterproofing expert to ensure the integrity of the membrane.



## : FIRE PIT

**IMPT** **103:** There is a gas fire pit on the property. As with any exterior gas fired component, we do not evaluate the fire pit in detail. We do however, try to confirm the presence of a gas shut off valve where accessible. Consideration should be given to obtaining any pertinent receipts and permits to ensure that it was installed professionally and to jurisdictional requirements in force at the time of installation.

## : CHIMNEY

**FTRW** **WARN** **IMPT** **104:** Due to being near the ocean, we recommend having all exposed metal components as well as all connections reviewed by a specialist for deterioration and repaired/replaced as necessary.

**105:** There was staining noted on the exterior of the chimney. It appears to be from moisture traveling down the roof and onto the chimney and merely a cosmetic issue, but you may wish to have an expert confirm this. Consulting the owner regarding past performance is also recommended.

## Roof

*There are many different roof types, which we typically evaluate by walking on their surfaces if, by doing so, is not determined by the inspector to be detrimental to the material or the inspector's well being. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the*

*regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, which is true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we can not predict its remaining life expectancy, or guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.*

## S- Tile or Similar Cement Tile

### : GENERAL COMMENTS

**106:** S-tile roofs are among the more expensive and durable of roofs, and are typically warranted by the manufacturer to last for forty years or more, but are usually only guaranteed against leaks by the installer from three to five years. Like other pitched roofs, they are not designed to be waterproof, only water resistant, and are dependant on the integrity of the waterproof membrane beneath them, which cannot be seen without removing the tiles. This membrane which can be split by movement, deteriorated through time, or by ultra-violet contamination. The type and quality of membranes that are installed can vary from one installer to another, and leaks do occur. The majority of leaks result when a roof has not been well maintained or kept clean, and we recommend servicing them annually.

**107:** It should be known that, should the structure require repair work to the roofing material or flashings, work blocking access by rodents or anything else requiring walking on the roof more tiles may be broken by the roofing or pest control company during the process.

**WARN** **IMPT** **108:** This type of roofing material is susceptible to damage by walking on it. We recommend limiting exposure to traffic by painters, chimney sweeps, cable installers, termite tenters or anybody not licensed, bonded and experienced with the special needs of this type of roofing materials.

**FTRW** **WARN** **109:** The underlayment, which is a primary waterproofing component for this type of roof is inaccessible for inspection for a general home inspection. The useable life expectancy of the underlayment is significantly less than the tile that covers it, varies depending on composition and thickness and decreases significantly with exposure to the sun. In this case the roofing is older and at or approaching some underlayment materials life expectancy. For this reason it would be prudent to have a qualified roofing specialist evaluate the underlayment to determine the condition of it and suggest any recommendations to extend its useful life.

**110:** The roof has a wavy appearance which appears to be a cosmetic issue only. Nevertheless, we recommend that you confirm this with the owner and/or a specialist.

**IMPT** 111: The owner/seller was not available to ask questions regarding any past issues with the roof. We recommend consulting them regarding any issues to get the clearest picture possible of the roof.

#### **: METHOD OF EVALUATION**

**112:** We cannot walk the roof because the roofing material is easily broken and, due to this fact, we recommend consulting owner/HOA regarding past issues and maintenance schedule. Consideration should also be given to having the roof evaluated thoroughly by a licensed and bonded roofer.

**113:** The roof is part of the common area and was not inspected in detail. We recommend consulting with the owner/HOA regarding past performance issues and reserves for maintenance and repairs.

#### **: ESTIMATED AGE**

**114:** The roofing material appears to be the same age as the residence.

#### **: ROOFING MATERIAL OBSERVATIONS**

**115:** There was a bio-mass material noted on the roofing material. It should be known that this condition will take away from the life span of the roof should it remain.

#### **: LOW SLOPE SECTIONS**

**116:** The roof includes a low sloped or flat roofed section which can be problematic if it is not kept clean. Water ponds on most of them, particularly along the leading edges, and will only be dispersed by evaporation. Therefore they must be kept clean and inspected regularly. This is important because our service does not include any guarantee against leaks.

**FEVL** **117:** This type of roof is prone to leakage due to its design. It is imperative to check the roof yearly for any voids in the seams or vent penetrations. Removal of all debris is also critical.

#### **: PATCHES**

**118:** There was evidence of some patching/work done to the roof surface and/or flashings. We recommend consulting owner regarding reason and obtaining any pertinent receipts they might possess.

**FEVL** **IMPT** **119:** There was evidence of some patching/work done to the roof surface and/or flashings. We recommend consulting owner/HOA regarding reason.

#### **: APPLIANCE VENTS**

**120:** There were not storm collars installed on the all of the exhaust vents, as would typically be required by current building standards.

#### **: ROOF FLASHINGS**

**121:** The asphalt mastic used as flashing and/or sealant will almost certainly deteriorate before the rest of the roof. Drying and cracking are typical problems. Periodic examination and "mastic maintenance" is suggested to prevent future leaks.

#### **: CHIMNEY AT ROOF**

**122:** Due to our inability to walk on the roof surface, we were unable to view the chimney(s) and associated components up close and in detail. We recommend consulting owner/expert regarding past/future performance.

**123:** Due to inaccessibility, we were unable to verify that the flashings were installed where needed and/or properly installed, including a cricket flashing behind the chimney.

**124:** There are one or more metal caps installed at the top of the chimney chase(s) which could become loose and allow water intrusion. We recommend they be verified as properly secured and sealed as well as regularly monitored.

**125:** The metal cap(s) do not appear to have complete/proper standoffs/ventilation channels to allow air flow through the chimney chase.

**WARN** **IMPT** **126:** Due to being near the ocean, we recommend having all exposed metal components as well as all connections reviewed by a specialist for deterioration and repaired/replaced as necessary.

### : SKYLIGHTS

**FTRW** **IMPT** **127:** Due to our inability to walk on the roof, we were unable to review and comment on the installation of the skylights. We recommend asking the sellers regarding any past issues as well as having a qualified installer comment on the installation and verify proper flashing as skylights are prone to leakage.

**128:** The roof includes one or more skylights, which can be problematic and a common point of leaks. There are different methods of installing them and, although opinions will vary, some methods are better than others. Therefore, it will be important to keep the area around them clean and to monitor them for evidence of leaks.

### : GUTTERS & DRAINAGE

**UPGR** **129:** The roof only has partial gutters and full gutters are recommended for the general welfare of the residence and its foundation.

**130:** The gutters need to be cleaned and serviced to help ensure that they will drain properly.



### : CONCLUSION

**131:** For further evaluation of the roof and associated components and/or certification, we recommend buyer consult the HOA and a licensed roofing contractor.

**FTRW** **WARN** **IMPT** **132:** Due to the conditions noted above or in other sections of the report, we recommend further evaluation by a licensed roofing professional and repair as necessary.

## Plumbing

*Plumbing systems have common components, but they are not uniform. In addition to fixtures, these components include gas pipes, water pipes, pressure regulators, pressure relief valves, shut-off valves, drain and vent pipes, and water-heating devices, some of which we do not test if they are not in daily use. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond within galvanized pipes, and gradually restrict their inner diameter and reduce water volume. Water softeners can remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. Regardless of the pressure, leaks can occur in any system, particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress the washers and diaphragms within the various components.*

*Waste and drain pipes are equally varied, and range from modern ABS ones [acrylonitrile butadiene styrene] to older ones made of cast-iron, galvanized steel, clay, and even a cardboard-like material that is coated with tar. The condition of these pipes is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Due to the fact that a significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur in the life of any system and blockages in drainpipes, particularly in main drainpipes, can be expensive to repair. For this reason we recommend considering having them video-scanned which would have the added benefit of confirming that the house is connected to the public sewer system, which is important because all private systems must be evaluated by specialists.*

### Potable Water Supply Pipes/

#### : GENERAL COMMENTS

**133:** Doing the calculations for pipe sizing is beyond the scope of a home inspection as well as CREIA/Industry standards. Although the inspector may point out glaring deficiencies if obvious and visible at the time of the inspection, this report should not be considered an endorsement of the work and/or repairs performed on the supply or drainage sides of the overall plumbing system. We recommend obtaining any pertinent receipts and/or permits to help ensure that the work was done professionally and to jurisdictional requirements in force at the time and review of the plumbing system by a qualified specialist to help ensure overall proper function of the system as we are generalists and not code enforcers.

**UPGR 134:** We recommend the installation of a water usage monitor as an upgrade to help with early detection of leakage.

**UPGR 135:** We recommend having a main water shut off valve(in vault) wrench in case there is a need to shut off the water at the street.

**IMPT 136:** Periodic checking under sinks and around the laundry area is important as these are common places to get leaks and we recommend never running your clothes washing machine or dishwasher when you are not around to monitor them.

**IMPT 137:** Verifying if the installed plumbing fixtures are low flow type compliant with California Civil Code section 1101.3 is beyond the scope of a general home inspection. We recommend consulting a qualified, licensed plumber for further evaluation and replacement as deemed necessary.

**UPGR 138:** Although not required, this inspector recommends changing out the existing valves and supply lines to fixtures (sinks, toilets etc) to the newer style quarter turn ball valve and steel braided hoses as these components have proven to be less susceptible to leakage.

#### **: WATER MAIN SHUT-OFF LOCATION**

**139:** The main water shut-off valve appears to be located at the front of the residence.



#### **: WATER MAIN CONDITIONS**

**140:** We recommend periodic lubrication of the main water shut off valve with a penetrating oil to ensure proper operation.

#### **: PRESSURE REGULATORS**

**141:** A regulator should be installed to provide a constant household pressure to help ensure proper operation, and minimize damage, of components within the water system.

**FTRW WARN IMPT 142:** There is no visible regulator installed in the system. We recommend installing a regulator as per jurisdictional requirements or verification that one was installed elsewhere in the system rather than at the main.

**FEVL 143:** There is no visible regulator installed for the sprinkler line. Although it may not be required in the governing jurisdiction, it could damage the sprinkler components if there is excess pressure/pressure surge at the main supply. We recommend installing a regulator as an upgrade per jurisdictional requirements or verification that one was installed elsewhere in the system rather than at the main.

**144:** The pressure at the street appeared to be under 80 psi at the time of our inspection and, although a regulator may not be necessary/required on the plumbing system at this time, it should be considered to protect the system from pressure spikes.

**UPGR 145:** This inspector recommends that the water pressure be set to between 60 and 70 psi to help minimize the potential for leaks at pump and faucet seals.

## : PRESSURE RELIEF VALVES

**FTRW** **WARN** **IMPT** **146:** There is no visible pressure relief valve on the plumbing system which is an important feature that should be verified as present elsewhere in the system, or installed to help avoid damage to plumbing components in the event of a failed regulator and/or a pressure spike.

## : RECIRCULATING SYSTEMS

**147:** The system does not appear to utilize/include a recirculation pump, which means that there will be a delay in hot water service relative to the distance of the fixture from the hot water heater.

## : WATER SUPPLY PIPES

**148:** The visible portions of the interior supply plumbing appears to be primarily copper.

**IMPT** **149:** The extent of copper is not known, as most of the lines were inaccessible. It should be known that, due to the age of the structure, it is possible that there are sections of the supply lines that are galvanized pipe. We recommend consulting seller regarding any past issues as well as documentation/permits for any modifications to the system.

## Natural Gas Components/

### GENERAL COMMENTS

**150:** This property is supplied with Natural Gas. We recommend verification that all gas burning appliances installed are designed to burn natural gas and/or have not been converted to another fuel.

**151:** We are not able to determine the distance between this property and any high-pressure gas lines that may be servicing the area. We recommend consulting the local jurisdiction to determine if there is a high-pressure line in this area.

**152:** The determination of proper sizing of the gas meter and the main supply line coming into the structure is beyond the scope of a home inspection and was not verified as proper. It should be known that having all gas appliances operating at the same time could demand more gas than undersized pipes can supply and could result in appliances operating inefficiently and/or causing carbon monoxide offspill. A mechanical engineer is typically required to determine proper piping size to the structure as well as the fixtures/appliances and you may wish to consult a qualified, licensed professional to ensure proper sizing, especially if any remodeling or replacement of appliances are being considered.

**153:** You should be aware that gas leaks are not uncommon, particularly underground ones. They can be difficult to detect without the use of sophisticated instruments, which is why natural gas is odorized in the manufacturing process. We recommend that you request a recent gas bill from the sellers, so that you can establish a norm and thereby be alerted to any potential leak.

**FTRW 154:** There is vegetation in contact with the gas meter or piping/valve. We recommend cutting back the vegetation to avoid deterioration of the meter or components and potential subsequent leakage.



### GAS MAIN SHUT-OFF LOCATION

**155:** The gas main shut off is located at the front of the structure.



### GAS MAIN OBSERVATIONS

**IMPT 156:** Below is a diagram that shows how to shut off the gas in the event of an emergency.



**UPGR 157:** There is not a wrench at the gas meter to aid in the shutting off of the utility in the event of an emergency. We recommend having a wrench at the meter and periodic lubricating off the shut off valve.

**IMPT 158:** We recommend periodic lubrication of the main valve with a penetrating oil to ensure proper operation and the ability to shut off the utility in the event of an emergency.

**159:** The gas meter and/or the associated plumbing show surface rust/deterioration. You may wish to consult with the local utility for further evaluation of the components to ensure safe and proper operation.

## GAS SEISMIC SHUT-OFF VALVE

**FTRW SFTY WARN IMPT 160:** The gas main is not equipped with a seismic shut-off valve which will automatically shut off the gas in the event of a significant seismic event. We recommend the installation of such a device in accordance with current jurisdictional requirements if required in this jurisdiction.

## GAS SUPPLYPIPES

**FTRW 161:** There was a reduction in pipe size noted at the output of the meter. Generally speaking, the sizing of a pipe is dependent on the distance from the meter and demand (BTU rating) of the appliances supplied and should be a consistent size to appliances to ensure safe/proper operation. We recommend consulting a qualified specialist to evaluate the demand, discuss ramifications and remedies of this condition and repair as deemed necessary.

**FTRW WARN IMPT 162:** There was a flexible unsecured natural gas line running along the side of the structure. We recommend obtaining pertinent receipts for the installation of the line to ensure it, and the gas meter, are properly sized and the pipe is properly placed, protected and supported in accordance with jurisdictional requirements (for portable fire pit&. May be removed by seller



**FTRW WARN 163:** There appears to have been additions and or upgrades to the gas supply needs from the original build and we recommend that calculations be verified or performed to ensure proper sizing of the gas meter and the supply piping.

## Gas Water Heater/

### : GENERAL COMMENTS

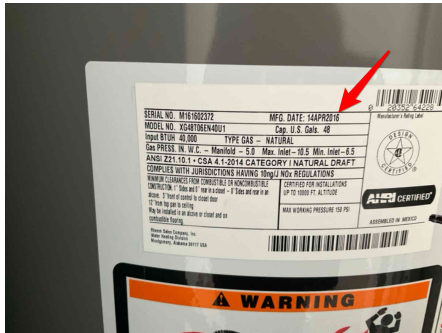
**164:** There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. It is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees Fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

**165:** There was not a pressure tank installed at the water heater. We recommend consulting owner regarding any past issues with sustained water pressure or back flow issues.

**WARN 166:** The water heater shares a stand or general area with a furnace over or near the house return air box. This configuration can lead to the dissemination of contaminants should an undetected water heater leak arise and the stand become damaged. We recommend ensuring that there is a divider separating the water heater stand and the return air box, or installing one if possible, as well as regular monitoring of the area.

### : AGE CAPACITY & LOCATION

**167:** The water heater is approximately 10 years old.



**168:** Water heater temperature settings should be maintained in the mid range to avoid injury from scalding.

**169:** There is a water heater is located in a interior closet.

**170:** The water heater capacity is 40 gallons.

### : OBSERVATIONS

**FEVL 171:** The water heater stand shows damage that does not appear to be significant at this time. We recommend regular monitoring and repair as needed.

**FEVL WARN 172:** There was staining and/or damage noted at surfaces around the water heater. We recommend consulting owner regarding reason and past issues. Regular monitoring of the area is also recommended.

### : VENT PIPE & CAP

**173:** We do not test for proper drafting of the water heater venting as part of our service. We recommend verification of proper drafting to ensure proper operation of the unit.

**174:** We were unable to view the venting through to the exterior due to lack of access. We recommend proper installation /venting be verified including verification of proper double walled vent pipe as required in attic area.

**FEVL 175:** We recommend each of the vent connector joints be secured with three screws and sealed with foil tape to minimize the possibility of separation and leakage of products of combustion.

**WARN 176:** The vent connector support appears to be minimal. We recommend adding support in compliance with current jurisdictional requirements to help prevent damage to the venting and possibility of escaping combustion materials.

**177:** The water heater vent connector pipe configuration does not appear to be optimally routed to ensure the best possible drafting of the unit. We recommend further evaluation and adjustment as necessary to optimize drafting.

**FTRW** **IMPT** **178:** The vent from the water heater joins the furnace vent to the exterior. This configuration, if not done properly, can impede the flow of combustible materials. We recommend proper drafting of the water heater be verified by the appropriate specialist.

**FTRW** **WARN** **179:** One vent connects to the other vent with a "T" connector. We recommend evaluation to ensure that this type of connection does not hinder the drafting of either, or both, of the units.



#### **: RELIEF VALVE & DISCHARGE PIPE**

**180:** The water heaters are equipped with a pressure-temperature relief valve.

**FTRW** **WARN** **181:** The TP valve piping goes uphill. This does not conform to present standards.

**FEVL** **WARN** **182:** Due to inaccessibility, we were not able to verify that the discharge pipe goes to the exterior.

#### **: DRAIN VALVE**

**183:** The drain valve is in place and presumed to be functional.

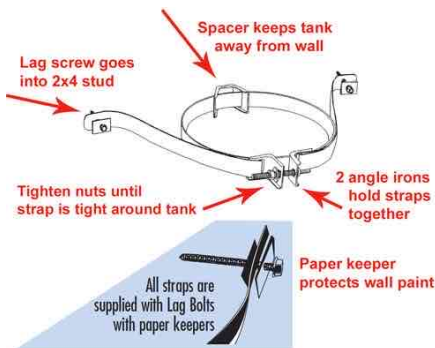
### : DRIP PAN & OVERFLOW PIPE

**FTRW** **WARN** **184:** The water heater is equipped with a drip pan, which is designed to minimize water damage from a leak, but does not have a visible drain pipe to a visible exterior location, as would be required by current building standards. It should be monitored regularly for signs of a leak and/or extended to the exterior in compliance with current jurisdictional requirements.



### : SEISMIC STRAPS

**185:** Below is a diagram of what a typical water heater strap looks like and how it should look when installed. The state architect recommends one strap for every 25 gallons of capacity of the water heater, however, most jurisdictions only require two straps per water heater, one on the upper 1/3 of the tank and one on the lower 1/3 of the tank, 4 inches above the control unit.



**186:** The water heater is seismically secured with two straps. This is in accordance with the State Architect's requirement for one strap for every 25 gallons of capacity.

**UPGR** **187:** The installed water heater straps do not wrap around the water heater once, as some manufacturers recommend. Consideration should be given to installing the straps as per the manufacturer's recommended instructions.

### : WATER HEATER CLOSET OR ENCLOSURE

**FTRW** **IMPT** **188:** There were stains noted on the walls. We recommend consulting seller regarding origin and any past issues or repairs.

### : CONCLUSION

**FTRW** **WARN** **IMPT** **189:** The water heater appears to be at or beyond its life expectancy. We recommend regular monitoring and replacement when needed to minimize or prevent water intrusion issues or other damage.

**FTRW** **WARN** **190:** Checking for the proper drafting of the water heater or any other natural draft appliances is beyond the scope of our inspection. We recommend consulting the appropriate specialist to ensure all such devices are drafted properly and venting combustible outside of the structure.

## Irrigation and Hose Bibs/

### GENERAL COMMENTS

**191:** There are a wide variety of irrigation components, such as pipes that could include old galvanized ones, more dependable copper ones, and modern polyvinyl ones that are commonly referred to as PVC. However, among the latter, the quality can range from a dependable thick-walled type to a less dependable thin-walled type, and it is not uncommon to find a mixture of them. To complicate matters, significant portions of these pipes cannot be examined because they are buried. We may identify a system based on what type of pipe that can be seen at the walkthrough, if a condition warrants it, but the systems are expressly disclaimed from our inspection. Any comments made will only include the visible portions of the system, and we do NOT test each component, nor search below vegetation for any concealed hose bibs, actuators, risers, or heads. We do NOT test the sprinkler system or any of its components however, inasmuch as the actuators are under pressure, we may look for any evidence of damage or leakage but, due to the nature of these types of systems and their propensity for failure and leakage, we strongly recommend that you have the sellers demonstrate any installed automatic sprinkler system before the close of escrow and indicate any seasonal changes that they may make to the program if automatic sprinklers are installed.

### HOSE BIBS

**192:** The visible/accessible hose bibs are functional but we may not have located and tested every one on the property.

**FEVL** **193:** One or more of the hose bibs do not include anti-siphon valves. While it is possible that they were not required in the governing jurisdiction, or at the time of construction, these valves are relatively inexpensive, a helpful component, and required by current building standards and we recommend verification that all hose bibs have proper anti-siphon components installed as required, or as an upgrade.

### SPRINKLERS/WATERING SYSTEMS

**194:** We do not evaluate any sprinkler systems that may be installed on this property. We recommend any installed watering systems be demonstrated by the sellers and consulting them regarding any past issues or repairs associated with the system.

**195:** Several of the sprinkler heads were noted as being close to the structure with the possibility of spraying the building noted. We recommend regular monitoring of all sprinklers around the building and adjustment as becomes necessary to prevent spraying of the building and the subsequent possibility of moisture intrusion and damage.

**UPGR** **IMPT** **196:** We recommend consideration be given to installation/conversion to a drip system in areas that are close to the structure and spraying of the structure is currently happening. This should help prevent possibility of water intrusion and subsequent damage.

**FTRW** **WARN** **IMPT** **197:** The sprinklers appear to be spraying the structure in areas. We recommend adjustment and regular monitoring to help prevent water intrusion.

## Fire Suppression Systems/

### FIRE SPRINKLERS

**IMPT 198:** There is not a fire sprinkler system installed in this structure. Such systems, although a nice upgrade, may not have been required to be installed in a structure of this size or configuration at the time of construction. We recommend consulting the local jurisdiction for their requirements.

## Waste & Drainage Systems/

### GENERAL COMMENTS

**199:** We attempt to evaluate condition of the system by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. You can be sure that blockages will occur over time, usually relative in severity to the age of the system, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if tree roots grow into the main drain that connects the house to the public sewer, repairs could become expensive and may include replacing the entire main line. For these reasons, we recommend that you ask the sellers if they have ever experienced any drainage problems, or you may wish to have the main waste line video-scanned before the close of escrow. Failing this, you should obtain an insurance policy that covers blockages and damage to the main line.

**200:** Checking for proper sizing of waste/drain plumbing lines is beyond the scope of our inspection and CREIA/Industry standards. We are looking for failure of components, leakage etc. If there is a concern regarding sizing of any plumbing lines, we recommend review of the system by a qualified, licenced plumber.

### CLEANOUT LOCATIONS

**201:** There was a drain cleanout noted at the laundry area.

### TYPE OF MATERIAL

**202:** The main sewer line material was undermined.

**203:** Due to the age of the structure, it is likely that there will be clay pipe somewhere in the main or at the connection at the street. We recommend having the main line scoped to determine the condition of the line and material.

### DRAIN WASTE & VENT PIPE OBSERVATIONS

**FTRW 204:** Due to the age of the structure and/or the presence of potentially invasive roots, it would be advisable to have the main line, as well as interior drain lines, "scoped" to identify any latent issues and/or verifying with the HOA who's responsibility the main drain line is should there be a blockage.


**205:** We recommend consulting the owner/occupant regarding any past issues with the sewer line to get a clear picture of its overall condition.

## Electrical

*There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground fault circuit interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, inasmuch as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.*

### General Information/

#### COMMENTS

 **206:** Due to being near the ocean, we recommend having all exposed metal components as well as all connections reviewed by a specialist for deterioration and repaired/replaced as necessary.

### Main Panel/Shut Off/

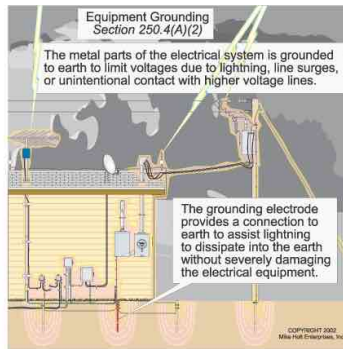
#### : GENERAL COMMENTS

**207:** National safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. They should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. We attempt to test every one that is readily accessible, but if a residence is furnished we will obviously not be able to test each one.

**208:** The original electrical system has been added to without increasing the service capacity. Although no urgent conditions were apparent at the time of the inspection, overloading is possible. We recommend a detailed load calculation be performed to analyze present conditions, as well as obtaining permits and all pertinent receipts to ensure that the work was done to current building standards by a licensed professional.

## : GROUNDING

**209:** Below is a grounding diagram and definition/purpose of proper grounding.



**210:** The main electrical panel, by current standards, is supposed to be doubled grounded. We were unable to verify that double grounding is in place and you may wish to have this verified or installed by a licensed electrician in compliance with current jurisdictional requirements.

**211:** The panel appears to be grounded to an exterior water pipe but a proper connection to the panel should be verified by an electrician. Current standards require the panel to be double-grounded, and you may wish to consider having this done as a safety upgrade.

**212:** The panel appears to be grounded to a driven rod but proper connection and continuity to the panel should be verified by an electrician.

**213:** We are unable to determine if rod is deep enough into the ground to meet current requirements.

## : SERVICE ENTRANCE

**214:** The main conductor lines are underground, or part of a lateral service entrance. This is characteristic of modern electrical services but, inasmuch as the service lines are underground and cannot be seen, they are not evaluated as part of our service.

## : CLEARANCES

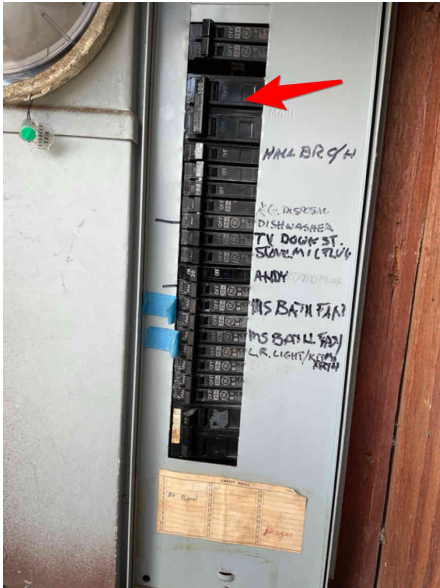
**215:** The panel does not have the customary amount of clear space in front and/or to the side of it to facilitate easy servicing of the panel. We recommend clearing all vegetation or obstructions to ensure access and/or verifying that clearances conform to local jurisdictional requirements .

## : PANEL SHUT OFF SIZE & LOCATION

**216:** The voltage supply to the residence is 120/240 volts.

**217:** The capacity of the service(shut off) appears to be 100 amps.

**218:** The main panel and/or shut off is located at the front of the structure.



#### : PANEL RATING

**219:** The panel rating was not seen or verified.

#### : MAIN PANEL OBSERVATIONS

**220:** The main panel circuits are only partially labeled. We recommend all circuitry be labeled in accordance with current standards so that the appropriate load calculations and breaker sizes can be determined.

**221:** We do not check the individual circuits to see if they are servicing circuits as annotated. We recommend confirmation of proper area labeling as well as a load analysis be done by a licensed electrician.

**222:** The panel appears to be at, or near, its maximum content so that if more of a load is expected, a sub-panel may be necessary. If more of a load is planned, we recommend consulting the owner regarding any past performance issues as well as a qualified, licensed electrician to do a load analysis and a more in depth inspection as deemed necessary.

**FEVL** **WARN** **223:** There were knockouts/twist outs missing from the panel. We recommend installing a blank cover over the hole for safety reasons.



**224:** There were one or more open holes/knockouts noted at the box. We recommend they be filled with blanks to avoid potential shocks.



**FTRW** **225:** The panel/main shut off appears small by current standards for the size of this structure, and you may wish to have it evaluated by an electrician to ensure proper installation and sizing for the structure.

**FTRW** **IMPT** **226:** The panel amperage is low by current standards and appears to have modified and/or added to significantly. We recommend obtaining all pertinent permits and receipts as well as consulting a qualified, licensed electrician to do a load analysis to ensure overloading of the circuits is not a concern.

#### : CONDUCTOR MATERIAL & OBSERVATIONS

**227:** The visible 15 and 20 amp branch circuitry wiring appeared to be copper.

#### : WIRING OBSERVATIONS & CONNECTIONS

**228:** Although there were no visible signs of overheating noted, verifying the proper gauge wiring to the breakers is beyond the scope of this inspection. You may wish to confirm with a qualified, licensed electrical contractor that the wiring is sufficient to handle the current load of the system.

**FTRW** **229:** There are one or more wires that have the insulation stripped away further from the wire more than would be current standards where the wire enters the breaker. Although there appears to be no problems at this time, this condition is conducive to shocks and you may wish to have an electrician evaluate the wiring and repair as necessary.

**FEVL** **230:** The panel appears to be at or near its maximum content and there was a lot of wiring in the panel that hindered a clear view of all the components and/or connections. We recommend consulting the owner regarding any past performance issues as well as a licensed electrician to do a load analysis and a more in depth inspection if deemed necessary.

#### : CIRCUIT BREAKERS

**231:** Verifying the proper gauge wiring to each of the breakers is beyond the scope of a general home inspection. We do, however, look for any signs of overheating of the wiring and/or connections that would indicate a possible current or past issue.

**232:** None of the breakers tripped during our inspection period, but we do recommend consulting seller/owner/occupant regarding any past issues.

**233:** We noted one or more newer breakers have been installed, indicating work had been done to the electrical system. We recommend consulting owner regarding any past issues as well as obtaining any pertinent receipts and permits.

## : ARC-FAULT BREAKERS

**234:** The bedrooms are not arc-fault protected. Although it was not required when this structure was built, you may want to consider upgrading to be in compliance with current safety standards, using the diagram above as a guide.

## : CONCLUSION

**235:** The panel amperage is low by current standards and appears to have modified and/or added to. We recommend obtaining all pertinent permits and receipts as well as consulting a licensed electrician to do a load analysis to ensure overloading of the circuits is not a concern.

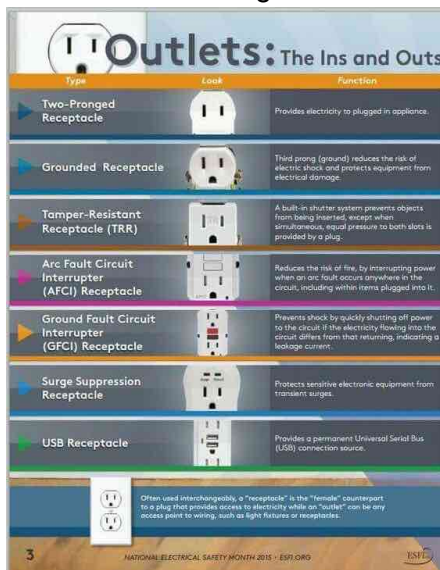
**236:** For further evaluation of the electrical system, including any conditions noted above or in other sections of the report, we recommend consulting a qualified, licensed electrical contractor.

**237:** We recommend consulting a qualified, licensed professional to do a load analysis to ensure overloading of the circuits is not a concern.

## Interior

### RECEPTACLES

**238:** Below is a diagram of the different types of receptacles/outlets commonly found in a house.



**239:** There were receptacles noted in several areas that were not readily accessible. We recommend all receptacles be tested for proper wiring when areas are accessible.

**240:** Determining if the receptacles are proper for the gauge wire attached to it is beyond the scope of a general home inspection.

### SHOCK PROTECTION - GFCI

**241:** GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to 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.

**242:** The attached chart contains date changes for anti-shock(GFCI) requirements as per the National Electric Code(NEC).

Table 6.2 – History of Residential GFCI Requirements	
NEC® Year	Location or Condition
1971	Receptacles within 15 feet of pool walls
1971	All equipment used with storable swimming pools
1973	All outdoor receptacles
1974	Construction Sites
1975	Bathrooms, 120-volt pool lights, and fountain equipment
1978	Garages, spas, and hydromassage tubs
1978	Outdoor receptacles above 6ft 6in, grade access exempted
1984	Replacement of non-grounding receptacles with no grounding conductor
1984	Pool cover motors
1984	Distance of GFCI protection extended to 20 feet from pool walls
1987	Unfinished basements
1987	Kitchen countertop receptacles within 6 feet of sink
1987	Boathouses
1990	Crawlspace (with exception for sump pumps or other dedicated equip.)
1993	Wet bar countertops within 6 feet of sink
1993	Any receptacle replaced in an area presently requiring GFCI
1996	All kitchen counters – not just those within 6 feet of sink
1996	All exterior receptacles except dedicated de-icing tape receptacle
1996	Unfinished accessory buildings at or below grade
1999	Exemption for dedicated equipment in crawlspace removed

## WIRING

**243:** Review of all low voltage wiring including telephone, TV, antenna, alarm, intercom, and stereo wiring is not within the scope of our inspection. Consult the appropriate service technician for full evaluation of their operating conditions.

**244:** We found extension cords and/or multi-plug adapters in use. This type of wiring is easy to overload and can be easily damaged. Removal of all such devices and replacement with proper circuitry is recommended.

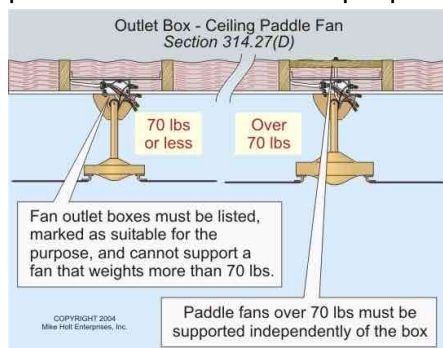
## LIGHTS

**245:** We are not able to verify if any installed recessed lights are IC rated, as would be required if there is any contact, or spacing within 3", with insulation or other materials that may be combustible or cause the fixture to overheat.

## CEILING FANS

**246:** There appear to have been one or more ceiling fans installed from the original build. We recommend obtaining all pertinent receipts and permits as well as consulting with a qualified, licensed electrician to ensure that the fixtures have been installed to current standards and that there are no overloading issues.

**247:** Due to inaccessibility, we are unable to confirm that the installed ceiling fans have proper support installed. We recommend consulting with the owner regarding any past issues as well as obtaining any pertinent installation receipts/permits.



## CONCLUSION

**FTRW** **IMPT** **248:** Due to the nature of a "generalist" inspection as well as the conditions noted above and/or elsewhere in the report, we recommend having a qualified, licensed electrician evaluate the interior electrical system to ensure safe and proper operation.

## Exterior

### RECEPTACLES

**249:** Determining if the receptacles are proper for the gauge wire attached to it is beyond the scope of a general home inspection.

**250:** There were one or more receptacles that tested as having a loose, open or bad ground. We recommend ensuring proper grounding and GFCI protection.



**FEVL** **251:** There were one or more receptacles that were not readily accessible for inspection. We recommend ensuring that they are properly wired and GFCI protected once access is granted.

### SHOCK PROTECTION - GFCI

**252:** Complete ground fault circuit interrupter(GFCI) protection was not found/verified at the exterior as is the current standard. We recommend complete protection be ensured at all exterior receptacles.



### LIGHTS

**253:** The exterior light fixtures have not been sealed. Consideration should be given to sealing them to help prevent moisture intrusion.

## WIRING

**WARN 254:** We found extension cord and/or multi-plug adapter wiring installed/in use. This type of wiring is easy to overload and can be easily damaged. Removal of all substandard wiring and replacement with proper circuitry is recommended.



## CONCLUSION

**FTRW IMPT 255:** Due to the nature of a "generalist" inspection as well as the conditions noted above and/or elsewhere in the report, we recommend having a qualified, licensed electrician evaluate the exterior electrical system to ensure safe and proper operation.

## Transformers/

### GENERAL COMMENTS

**256:** There was a low voltage(cable or telephone) transformer/distribution post or vault noted on the property. Care should be taken when around it to prevent damage.

## HVAC

*The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with CREIA standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. It should be known that even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form of warranty or guarantee.*

## General Information/

### COMMENTS

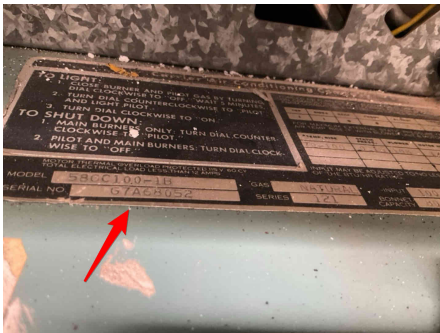
**257:** Checking for the proper sizing and adequacy of the heating or cooling system is beyond the scope of this inspection. You may wish to consult with a qualified HVAC contractor who can give you more information in this regard.

**258:** The proper balance of air flow to each room is beyond the scope of a home inspection. It should be known that there are often hot or cold areas found in the house once it has been lived in. Client may wish to consult with a qualified HVAC contractor to discuss factors that contribute to proper balancing of a system as well as determining current condition.

## Heat Only - No AC/

### : AGE & LOCATION

**259:** The furnace appears to be the age of the structure. We recommend it be serviced/evaluated by the appropriate professional.



### : GENERAL COMMENTS

**260:** Checking for the proper sizing and adequacy of the heating system is beyond the scope of this inspection. You may wish to consult with a qualified HVAC contractor who can give you more information in this regard.

**FTRW** **WARN** **IMPT** **261:** The system appears functional to our limited testing, but at or beyond its design life. Therefore, it will need to be more closely monitored, serviced bi-annually, and have its filters changed every two to three months to maximize its service life. It would also be wise to keep a home protection policy current.

### : DESIGN OBSERVATIONS

**262:** The layout of this system is not ideal. Although it is probably as originally designed, it may not provide optimum service. Inasmuch as the design of any system is dependant on multiple interrelated factors, many of which are commonly related to the state of technology at the time of the installation, we will elaborate and allow you to decide whether or not to seek the counsel of a specialist.

### : FURNACE/HEATER

**263:** The heat exchanger was inaccessible and could not be visually inspected.

**264:** The base of the gas furnace or the surrounding area of the return air compartment may not be adequately sealed, which could allow the bi-products of combustion to contaminate the circulating air. We recommend ensuring that the return air compartment is properly sealed.

### : FURNACE STAND OR DECKING

**265:** The water heater shares a stand with the furnace over the house return air box. This configuration can lead to the dissemination of contaminants should an undetected water heater leak arise and the stand become damaged. We recommend assuring that there is a divider separating the water heater stand and the return air box as well as regular monitoring.

**266:** The furnace stand is stained. Consult owner/expert regarding reason and past/future performance.

### : VENT PIPE

**267:** We do not test for proper drafting of the furnace venting as part of our service as it is beyond the scope and expertise of a home inspection . We recommend verification of proper drafting to ensure proper operation of the unit.

**268:** We were unable to view the venting through to the exterior due to lack of access. We recommend proper installation /venting be verified .

**269:** We do not test for proper drafting of the furnace venting as part of our service. We recommend verification of proper drafting to ensure proper operation of the unit.

**270:** The vent pipe appears to be too close to a combustibile material. We recommend approved clearances be provided as per current jurisdictional requirements. Common requirements are 1" from a combustibile for double walled pipe and 6" from combustibles for a single walled pipe with a proper adapter plate or thimble installed.



**271:** The vent pipe is in close to or in contact with some combustibile material in the attic. We recommend all contact be eliminated and proper clearances provided to help prevent the possibility of combustion.



**FEVL 272:** There is not an adapter ring at the wall or ceiling as is currently required to ensure proper clearances from surrounding combustibles. Consideration should be given to installing one to be in compliance with current standards.

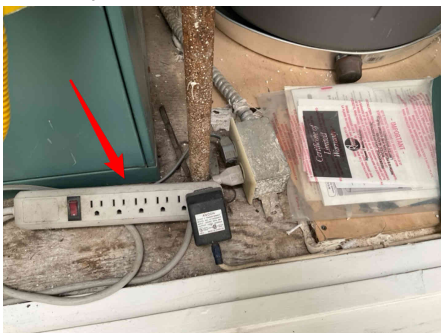
**273:** We recommend each of the furnace vent joints be secured with three screws and sealed with foil tape to minimize the possibility of separation and leakage of products of combustion.

**274:** The vent support appears to be minimal. We recommend adding support in compliance with current jurisdictional requirements to help prevent damage to the venting and possibility of escaping combustion materials.

**FEVL 275:** The furnace vent connects to the water heater vent with a "T" connector on water heater connector. We recommend evaluation to ensure that this type of connection does not hinder the drafting of either of the units.

## : ELECTRICAL

**276:** We found extension cords and/or multi-plug adapters in use. This type of wiring is easy to overload and can be easily damaged. Removal of all extension cords/multi-plugs and replacement with proper circuitry is recommended.



**FTRW** **WARN** **IMPT** **277:** The receptacle in this area was placed such that it would be susceptible to damage (on furnace deck).



### : COMBUSTION-AIR VENTS

**278:** We recommend consulting with a licensed HVAC contractor to ensure that there is proper combustion air for optimum performance of the unit.

### : RETURN-AIR COMPARTMENT

**279:** The return air compartment/supply does not meet current building standards, which now requires the return air to be "ducted", and consideration should be given to having it evaluated by a qualified, licensed HVAC contractor to ensure safe and proper function and operation of unit.

**280:** There is only one return-air compartment in this two-story residence, which is probably as the system was originally designed. However, current standards would probably require an additional air-return on the other floor that would optimize performance. Therefore, you may not be entirely satisfied with the year-round performance of the air-conditioning system and further evaluation by a qualified, licensed HVAC contractor may be prudent.

**281:** There was no return air compartment seen downstairs on this two story structure. This was most likely as it was designed, but may not allow the system to operate optimally. You may wish to consult with a licensed HVAC contractor regarding this issue, to help ensure optimum efficiency of the system

**282:** There are voids in the return air compartment connection at the furnace. We recommend all voids be properly sealed to help avoid contamination of the return air supply.

**283:** There was debris in the return air compartment as well as fiberglass covered ducting. We recommend all debris be removed and the area be ducted in accordance with current standards to help ensure air purity.



## : THERMOSTATS

**284:** The downstairs thermostat found to be operable in its basic functions. The upstairs bedroom thermostat did not appear to operate anything.

**285:** The thermostat appears properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback setting, timed events, etc. No attempt was made to test all functions of the thermostat.

**286:** There are 2 thermostats. We recommend consulting owner/expert regarding their function.



Not functional

## : ACCESSIBLE DUCTING

**287:** Most of the ductwork was inaccessible and was not inspected except to determine that there was air flow at several registers. We recommend consulting owner/expert regarding past/future performance of the individual room dispersion performance.

**288:** Most of the register boots could not be viewed.

**289:** One or more sections of the ducting have been deformed. This condition could affect the air flow and we recommend consulting owner/expert regarding past/future performance .



## : CLOSET OR ENCLOSURE

**290:** We recommend that the door be properly sealed to help reduce the possibility of products of combustion mixing with the return air.

**291:** The doors need adjustment to operate properly.

## : CONCLUSION

**292:** Our inspection of the system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and certification that is beyond the scope of this inspection. We suggest periodic review by the local utility company and servicing by a qualified professional for continued safe and efficient operation.



**293:** For attention to the items noted above, and/or recommended servicing, we suggest a qualified, licensed HVAC professional be retained for evaluation and a determination of the necessary corrective measures, if any.

**294:** Determining the flow of the conditioned air into each of the rooms requires specific calculations that are beyond the scope of this inspection. We recommend consulting the owner regarding any past issues and/or a licensed HVAC contractor to perform the calculations necessary.

**295:** Due to the fact that there is minimal or no decking in the attic or the ducting is otherwise inaccessible, we recommend consulting a qualified, licensed HVAC contractor and have the ducting network "pressure tested" to ensure the system is operating at optimum efficiency with out leaks.

**296:** Through national studies, it has been estimated that most ducting systems today experience between 20% to 40% loss of conditioned air due to damaged or improperly sealed ductwork. This can amount to a significant increase in your utility bills. You may wish to have the ductwork tested by a qualified technician and attended to as necessary to ensure the efficiency of the system.

**297:** The heating system is older(beyond life expectancy) and should be serviced regularly to maximize life and performance.

  **298:** Checking for the proper drafting of the furnace or any other appliance is beyond the scope of our inspection. We recommend consulting the appropriate specialist to ensure all such devised are drafting properly and venting combustibile outside of the structure.

**299:** Due to the issues noted above or in other sections of the report(age and return air configuration/issues), we recommend the system be evaluated in detail by a licensed HVAC contractor to ensure proper operation.

## Fireplace/Stove

*There are a wide variety of chimneys, which represent an even wider variety of the interrelated components that comprise them. However, there are three basic types, single-walled metal, masonry, and pre-fabricated metal ones that are commonly referred to as factory-built ones. Single-walled metal ones should not be confused with factory-built metal ones, and are rarely found in residential use, but masonry and factory-built ones are a commonplace. Our inspection of them conforms to industry standards, and is that of a generalist and not a specialist. Significant areas of chimney flues cannot be adequately viewed during a field inspection, as has been documented by the Chimney Safety Institute of America, which reported in 1992: "The inner reaches of a flue are relatively inaccessible, and it should not be expected that the distant oblique view from the top or bottom is adequate to fully document damage even with a strong light." Therefore, because our inspection of chimneys is limited to those areas that can be viewed without dismantling any portion of them, and does not include the use of specialized equipment, we can not guarantee their integrity or drafting ability and recommend that they be video-scanned by the appropriate professional.*

## General




### : COMMENTS

**300:** Our review is a strictly visual Level 1 chimney inspection, as defined by the National Fire Protection Association (NFPA 211) to identify damage, defects, or deficiencies that may have resulted from, movement, improper use, or deterioration due to the passage of time. The inspection does not involve dismantling components or destructive testing, and would not reveal construction defects or conditions that are concealed. Also, we do not light fires or smoke-test chimneys to confirm that they draft well, inasmuch as drafting can be affected by barometric pressure and the surrounding terrain. Testing the gas line for flow of gas is not covered in this inspection, please consult with the local gas company for the area or a gas/plumbing contractor.

**301:** Although there were no visible signs of a problem, it should be known that most chimneys are built without the proper clearances to combustibles. We recommend consulting with a specialist for more information in this regard and to discuss ramifications of heavy use of the fireplace.

**302:** There are one or more prefab fireplaces/chimneys in this structure. It should be known that these types of fireplaces have a shortened life expectancy dependant on build, installation, use and manufacture and often there are issues with them that are not outwardly apparent. Due to this fact and the limitations of a generalist home inspection, It would be prudent to have all fireplaces looked at, and all chimneys scoped, by a qualified specialist.

**303:** The pre-fab fireplace(s) in this structure is at or older than what many specialists consider to be their "serviceable" life of 15 years. For this reason, it would be prudent to have a specialist evaluate the unit(s) and comment on functionality and what, if anything, should be done to ensure safe and proper operation going forward.

   **304:** The fireplace(s) are older and in close proximity to the ocean. This condition often leads to premature aging/deterioration to the components and consideration should be given to having the fireplace evaluated by a specialist to help ensure safe and proper operation.

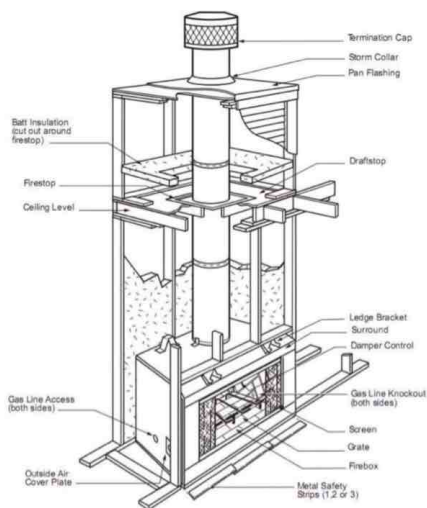
**: PICTURE OF COMPONENT**

**305: Picture of Fireplace**



**: PREFABRICATED**

**306:** There are a wide variety of pre-fabricated chimneys, which are constructed on site with approved components. We perform a competent inspection of them, but we are not specialists, and our inspection of them is limited to those areas that can be viewed without dismantling any portion of them, and we cannot guarantee that any particular component is the one stipulated for use by the manufacturer. For instance, experience has taught us that many prefabricated chimneys have been fitted with architectural shrouds that are not approved by the manufacturer, and which can inhibit drafting and convective cooling. Therefore, you may wish to have a specialist evaluate the chimney before the close of escrow.



**: GENERAL COMMENTS**

**307:** Our review of the fireplace and all of its associated components is only cursory in nature and, due to the nature of the components as well as the abundance of inaccessible features, we urge a complete video inspection be completed by a qualified specialist, particularly if this component is to be used regularly.

### : WEATHER CAP-SPARK ARRESTOR

**308:** We have no way of determining if any installed spark arrestor/rain cap is the proper one for this fireplace per the manufacturer. We recommend consulting with a specialist to ensure proper performance of the entire system.

### : FIREBLOCK

**309:** Due to inaccessibility, we were unable to verify if there is proper fire blocking installed at the attic floor.

### : CONDITIONS OF FIREPLACE

**310:** A fireplace has an interior, exterior and a fire burning area. Individual fireplaces may have a foundation, flue, firebox, mantel, hearth, damper, smoke shelf, lintel, cap, wash, gas log and or log lighter. Accessible components are visually inspected for signs of significant nonperformance, excessive or unusual wear and general state of repair. Portions of standard fireplace construction are inaccessible for our inspection.

**311:** Our inspection does not include lighting of any installed gas logset unless it is switch activated and actual operation of the fireplace and we can not offer opinions regarding its performance. We suggest inquiries of the owner or occupant in this regard.

**312:** Voids were noted around the gas pipe in the firebox. While no adverse conditions appear to have resulted, this is a fire safety issue and we recommend filling the voids as preventative maintenance.



**313:** The fire box floor was not visible due an artificial log set or an abundance of ash or other debris.

**FTRW 314:** The glass used on the firebox floor was not verified as being intended for this purpose. We recommend consulting with a specialist to determine the ramifications of using this material, if any.

**FEVL 315:** The material used on the hearth was not verified as being intended for this purpose and it is unknown how it will react to the heat. We recommend consulting with a specialist to determine the ramifications of using this material, if any.

**FEVL 316:** The material used on the surround area of the opening was not verified as being intended for this purpose and it is unknown how it will react to the heat. We recommend consulting with a specialist to determine the ramifications of using this material, if any.

### : DAMPER

**317:** Because the fireplace is equipped with a gas supply and/or artificial logs, care should be taken to keep the damper open or combustible gas fumes could be trapped inside the building. The installation of a damper block is recommended. Most manufacturers currently recommend that the damper be blocked fully open for the safest possible operation.



### : LOG STARTER

**FEVL** **IMPT** **318:** Per CREIA and industry standards, we do not operate any valves servicing the fireplace. We recommend a demonstration of proper operation by the sellers at the walk through or verification of proper function by a qualified plumber as these valves are known to periodically fail or malfunction.

**IMPT** **319:** If children occupy or visit this residence, the control key for the gas log starter in the fireplace should be kept beyond their reach.

### : GLASS DOORS/SCREENS

**320:** A fire safety screen is designed to help prevent sparks and embers from leaving the fireplace. It also creates a safety zone and helps protect clothing from being pulled into the fireplace.

**FTRW** **WARN** **IMPT** **321:** There are no attached glass doors or screen installed. We recommend consideration be given to installed them in compliance with current standards.

### : HEARTH

**322:** There is not a proper hearth installed as is the current standard and the adjacent flooring material appears to be combustible. Consideration should be given to the installation of a proper hearth as per current jurisdictional requirements.



### : FIREPLACE SURROUND

**323:** The surround/facing material does not appear to be original. We recommend obtaining any pertinent receipts and permits to help ensure that the material was installed properly and to jurisdictional requirements in force at the time.

## : CONCLUSION

**IMPT 324:** We recommend that the seller demonstrate the function of the fireplace components.

**FTRW 325:** Our inspection of the chimney is visual only from accessible areas, primarily from the firebox area looking up the flue. It is always good practice to have the chimney "scoped" by a specialist to ensure that the chimney components are attached and functioning as intended by the manufacturer.

## Room Area

*Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows, doors, switches and outlets. We do not evaluate window treatments, move furniture, lift carpets or rugs, empty closets or cabinets, nor do we comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants which we have elaborated upon in other portions of this report, the specific identification of which is beyond the scope of our service. There are also a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, which can be difficult to eradicate. Due to the fact that the sense of smell adjusts rapidly, and the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever further evaluation/remediation may be deemed necessary before the close of escrow.*

## General Information - All

### : OBSERVATIONS

**326:** We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by normal maintenance and upgrading.

**IMPT 327:** Given the age of the residence, asbestos and lead-based paint could be present. In fact, any residence built before 1978 should not be assumed to be free from these, and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, and if this is a concern you should consult with an environmental hygienist, particularly if you intend to remodel any area of the residence.

**328:** As of April 22, 2010, contractors remodeling or demolishing more than six square feet indoors or 20 square feet outdoors must be trained and certified for lead safety by the United States Environmental Protection Agency (US EPA) to work in homes, childcare facilities or schools built in or before 1978. Buildings constructed in or before 1978 are likely to contain lead-based paint that can be disturbed during remodeling or demolition, creating dust and exposing workers and occupants to the potential health hazards associated with lead.

**329:** The structure is not at its optimum energy efficient level in its current state. Two important factors in helping a structure reach its optimum efficiency is to have thermal pane windows installed throughout and have an R38 insulating factor in the attic/roof.

#### **: MISCELLANEOUS**

**FTRW** **IMPT** **330:** This property has a home theater system(projector) installed, which we are not qualified to evaluate. We recommend consulting with a qualified specialist regarding its condition, including associated components such as lighting, sound system, etc.

#### **: RECEPTACLES**

**331:** There were receptacles noted in several areas that were not readily accessible. We recommend all receptacles be tested for proper wiring when areas are accessible.

**332:** Based upon our inspection of a representative number, the receptacles were generally found to be in serviceable condition and operating properly, with exceptions noted elsewhere in the report (See Electrical Section - Interior)

#### **: WIRING**

**FTRW** **IMPT** **333:** Review of all low voltage wiring including telephone, TV, antenna, alarm, intercom, and stereo wiring is not within the scope of a general home inspection or CREIA/Industry standards. We recommend consulting the appropriate service technician for a full evaluation of their operating conditions.

**334:** We found extension cord wiring in use in several areas. This type of wiring is easy to overload and can be easily damaged. Removal of all substandard wiring, especially undersized "lamp cord" type extension cords and replacement with proper circuitry is recommended.

#### **: LIGHTS**

**335:** There appear to have been lights, or other fixtures, that have been installed from the original build. We recommend obtaining all pertinent receipts and permits as well as consulting with a qualified, licensed electrician to ensure that the lights have been installed to current standards and that there are no overloading issues.

**336:** We do not check to ensure that the bulb wattage in the light fixtures matches the recommendations of the manufacturer. A high wattage condition can lead to overheating of the fixture(s) and the possibility of a fire. We recommend all lights be verified as having the proper wattage light bulb installed.

**337:** We are not able to verify that all the installed recessed lights are IC rated as is required if there is any contact with insulation or other materials.

#### **: SMOKE & CARBON MONOXIDE DETECTORS**

**338:** It is this inspectors opinion, and statistics seem to bear out, that the most commonly installed smoke detector(ionization type) is not as effective as the photoelectric type. We recommend verifying type of detectors that are installed on this property and/or changing all detectors to the photoelectric type.

**339:** The latest health and safety standards require smoke detectors in all bedrooms and on each level. Regardless of whether or not installation of these devices is required prior to the sale of this residence, upgrading before occupancy is highly recommended for an increased level of safety and protection. The installation of carbon monoxide detectors is also advisable and is, or soon will be, required .

**340:** Although the bill was signed into law in 2010, California residents must have carbon monoxide detectors in their homes as of July 1, 2011. Currently, this timeline applies only to single-family homes that have appliances that burn fossil fuels or homes that have attached garages or fireplaces. For all other types of housing, such as apartments and hotels, detectors should be in place as of January 1, 2013. Types of fossil fuels include wood, gas and oil.

**341:** Even if it is not currently required in this jurisdiction, we recommend the installation of carbon monoxide detectors or carbon monoxide/smoke detector combination units.

**342:** When you unpack a smoke or carbon monoxide detector, it should have a diagram that indicates where you can and cannot locate it. The diagram should indicate the proper distance from the wall, ceiling and HVAC vents.

#### **: DOORS**

**343:** The doors throughout the structure appeared to be serviceable at the time of the inspection unless otherwise noted at individual sections of the report.

**344:** There are one or more retractable screens installed, the operation of which is beyond the scope of a home inspection. It should be known that these types of screens are often not operational and need maintenance to operate as intended.

**345:** There are both single and double pane doors in this structure.

**FEVL 346:** Several of the doors/hardware throughout the structure are in need of attention/adjustment to operate optimally. We recommend adjustment as required to provide smooth operation and full function of all doors.

#### **: WINDOWS**

**347:** Current safety standards require the provision of a conforming emergency escape/firefighting personnel entrance route at all sleeping areas in the event of a fire. The requirements dictate that the window sill be no higher than 44 inches from the floor offering a minimum opening of 5.7 square feet with a width of no less than 20 inches and a height of no less than 24 inches.

**348:** 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 house after exiting.

**349:** Commenting on window and/or door screens is beyond CREIA standards and the scope of this inspection. We recommend buyer inspect all screens for damage and proper fit prior to close of escrow.

**350:** Testing of any window coverings/dressing or remote controlled systems is beyond CREIA standards and scope of a general home inspection. We recommend that the buyer test all installed covering to ensure that they function/operate to their liking if they are to remain.

**351:** The accessible windows were operated and found to be in serviceable condition with exceptions noted elsewhere in the report. Regular cleaning and lubricating is advised for optimal operation and longevity.

**352:** We recommend all windows be detailed, including cleaning, lubricating and adjusting hardware , including weatherstripping where necessary to ensure proper operation .

**353:** There are both single and double pane windows/doors in this structure.

**354:** The windows throughout the structure appear to be primarily dual pane units, with single pane units also noted in one or more areas.

**FTRW** **IMPT** **355:** The windows were dirty at the time of our inspection. This condition makes it extremely difficult to determine with certainty if there are any thermal pane issues.

## : WALLS & CEILING

**356:** This inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

**357:** The interior walls and ceilings are blemished. They appear to be cosmetic in nature and can be repaired in the course of routine maintenance.

**358:** The walls and/or ceilings have, what appears to be, cosmetic type damage including cracks. While this type of cracking is quite common, and usually not indicative of a structural defect, you may wish to seek a second opinion.

**359:** There were vaulted ceilings in one or more areas of the structure. We are unable to view these areas or confirm the presence of insulation.

**360:** There was patching noted to areas of the interior. We recommend further evaluation to determine the reason for the patching and repair and/or refinishing as needed.

**FEVL** **361:** The original texture appears to still be on the ceiling/walls of the furnace closet. It should be known that, given the age of the structure, it is possible that the texture coating could contain asbestos.



**362:** Some, or all, of the original texture on the ceilings appears to have been scraped off. We noted visible seams, tape lines, patches and/or nail bulges in several areas. These are all cosmetic issues and individual sensitivity to them varies.


## : FLOORING

**363:** Portions of the floor are sloped and/or squeaky, which is common in this type of construction and does not necessarily indicate a defect. Individual perception and concern varies greatly in this regard, and we will note the more perceptible areas to the inspector on a room by room basis.

**364:** It is impossible to tell if the slab was properly sealed under the wood floors without further/destructive testing, which is beyond the scope of a general home inspection. It should be known that, under certain circumstances and conditions, moisture can migrate up through the slab and affect the appearance and performance of wood flooring. Consulting the owner regarding past issues as well as installation receipts and warranties would be prudent.

**365:** There are loose portions of the flooring or hollow spots noted in areas. We recommend consulting owner regarding any past issues as well as a qualified, licensed specialist for their opinions and recommendations regarding future performance.

## : A RENOVATION OR ADDITION

 **366:** Sections of the interior appear to have been remodeled/updated or modified from the original build. We recommend consulting owner regarding any permits or paperwork containing any applicable warranties.

## : CONCLUSION

**367:** Due to the conditions and/or findings above and/or in other sections of this report, it would be prudent to have an air purity specialist comment on the quality of the air and possibility of moisture in the wall cavities.

**368:** The inspector left the property exactly, or as close as possible, to the way he found it. This means that any doors that were unlocked remained unlocked and any windows that were open or unlocked remained so unless instructed otherwise.

## Main Entry

### : COMMENTS

**369:** Picture of area to be inspected.



### : DOORS

**FEVL 370:** There is a retractable screen installed, the operation of which is beyond the scope of a home inspection. It should be known that these types of screens are often not operational and need maintenance to operate as intended.

**371:** There appears to be one or more doors in this area that were added/changed out/not part of the original design of the structure. We recommend obtaining any pertinent receipts and permits to ensure that they were installed professionally and to the jurisdictional requirements in force at the time of installation, especially if there were any modification to the original framing.

**372:** The front door(s) were operated several times during the inspection and appeared to be in serviceable condition.

**FEVL 373:** We were unable to determine if the glass in all the panels of the exterior door(s) were completely tempered. The tempered insignia was not visible on one, or both panels. Tempered glass is an important safety feature, especially when there are small children living in the home, and verification of tempered glass or the installation of a proper safety film is recommended.



#### : DOORBELL

**FEVL 374:** There is a doorbell installed that was not tested because it is a WiFi type and we did not want to bother the owner. We recommend verification of proper operation.

#### : RECEPTACLES

**375:** The outlets that were unobstructed and able to be tested, appear to be properly wired to their configuration and functional.

#### : LIGHTS

**376:** The installed lights in this area appear to be functional.

## : WINDOWS

**FEVL 377:** We were unable to determine if the glass in the exterior windows was tempered where currently required. The tempered insignia was not visible. Tempered glass is an important safety feature, especially when there are small children living in the home, and verification of tempered glass or the installation of a proper safety film is recommended.



## Living Room Area

### : GENERAL COMMENTS

**378:** Picture of area inspected.



### : RECEPTACLES

**379:** There were some inaccessible receptacles in this area. We recommend all receptacles be tested for proper wiring when area is completely accessible.

**380:** The outlets that were readily accessible/unobstructed and able to be tested appear to be properly wired to their plug configuration and were functional at the time of inspection.

## : WIRING

**FTRW** **WARN** **381:** We found extension cords or multi-plug adapters in use. This type of wiring is easy to overload and can be easily damaged. Removal of all extension cords or multi-plug adapters and replacement with proper circuitry is recommended.

## : SWITCHES

**382:** Due to the placement of furnishings or other personal belongings, we were unable to determine which, if any receptacle is operated by the switch. We recommend consulting the owner in this regard as the current requirements are for a light or receptacle be operable from a switch at the entry point.

## : DOORS

**383:** There appears to be one or more doors in this area that were added/changed out/not part of the original design of the structure. We recommend obtaining any pertinent receipts and permits to ensure that they were installed professionally and to the jurisdictional requirements in force at the time of installation, especially if there were any modification to the original framing.

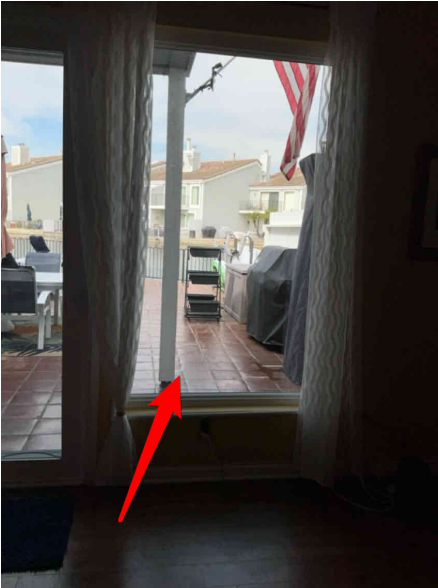
**FEVL** **384:** Due to the location/orientation of the house, weather conditions, film, being dirty or other factors which we will discuss, it was difficult to determine with certainty that there are no failed thermal pane assemblies in this area, including the doors. Cleaning of the glass or different weather conditions may reveal issues. We recommend all the door and windows be properly cleaned and then evaluated by a specialist.

## : WINDOWS

**385:** There appears to be one or more windows in this area that were added/changed out/not part of the original design of the structure. We recommend obtaining any pertinent receipts and permits to ensure that they were installed professionally and to the jurisdictional requirements in force at the time of installation, especially if there were any modification to the original framing.

**FEVL** **386:** Due to the location/orientation of the house, weather conditions, film, being dirty or other factors which we will discuss, it was difficult to determine with certainty that there are no failed thermal pane windows in this area. Cleaning of the windows or different weather conditions may reveal issues. We recommend the windows be properly cleaned and then evaluated by a window specialist.

**FTRW SFTY 387:** We were unable to determine if the glass in the exterior windows was tempered where currently required. The tempered insignia was not visible. Tempered glass is an important safety feature, especially when there are small children living in the home, and verification of tempered glass or the installation of a proper safety film is recommended.



#### : FLOORING

**388:** There are one or more area rugs/coverings in this room. It should be understood that these rugs not only preclude the inspector from viewing the entire floor, but could also expose fading of the surrounding flooring.

#### : CONCLUSION

**389:** This area is in need of servicing/repair or further evaluation as noted above or in other sections of this report.

**390:** Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection.

#### Dining Room Area

#### : GENERAL COMMENTS

**391:** Picture of area inspected.



## : RECEPTACLES

**392:** The outlets that were readily accessible/unobstructed and able to be tested appear to be properly wired to their plug configuration and were functional at the time of inspection.

## : LIGHTS

**393:** The ceiling fan lights are the only lighting for this area. They were turned on and operational at the time of our inspection.

## : CEILING FANS

**394:** The ceiling fan in this area does not appear to be from the original build. We recommend consulting owner regarding this and obtaining any pertinent permits as well as receipts that may contain a transferable warranty.

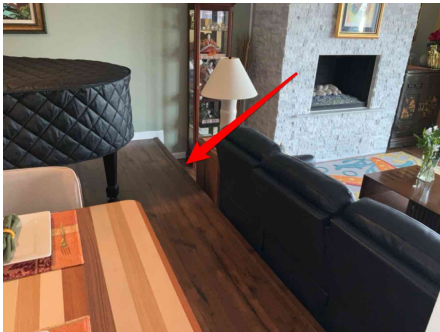
**395:** The ceiling fan was operated and found to be serviceable in its basic function. We do not check all speed settings or specialized functions. Check to make sure controlling device is made for fan installed.

## : FLOORING

**396:** The floor has a noticeable slope/deflection in one or more areas. We did not see any adverse conditions resulting from or contributing to this condition but we do recommend consulting with the owner regarding any past issues. You may also wish to seek a second opinion with the appropriate specialist to discuss possible causes and ramifications.

## : RAILINGS

**SFTY** **WARN** **397:** The railings are missing at the entry stairs or raised platform. We recommend they be replaced or install new ones for safety.



## : CONCLUSION

**398:** This area is in need of servicing/repair or further evaluation as noted above or in other sections of this report.

**399:** Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection.

## Bedroom

*In accordance with CREIA standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they meet light*

*and ventilation requirements and facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies and or ones that would be apparent to the casual observer.*

## Master Bedroom

### : GENERAL COMMENTS

**400:** Picture of area to be inspected.



### : RECEPTACLES

**401:** There were some inaccessible receptacles in this area. We recommend all receptacles be tested for proper wiring when area is completely accessible.

**402:** The accessible/testable receptacles appear to be properly wired to the receptacle's configuration and functional.

### : WIRING

**FEVL 403:** There were one or more sealed junction boxes at the walls, indicating past wiring work. We recommend confirmation of all permits and receipts to ensure work was done professionally and to jurisdictional requirements.

### : LIGHTS

**404:** The ceiling fan lights are the only lighting for this area and appeared operational at the time of our inspection.

## : CEILING FANS

**405:** The fan in this area does not appear to be from the original build. We recommend consulting owner regarding this and obtaining any pertinent permits as well as receipts that may contain a transferable warranty.

**406:** The ceiling fan was operated and found to be operational in its basic function. We do not check all speed settings or specialized functions.

## : DOORS

**407:** There appears to be one or more doors in this area that were added/changed out/not part of the original design of the structure. We recommend obtaining any pertinent receipts and permits to ensure that they were installed professionally and to the jurisdictional requirements in force at the time of installation, especially if there were any modification to the original framing.

**FEVL 408:** Due to some hazing or stains on the exterior door, we were unable to confirm that it was not a failed thermal pane. We recommend verification of the integrity of the seal.

## : WINDOWS

**409:** There appears to be one or more windows in this area that were added/changed out/not part of the original design of the structure. We recommend obtaining any pertinent receipts and permits to ensure that they were installed professionally and to the jurisdictional requirements in force at the time of installation, especially if there were any modification to the original framing.

**FEVL 410:** Due to the location/orientation of the house, weather conditions, film, being dirty or other factors which we will discuss, it was difficult to determine with certainty that there are no failed thermal pane windows in this area. Cleaning of the windows or different weather conditions may reveal issues. We recommend the windows be properly cleaned and then evaluated by a window specialist.

**WARN 411:** We were unable to determine if the glass in all of the exterior windows was tempered. The tempered insignia was not visible to the inspector at the time of the inspection. As a point of reference, tempered glass is currently required in most jurisdictions when a window is less than 18" from the floor or in a high wind or fire area.



## **: FLOORING**

**412:** The floor appears to have a slope/deflection in one or more areas. We did not see any adverse conditions resulting from or contributing to this condition but we do recommend consulting with the owner regarding any past issues. You may also wish to seek a second opinion with the appropriate specialist to discuss possible causes and ramifications.

**FEVL 413:** There was creaking noted in this area. This is usually a common occurrence, given the age of the structure, and there were no obvious signs that there were any underlying issues at the time of our inspection. You may wish to obtain a second opinion and this issue should be addressed if it is an annoyance.

## **: WALLS & CEILING**

**414:** There were vaulted ceilings in this area. We are unable to view the space above this area or confirm the presence of insulation.

## **: CLOSETS**

**415:** Portions of this area have a closet that is adjoining a "wet" wall, or a wall that is up against a bathroom, laundry etc. and is likely to have plumbing lines (water supply and drain) in the wall cavity. Due to the abundance of personal belongings in the closet, we were unable to ascertain if there currently is, or has been any past, leakage issues. We recommend consulting the owner in this regard as well as checking the walls for any signs of past or present leakage issues once the closet has been cleared.

## **: SMOKE & CARBON MONOXIDE DETECTORS**

**416:** The smoke detector appeared to be functional at the time of our inspection, but should be checked periodically and serviced or replaced as necessary per the manufacturer's recommendations.

## **: CONCLUSION**

**417:** This room is in need of further evaluation/repair/servicing as noted above or in other sections of this report.

**418:** Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection.

## Second Floor Left Front Bedroom

### : GENERAL COMMENTS

**419:** Picture of area to be inspected.



### : RECEPTACLES

**420:** There were some inaccessible receptacles in this area. We recommend all receptacles be tested for proper wiring when area is completely accessible.

**421:** The accessible/testable receptacles appear to be properly wired to the receptacle's configuration and functional.

### : SWITCHES

**FEVL 422:** Due to the placement of furnishings or other personal belongings, we were unable to determine which, if any receptacle is operated by the switch. We recommend consulting the owner in this regard as the current requirements are for a light or receptacle be operable from a switch at the entry point.

### : WINDOWS

**423:** There appears to be one or more windows in this area that were added/changed out/not part of the original design of the structure. We recommend obtaining any pertinent receipts and permits to ensure that they were installed professionally and to the jurisdictional requirements in force at the time of installation, especially if there were any modification to the original framing.

**FEVL 424:** Due to the location/orientation of the house, weather conditions, film, being dirty or other factors which we will discuss, it was difficult to determine with certainty that there are no failed thermal pane windows in this area. Cleaning of the windows or different weather conditions may reveal issues. We recommend the windows be properly cleaned and then evaluated by a window specialist.

**FTRW 425:** One or more windows will need service to work properly, such as lubricating, trimming, or adjusting the hardware.

## : FLOORING

**426:** The floor appears to have a slope/deflection in one or more areas. We did not see any adverse conditions resulting from or contributing to this condition but we do recommend consulting with the owner regarding any past issues. You may also wish to seek a second opinion with the appropriate specialist to discuss possible causes and ramifications.

**FEVL 427:** There was creaking noted in this area. This is usually a common occurrence, given the age of the structure, and there were no obvious signs that there were any underlying issues at the time of our inspection. You may wish to obtain a second opinion and this issue should be addressed if it is an annoyance.

## : WALLS & CEILING

**FTRW 428:** There was patching noted on the ceiling. We recommend consulting seller/occupant regarding reason for the patching as well as obtaining any pertinent receipts.



## : CLOSETS

**FTRW DFMT 429:** The door(s) or associated components are in need of hardware installation/adjustment and/or lubrication to operate smoothly and maximize life span.

## : SMOKE & CARBON MONOXIDE DETECTORS

**430:** The smoke detector appeared to be functional at the time of our inspection, but should be checked periodically and serviced or replaced as necessary per the manufacturer's recommendations.

**UPGR 431:** The smoke detector is located close to a heat/AC register. This position is not optimum as it can lead to both a false sounding of the alarm and also a failure of the alarm to sound at the earliest possible time due to the air flow around it. Consideration should be given to moving the affected detectors to a position recommended by the manufacturer.

## : CONCLUSION

**432:** This room is in need of further evaluation/repair/servicing as noted above or in other sections of this report.

**433:** Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection.

## Second Floor Right Front Bedroom

### : GENERAL COMMENTS

**434:** Picture of area to be inspected.



### : RECEPTACLES

**435:** There were some inaccessible receptacles in this area. We recommend all receptacles be tested for proper wiring when area is completely accessible.

**436:** There was an obstacle or ground pin stuck in one or more of the receptacles, which prevented us from testing it. We recommend removal of any obstruction and verification of proper operation.



### : SWITCHES

**437:** There is a switch in this area that operates one or more receptacles.

### : WINDOWS

**438:** There appears to be one or more windows in this area that were added/changed out/not part of the original design of the structure. We recommend obtaining any pertinent receipts and permits to ensure that they were installed professionally and to the jurisdictional requirements in force at the time of installation, especially if there were any modification to the original framing.

**FTRW SFTY 439:** Due to the location/orientation of the house, weather conditions, film, being dirty or other factors which we will discuss, it was difficult to determine with certainty that there are no failed thermal pane windows in this area. Cleaning of the windows or different weather conditions may reveal issues. We recommend the windows be properly cleaned and then evaluated by a window specialist.



**FTRW 440:** One or more windows will need service to work properly, such as lubricating, trimming, or adjusting the hardware.

**441:** One or more window locks or latches need to be serviced to be fully/properly functional.



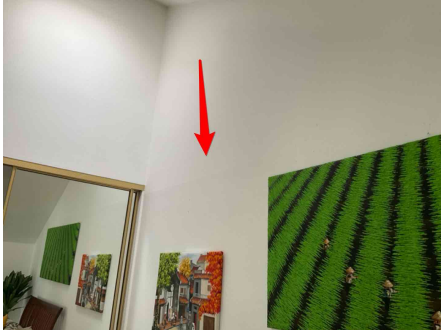
## : FLOORING

**442:** The floor appears to have a slope/deflection in one or more areas. We did not see any adverse conditions resulting from or contributing to this condition but we do recommend consulting with the owner regarding any past issues. You may also wish to seek a second opinion with the appropriate specialist to discuss possible causes and ramifications.

**FEVL 443:** There was creaking noted in this area. This is usually a common occurrence, given the age of the structure, and there were no obvious signs that there were any underlying issues at the time of our inspection. You may wish to obtain a second opinion and this issue should be addressed if it is an annoyance.

## : WALLS & CEILING

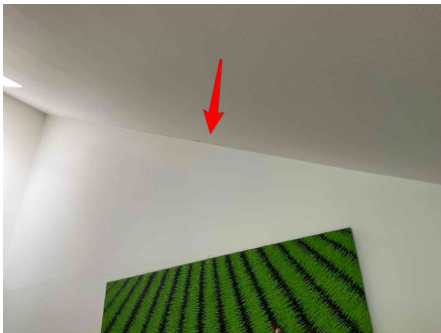
**FTRW 444:** There are cracks on one or more of the walls. While this is a common condition with this type of construction, in this geographic area and may not necessarily indicate a structural deficiency, it does indicate movement and we recommend confirming this with the appropriate specialist as well as consulting owner regarding possible past issues.



Seam crack/patch

**445:** There were vaulted ceilings in this area. We are unable to view the space above this area or confirm the presence of insulation.

**446:** There were cracks, bubbling tape, or seams noted on ceiling. They appear to be cosmetic only at this point and probably a result of patching holes, remodeling or scraping and retexturing the ceilings. However, we recommend consulting the owner or a specialist to confirm this.



## : CLOSETS

**FTRW DFMT 447:** The door(s) or associated components are in need of hardware installation/adjustment and/or lubrication to operate smoothly and maximize life span.

## : SMOKE & CARBON MONOXIDE DETECTORS

**448:** The smoke detector appeared to be functional at the time of our inspection, but should be checked periodically and serviced or replaced as necessary per the manufacturer's recommendations.

## : SKYLIGHTS

**FTRW 449:** There are one or more skylights in this area. We recommend obtaining any pertinent receipts and permits if it is not original to the structure to ensure that they were installed professionally and to the jurisdictional requirements in force at the time of installation. There were no obvious leaks noted at the time of inspection, but close inspection was precluded by accessibility issues.

## : CONCLUSION

**450:** This room is in need of further evaluation/repair/servicing as noted above or in other sections of this report.

**451:** Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection.

### First Floor Right Front Bedroom

#### : GENERAL COMMENTS

**452:** Picture of area to be inspected.



#### : RECEPTACLES

**FEVL 453:** There appears to have been some receptacles added to this area from the original build. We recommend consulting owner regarding this and obtaining any pertinent permits as well as receipts that may contain a transferable warranty.

**454:** There were some inaccessible receptacles in this area. We recommend all receptacles be tested for proper wiring when area is completely accessible.

**455:** The accessible/testable receptacles appear to be properly wired to the receptacle's configuration and functional.

#### : WIRING

**456:** Improper wiring methods have been employed in this area(loose on wall wiring). We recommend all substandard wiring be abandoned or removed and properly installed using approved materials.



## : SWITCHES

**FEVL 457:** Due to the placement of furnishings or other personal belongings, we were unable to determine which, if any receptacle is operated by the switch. We recommend consulting the owner in this regard as the current requirements are for a light or receptacle be operable from a switch at the entry point.

## : WINDOWS

**458:** There appears to be one or more windows in this area that were added/changed out/not part of the original design of the structure. We recommend obtaining any pertinent receipts and permits to ensure that they were installed professionally and to the jurisdictional requirements in force at the time of installation, especially if there were any modification to the original framing.

**FEVL 459:** Due to the location/orientation of the house, weather conditions, film, being dirty or other factors which we will discuss, it was difficult to determine with certainty that there are no failed thermal pane windows in this area. Cleaning of the windows or different weather conditions may reveal issues. We recommend the windows be properly cleaned and then evaluated by a window specialist.

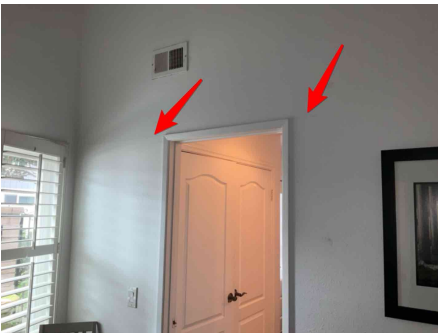
## : FLOORING

**460:** There were area rugs or other coverings that prevented the inspection of some of the flooring. It should be known that reportable conditions may become obvious once the area rugs are removed.

## : WALLS & CEILING

**461:** There were vaulted ceilings in this area. We are unable to view the space above this area or confirm the presence of insulation.

**462:** There were cracks, bubbling tape, or seams noted on walls. They appear to be cosmetic only and probably a result of movement or installation issues. However, we recommend consulting the owner or a specialist to confirm this.



## : CLOSETS

**463:** The closet area was largely inaccessible due to the storage of personal belongings. Removal of the storage could reveal reportable conditions.

**FTRW DFMT 464:** The door(s) or associated components are in need of hardware installation/adjustment and/or lubrication to operate smoothly and maximize life span.

## : SMOKE & CARBON MONOXIDE DETECTORS

**465:** There is not a properly placed, testable smoke detector installed in this room. We recommend installing one in compliance with current standards.

## : CONCLUSION

**466:** This room is in need of further evaluation/repair/servicing as noted above or in other sections of this report.

**467:** Due to the presence of personal belongings, access to portions of the area were effectively blocked at the time of our inspection.

## Bathroom

*In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which is usually the responsibility of a termite inspector. However, because of the possibility of water damage, many termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.*

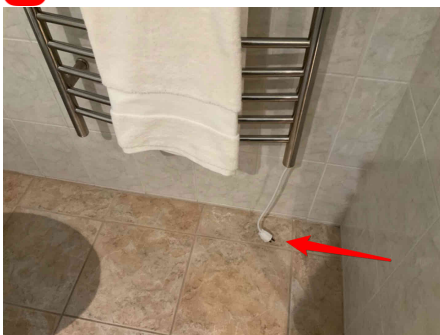
### Master Bathroom

#### : GENERAL COMMENTS

**468:** Determining whether the fixtures in the bathroom, including the toilet, sink and shower faucets, and showerheads are low flow in compliance with current California standards is beyond the scope of a general home inspection. If this is of a concern to the client, we recommend consulting with the appropriate specialist for further review.

**469:** We recommend asking the owner/occupant regarding any past water intrusion/leakage issues.

**FTRW** **470:** The towel warmer was not functional time of inspection.



Unplugged - no receptacle

#### : COUNTERTOP AND SINK

**471:** There are granite countertops in this area. There are varying opinions regarding the potential for decomposing uranium in granite countertops and subsequently radon. Currently the EPA's stand is that there is probably not a large potential for damage, but you may wish to consult with a radon specialist and/or test them.

**472:** There are separations/cracks between the sink countertop and the wall or back-splash, which should be sealed to help prevent moisture intrusion between the cabinet and the wall.

### : SINK DRAINAGE COMPONENTS

**473:** We filled the sink(s) full of water and drained them to see if the drain lines could handle the flow of a sink full of water. While there was no evidence of leakage at the time of our test, it should be known that these systems are dynamic and a leak could occur at any time. For this reason it is important to monitor the area under the sink(s) regularly to detect leaks in the earliest possible stages.

**FTRW** **WARN** **474:** The left sink drain is slow or partially blocked and should be serviced to ensure that the blockage has not progressed beyond the trap and involved the main waste line.

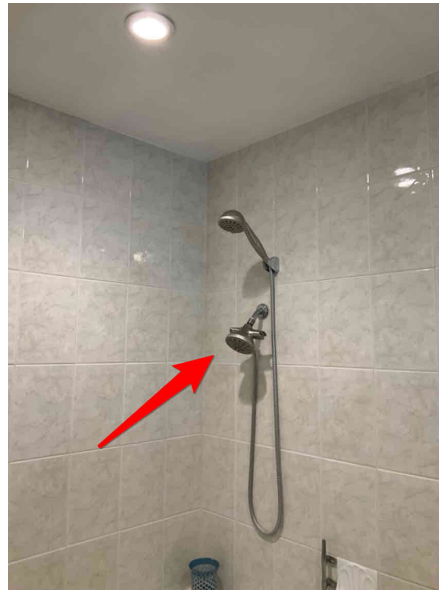
**475:** Portions of the drain piping have a neutral or upslope pitch. Although there was no evidence of leakage at the time of inspection, we recommend monitoring or adjustment to avoid water leakage and subsequent damage.

### : FIXTURES

**FTRW** **476:** One or more of the tub faucets are loose and should be secured/sealed to help prevent moisture intrusion and subsequent damage.



**477:** The shower diverter was not working properly and not allowing water to come out of the shower head(worked hard - inspector afraid to break it).



Not functional

**: SHOCK/FAULT PROTECTION - (GFCI)**

**478:** There is not complete GFCI protection installed in this area. We recommend complete protection be installed as per current standards.



**: LIGHTS**

**479:** There are lights in this area that not appear to be from the original build. We recommend consulting owner regarding this and obtaining any pertinent permits as well as receipts that may contain a transferable warranty.

**480:** The light(s) in this area were operated and found to be functional at the time of our inspection.

**: TOILET/BIDET**

**481:** The toilet in this area was not verified as being a low flow type in compliance with current standards.

**482:** The toilet was not operational at the time of our inspection(shut off at valve). We recommend the reason be determined and the toilet be repaired or replaced as needed.



#### **: TUB-SHOWER**

**483:** There are gaps in the shower wall grout or caulking. We recommend regrouting or caulking as needed to prevent water intrusion.

**484:** The joints between adjacent surfaces and/or dissimilar materials will always exhibit slight movement over time because of different rates of expansion and contraction. A flexible sealant in lieu of rigid grout is preferable at these joints.

**485:** The tub is a fiberglass or plastic unit.

**486:** There was some gurgling noted when the tub was draining. This condition is primarily just an annoyance and is usually a function of the vent size or configuration, but could indicate improper venting of the drain and we recommend consulting the owner/occupant regarding any past issues. You may also wish to seek a second opinion from a qualified, licensed plumber as well, to discuss ramifications and remedies.

**487:** We recommend verification that the overflow is not leaking by a qualified specialist before the tub is used. This is very important as the overflow is a common point for leakage and should be monitored regularly if the tub is utilized.

#### **: GLASS ENCLOSURE**

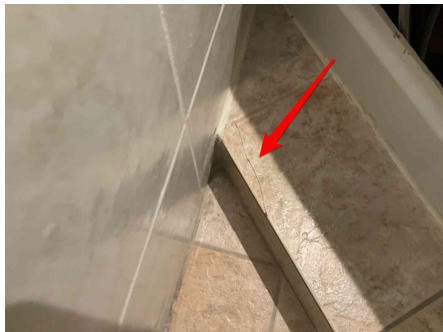
**WARN** **488:** There is no glass enclosure/door or shower curtain installed in this area.

#### **: FLOORING**

**489:** The flooring is tile (tile definition includes marble, granite, slate, porcelain, glazed, saltino pavers etc.)

**490:** We recommend the area be sealed properly, especially in front of the tub or shower stall area to help prevent water intrusion and subsequent damage.

**FTRW** **491:** There are cracks and/or chips in the tiles and/or grout, which you should view for yourself. They are likely to have been caused by movement or an insubstantial mortar base, but you may wish to seek the opinion of a specialist.



### : CABINETS

**492:** The cabinet(s) in this area appear to be newer/not original. We recommend obtaining any pertinent receipts and permits that may involve a transferable warranty and help ensure that they were installed professionally and to jurisdictional requirements.

**UPGR** **493:** We recommend installing a catch pan under the sink as an upgrade to help notify occupants of a leak that might otherwise go unnoticed for a long period of time.

**FEVL** **494:** The cabinet shelf under the sink(s) shows damage and/or staining, but was not wet at the time of our inspection. We recommend consulting owner/occupant regarding any past issues as well as a specialist to discuss ramifications and remedies.

### : VENTILATION

**495:** The exhaust fan appears to be serviceable.

**496:** We were unable to verify that the exhaust fan is venting properly to the exterior and/or if there is a proper backdraft installed. We recommend consulting owner regarding any past performance issues as well as the appropriate tradesman to ensure proper installation of the fan and venting to the exterior in compliance with current jurisdictional requirements.

### : HEAT OUTLET OR REGISTER

**IMPT** **497:** There is not a register in this room for dispersing conditioned air.

### : DOORS

**DFMT** **498:** The pocket door does not operate easily. We recommend adjustment or repair as needed for smooth operation.

### : HYDRO-SPA

**499:** Although the inspection of hydro-spa tubs is beyond CREIA standards and the scope of a typical home inspection, we do fill and operate the tubs, if possible, and report any conditions noted as a courtesy. We recommend any such installed tubs be evaluated in detail by a specialist if they are to be utilized and regular monitoring of all the components is also recommended as they are prone to leakage issues. It should also be known that these systems are dynamic, conditions change and leak free tub components could start to leak unexpectedly at any time.

**500:** The spa tub does not appear to have been part of the original build. We recommend consulting receipts and/or permits to ensure that it was installed properly and professionally.

**501:** There was no evidence of leakage at the access panel when the tub was running. We recommend regular monitoring.

**502:** Determining if the water heater has a large enough capacity to properly fill the spa tub with appropriately hot water is beyond the scope of this inspection. You may wish to have an appropriate specialist comment on this matter.

**FTRW** **WARN** **503:** The hydro spa has been configured to include a shower and/or become a tub-shower configuration. This set up is often conducive to water intrusion due to placement of controls and care should be taken when using it, if it is to stay. We recommend consulting owner/occupant regarding any past issues as well as a specialist to discuss ramifications and remedies.

**IMPT** **504:** GFCI protection is installed. We recommend regular testing of the device.

**505:** The anti-shock device for the spa tub is not in an readily accessible place. This condition is not conducive with regular testing of the device and consideration should be given to moving it to a more accessible area.

**506:** We were unable to verify that the tub was properly/completely embedded in mortar as is the current standard.

**507:** The drain trap for the tub/shower was not visible from the access panel. We recommend verification of a drain trap or installing one to prevent harmful vapor from entering the structure.

**508:** The drain components were not visible from the access panel.

**509:** Due to the placement of tub, the pump and other components could not be completely accessed or evaluated in detail. We recommend consulting owner regarding any past performance issues as well as a specialist for their evaluation and recommendations.

**FTRW** **510:** The pump bonding to a water pipe was not verified due to inaccessibility.

**UPGR** **511:** We recommend all functions of the spa tub be demonstrated to the buyer by the owner or a specialist.

## : CLOSETS

**DFMT** **512:** The door(s) are in need of hardware installation/adjustment and/or lubrication to operate smoothly and maximize life span.

## : CONCLUSION

**513:** This area appears to have been partially or wholly remodeled from original. We recommend obtaining all pertinent documentation for your records, including receipts, permits and any transferable warranty to help ensure that the work was done professionally and to jurisdictional requirements/standards in force at the time.

**514:** The area is in need of further evaluation and/or repair/servicing as noted above or in other sections of this report.

**515:** Due to the presence of personal belongings, access to portions of the area, including under the sink(s), were effectively blocked at the time of our inspection.

### First Floor Hallway Bathroom

#### : COUNTERTOP AND SINK

**516:** The pedestal sink is loose at its connection to the wall. We recommend securing and sealing it properly.



#### : SINK DRAINAGE COMPONENTS

**517:** We filled the sink(s) full of water and drained them to see if the drain lines could handle the flow of a sink full of water. While there was no evidence of leakage at the time of our test, it should be known that these systems are dynamic and a leak could occur at any time. For this reason it is important to monitor the area under the sink(s) regularly to detect leaks in the earliest possible stages.

**518:** Portions of the drain piping have a neutral or upslope pitch. Although there was no evidence of leakage at the time of inspection, we recommend monitoring or adjustment to avoid water leakage and subsequent damage.

#### : RECEPTACLES

**519:** There appear to have been one or more receptacles added from the original build in this area. We recommend consulting owner regarding this and obtaining any pertinent permits as well as receipts that may contain a transferable warranty and will help ensure that work was done by qualified professionals.

#### : SHOCK/FAULT PROTECTION - (GFCI)

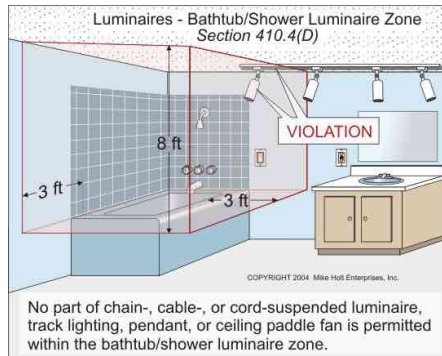
**520:** There is not complete GFCI protection installed in this area. We recommend complete protection be installed as per current standards.



## : LIGHTS

**521:** The light(s) in this area were operated and found to be functional at the time of our inspection.

**WARN 522:** One or more lights in this area fall into the wet or moist environment zone. The fixtures within this area are currently required to be rated for wet or moist environments. We recommend consulting a qualified, licensed electrician for ramifications of this condition and suggested remedies.



## : TOILET/BIDET

**523:** The toilet is loose or not sitting level at the floor. While no damage was evident, this condition should be addressed so that leakage does not develop and cause damage. We recommend that the toilet be removed, a new wax ring installed, then reattached to the floor.



## : STALL SHOWER

**FTRW WARN 524:** We were unable to run as much water as we normally would due to water splashing/spraying out. We recommend consulting seller regarding any past issues and further review when fixed.

**525:** We ran the shower for an extended period of time, directing the shower head all around the enclosure area, when possible, and no obvious leaks were seen. It should be known that sometimes small leaks are present that are not obvious during the inspection and we recommend consulting the owners/occupants regarding any past issues.

**526:** There are gaps in the shower wall/pan grout. We recommend regrouting or caulking as needed.

**527:** The joints between adjacent surfaces and/or dissimilar materials will always exhibit slight movement over time due to different rates of expansion and contraction. A flexible sealant in lieu of rigid grout is preferable at these joints. It is imperative to ensure that the area is cleaned properly before applying the sealant to ensure bonding to resist water intrusion.

**528:** The shower wall material appears to be mastic set and will need to be monitored to ensure no water intrusion occurs.

**FTRW 529:** While the inspector does run the water in the shower for an extended period of time to help identify any water intrusion issues or leaks, we do not do static testing of the shower pan and recommend consulting the termite/pest control report for their findings/recommendations as they often static test pans as part of their inspection process.

**WARN 530:** There are one or more handles/holders installed in the shower that do not appear to be in the original design of the shower. This condition could lead to water intrusion and them and should be ensured as sealed appropriately and checked periodically to help prevent moisture intrusion into the wall cavity.

**531:** The shower pan is fiberglass or plastic.

**532:** There is not an access to allow inspection of the plumbing components in this area. We recommend installing one and monitoring the area regularly.

**533:** Consideration should be given to installing an access panel behind the faucet/drainage components to allow for periodic monitoring.

**FTRW 534:** There were voids noted in the shower walls that may allow water intrusion into the wall cavity. We recommend they be sealed and regularly monitored.



#### : GLASS ENCLOSURE

**535:** There was a shower curtain installed instead of a glass enclosure. It should be known that curtains are more susceptible to water spraying outside of the area and potential enabling moisture intrusion.

#### : FLOORING

**536:** The flooring is tile (tile definition includes marble, granite, slate, porcelain, glazed, saltino pavers etc.)


**537:** We recommend the area be sealed properly, especially in front of the tub or shower stall area to help prevent water intrusion and subsequent damage.



## : VENTILATION

**538:** The exhaust fan appears to be serviceable.

**539:** We were unable to verify that the exhaust fan is venting properly to the exterior and/or if there is a proper backdraft installed. We recommend consulting owner regarding any past performance issues as well as the appropriate tradesman to ensure proper installation of the fan and venting to the exterior in compliance with current jurisdictional requirements.

## : HEAT OUTLET OR REGISTER

 **540:** There is not a register in this room for dispersing conditioned air.

  **541:** There is not a heat source for this area as would be required by current building standards.

## : CONCLUSION

**542:** The area is in need of further evaluation and/or repair/servicing as noted above or in other sections of this report.

**543:** Due to the presence of personal items, cabinetry, fixtures or buildouts, access to portions of the area were effectively blocked at the time of our inspection.

## Second Floor Hallway Bathroom

### : GENERAL COMMENTS

**544:** Determining whether the fixtures in the bathroom, including the toilet, sink and shower faucets, and showerheads are low flow in compliance with current California standards is beyond the scope of a general home inspection. If this is of a concern to the client, we recommend consulting with the appropriate specialist for further review.

**545:** We recommend asking the owner/occupant regarding any past water intrusion/leakage issues.

### : COUNTERTOP AND SINK

**546:** There are granite countertops in this area. There are varying opinions regarding the potential for decomposing uranium in granite countertops and subsequently radon. Currently the EPA's stand is that there is probably not a large potential for damage, but you may wish to consult with a radon specialist and/or test them.

**547:** There are separations/cracks between the sink countertop and the wall or back-splash, which should be sealed to help prevent moisture intrusion between the cabinet and the wall.

### : SINK DRAINAGE COMPONENTS

**548:** We filled the sink(s) full of water and drained them to see if the drain lines could handle the flow of a sink full of water. While there was no evidence of leakage at the time of our test, it should be known that these systems are dynamic and a leak could occur at any time. For this reason it is important to monitor the area under the sink(s) regularly to detect leaks in the earliest possible stages.

**549:** Portions of the drain piping have a neutral or upslope pitch. Although there was no evidence of leakage at the time of inspection, we recommend monitoring or adjustment to avoid water leakage and subsequent damage.

## : FIXTURES

**FEVL 550:** The shower head and/or hand sprayer is currently leaking/dripping when in use. This condition does not pose a problem at this point but water intrusion could become an issue should it worsen and start spraying adjacent surfaces. We recommend tightening the head and all connections as well as regular monitoring for recurring leakage.

**FTRW 551:** The mixing valve does not appear to be operating properly (there is not a positive stop on the hot or cold side). We recommend repair or replacement as deemed necessary.



## : SHOCK/FAULT PROTECTION - (GFCI)

**552:** The countertop receptacle(s) that were readily accessible were functional and include ground-fault protection.

## : LIGHTS

**553:** The light(s) in this area were operated and found to be functional at the time of our inspection.

## : TOILET/BIDET

**554:** The toilet was flushed several times and found to be serviceable.

**555:** The toilet in this area was not verified as being a low flow type in compliance with current standards.

## : TUB-SHOWER

**556:** We ran the shower for an extended period of time, directing the shower head all around the enclosure area, and no obvious leaks were seen. It should be known that sometimes small leaks are present that are not obvious during the inspection and could present themselves at a later date and we recommend consulting the owner/occupant regarding any past issues.

**WARN DFMT 557:** We recommend the tub spout and/or shower fixtures be sealed to help prevent water intrusion into the walls.

**FEVL 558:** The drain stop is missing or is not functioning properly/easily. We recommend repair or replacement as needed.



**FEVL 559:** The tub drains slowly and should be serviced to ensure that the blockage does not involve the main sewer pipe.



#### **: GLASS ENCLOSURE**

**560:** There was a shower curtain installed instead of a glass enclosure. It should be known that curtains are more susceptible to water spraying outside of the area and potential enabling moisture intrusion.

#### **: FLOORING**

**561:** The flooring is tile (tile definition includes marble, granite, slate, porcelain, glazed, saltino pavers etc.)

**562:** We recommend the area be sealed properly, especially in front of the tub or shower stall area to help prevent water intrusion and subsequent damage.

#### **: CABINETS**

**563:** The cabinet(s) in this area appear to be newer/not original. We recommend obtaining any pertinent receipts and permits that may involve a transferable warranty and help ensure that they were installed professionally and to jurisdictional requirements.

**UPGR 564:** We recommend installing a catch pan under the sink as an upgrade to help notify occupants of a leak that might otherwise go unnoticed for a long period of time.

#### **: VENTILATION**

**565:** The exhaust fan appears to be serviceable.

**566:** We were unable to verify that the exhaust fan is venting properly to the exterior and/or if there is a proper backdraft installed. We recommend consulting owner regarding any past performance issues as well as the appropriate tradesman to ensure proper installation of the fan and venting to the exterior in compliance with current jurisdictional requirements.

**FEVL 567:** A grill or light cover was loose or missing at the exhaust fan. We recommend securing/replacement as deemed necessary.



#### **:CEILING HEATER**

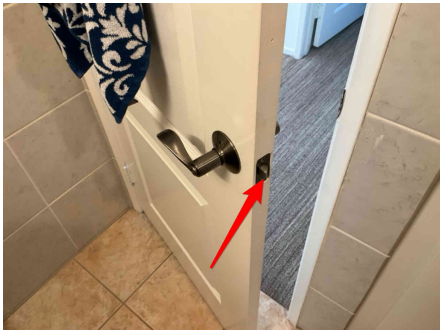
**568:** The ceiling heater was turned on and found to be functional.

#### **: HEAT OUTLET OR REGISTER**

**IMPT 569:** There is not a register in this room for dispersing conditioned air.

#### **: DOORS**

**DFMT 570:** One or more of the door striker plates need to be adjusted for the striker pin to engage and the door(s) to latch as intended.



#### **: CONCLUSION**

**571:** This area appears to have been partially or wholly remodeled from original. We recommend obtaining all pertinent documentation for your records, including receipts, permits and any transferable warranty to help ensure that the work was done professionally and to jurisdictional requirements/standards in force at the time.

**572:** The area is in need of further evaluation and/or repair/servicing as noted above or in other sections of this report.

**573:** Due to the presence of personal belongings, access to portions of the area, including under the sink(s), were effectively blocked at the time of our inspection.

## Kitchen

*We test kitchen appliances for their functionality but cannot evaluate them for their performance nor for the variety of their settings or cycles. It should be known that if they are older than ten years, they may well exhibit decreased efficiency. Additionally, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. As per CREIA standards of practice, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, or the self-cleaning capability of ovens. Additionally, we exclude concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.*

### GENERAL COMMENTS

**574:** Picture of area to be inspected.



**575:** There are some appliance manufacturers that have recalled their appliances for various reasons. Checking for recalled appliances is beyond the scope of a general home inspection and we recommend buyer do their due diligence and check all installed appliance's manufacturers to determine if the installed unit is on any recall list.

### SINK & COUNTERTOP

**576:** The countertops in this area appear to be granite. There are varying opinions regarding the potential for decomposing uranium in granite countertops and subsequently radon. Currently the EPA's stand is that there is probably not a large potential for damage, but you may wish to consult with a radon specialist and/or test them.

**577:** The rigid grout joint between the counter and the backsplash is standard practice. In this case, there are hairline cracks which could allow water intrusion. We recommend sealing with a flexible caulking.

## FAUCET

**578:** The faucet was operated and found to be in serviceable condition.

## VALVES & CONNECTORS

**579:** The valves under the sink show corrosion. While there was no evidence of leakage at the time of our inspection, we recommend regular monitoring and repair as necessary to help prevent damage and subsequent water intrusion.

## TRAP AND DRAIN

**580:** We filled the sink(s) full of water and drained them to see if the drain lines could handle the flow of a sink full of water. While there was no evidence of leakage at the time of our test, it should be known that these systems are dynamic and a leak could occur at any time. For this reason it is important to monitor the area under the sink(s) regularly to detect leaks in the earliest possible stages.

**581:** Portions of the drain piping have a neutral or upslope pitch. Although there was no evidence of leakage at the time of inspection, we recommend monitoring or adjustment to avoid water leakage and subsequent damage.

## GARBAGE DISPOSAL

**582:** The sink garbage disposal(s) were activated and found to be serviceable.

## WIRING

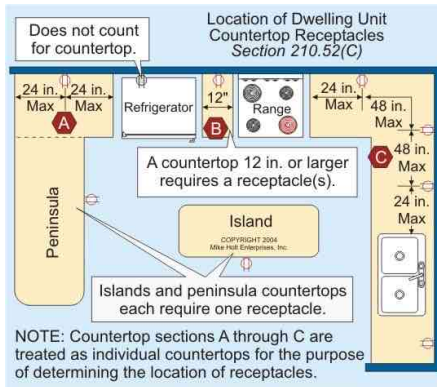
**583:** We noted exposed wiring in the cabinets. We recommend all exposed wiring be protected or terminated as necessary in compliance with current jurisdictional requirements.



## RECEPTACLES

**584:** There are not as many outlets as would be required by current standards, and you may wish to consult an electrician with a view to adding more.

**585:** The diagram below illustrates the current requirements for receptacle placement in a kitchen.



**586:** There were some inaccessible receptacles in this area. We recommend all receptacles be tested for proper wiring when area is completely accessible.

**587:** There were one or more receptacles under the sink that were inaccessible for testing due to storage of personal belongings or configuration of plumbing lines.

**588:** The receptacle for the refrigerator was inaccessible for testing at the time of our inspection.

**589:** The receptacle for the stove was inaccessible for testing at the time of our inspection.

**590:** The receptacle for the dishwasher was inaccessible for testing at the time of our inspection.

**FTRW** **WARN** **591:** There are not proper clearances to a combustible material at one or more receptacles in this area (cabinet above microwave). We recommend proper clearances be provided.



## SHOCK PROTECTION (GFCI)

**592:** There is not complete Ground Fault Circuit Interrupt (GFCI) protection at all receptacles serving the countertops, which is required by current building standards. We recommend upgrading to current standards for a higher level of safety.



## LIGHTS

**593:** The interior lights in this area were turned on and operational at the time of our inspection.

**FEVL 594:** The plastic light panels in the ceiling light box get very brittle with age and are likely to break, crack or otherwise get damaged when handled. For this reason we do not move the panels to investigate the wiring of the lights. We recommend consulting owners regarding any modifications to the lights or the surrounding wiring and any associated permits.

**DFMT 595:** One or more of the light panels were missing, cracked or broken at the time of our inspection. We recommend replacement as necessary.



## CABINETS

**596:** Some of the cabinets in this area appear to be newer/not original. We recommend obtaining any pertinent receipts and permits that may involve a transferable warranty and help ensure that they were installed professionally and to jurisdictional requirements.

**597:** The cabinets were full of personal belonging and we were unable to see inside them for the most part. It should be known that once personal effects are removed, reportable conditions may be revealed.

**598:** We recommend installing a catch pan under the sink as an upgrade to help notify occupants of a leak that might otherwise go unnoticed for a long period of time.

## FLOORING

**599:** The floor appears to be serviceable and have no significant defects.

**FEVL 600:** The flooring shows some cupping, which typically indicates the presence of water at some point. We recommend consulting owner regarding any past water issues as well as further evaluation by the appropriate professional to ensure issues have been remedied.



## DOORS

**601:** There appears to be one or more doors in this area that were added/changed out/not part of the original design of the structure. We recommend obtaining any pertinent receipts and permits to ensure that they were installed professionally and to the jurisdictional requirements in force at the time of installation, especially if there were any modification to the original framing.

**FEVL 602:** Due to the location/orientation of the house, weather conditions, film, being dirty or other factors which we will discuss, it was difficult to determine with certainty that there are no failed thermal pane on the door. Cleaning of the glass or different weather conditions may reveal issues.

## REFRIGERATION

**IMPT 603:** Evaluation of any refrigeration devices and their components such as water/ice dispensers are beyond the scope of this inspection, and we cannot pull out any refrigerator to check behind it as it could damage the flooring. It should be known, however, that water supply lines to dispensers/ice makers are a common source of leakage and we recommend consulting the sellers/occupants regarding any past issues as well as a review of the area behind the refrigerator when the unit has been removed, or upon possession if the refrigerator stays with the property.

**604:** This area has a free standing refrigerator (not built in).

**605:** If a water supply is present, or one is to be installed, this inspector recommends that the supply valve be a quarter turn ball valve type and the tubing be 1/4 inch copper tubing or steel braided line as this configuration provides the least chance for leakage.

**606:** We were unable to determine if the refrigerator was on a separate circuit as is the current standard.

## GAS STOVE

**607:** We only test the basic function of the oven (bake and broil) and recommend consulting the owner for a demonstration of any special features that the oven(s) might possess.

## DISHWASHER

**FEVL 608:** Although beyond the scope of a general home inspection, the dishwasher was operated and appeared to be functional, but it should be known that we do not test all cycles and the seller should be queried as to any past performance issues.

**609:** We were unable to determine if the dishwasher was on a separate circuit as is the current standard.

**FTRW SFTY WARN IMPT 610:** The dishwasher did not appear to be on a GFCI protected circuit as is the current standard(not required when originally built but recently remodeled). We recommend consulting the local jurisdiction for their requirements and upgrading to current safety requirement for optimal safety.

### **MICROWAVE**

**611:** The built-in microwave was functional, but we do not test it for leakage, which would require specialized equipment.

### **EXHAUST FAN OR DOWNDRAFT**

**612:** We were unable to determine if the exhaust fan was on a separate circuit as is the current standard.

**613:** We were unable to test the receptacle/wiring for the exhaust fan due to inaccessibility, obstructions or stored personal items.

**FTRW IMPT 614:** The exhaust fan is functional and configured to re-circulate back into the room instead of to the exterior. This was acceptable in many jurisdictions at one time, but may not be in the local jurisdiction currently, depending on the configuration of the kitchen. We recommend consulting the local jurisdiction for their requirements.

### **: CLOSET OR PANTRY**

**615:** The closet/pantry area was largely inaccessible due to the storage of personal belongings. Removal of the storage could reveal reportable conditions.

### **: CONCLUSION**

**616:** This area appears to have been recently remodeled. We recommend obtain ing all pertinent documentation for your records, including receipts, permits and any transferable warranty to help ensure that the work was done professionally and to jurisdictional requirements/ standards in force at the time.

**617:** The area is in need of further evaluation or repair as noted above or in other sections of this report.

**618:** Due to the presence of personal belongings, access to portions of the area, including under the sink(s), were effectively blocked at the time of our inspection.

## **Hallway**

*Our evaluation of hallways is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.*

## Second Floor Hallway

### : GENERAL COMMENTS

**619:** Picture of area to be inspected.



### : SMOKE & CARBON MONOXIDE DETECTORS

**620:** The installed smoke and carbon monoxide detectors were both functional at the time of our inspection, but should be checked periodically to ensure maximum protection.

**FEVL 621:** While there are one or more carbon monoxide detectors installed, the placement does not appear to be in the proper/optimal place/position. We recommend consulting the manufacturer's recommended placement and placing as required for optimum response and safety.



**UPGR IMPT 622:** This inspector recommends the installation of a newer style combination smoke detector/carbon monoxide detector with a 10 year battery life in this area. These detectors are both effective and long-lasting.

### : RECEPTACLES

**623:** There are no visible receptacles in this area and you may wish to upgrade to current standards.

### : LIGHTS

**624:** The light(s) in the area were operated and found to be functional at the time of our inspection.

## : WALLS & CEILING

**625:** There were vaulted ceilings in this area. We are unable to view the space above this area or confirm the presence of insulation.

**FEVL 626:** There were cracks, bubbling tape, or seams noted on walls. They appear to be cosmetic only and probably a result of movement or installation issues. However, we recommend consulting the owner or a specialist to confirm this.



## : FLOORING

**627:** The floor has a noticeable slope/deflection in one or more areas. We did not see any adverse conditions resulting from, or contributing to, this condition but we do recommend consulting with the owner regarding any past issues. You may also wish to seek a second opinion with the appropriate specialist to discuss possible causes and ramifications.

**628:** There was creaking noted in this area. This is usually a common occurrence, given the age of the structure, and there were no obvious signs that there were any underlying issues at the time of our inspection. You may wish to obtain a second opinion and this issue should be addressed if it is an annoyance.

## : RAILINGS

**WARN 629:** Some of the railings are considered "open and climbable" by current standards which means that the balusters are greater than 4 inches apart or there are other openings that are greater than 4 inches apart that could facilitate easy climbing by a child.



More than 4" current standard

**IMPT 630:** If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

**: SKYLIGHTS**

**631:** There are one or more skylights in this area. We recommend obtaining any pertinent receipts and permits if it is not original to the structure to ensure that they were installed professionally and to the jurisdictional requirements in force at the time of installation. There were no obvious leaks noted at the time of inspection, but close inspection was precluded by accessibility issues.

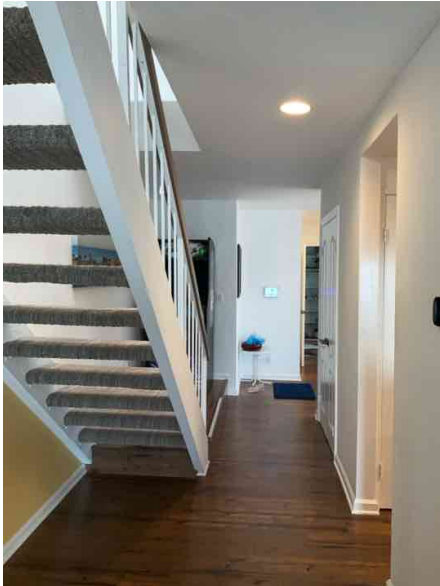
**: CONCLUSION**

**632:** This area is in need of repair or further evaluation as noted above or in other sections of this report.

**First Floor Hallway**

**: GENERAL COMMENTS**

**633:** Picture of area to be inspected.



**: SMOKE & CARBON MONOXIDE DETECTORS**

**634:** The smoke detector was functional at the time of our inspection and should be checked periodically to help ensure maximum protection.

**635:** There is not a properly installed/secured/located carbon monoxide detector in this area as is currently required in most jurisdictions if there is a minimum of an attached garage. We recommend installing a detector in accordance with local jurisdictional requirements.

#### : RECEPTACLES

**636:** One of the receptacles in this area has an open or weak ground. We recommend its connections be checked and secured and verified as properly grounded for safety.



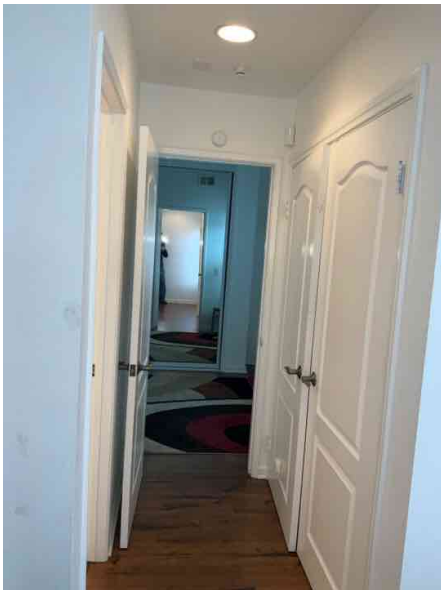
#### : CONCLUSION

**637:** This area is in need of repair or further evaluation as noted above or in other sections of this report.

#### First Floor Bedroom Hallway

#### : GENERAL COMMENTS

**638:** Picture of area to be inspected.



#### : SMOKE & CARBON MONOXIDE DETECTORS

**639:** The smoke detector was functional at the time of our inspection and should be checked periodically to help ensure maximum protection.

**640:** There is not a properly installed/secured/located carbon monoxide detector in this area as is currently required in most jurisdictions if there is a minimum of an attached garage. We recommend installing a detector in accordance with local jurisdictional requirements.

#### : RECEPTACLES

**641:** There appear to have been one or more receptacles added from the original build in this area. We recommend consulting owner regarding this and obtaining any pertinent permits as well as receipts that may contain a transferable warranty and will help ensure that work was done by qualified professionals.

**: LIGHTS**

**642:** The light(s) in the area were operated and found to be functional at the time of our inspection.

**: CONCLUSION**

**643:** This area is in need of repair or further evaluation as noted above or in other sections of this report.

## Stairs

*Our evaluation of staircases is identical to that of living space, except that we pay particular attention to safety issues, such as those involving handrails, guardrails, and smoke detectors.*

**: HANDRAILS & GUARDRAILS**

**FTRW** **WARN** **IMPT** **644:** Some of the railings appear low by present standards. We recommend consulting with the local jurisdictional and/or a specialist to ensure railings are safe and, ideally, installed as per current jurisdictional requirements.

**SFTY** **WARN** **645:** The balusters and/or openings in the stair rails are more than four-inches apart in areas, which does not conform to current requirements. You may wish to add a protective barrier.

**IMPT** **646:** If small children occupy or visit this residence, suitable precautions should be taken to safeguard them.

**: TREADS & RISERS**

**FTRW** **SFTY** **WARN** **IMPT** **647:** The stairs are considered nonconforming, which means one or more of the treads or risers are unequal in depth or height, which could prove to be a trip-hazard.

**FEVL** **648:** The stairs are an open design that would not conform to current building standards.

**: LIGHTS**

**649:** The lights in this area were turned on and found to be operational at the time of our inspection.

## Laundry

*In accordance with industry standards, we do not test clothes dryers, washing machine, nor their water connections and drainpipes. However, there are several things that we consider important and that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. Consideration should also be given to replacing any readily accessible older style valves with newer ball valve assemblies and shutting off the water when the washer is not in use. You should also be aware that the newer washing machines*

*discharge a greater volume of water than many of the older drainpipes can handle, which can cause the water to back up and overflow, and typically the only remedy would be to replace the standpipe and trap with one that is a size larger. A pan located under the washing machine is also strongly recommended.*

## : GENERAL COMMENTS

**650:** Picture of area to be inspected.

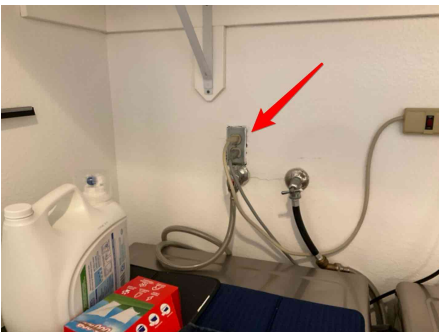


**IMPT 651:** It should be known that testing of washers and dryers is beyond the scope of a general home inspection. These appliances are typically the property of the seller and do not stay with the property. If the appliances stay with the property, we recommend a demonstration of proper function by the seller before close of escrow.

**652:** The laundry facilities are located in an interior room or closet.

## : ANTI-SHOCK DEVICES

**653:** There is no GFCI protection installed for this area as is currently required. We recommend anti-shock protection be installed in accordance with current jurisdictional requirements.



### : WIRING

**654:** There are extension cord or multi-plug adapters installed. We recommend removal as they are easy to overload.



### : LIGHTS

**655:** There was not a light installed in this area. We recommend proper lighting be installed in accordance with current building standards.

### : APPLIANCES

**656:** One or both of the appliances were installed at the time of inspection. Appliances are beyond the scope of this inspection and were not tested as they are typically the property of the seller or occupant. We recommend verification of proper operation if the appliances are to remain.

**657:** The laundry appears to be serviced by both a gas and 240 volt electrical outlet.

**UPGR** **658:** As a preventative measure, we recommend that a drained catch pan be installed under the washing machine to help prevent leakage onto the flooring and the subsequent damage to surrounding areas in the event of a leak or overflow



**659:** The output and standpipe trap for the washing machine was not seen/verified. We recommend verification or installation of a proper standpipe trap.

**660:** The drain for the washing machine was not visible due to the placement of the appliances. We recommend verification of a properly installed evacuation drain.



### : WATER VALVES & CONNECTORS

**UPGR** **661:** The water supply to washing machines is commonly left on, and the rubber hoses that are commonly used to supply water can become stressed and burst. For this reason we recommend replacing all rubber supply hoses with metal-braided ones that are more resilient.

**UPGR** **662:** The laundry is a common place for leakage and subsequent flooding. For this reason we recommend replacing the existing valves with quarter turn ball valves and shutting the valves off after each use.

**UPGR** **663:** Here is an example of an easy water shut off setup for the washing machine to help prevent water leaks and subsequent damage.



### : GAS VALVE & CONNECTOR

**664:** We were unable to properly view/verify the proper installation of any installed gas valve and connecting line(if installed at all). We recommend verification of a properly installed gas line and valve before installing a dryer.

### : 240 VOLT RECEPTACLE

**665:** The 240 volt receptacle was not readily accessible and could not be tested.

### : FLOORING

**666:** The flooring material in this area is wood or a similar product that is susceptible to damage from water. We recommend taking the appropriate actions to minimize any exposure to water, including placing mats in front of or around the water sources.

### : DRYER VENT

**667:** Some or all of the dryer vent was inaccessible and could not be inspected.

**668:** Clothes dryer vent ducts require periodic cleaning. Lint restricted exhaust ducting can impede performance of dryers and pose a fire hazard. A duct cleaning/maintenance regimen is recommended. Determining whether duct cleaning is needed is not part of this inspection. Cleaning is recommended upon transfer of a property and periodically.

**669:** Faulty dryer vents are responsible for numerous health and safety incidents each year. The best vents are a smooth-walled metal type that travels a short distance; all other types should be regarded as suspect, and should be inspected bi-annually to ensure that they do not contain trapped lint or moisture.

**IMPT 670:** We were unable to determine if the venting is clear/properly installed. We recommend verification of a proper, clear vent to the exterior before hook up and use of the dryer.

#### **: EXHAUST FAN**

**671:** There is not an exhaust fan installed. Consideration should be given to installing one as per current jurisdictional requirements.

#### **: CONCLUSION**

**672:** The area is in need of further evaluation or repair as noted above or in other sections of this report.

**IMPT 673:** We do not run the laundry facilities or put water through the laundry drainage system and HIGHLY recommend they be monitored the first time it is used to ensure that there are no localized blockages.

## **Garage or Carport**

*It is not uncommon for moisture to penetrate garages because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the concrete slab or sidewalls. This is common with garages that are below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, which can actually promote drainage through the garage. Also, if there is living space above the garage, that space will be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. We are not an authority on such matters, and you may wish to discuss this further with a structural engineer. In addition, and inasmuch as garage door openings are not standard, you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.*

**: GENERAL COMMENTS**

**674:** Picture of area to be inspected.



**: WALLS & CEILING**

**675:** The walls are primarily open framed.

**: STORAGE COMPONENTS**

**676:** There are storage shelves/cabinets/platforms installed which should not be overloaded. Additionally, any upper shelves should be protected from flying objects in the case of seismic activity.

**: SLAB FLOOR**

**677:** Portions of the area were inaccessible due to storage of personal items or a floor covering. It should be known that removal of these items may reveal reportable conditions.

**678:** The slab floor appears to be cracked with some vertical displacement noted, which you should view for yourself. Such cracks are often result as a consequence of seismic activity, settling, or the presence of expansive soils. We recommend consulting the owner regarding past issues. You may also wish to have a specialist comment on the possible future ramifications of future movement..

**679:** There was spalling noted to the garage floor. This condition is primarily of a cosmetic concern.

**680:** There were stains noted on the floor from spills, oil drips etc.

**681:** The slab does not appear to be a post-tension slab. The stamped marking was not viewed by the inspector.

**: RECEPTACLES**

**682:** There may be some blocked/hidden/inaccessible receptacles in this area. We recommend all receptacles be tested for proper wiring when area is completely accessible.

### : SHOCK PROTECTION - GFCI

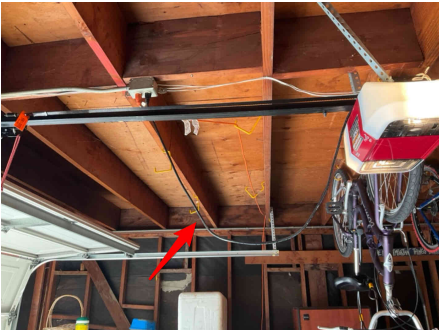
**683:** There is no visible/functional GFCI (ground fault circuit interrupter) protection for this area as is the current standard. For an increased margin of safety, we recommend complete protection be installed in compliance with current standards.



### : WIRING

**FTRW** **WARN** **684:** We found extension cords and/or multi-plug adapters in use. This type of wiring is easy to overload and can be easily damaged. Removal of all extension cords/multi-plugs and replacement with proper circuitry is recommended.

**FTRW** **WARN** **IMPT** **685:** There was loose wiring and/or conduit noted. We recommend all wiring and conduit be secured in accordance with current jurisdictional requirements to ensure safety.



### : LIGHTS

**686:** The interior lights appeared to be in serviceable condition at the time of our inspection.

### : FIREWALL SEPARATION

**FTRW** **WARN** **IMPT** **687:** There is no firewall separation between the garage and the adjacent garages, which is likely as the detached garages were built

### : GARAGE DOOR & HARDWARE

**688:** The garage door is functional and appears to only be in need of maintenance and adjustment to ensure proper function and optimal efficiency.

### : AUTOMATIC OPENER

**FTRW** **WARN** **689:** The installed garage door opener operated properly to raise and lower the door, and has a battery backup as is currently required.

## : VENTILATION

**UPGR 690:** There are no visible ventilation ports in this area. We recommend consideration be given to installing them.

## : CONCLUSION

**691:** This area is in need of further evaluation or repair as noted above or in other sections of this report

**692:** Due to the presence of personal belongings, cabinets or built-ins, access to portions of the area were effectively blocked at the time of our inspection.

## Attic

*In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, do not have decking installed, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous. In such cases, we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other components.*

## : ACCESS LOCATION

**693:** The attic can be accessed through a hatch in a guest bedroom.

## : METHOD OF EVALUATION

**694:** We evaluated portions of the attic from the storage decking where possible and at the hatch where there was no decking.

## : GENERAL COMMENTS

**FTRW IMPT 695:** A portion of the attic appears to have been built out. We recommend consulting the seller regarding the build out and obtaining any pertinent receipts and permits to help and sure it was done professionally and to jurisdictional requirements in force at the time.

**696:** There is an attic access hatch which has been installed or enlarged and should be evaluated and repaired/strengthened as necessary by the appropriate professional to ensure proper structural support.

**697:** The access door not insulated. We recommend installing an insulated cover to optimize the efficiency of the barrier between living space and attic space

**FEVL 698:** Portions of the attic are being used for storage which precluded a thorough inspection of the area. The framing was not engineered for such use and storage should be limited to lightweight items.

**699:** There were some personal belongings noted in the attic which precluded a thorough inspection of the area.



**700:** Commenting on the presence of rodents, as well as other pests is beyond the scope of this inspection as well as CREIA/Industry standards. Although we may comment if there is an obvious issue visible, our comments in this report should not take the place of an appropriate pest control report if it is a concern of the buyer.

**701:** Checking for rodents, or other pests, is beyond the standards of a General Home Inspection SOP's or CREIA standards. Although we may comment on obvious signs as a courtesy, we do not check for an active rodent infestation as part of our inspection and recommend consulting the pest control report for their findings and recommendations or a specialist if it is not part of the typical pest control inspection.

#### **: DECKING**

**FTRW** **702:** The installed decking is not complete or has missing pieces. We recommend complete decking be installed to ensure easy access and help prevent damage to the ceiling.

**FTRW** **WARN** **703:** Some of the decking is not properly secured, supported or is thinner than recommended. We recommend adding support as necessary,

#### **: ROOF SHEATHING**

**704:** The roof sheathing is plywood over spaced sheathing.

**FTRW** **WARN** **705:** There were areas of the underside of the roof sheathing in the attic that appeared to be water stained. We recommend consulting the seller/occupant regarding any past issues, further evaluation of the sheathing by a qualified pest control company for their findings and recommendations, as well as consulting a qualified roofer to evaluate the areas further to determine if there is an active leak.

#### **: FRAMING**

**706:** Due to the configuration of the roof and/or our vantage point, much of the roof framing was not visible. We recommend consulting owner regarding any past issues and well as a more thorough evaluation once a proper walkway/deck has been installed.

**707:** The visible roof members also consist of rafters. The visible portions of the rafters appear to be properly installed and in serviceable condition, with any exceptions noted below or elsewhere in the report.

**FTRW** **708:** There are not as many collar ties as is the current standard. We recommend consideration be given to installing more.

## : FIREWALL

**FEVL 709:** Due to inaccessibility, we were unable to determine if the firewall between the units is complete and uncompromised.

## : FIRESTOPS

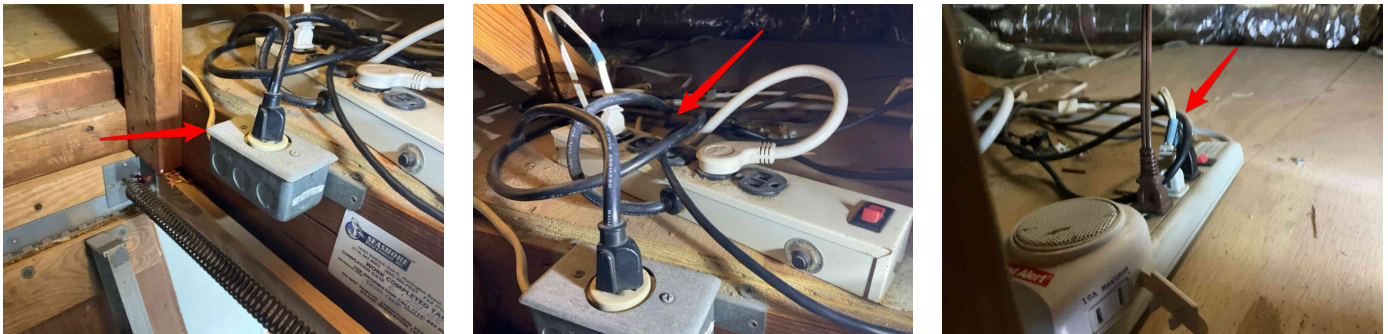
**710:** Wood frame construction requires fire stops/draft stops at each floor and ceiling line, such as where shafts/vertical wall cavities open up to the attic.

## : VENTILATION

**711:** There were some eve vents seen.

## : ELECTRICAL

**712:** There is loose wiring near the access and a receptacle protruding in the opening. We recommend that all loose wiring be secured to the framing and/or protected from damage in accordance with present standards.



**713:** We are not able to verify that all the installed recessed lights are IC rated as is required if there is any contact with insulation or other materials.

**FEVL 714:** There are one or more recessed lights that have insulation/wood members touching them. We recommend verification that they are IC (insulation contact) rated or providing 3 inches of clearance all around the fixture(s).

**FTRW WARN IMPT 715:** There is wiring running across the furnace decking. We recommend it be properly protected in compliance with current building standards to help prevent inadvertent damage.

**FEVL 716:** There is wiring running across the attic decking. We recommend it be properly protected in compliance with current building standards to help prevent inadvertent damage.

**FTRW WARN IMPT 717:** We found extension cords and/or multi-plug adapters in use. This type of wiring is easy to overload and can be easily damaged. Removal of all extension cords/multi-plugs and replacement with proper circuitry is recommended.

**FEVL 718:** There was an abundance of low voltage wiring/cabling in the attic area that was run rather hodge-podge. Consideration should be given to checking all the wire connections and organizing the wiring better.

**FTRW WARN 719:** There was an abundance of wiring in the attic area. Consideration should be given to checking all the wire connections and organizing the wiring better by a qualified, licensed electrician.

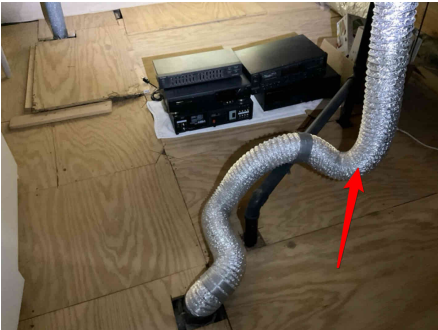
## : APPLIANCE VENTS

**720:** The proper firestops at the attic floor were not verified due to inaccessibility. We recommend proper firestops be verified and installed where necessary.

## : EXHAUST DUCTS

**FTRW 721:** One or more of the bathroom exhaust vent configurations do not appear to be optimal to ensure the best possible performance of the unit(not best material, routed optimally or completely to the exterior). We recommend redress as deemed necessary if the performance of the fan(s) is deemed inappropriate.

**722:** There were exhaust fan ducts installed that are not typically recommended for this purpose and are easily damaged. We recommend replacing them with proper ducting material and running them optimally for best performance.



## : FACTORY-BUILT CHIMNEY FIRE-STOP

**FTRW WARN 723:** Due to inaccessibility, we were unable to see if complete and proper fire stop(s) were installed at the chimney(s). We recommend that they be verified as in place and properly installed/sealed to help ensure safe operation of the fireplace(s).

## : FACTORY-BUILT CHIMNEY CHASE

**FEVL 724:** Any installed chimney chases were not visible/accessible from our access point. We recommend verification that proper chases/firestops were installed per jurisdictional requirements, if applicable.

## : INSULATION

**725:** Current standards call for twelve and even fifteen inches of insulation, depending on the region of the country. We recommend consulting a insulation specialist to ensure that your home is fully insulated to current regional requirements to ensure optimal efficiency.

**FTRW 726:** Some insulation is missing or displaced. We recommend all missing insulation be replaced for optimum performance.

**727:** There was approximately 5 to 7 inches of insulation noted in the accessible area, the exact R-value of the insulation was not determined.

## : CONCLUSION

**FEVL 728:** Due to lack of an access, some areas were inaccessible for inspection. It should be known that, given proper access, reportable conditions could become apparent. This Inspector recommends installing more access as well as proper decking where possible to allow for periodic monitoring of the area and components.

**729:** Due to storage of personal items, some of this area was inaccessible for inspection. Removal of personal items could reveal reportable conditions.

## Report Conclusion

*Congratulations on the purchase of your new home. Inasmuch as we never know who will be occupying or visiting a property, whether it be children or the elderly, we ask you to consider following these general safety recommendations:*

*Install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting its power source; safety-film all non-tempered glass; ensure that every elevated window and the railings of stairs, landings, balconies, and decks are child-safe, meaning that barriers are in place or that the distance between the rails is not wider than three inches; regulate the temperature of water heaters to prevent scalding; make sure that goods that contain caustic or poisonous compounds, such as bleach, drain cleaners, and nail polish removers be stored where small children cannot reach them; ensure that all garage doors are well balanced and have a safety device, particularly if they are the heavy wooden type; remove any double-cylinder deadbolts from exterior doors; and consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties.*

*We take great pride in our service, and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the current condition of the property and its components, and to alert you to any significant defects or adverse conditions. However, we may not have been able to test every outlet, open every window and door, or identified every minor defect. Additionally, it should be known that we are not specialists and our inspection is essentially visual, so latent defects could exist and you should not regard our inspection as constituting a guarantee or warranty....it does not. It is simply a report on the "general" condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Such policies often only cover insignificant costs, such as that of roofer service, and the representatives of some insurance companies can be expected to deny coverage on the grounds that a given condition was pre-existing or not covered because of what they claim to be a code violation or a manufacture's defect.*

*Thank you for taking the time to read this report. Please feel free to call us if you have any questions or need further clarification. We always aspire to improve the quality of our service and our report, and we will continue to adhere to the highest standards of the real estate industry and to treat everyone with kindness, courtesy, and respect.*

**LOGO**

730: I hope you enjoy your new Home!

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# CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

## Residential Standards of Practice - Four or Fewer Units

### Part I. Definitions and Scope

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

- A. A *home inspection* is a noninvasive visual survey and basic *operation* of the systems and *components* of a home 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)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.
- B. A *home 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. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.
- D. Client should consider all available information when negotiating regarding the Property.
- E. *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*.
- F. Cosmetic and aesthetic *conditions* shall not be considered

### Part II. Standards of Practice

A *home 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*
  6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.
- B. The *Inspector* is not required to:
  1. *Inspect* door or window screens, shutters, awnings, or security bars
  2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
  3. Use a ladder to *inspect systems or components*
  4. Determine if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
  5. Test or *operate* any drowning prevention feature.

#### 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, toilets, sinks, tubs, showers
  4. Fuel gas piping
  5. Water heaters
- 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, private water supply or water treatment *systems*

## **SECTION 6 - Electrical**

- A. Items to be *inspected*:
  1. Service equipment
  2. Electrical panels
  3. Circuit wiring
  4. Switches, receptacles, outlets, and lighting fixtures
- B. The *Inspector* is not required to:
  1. Operate circuit breakers or circuit interrupters
  2. Remove cover plates
  3. *Inspect* de-icing *systems* or *components*
  4. *Inspect* onsite electrical generation or storage 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 - Building Interior**

- A. Items to be *inspected*:
  1. Walls, ceilings, and floors
  2. Doors and windows
  3. Stairways, handrails, and guardrails
  4. *Permanently installed* cabinets
  5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
  6. Absence of smoke and carbon monoxide alarms
  7. Vehicle doors and openers
- B. The *Inspector* is not required to:
  1. *Inspect* window, door, or floor coverings
  2. *Determine* whether a building is secure from unauthorized entry
  3. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms or test vehicle door safety devices
  4. Use a ladder to *inspect systems* or *components*

## **SECTION 9 - 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

### Part III. Limitations, Exceptions, and Exclusions

- A. The following are *excluded* from a home 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, easements, setbacks, 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. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an inspector licensed by the Structural Pest Control Board is qualified or authorized to inspect for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
  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 or reflective coatings at multi-pane glazing
  14. Differentiating between original construction or subsequent additions or modifications
  15. Reviewing or interpreting information or reports from any third-party, including but not limited to: permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices
  16. Specifying repairs/replacement procedures or estimating cost to correct
  17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled *systems* or *components*
  18. Fire extinguishing and suppression *systems* and *components* or determining fire resistive qualities of materials or assemblies
  19. Elevators, lifts, and dumbwaiters
  20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
  21. *Operating* shutoff valves or shutting down any *system* or *component*

22. Dismantling any *system*, structure or *component* or removing access panels other than those provided for homeowner maintenance

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

### IV. Glossary of Terms

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

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

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

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

**Condition:** Conspicuous state of being

**Determine:** Arrive at an opinion or conclusion pursuant to a home 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

**Home Inspection:** Refer to Part I, 'Definitions and Scope', Paragraph A

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

**Inspector:** One who performs a home 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

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

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

**Shut Down:** Disconnected or turned off in a way so as not to respond to normal user controls

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

**Technically Exhaustive:** Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



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