



HomePro Inspections



Residential Pre-Listing Inspection Address:
1701 Clinton Street Apt. #321
Los Angeles CA 90026

Report Prepared for: Craig Swift



General Information



Inspection Address

Street: 1701 Clinton Street Unit 321

City: Los Angeles

State: California

Zip: 90026

Inspection Details

Inspection Date: Jun 17, 2026

Report Date: June 18, 2026

Report Delivered: by email

Start Time: 9:40 AM

End Time: 11:15 AM

Weather Conditions: sunny

Temperature: 72 degrees

Report Number: IX-000858

Present During Inspection: seller's agent

Building Occupied: vacant empty

Inspection Limited to: structure, exterior, landscape, roof, plumbing, electrical and foundation

Inspection Excludes: environmental testing, surveys, evaluations & sampling, heating, air conditioning and insulation



Construction Type

Construction Style: Two story

Structure Type: over-under

Construction Material: Wood frame

Residence Type: Condominium

Building Details

Date Built: 1973

Bedrooms: Two

Bathrooms: One

Kitchens: One

Supporting Foundation: over-under concrete/concrete block

Approximate Area: 824 Sq. Ft.

Entrance Faces: West



Sellers Information

Name: Craig Swift

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Email: swift.craig@yahoo.com

Sellers Agent Information

Name: Erik Marion

Company: Compass

Cell: 323-244-9744

Email: erik.marion@compass.com

Inspected By

Name: David & Alejandra Rudkin

Building Analyst: National Association of Certified Home Inspectors (NACI #07032110)

Mold Inspection, Consulting & Remediation Organization (MICRO Certified)

Building Performance Institute (BPI) Certified Building Analyst

Building Performance Institute (BPI) Certified Energy Auditor

Certified Indoor Air Quality Consultant (IAC2 #01-2025)

Certified Environmental Inspector (CEI Certified)

Certified Mold Inspector (CMI, IAC2 & MICRO)

Certified Phase 1 & 2 Site Assessment & Environmental Testing)

Radon Gas Testing & Mitigation Certified

EMF/RF/GS Testing Certified



Company Information

Company: HomePro Inspections & Environmental Services

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City: Chatsworth

State: CA

Zip: 91311

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Definitions and Scope

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the California Real Estate Inspection Association® (CREIA). The report documents observations of systems and components that, in the professional opinion of the inspector authoring this report, are significant material defects that affect the value, desirability, habitability, or safety of the residence. Style or aesthetics have not been considered in determining whether a specific system structure or component is defective.

Inspections performed to CREIA® standards are not technically exhaustive. The inspection and this report are limited to the primary residence, its associated primary parking structure, and only those specific systems, structures and components that were present and visually accessible at the time of the inspection. Systems or structures outside of these parameters are included only if agreed to by the inspector and client, in writing, prior to commencement of the inspection process.

Although every reasonable effort was made to discover and correctly interpret indications of previous or ongoing defects that may be present, a standard real estate inspection is a non-invasive physical examination, designed to determine conditions, as they exist at the time of inspection. The inspection results are offered as an opinion only and no responsibility is assumed by the inspector or inspection company for the actual condition of the building or property examined at the time of the inspection. Likewise, no guarantee of future performance is implied. Additional information as to the scope of the inspection standards as well as limitations, exceptions and exclusions are explained below and at the beginning and end of every section of the report.

Components and systems are operated only with normal user controls and as conditions permit. If the inspector has the skills and knowledge to readily identify the cause of a material defect, that cause has been reported herein. If the cause is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life has been reported. This report may contain recommendations regarding conditions reported or recommendations for further evaluation by appropriate persons. When systems or components designated for inspection in the CREIA® standards are present but are not inspected or are excluded, the reason the item was not inspected or has been excluded is reported.

Report Conventions

Clients must have a clear understanding of the terms used in this report. The following conventions have been used to highlight or categorize issues encountered by the writer during the inspection.

IMPORTANT: An issue that doesn't necessarily need repair or replacement, but, in your inspector's opinion is a significant issue that needs to be brought to the attention of the client. An example might be an appliance that is functioning fine, but the inspector knows has been recalled by the manufacturer.

ATTENTION: A less significant issue that doesn't necessarily need repair or replacement, but needs to be brought to the attention of the client. An example might be a poor quality component in use that works fine but could be improved upon.

REPAIR NEEDED: An issue that in the opinion of your inspector needs repair now.

FURTHER INSPECTION: An issue that in the opinion of your inspector needs an independent additional inspection and evaluation by a trade professional.

DANGEROUS: An issue, in the opinion of your inspector, that is inherently dangerous. This can include issues that were not a violation of any code and weren't considered a safety concern at the time of original construction, because inspectors cannot "grandfather" issues that present a threat to life or safety, regardless of the age or condition of a home. Clients must make their own decisions whether to accept an issue based on the age of a home or because it was allowed at the time of original construction.

EXPENSIVE REPLACEMENT: Major, high-cost electro-mechanical or plumbing components that need replacement now or in the near term.

REPLACEMENT NEEDED: Minor structural, electro-mechanical or plumbing components that need replacement now.

AREA OF CONCERN: Issues that in the opinion of your inspector may soon develop into an issue needing repair or replacement or the services of a trade professional.

POORLY MAINTAINED: Used to highlight components that in the opinion of your inspector have clearly not had proper maintenance during expected service life.

NEEDS SERVICING: Used to highlight electro-mechanical components that in the opinion of your inspector need to be serviced now by trade professionals.

This report is not a warranty and this firm does not warrant that this report will be accepted as written by all parties to the transaction. Clients are cautioned that trade professionals will not always agree with these assessments. Some may see an issue as more serious than described here, while others may consider an issue less serious or even non-existent. That is because these conventions are the writer's subjective assessment only, and are based on his or her own training and experiences. For that reason, this firm recommends that clients always obtain estimates for repairs from their own contractor, not those chosen by a seller or a real estate agent, and be sure to obtain a second opinion concerning all costs and proposed repairs.

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EXECUTIVE SUMMARY

Note: This analysis is not meant to be technically exhaustive but rather to highlight areas where repairs are needed or areas of long-term future concern relating to maintenance and operation.

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report that they may have concerns about.

Further, the Summary is not a substitute for reading and understanding the complete report.

Note: This summary is not meant to be technically exhaustive but rather to highlight areas where defects exist. The fact that items are listed here does not necessarily mean that repairs have to be made by the seller. Repair of any of the listed items is subject to negotiation and agreement between the buying and selling parties. Further, the condition of some of the items may already be factored into the selling price asked.

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report about which they may have concerns.

HOA Disclaimer: Please note that most Home Owners Association (HOA) generally covers exterior systems, roof systems, landscaping, main electrical systems (excludes interior outlets, switches, smoke alarms and light fixtures), plumbing supply pipes, drains, water suppression systems if installed and most water heaters (excludes interior drain leaks, toilets and interior mounted valves or unit specific water heaters). Fireplace flues and ventilation and all structural systems and components. It is recommended that the buyer become familiar with the HOA Rules and Guidelines to see the specific obligations each party is has related to the owning a townhouse or condominium.

Further, the Summary is not a substitute for reading and understanding the complete report.

Follow-Up Inspection Observations 9/1/2026

The follow-up inspection revealed no significant issues or material damage or defects.

- The balcony reconstruction was inspected and in excellent condition.
- The new central HVAC system was inspected and tested with the proper temperature split measured in both heating and air conditioning mode of operation.
- The interior has been properly finished with no damage or defects observed.
- The kitchen appliances were all inspected and tested functional and have been properly installed.
- The electrical service was re-inspected and all electrical outlets and switches were tested and in proper working condition.

The bathroom had some issues that will need to be addressed including:

- *The shower diverter was leaking and is in need of servicing*
- *The toilet is loose at its base and will need to be replaced*
- *The shower faucets are stiff and should be serviced as necessary*
- *The shower faucet is leaking and will need to be serviced and repaired as necessary.*
- *Two of the ceramic tiles in the shower were damaged and will need to be replaced at this time.*

Roof Coverings

IMPORTANT: The roof cover is aging normally but does appear to be near the end of its useful service life. Some typical indicators of aging (such as minor surface cracking and slightly raised seams) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.

Please note that this general home inspection provides no guarantee against roof leaks. Roof structures (even new ones) can leak at many locations (flashings, step-flashings, dry vent & mounting brackets). Many of these roof features have limited or restrictive visibility.

Visible repairs were noted on the roof during this general inspection. The repairs appear to be properly completed with no visual defects observed. Recommend that the buyer consult with the seller on the reason for the repairs prior to move-in.

NEEDS SERVICING: The roof has sections that are covered with debris and some of the scuppers are plugged with debris. Recommendation: Cleaning of all foreign material from the roof surface.

All skylights were inspected for signs of damage and defects (cracked lenses, damaged seals and flashings). The skylights were all in good condition at the time of the inspection and free from damage and defects.

Electrical Systems

The main service panel appears to have some room for future upgrades or additions to the system.

No arc fault circuit interrupters (AFCI) were found in the Bedroom (s).

The main electrical shut-off breaker is located at the main electrical service panel and not the interior mounted panel.

NEEDS SERVICING: The circuit identifying legend on the interior panel cover in the electrical service box is missing, incomplete or is difficult to read. Recommendation: Identify circuits and create a proper legend on the interior panel as required.

IMPORTANT: The electrical service panel in this home is a Zinsco brand panel and is cause for concern. Many professional electricians contend that Zinsco brand breakers are potentially hazardous because they have a high failure rate. Recommendation: Immediate evaluation by a licensed electrical contractor for remedies as appropriate.

NEEDS SERVICING: One or more of the interior/exterior light bulbs are burned out and will need to be replaced at this time.

NEEDS SERVICING: There are electrical wires at fixtures and electrical J-Boxes that have been spliced and not contained in approved junction boxes. Recommendation: Have all splices installed inside required junction boxes as necessary.

NEEDS SERVICING: One or more of the light fixtures are missing light bulbs. These light fixtures could not be tested. Recommendation: Install proper bulb or bulbs and test for function.

NEEDS SERVICING: Guest Bedroom Outlets - One or more of the electrical outlets indicated "open ground" when tested. This is common for older homes even with an updated electrical service panel. Recommendation: Repair/service as appropriate by a qualified professional.

NEEDS SERVICING: One or more of the smoke alarms are missing. Smoke alarms are required to be installed in all bedrooms and hallways. Recommendation: Replace alarms where missing for safety considerations.

NEEDS SERVICING: Bathroom Outlet - One or more of the GFCI outlet failed to "trip-off" when a ground fault is artificially introduced. Recommendation: Repair as appropriate by a licensed electrical contractor.

NEEDS SERVICING: The outlet under the kitchen sink is not GFCI protected. Recommendation: Repair as appropriate.

NEEDS SERVICING: One or more of the electrical outlet/switches faceplates are missing or damaged. Recommend that all damaged and missing electrical faceplates be replaced as necessary at this time.

NEEDS SERVICING: One or more of the wall outlets or wall switches are loose. This can be easily corrected by securely attaching the receptacle to the J-Box mount.

NEEDS SERVICING: One or more of the recessed light fixtures are missing and will need to be replaced as necessary at this time.

Heating & Air Conditioning Systems

No heating or air conditioning system is installed in the inspected unit. The residence is plumbed (gas service & ducting) for the installation of a central heating and cooling system but no system is currently installed.

NEEDS SERVICING: No carbon monoxide detector was present in the home at the time of the inspection. Recommendation: Install a carbon monoxide detector for safety reasons, as gas appliances are in use inside the home.

NEEDS SERVICING: One or more inoperative and/or missing/damaged heating registers were noted. This can make it impossible to properly regulate and balance the heat of a home. I recommend having all broken/missing registers repaired or replaced as appropriate.

Building Interior

There are minor wall blemishes throughout the home that are of no real significance other than cosmetic.

Drywall cracks were noted in several areas of the home. None of the cracks observed appeared serious in nature. Recommendation: Patch cracks before painting again.

Areas of the drywall and trim within the home have been blue taped for touch up or have been repaired and not yet painted.

The walls and ceilings throughout the home exhibit extensive modification, patching and texturing. Recommendation: Refinish all walls and ceilings in order to have uniformity.

There are wood or wood laminate floors applied over the concrete slab in this home. On the surface, these appear to be in good condition. However, it is impossible to predict future performance of the flooring, as there is no way to determine visually whether proper underlayments have been used to prevent moisture from wicking into the underside of the floor from the slab.

IMPORTANT: East Bedroom Flooring - There is evidence of moisture damage to some of the wood flooring in the home. The cause of the damage is unknown. Recommendation: Evaluation and repair or replacement by a licensed flooring contractor.

NEEDS SERVICING: One or more of the interior doors do not have door stops installed or the stops are damaged. This allows interior doors to cause wall damage behind the doors or damage to wall mirrors or even toilets. Recommendation: Replacement of door stops where missing or damaged.

NEEDS SERVICING: One or more of the interior doors hardware (locksets or handles) are missing, incomplete or faulty. Recommend that all faulty, damaged or missing locksets and handles be serviced, repaired or replaced as necessary at this time.

The staircase steps were inspected for proper rise and run (height & width). The staircase steps have been properly installed with no defects observed.

IMPORTANT: The staircase is missing hand rails. Hand rails are required at all staircase systems that include three or more steps to a landing. Recommend that hand railing be installed as necessary at this time for safety considerations.

REPAIR NEEDED: East Bedroom Picture Window - One or more of the windows have broken/cracked panes. Recommendation: Replacement as necessary.

Exteriors

The exterior woodwork and painted surfaces appear in satisfactory condition (with some exceptions on the trim, door and window casings and fascia boards). No unusual or severe deterioration was observed in the exterior paint/stain finishes. It is important that all exposed wood surfaces are kept well protected to ensure a maximum service life. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.

The stucco cladding has cracks at various locations. The Stucco Manufacturing Association doesn't recommend trying to reseal cracks that are thinner than the thickness of a quarter, because the crack is too thin to hold repair material and will detract from the appearance of the finished surface. Cracks wider than the thickness of a quarter can be repaired with the same stucco formulation used to apply the cladding. However, if cracks return and are suspected to be caused by expansion/contraction of structural components, it may be necessary to use an elastomeric-type of sealant. Recommendation is to monitor the cracking and repair when appropriate.

The stucco siding at one or more locations exhibits blisters and peeling. This type of damage is due to age, exposure and neglect. The damage is cosmetic in scope but will expand over time. Recommendation: Repair as appropriate at this time.

NEEDS SERVICING: Bedroom Sliding Glass Door - There is one or more damaged/non-functioning locksets on exterior door(s). Recommend repair or replacement as appropriate.

The main gas meter has been fitted with an emergency seismic shut-off valve. If not already present, it is recommended that a gas wrench be placed at the gas meter itself in the event of an emergency.

NEEDS SERVICING: Bedroom Sliding Screen Door - One or more of the patio/balcony screen doors exhibits physical damage. Recommend that the patio/balcony screen door be replaced at this time.

NEEDS SERVICING: Main Entry Door - One or more of the exterior doors hinge pins are "lifted" and not seated properly. Recommend that all lifter hinge pins be serviced as necessary at this time.

IMPORTANT: The balcony structure was in the process of being rebuilt at the time of this limited scope inspection. The balcony decking and structural components were removed making the balcony non-functional until the rebuild has been completed.

The gutter system exhibits some cosmetic damage in one or more locations. The observed damage is in the form of dents and dings. This type of damage does not affect the gutter systems functionality but the damage is visible.

Some typical oil staining was noted in the driveway, garage or carport floor. The stains can be cleaned using a variety of products but complete removal of the stains is virtually impossible.

The retaining walls were inspected and found to be in overall good condition with no significant signs of damage or defects.

Foundations, Basements, and Under-floor Areas

I noted signs of foundation settlement and small foundation cracks. All residential foundations settle to some degree and will crack over the lifespan of a home. Such movement, and the typical minor curing cracks that accompany it, is not considered structurally significant, unless related to recent flooding, seismic activity or there is horizontal cracking or other indications of horizontal/lateral displacement of more than 1/4 inch. The cracks that I observed in this foundation were all vertical, all smaller than 1/4 inch, have little or no displacement and have not caused cracks or separation in the framing or at any interior wall or ceiling surfaces that I observed.

It is my opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle or crack further. If desired, these cracks can be easily repaired using an injected epoxy. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way I can provide any guaranty that this foundation will never develop additional cracks or settle further. I suggest that if the client is at all uncomfortable with this condition or my assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

Efflorescence was observed on the exterior stucco siding/slab. Efflorescence is the migration of salt to porous materials such as stucco cladding and concrete. Efflorescence is not considered a health concern and it is common on virtually all structures with stucco and concrete. The efflorescence can be washed off using a number of cleaning agents but keep in mind that it will return over time.

The structures foundation was inspected for signs of movement and displacement. This is determined by the size and shape of all visible cracks. All observed cracks indicated normal setting and compression with no excessive movement, displacement or damage observed.

Other Built-In Appliances and Systems

One or more of the installed kitchen appliances are new systems. Please remember to remove all packaging and shipping material from the inside of the appliances prior to use.

The filters located in the hood system are dirty and will need to be cleaned at this time.

IMPORTANT: The kitchens ventilation flue is constructed from flexible material. This is considered improper as dirt and grease can become trapped in between the ridges of the material. This ventilation flue vent should be constructed using a rigid (smooth) flue vent material.

Plumbing

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.

NEEDS SERVICING: One or more of the supply pipes older angle-stops are seized or are very difficult to turn on and off. Angle-stops are the water fixtures turn-off valves located below sinks and toilets. These fixtures do wear out over time and replacement is common. Recommend that the affected angle-stops be serviced as necessary at this time.

NEEDS SERVICING: One or more of the tub/showers drains slowly. Recommendation: Service the drain as necessary at this time. I would start by using a drain cleaner first as this should improve the draining as necessary.

NEEDS SERVICING: One or more of the diverters at the tub/showers leaks or will not function properly and needs to be repaired or replaced.

NEEDS SERVICING: One or more of the tub/shower faucets leaks at the handle when operated. Recommendation: Repair as appropriate by a qualified professional as necessary.

NEEDS SERVICING: One or more of the tub stops are missing or damaged and non-functional. Recommendation: Replacement, repair or service tub-stops as necessary at this time.

NEEDS SERVICING: One or more of the bathroom vanity sink-stops are missing, damaged or non-functional. Recommend that all sink-stops be serviced, repaired or replaced as necessary at this time.

NEEDS SERVICING: One or more of the shower surround has small screw holes located inside the surround itself. These small screws appear to be for some shower fixture that is no longer present. These small holes are considered improper as they allow water to seep into the holes where the water can eventually cause damage. Recommend that the small screw holes be water-proofed as necessary at this time.

NEEDS SERVICING: One or more of the toilets are loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks and often rotting flooring (if wood) beneath the toilet. Recommendation: Removal of toilet, inspection and repair if appropriate of the soil pipe collar, replacement of wax seal and re-installing the fixture.

The temperature pressure relief valve and drain line was checked for proper installation and no defects were noted.

The water heater vessel has been properly strapped according to the California Mechanical Code requirements.

A drip pan for the evacuation of moisture in the event of a catastrophic water heater leak has been properly installed. IRC code 2801.5 and UPC code 510.7 reads in part: "Water heaters in attics or other areas that can be damaged due to leakage shall be installed above a watertight pan."

NEEDS SERVICING: One or more of the sinks drain slowly. Recommendation: Repair/service as appropriate by a licensed plumbing contractor.

This concludes the Executive Summary. The full report begins on the following page.

Exteriors

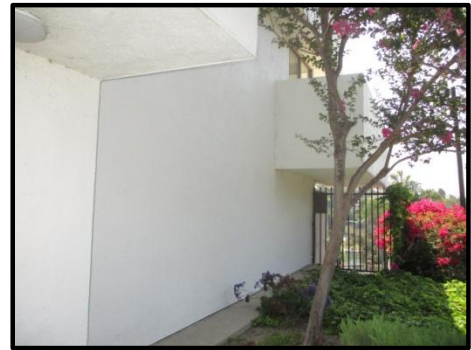


Items Inspected:

In accordance with the CREIA® standard of practice pertaining to Exteriors, this report describes the exterior wall cladding, veneers, flashing, eaves, soffits, fascia and trim. Inspectors are required to identify and report on a representative sampling of the exterior of doors and windows, attached decks, porches balconies, stairs, and their associated handrails or guardrails, columns and walkways.

Component Description:

Landscaping and lot topography is examined during a residential house inspection as they can have a significant impact on the building structure. It is important that surface runoff water is adequately diverted away from the building, especially in areas that have expansive soil characteristics. Low spots or depressions in the topography can result in ponding water that may exert hydrostatic pressure against the foundation. This pressure can cause a variety of effects on the building. A high water table or excessive ground saturation can also impact septic systems. Even over watering of gardens and shrubbery can have significant effects. A similar impact can



result from tree roots growing against the foundation and causing cracking or movement of the structure. It is a standard recommendation that the lot grading slopes away from the building. Grading should fall a minimum of one inch every foot for a distance of six feet around the perimeter of the building. It is also important that tree branches are not permitted to overhang the roof and that all landscaping is kept well pruned and not permitted to grow up against any part of the building. This will help prevent the development of pest and insect problems.

Building Exterior

Wall Surface Material: stucco and T1-11-type fiber board siding

Condition: no excessive movement, displacement or damage noted

Wall Trim: wood

Condition: no excessive movement, displacement or damage noted

Entry Door Types: solid wood and sliding glass

Condition: in need of servicing and maintenance and repair(s)

Eave Type: stucco

Condition: no excessive damage or defects noted

Sun Deck - Patio

Sun Deck Type: integral to building

Condition: rebuilding in-probe=rests

Foundation

Foundation Type: over-under/parking

Foundation Material: Poured concrete and concrete masonry units (block)

Condition: no excessive movement or displacement observed



Slope and Drainage

Direction of Lot Slope: slope appears to be functional

Condition: no visible signs of pooling or ponding noted

Gutters Downspouts Drain: grade and perimeter

Catch Basins Located: perimeter of the landscaping

Drives Walks and Patios

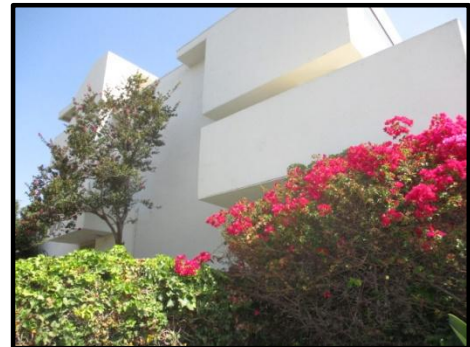
Driveway Types: concrete

Condition: no excessive damage or defects noted

Walkway Type: concrete

Walkway condition: no excessive damage or defects noted

Fence and Gate: concrete block and wrought iron



Retaining Walls

Retaining Wall Type: concrete block

Retaining wall Condition: no excessive movement, displacement or damaged observed

Observations & Recommendations:

The exterior woodwork and painted surfaces appear in satisfactory condition (with some exceptions on the trim, door and window casings and fascia boards). No unusual or severe deterioration was observed in the exterior paint/stain finishes. It is important that all exposed wood surfaces are kept well protected to ensure a maximum service life. Subsequent paint maintenance can be carried out as the usual signs of failure such as cracking, peeling or blistering of the painted surface become evident. Typically this would occur at intervals of five to seven years.

The stucco cladding has cracks at various locations. The Stucco Manufacturing Association doesn't recommend trying to reseal cracks that are thinner than the thickness of a quarter, because the crack is too thin to hold repair material and will detract from the appearance of the finished surface. Cracks wider than the thickness of a quarter can be repaired with the same stucco formulation used to apply the cladding. However, if cracks return and are suspected to be caused by expansion/contraction of structural components, it may be necessary to use an elastomeric-type of sealant. Recommendation is to monitor the cracking and repair when appropriate.



The stucco siding at one or more locations exhibits blisters and peeling. This type of damage is due to age, exposure and neglect. The damage is cosmetic in scope but will expand over time. Recommendation: Repair as appropriate at this time.

NEEDS SERVICING: Bedroom Sliding Glass Door - There is one or more damaged/non-functioning locksets on exterior door(s). Recommend repair or replacement as appropriate.

The main gas meter has been fitted with an emergency seismic shut-off valve. If not already present, it is recommended that a gas wrench be placed at the gas meter itself in the event of an emergency.

Wood siding and composite siding materials requires annual maintenance and servicing. It is important to keep the siding well painted to protect it from exposure, termite and wood rot. The seams and nail-heads should be sealed and caulked as necessary and the siding should be power-washed every two-years or so.

NEEDS SERVICING: Bedroom Sliding Screen Door - One or more of the patio/balcony screen doors exhibits physical damage. Recommend that



the patio/balcony screen door be replaced at this time.



NEEDS SERVICING: Main Entry Door - One or more of the exterior doors hinge pins are "lifted" and not seated properly. Recommend that all lifter hinge pins be serviced as necessary at this time.

Vegetation is growing along and on the perimeter fence system. Vegetation can and will over time compromise the structural integrity of the fence system. Recommend that all vegetation be removed from the fence structure at this time.

IMPORTANT: The balcony structure was in the process of being rebuilt at the time of this limited scope inspection. The balcony decking and structural components were removed making the balcony non-functional until the rebuild has been completed.

The property is equipped with in-ground drainage. It is important that these systems be properly maintained and cleaned as necessary. If the in-ground drain system fails, it will not allow for proper site drainage. These systems should be cleaned every two-years to remove any debris from the system. Also any damaged drain-caps will need to be replaced as necessary to prevent debris build-up.

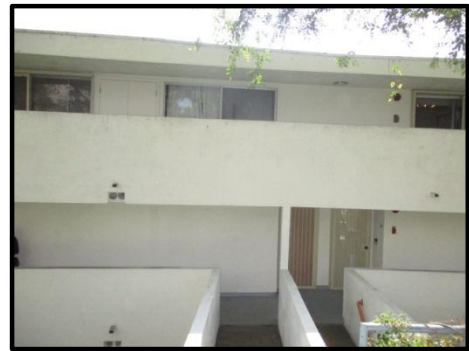
It is unknown if the gutters leak at the section seams or are properly sloped to drain.

The gutter system exhibits some cosmetic damage in one or more locations. The observed damage is in the form of dents and dings. This type of damage does not affect the gutter systems functionality but the damage is visible.

Some typical oil staining was noted in the driveway, garage or carport floor. The stains can be cleaned using a variety of products but complete removal of the stains is virtually impossible.

The retaining walls were inspected and found to be in overall good condition with no significant signs of damage or defects.

The drainage around the structure includes concrete swales. These swales collect water run-off and divert it around the structures siding and foundation. It is important to maintain the swales and to keep them clear of debris to allow for proper site drainage.





Items Not Inspected:

Inspectors are NOT required examine any item not visible from a readily accessible walking surfaces. Inspectors are NOT required to operate or evaluate storm windows or doors, shutters, awnings or screening. Inspectors do NOT examine detached buildings or structures (other than the primary parking structure).

Roof Coverings



Items Inspected:

In accordance with the CREIA® standard of practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Inspectors are required to inspect and report on the roof covering, roof drainage systems, flashings, skylights, vents, chimneys and other roof penetrations.

Component Description:

Inspection of the roof includes the cover, flashing, venting, skylights and chimneys. Ideally, the roof is walked. In cases where walking is not possible, observations are limited to what can be seen by the method employed.

Roof Covering

Roof Inspected: from the roof surface

Roof Slope: low slope

Roof Style: shed (flat), no parapet wall

Roofing Materials: rolled roofing

Material Condition: appears satisfactory



Skylights

Skylight Type: fixed-lens, plastic, raised-curb-type

Skylight Condition: needs cleaning but functional

Chimneys

Chimneys Type: N/A

Observations & Recommendations:

IMPORTANT: The roof cover is aging normally but does appear to be near the end of its useful service life. Some typical indicators of aging (such as minor surface cracking and slightly raised seams) were visible. However, the wear is consistent over the entire surface and typical for a cover this age.

All roof covers require periodic inspection, servicing and maintenance. All roof projections (plumbing vents, chimney stacks etc.) should be inspected and serviced annually. Servicing includes re-sealing and caulking around all roof projections, repairing wind damage shingles and all other types of defects from age and exposure.

Please note that this general home inspection provides no guarantee against roof leaks. Roof structures (even new ones) can leak at many locations (flashings, step-flashings, dry vent & mounting brackets). Many of these roof features have limited or restrictive visibility.

Visible repairs were noted on the roof during this general inspection. The repairs appear to be properly completed with no visual defects observed. Recommend that the buyer consult with the seller on the reason for the repairs prior to move-in.

NEEDS SERVICING: The roof has sections that are covered with debris and some of the scuppers are plugged with debris. Recommendation: Cleaning of all foreign material from the roof surface.



Please note: The condition of roof felt paper or membrane below the roof outer covering is unknown and cannot be inspected without possible damage to the covering. Inspectors do not access roof if roof is too high or steep or could be damaged by accessing it. Antennas, solar systems, and other attachments are not inspected in the scope of this report. No guarantee or warranty is made by this inspection as to whether the roof leaks at the time of the inspection or is subject to future leaking.

Please note that all roof surfaces regardless of the type of roofing materials (concrete, wood, metal and composite roofing materials or roof structures with steep pitches) are potential safety hazards. All roofs should be accessed by only qualified professionals.

All skylights were inspected for signs of damage and defects (cracked lenses, damaged seals and flashings). The skylights were all in good condition at the time of the inspection and free from damage and defects.



Items Not Inspected:

Inspectors are NOT required to walk on the surface of the roof if, in the opinion of the inspector performing the inspection, there is a possibility of damage to the surface or a danger to the inspector. Inspectors DO NOT perform a water test, warrant or certify the roof against leakage or predict its life expectancy. Antennas, interiors of chimneys or flues or other accessory items that are not readily accessible are also not inspected or reported.

Electrical Systems



Items Inspected:

In accordance with the CREIA® standard of practice pertaining to Electrical Systems, this report identifies and reports the viewable portions of the service drop from the utility to the house, the service entrance conductors, amperage and voltage rating of the service, the service equipment and main disconnects, the service and equipment grounding, the over-current protection devices used in the service panels and sub panels, the wiring types and methods, ground fault circuit interrupters and a representative sampling of installed lighting fixtures, switches and receptacles.

Component Description:

Service Entry

Service Drop Type: underground service lateral

Condition: tested functional

Service Entry Conductor: copper

Condition: tested functional

Service Ground Conductor: copper service ground



Service Ground Location: water pipe/ground rod

Condition: tested functional

Meter Location: common gang rack

Main Disconnect

Main Disconnect Rating: 600 amps - facility rating

Main Disconnect Location: at the main service panel for the complex

Main Panel

Service Entrance Panel Location: common gang rack

Panel Type: Zinsco Load Center

Panel Style: breaker system

Voltage Rating: 120/240 volts

Condition: tested functional

Distribution Wiring

Wiring Type: non-metallic sheathed cable (Romex)

Wiring Conductors: copper

Condition: tested functional

GFCI Locations: Kitchen and Bathroom(s)

Smoke Alarm Detectors

Smoke Alarms: Alarms Found

Sub Panel

Sub Panel Type: Zinsco Load Center

Sub Panel Style: breaker system



Condition: tested functional



Observations & Recommendations:

The main service panel appears to have some room for future upgrades or additions to the system.

No arc fault circuit interrupters (AFCI) were found in the Bedroom (s).

The main electrical shut-off breaker is located at the main electrical

service panel and not the interior mounted panel.

A representative number of switches and receptacles that are readily accessible are tested for function. Determination of adequacy of electrical panels and current capacity are not within the scope of this report. Low voltage systems, stereos, intercoms, vacuum systems, security systems or other low voltage systems are not inspected and are not within the scope of a home inspection.

NEEDS SERVICING: The circuit identifying legend on the interior panel cover in the electrical service box is missing, incomplete or is difficult to read. Recommendation: Identify circuits and create a proper legend on the interior panel as required.

IMPORTANT: The electrical service panel in this home is a Zinsco brand panel and is cause for concern. Many professional electricians contend that Zinsco brand breakers are potentially hazardous because they have a high failure rate. Recommendation: Immediate evaluation by a licensed electrical contractor for remedies as appropriate.

NEEDS SERVICING: One or more of the interior/exterior light bulbs are burned out and will need to be replaced at this time.



NEEDS SERVICING: There are electrical wires at fixtures and electrical J-Boxes that have been spliced and not contained in approved junction boxes. Recommendation: Have all splices installed inside required junction boxes as necessary.



NEEDS SERVICING: One or more of the light fixtures are missing light bulbs. These light fixtures could not be tested. Recommendation: Install proper bulb or bulbs and test for function.

Please note that only electrical wall outlets and wall switches that are accessible are tested. Wall outlets and switches which cannot be accessed are excluded from this general home inspection.

NEEDS SERVICING: Guest Bedroom Outlets - One or more of the electrical outlets indicated "open ground" when tested. This is common for older homes even with an updated electrical service panel. Recommendation: Repair/service as appropriate by a qualified professional.

The State of California Real Estate Commission (home inspector regulating body) does not require that smoke alarms be inspected as part of a home inspection. The reasoning is that even though the alarm beeps when the test button is depressed, the beep is no guarantee that the alarm will sound in the event of a fire.

NEEDS SERVICING: One or more of the smoke alarms are missing. Smoke alarms are required to be installed in all bedrooms and hallways. Recommendation: Replace alarms where missing for safety considerations.



GFCI outlets were originally required on exterior outlets below 6'6" on the exterior walls in 1973. In 1975, bathrooms were required to have GFCI outlets. Kitchens, within 6' of a water fixture were made a requirement in 1987. Unfinished basements were added to the list in 1990 and wet bars in 1993. All swimming pools with a light have been required to have GFCI protection for quite some time. The timelines were not always adopted by municipalities or governing jurisdictions on the dates mentioned. For this reason, it is difficult to determine if the lack of specific outlets in this home is a defect that requires the seller to correct the situation. What is apparent however, is that for

safety purposes, GFCI outlets should be present in all the above locations. Recommendation: Install GFCI outlets for safety after the close of escrow.

NEEDS SERVICING: Bathroom Outlet - One or more of the GFCI outlet failed to "trip-off" when a ground fault is artificially introduced. Recommendation: Repair as appropriate by a licensed electrical contractor.

NEEDS SERVICING: The outlet under the kitchen sink is not GFCI protected. Recommendation: Repair as appropriate.

NEEDS SERVICING: One or more of the electrical outlet/switches faceplates are missing or damaged. Recommend that all damaged and missing electrical faceplates be replaced as necessary at this time.

NEEDS SERVICING: One or more of the wall outlets or wall switches are loose. This can be easily corrected by securely attaching the receptacle to the J-Box mount.

NEEDS SERVICING: One or more of the recessed light fixtures are missing and will need to be replaced as necessary at this time.



Items Not Inspected:

Inspectors are NOT required to operate electrical systems or components which are disconnected or shut down, disconnect any energized system or appliance or remove dead front covers where not accessible, or if removal could cause injury or damage to persons or property. Inspectors DO NOT remove any cover plates, operate over current protection devices, evaluate compatibility of over current protection devices with the panel board manufacturer or operate ground-fault circuit interrupter devices by other than the manufacturer's test button. Inspectors are also not required to examine or test smoke detectors, de-icing equipment, or private or emergency electrical supply sources, including but not limited to, generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities. We do not inspect alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. Inspectors are also NOT required to measure amperage draw, line voltage or ground impedance.

Plumbing

Items Inspected:

In accordance with the CREIA® standard of practice pertaining to Plumbing Systems inspectors are required to identify and report the water supply, drain, waste and vent piping materials and the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves. Inspectors report the location of the main water and main fuel shut-off valves, when readily viewable or known, and inspectors are required to inspect the interior water supply and distribution systems, including all fixtures, faucets and drains. Inspectors identify and report any cross connections and functional flow of water supply and functional drainage at fixtures. Inspectors also examine and report on fuel storage and distributions systems for water heaters and/or boiler equipment and the presence of drainage systems or sump pumps and associated piping within the foundation footprint.

Component Description:

IMPORTANT: At the time of this general inspection the plumbing service was in the process of being upgraded. The kitchen plumbing fixtures and components were not installed or connected. The inspection of the plumbing system includes checking all faucets and fixtures for cross-connection and leaks. Cross-contamination issues are also included as well as pressure, functional flow and functional drainage.

Supply and Piping

Supply and Waste System: municipal supply and waste system

Service Piping Size: 3/4-inch

Service Piping Type: copper

Branch Piping Size: 1/2-inch and 3/4-inch

Branch Piping Type: copper

Condition: upgrades in-progress

Fixtures/Faucets Condition: tested functional

Supports/Insulation Condition: no access - not inspected

Functional Flow: good functional flow

Function Drainage: good functional drainage

Condition: no access-not inspected¹

Condition: No access-not inspected

Water Heater

Water Heater Type: one conventional storage tank

¹ Only visible DWV piping is inspected. The inspection is primarily for leaks and flow. For a more intensive inspection a consultation with a licensed plumbing contractor is recommended.

Water Heater Energy Source: electricity



Capacity: 40 Gallons

Date of Manufacture: 2025

Make: Rheem

Water Heater Location: exterior enclosed

Condition: tested functional

Water Heater Vented: electric system/no vent necessary

Fuel Tank & Controls

Automatic Safety Controls (TPR) Condition: present & functional

Observations & Recommendations:

When reference is made to the type of plumbing, the comment relies on a visual observation, seller statements, the presence or absence of a water bond, and what may be present in the way of notification in the electrical service panel. There is no non-invasive way to determine what is behind a closed wall. For example, when copper plumbing is identified, copper piping protrudes from the walls behind plumbing fixtures. If client requires absolute knowledge as to the type of plumbing throughout the home, then a consultation with a licensed plumbing contractor is recommended.



Please note: Inspectors are not required to determine the source of the water supply or operate any valve except water closet flush valves, fixture faucets, and hose bibs. Solar systems, septic systems, wells, filters, conditioners, yard watering systems and fire sprinkler systems are not part of this inspection per the California Real Estate Inspection Association (CREIA) Standards of Practice and Scope of Work.

Please note: Water stop valves and overflows are not checked for function in the course of a home inspection. Fixtures and trim are observed for function only and not for cosmetic value.

Some of the supply plumbing in this home has been replaced and upgraded. This was most likely done as an upgrade at some point in the past. It is unknown when the supply pipes were replaced or if there was a specific issue that required an upgrade. These may have been portions of the system that were leaking or had become clogged with rust. Recommendation: Consult with the seller regarding when and why the pipes were replaced.

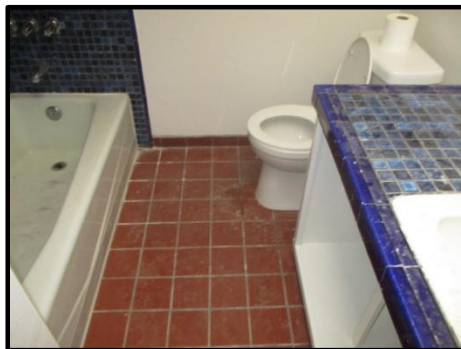
Please note that yard sprinkler and drip-systems are excluded from this general home inspection per the California Real Estate Inspection Associations (CREIA) Standards of Practice and Scope.

NEEDS SERVICING: One or more of the supply pipes older angle-stops are seized or are very difficult to turn on and off. Angle-stops are the water fixtures turn-off valves located below sinks and toilets. These fixtures do wear out

over time and replacement is common. Recommend that the affected angle-stops be serviced as necessary at this time.

Please note that water pressure regulators are not tested during a general home inspection. These regulators are excluded from the California Real Estate Inspection Association (CREIA) Standard of Practices.

NEEDS SERVICING: One or more of the tub/showers drains slowly. Recommendation: Service the drain as necessary at this time. I would start by using a drain cleaner first as this should improve the draining as necessary.



NEEDS SERVICING: One or more of the diverters at the tub/showers leaks or will not function properly and needs to be repaired or replaced.

NEEDS SERVICING: One or more of the tub/shower faucets leaks at the handle when operated. Recommendation: Repair as appropriate by a qualified professional as necessary.

NEEDS SERVICING: One or more of the tub stops are missing or damaged and non-functional. Recommendation: Replacement, repair or service tub-stops as necessary at this time.

NEEDS SERVICING: One or more of the bathroom vanity sink-stops are missing, damaged or non-functional. Recommend that all sink-stops be serviced, repaired or replaced as necessary at this time.

NEEDS SERVICING: One or more of the shower surround has small screw holes located inside the surround itself. These small screws appear to be for some shower fixture that is no longer present. These small holes are considered improper as they allow water to seep into the holes where the water can eventually cause damage. Recommend that the small screw holes be water-proofed as necessary at this time.



NEEDS SERVICING: One or more of the toilets are loose at the floor. Loose toilet pedestals can ruin the wax seal between the pedestal and the soil pipe, resulting in leaks and often rotting flooring (if wood) beneath the toilet. Recommendation: Removal of toilet, inspection and repair if appropriate of the soil pipe collar, replacement of wax seal and re-installing the fixture.

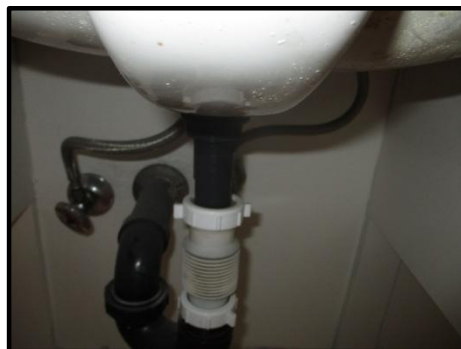
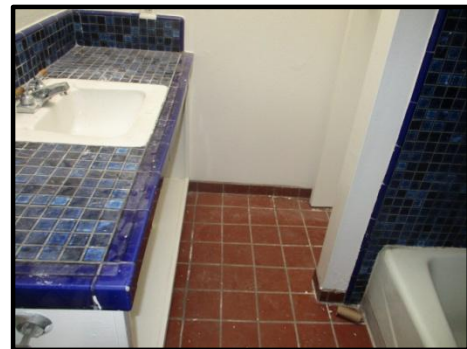
The temperature pressure relief valve and drain line was checked for proper installation and no defects were noted.

The water heater vessel has been properly strapped according the California Mechanical Code requirements.

Please note that conventional water heaters (tanks) have a service life of between 10 to 12-years. Manufacturers will not support water heaters after they have passed their estimated service life. Tankless water heaters have a typical service life of 20 -years.

A drip pan for the evacuation of moisture in the event of a catastrophic water heater leak has been properly installed. IRC code 2801.5 and UPC code 510.7 reads in part: "Water heaters in attics or other areas that can be damaged due to leakage shall be installed above a watertight pan."

NEEDS SERVICING: One or more of the sinks drain slowly. Recommendation: Repair/service as appropriate by a licensed plumbing contractor.



Items Not Inspected:

Inspectors are NOT required to operate any valve other than fixture faucets and hose faucets attached to the building or any system fixture or component that is shut down or disconnected. Inspectors DO NOT examine or verify operation of water supply or pressure-assistance systems, including, but not limited to wells, well pumps, tanks and related equipment, ancillary systems or components such as, but not limited to, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems, hot water circulation or swimming pools or spas and related equipment. Inspectors DO NOT verify functional flow or pressure at any fixture or faucet where the flow end is capped or connected to an appliance, or measure pressure, volume or temperature. Inspectors DO NOT examine the overflow device of any fixture or evaluate the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water, waste and venting components, fixtures or piping. Inspectors DO NOT determine whether water supply and waste disposal systems are public or private or examine or operate any sewage disposal system or component, including, but not limited to, septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste. Inspectors DO NOT evaluate the time it takes to obtain hot water at any fixture or perform testing of any kind to water heating elements. Likewise, Inspectors ARE NOT required to test shower pans for leakage, fill any fixture with water during an examination, evaluate gas supply plumbing for leaks or pressure, determine effectiveness of anti-siphon, backflow prevention or drain-stop devices, evaluate gas, liquid propane or oil storage tanks, or determine whether there are sufficient clean-outs for effective clearing of drains.

Heating & Air Conditioning Systems

Items Inspected:

In accordance with the CREIA® standard of practice pertaining to Heating Systems, Inspectors are required to identify and report the energy source and the distinguishing characteristics of the heating system(s) and operate the systems with normal user controls. Venting systems, combustion and ventilation air, as well as the heating distribution system, including a representative sampling of ducting, duct insulation, outlets, radiators, piping systems and valves are also identified and reported.

Component Description:

Observations & Recommendations:

No heating or air conditioning system is installed in the inspected unit. The residence is plumbed (gas service & ducting) for the installation of a central heating and cooling system but no system is currently installed.

NEEDS SERVICING: No carbon monoxide detector was present in the home at the time of the inspection.

Recommendation: Install a carbon monoxide detector for safety reasons, as gas appliances are in use inside the home.

NEEDS SERVICING: One or more inoperative and/or missing/damaged heating registers were noted. This can make it impossible to properly regulate and balance the heat of a home. I recommend having all broken/missing registers repaired or replaced as appropriate.

Every effort is made to inspect the gas lines within the dwelling envelope. This effort is often hampered, however, by inaccessible attics and pipe being enclosed within walls. Recommendation: Client should contact the gas supplier and have them conduct a thorough inspection of the supply system. Generally, the gas company will conduct inspections for a nominal fee or will provide the service for free. Further, the gas company technicians have pressure testers, leak detectors, etc. that are, in some cases, superior to testing equipment utilized by home inspectors.

Items Not Inspected:

Inspectors are NOT required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). Inspectors are also NOT required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.

INTERIOR



Items Inspected:

In accordance with the CREIA® standard of practice pertaining to Interiors, our report describes walls, ceiling and floors, permanently installed cabinet and countertop surfaces, safety glazing in locations subject to human impact, stairs, handrails and guardrails, security bars, ventilation components and a representative sampling of the doors and windows.

Component Description:

IMPORTANT: At the time of this general home inspection the interior was being remodeled and upgraded. The interior was incomplete and this inspection includes

only installed systems and components.

Room Interior

Wall Surface Type: sheetrock

Condition: good condition-minor random blemishes and cracks

Ceiling Surface Type: sheetrock

Condition: good condition-minor random blemishes and cracks



Flooring Type: ceramic or porcelain tile and hardwood

Condition: no excessive compression or sloping noted

Kitchen Flooring Material: ceramic or porcelain tile

Condition: no excessive damage or defects observed - normal age and wear

Kitchen Counter Top Type: Quartz

Condition: good-no issues



Cabinets and Counters

Kitchen Cabinet Type: face frame

Condition: tested functional

Bathroom Flooring Material: ceramic or porcelain tile

Condition: no excessive damage or defects observed - normal age and wear

Bathroom Cabinet Type: face frame

Inside Door Type: hollow-core

Windows and Doors

Window Frame Type: aluminum

Window Pane Type: single glazed

Condition: good-with exception(s)

Security Bar Locations: N/A

Observations & Recommendations:

There are minor wall blemishes throughout the home that are of no real significance other than cosmetic.

Drywall cracks were noted in several areas of the home. None of the cracks observed appeared serious in nature. Recommendation: Patch cracks before painting again.



Areas of the drywall and trim within the home have been blue taped for touch up or have been repaired and not yet painted.

The walls and ceilings throughout the home exhibit extensive modification, patching and texturing. Recommendation: Refinish all walls and ceilings in order to have uniformity.

Please note that home security systems are out of the scope of this general home inspection. Home inspectors are prohibited from testing security systems of all kinds. Security systems can be tested by

contacting any of the security system service providers.

The condition of floor covering under furnishings and appliances is unknown and outside the scope of the inspection. Rooms or garages where floors or walls cannot be observed because of furnishings or stored items are similarly excluded from the scope of the inspection.

There are wood or wood laminate floors applied over the concrete slab in this home. On the surface, these appear to be in good condition. However, it is impossible to predict future performance of the flooring, as there is no way to determine visually whether proper underlayments have been used to prevent moisture from wicking into the underside of the floor from the slab.



IMPORTANT: East Bedroom Flooring - There is evidence of moisture damage to some of the wood flooring in the home. The cause of the damage is unknown. Recommendation: Evaluation and repair or replacement by a licensed flooring contractor.

The flooring has compression (gaps between the cover and the floor sub-structure - floor joists). This softness is a condition known as 'compression set' which is very common with raised floor or multi-level structures. Correction

of this condition involves filling the gaps with epoxy filler, re-sanding and refinishing the floor or simply replacing the section of floor that exhibits this condition. Recommendation: No repairs or remediation is recommended at this time. Compression set is common and since it is overall minor in scope no action is recommended at this time.



NEEDS SERVICING: One or more of the interior doors do not have door stops installed or the stops are damaged. This allows interior doors to cause wall damage behind the doors or damage to wall mirrors or even toilets. Recommendation: Replacement of door stops where missing or damaged.

NEEDS SERVICING: One or more of the interior doors hardware (locksets or handles) are missing, incomplete or faulty. Recommend that all faulty, damaged or missing locksets and handles be serviced, repaired or

replaced as necessary at this time.

The staircase steps were inspected for proper rise and run (height & width). The staircase steps have been properly installed with no defects observed.

IMPORTANT: The staircase is missing hand rails. Hand rails are required at all staircase systems that include three or more steps to a landing. Recommend that hand railing be installed as necessary at this time for safety considerations.

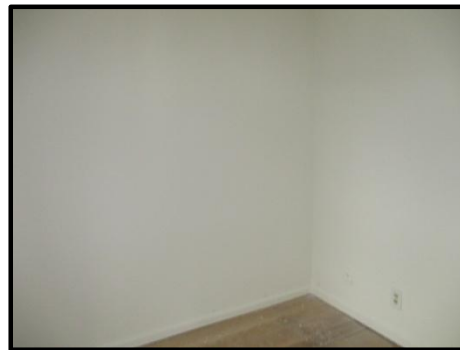
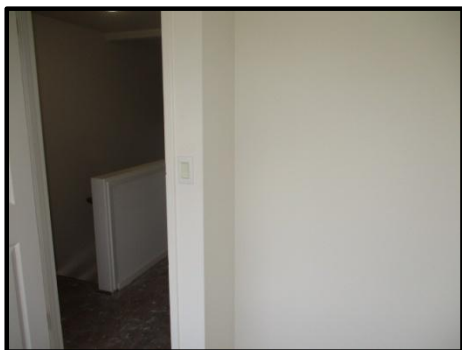


REPAIR NEEDED: East Bedroom Picture Window - One or more of the windows have broken/cracked panes. Recommendation: Replacement as necessary.

For safety reasons all of the windows should be operated and tested for proper operation and servicing prior to move-in and serviced annually. With occupied homes and many staged homes not all windows can be accessed fully for testing. Proper working windows are necessary for safety concerns namely fire egress situations.

One or more of the installed windows are single pane types. Single pane windows are not as energy efficient and allow heat loss through a process known as "convection". Single pane windows also provide limited noise reduction performance.





Items Not Inspected:

Inspectors are NOT required to determine whether a residence is secure from forcible or unauthorized entry or operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Inspectors DO NOT evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage, or examine window or door coverings or treatments. Inspectors DO NOT evaluate separation walls, ceilings and floors, including, but not limited to, the fire-resistivity or acoustical characteristics between dwelling units, nor do we examine the interior concrete slab-on-grade when concealed by floor coverings. Inspectors DO NOT operate or evaluate safety features of any garage door opener, unless included as an inspection option by prior agreement between the inspector and client.

Other Built-In Appliances and Systems



Component Description:

Please note that appliances are inspected and tested for function with no guarantee or warranty implied or provided. Appliances can and do fail without warning (even new appliances).

Inclusions & Exclusions

Inspection Will Include: range, oven and refrigerator

Kitchen Area

Kitchen Fans: hood fan system

Flooring Materials: Ceramic or porcelain tile

Cabinet Types: face frame

Counter top types: Quartz

Range

Range Style: Free standing, self-contained cook top and oven

Fuel: Electric



Make: Forno

Oven

Oven Style: Integral to the range

Fuel: Electric

Make: Forno

Refrigerator

Refrigerator Style: Over-under refrigerator/freezer



Fuel: an electric

Make: Forno

Food Disposer

Food Disposer Type: Electric

Observations & Recommendations:

One or more of the installed kitchen appliances are new systems. Please remember to remove all packaging and shipping material from the inside of the appliances prior to use.

The filters located in the hood system are dirty and will need to be cleaned at this time.

IMPORTANT: The kitchens ventilation flue is constructed from flexible material. This is considered improper as dirt and grease can become trapped in between the ridges of the material. This ventilation flue vent should be constructed using a rigid (smooth) flue vent material.

Foundations, Basements, and Under-floor Areas

Items Inspected:

In accordance with the CREIA® standard of practice pertaining to basement and crawlspace, Insulation and Ventilation Systems, Inspectors are required to identify and report accessibility and access openings into crawlspaces, as well as the insulation and ventilation in crawlspace areas.

Component Description:

Basement Crawlspace

Foundation Type: over-under/concrete block

Foundation Material: poured concrete and concrete masonry units (block)

Condition: no excessive movement or displacement observed

Structural movement: Normal Settlement - Minor Cracking

Observations & Recommendations:

I noted signs of foundation settlement and small foundation cracks. All residential foundations settle to some degree and will crack over the lifespan of a home. Such movement, and the typical minor curing cracks that accompany it, is not considered structurally significant, unless related to recent flooding, seismic activity or there is horizontal cracking or other indications of horizontal/lateral displacement of more than 1/4 inch. The cracks that I observed in this foundation were all vertical, all smaller than 1/4 inch, have little or no displacement and have not caused cracks or separation in the framing or at any interior wall or ceiling surfaces that I observed.

It is my opinion that this foundation has most-probably reached final compaction and, barring any unforeseen flooding or seismic event, is not likely to settle or crack further. If desired, these cracks can be easily repaired using an injected epoxy. The client should understand that this is the assessment of a home inspector - not a professional engineer - and that, despite this assessment, there is no way I can provide any guaranty that this foundation will never develop additional cracks or settle further. I suggest that if the client is at all uncomfortable with this condition or my assessment of it a professional engineer be consulted to independently evaluate the condition, prior to making a final purchase decision.

Efflorescence was observed on the exterior stucco siding/slab. Efflorescence is the migration of salt to porous materials such as stucco cladding and concrete. Efflorescence is not considered a health concern and it is common on virtually all structures with stucco and concrete. The efflorescence can be washed off using a number of cleaning agents but keep in mind that it will return over time.

The structures foundation was inspected for signs of movement and displacement. This is determined by the size and shape of all visible cracks. All observed cracks indicated normal setting and compression with no excessive movement, displacement or damage observed.

Items Not Inspected:

Inspectors are NOT required to activate thermostatically-controlled fans, remove insulation materials, identify composition or "R" value of insulation, or enter any crawlspace areas that, in the opinion of the inspector are not accessible or could cause damage.

Limitations, Exceptions and Exclusions

The CREIA® Standards of Practice are the minimum standards for any home inspection performed by members of CREIA® and apply equally to mandatory and optional areas to be inspected and conditions reported. They are not technically exhaustive and do not identify concealed conditions or latent defects. Unless specifically agreed otherwise between the inspector and client, inspectors are NOT required to determine the condition of any system or component that is not readily accessible; concealed from view or cannot be inspected due to circumstances beyond the control of the inspector. Inspectors are not required to determine the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Inspectors are NOT required to use any special equipment to examine any system, structure or component of a residence nor probe or exert pressure on any components system or structure.

Inspectors DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

Inspectors DO NOT examine or evaluate the acoustical or other nuisance characteristics of any system, structure or component of a building, complex, adjoining properties or neighborhoods.

Inspectors DO NOT perform due diligence investigations for our clients. In other words, Inspectors DO NOT research the history of a property; report on its potential for alterations, modification, extendibility, or its suitability for a specific proposed use or occupancy. Likewise, Inspectors DO NOT obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), components or system manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.

Inspectors DO NOT examine or evaluate the fire-resistive qualities of any system, structure or component of residences that they inspect.

Inspectors are NOT required to examine every individual component of a system or residence when those components are replicated, including, but not limited to: doors, windows, switches and receptacles. In such cases, a representative sampling is taken in order to examine such systems, structures or components of a residence.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.

Inspectors are NOT required to determine the year or construction or installation date of any system, structure or component of a residence, and are NOT required to differentiate between original construction and subsequent renovations or replacements, additions or improvements.

Unless agreed to by the inspector and client beforehand, inspectors are NOT required to enter and inspect detached structures, other than primary garages and carports, not entered in accordance with the CREIA® Standards of Practice.

Inspectors are NOT required to inspect common areas, systems, structures or components of common areas within common interest developments as defined in California Civil Code Section 1351 et seq., or those found in other multi-unit housing such as duplexes.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.

Inspectors are NOT required to move suspended ceiling tiles, personal property, furniture, floor or wall coverings, window coverings, equipment, plants, soil, snow, ice, water, debris or vegetation which obstructs visibility or access. Likewise inspectors do not dismantle any system or component, except as explicitly required by the CREIA® Standards of Practice.

Inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Inspectors are NOT required to operate or evaluate any recreational system, structure or component.

Inspectors are NOT required to operate or evaluate low voltage electrical (less than single-phase line voltage, typically 120-volts), antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, components or systems.

Inspectors are not limited from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

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I. Definitions and Scope

A Real Estate *inspection* is a non-invasive physical *examination*, performed for a fee, designed to identify *material defects* in the *systems, structures, and components* of a *building* as they exist at the time of the *inspection*. The specific *systems, structures and components* of a *building* to be examined are listed in these Standards of Practice.

B. A *material defect* is a *condition* that significantly affects the value, desirability, habitability, or safety of the *building*. Style or aesthetics shall not be considered in determining whether a specific *system, structure, or component* is defective.

C. These Standards provide *inspection* guidelines, make public the services provided by private fee-paid *inspectors*, and define certain terms relating to these *inspections*.

D. Sections 1 through 10 of these Standards are a mandatory part of all such *inspections*. Sections 11 through 12 are optional.

E. Unless otherwise agreed between the *inspector* and client, these Standards shall apply to the *primary building* and its associated *primary parking structure*. The *inspection* shall be limited to those specific *systems, structures and components* that are present and visually *accessible*. *Components* and *systems* shall be operated with *normal user controls* only and as *conditions* permit. *Inspections* performed in accordance with these Standards are not intended to be *technically exhaustive*.

F. *Inspection reports* shall describe and identify in written format the inspected *systems, structures, and components* of the *building* and shall identify *material defects*.

G. *Inspection reports* may contain recommendations regarding *conditions* reported or recommendations for further *evaluation* by *appropriate persons*.

II. Standards of Practice

SECTION 1 - Foundations, Basements, and Under-floor Areas

A. Items to be identified and reported:

1. Foundation and other support *components*.
2. Under-floor ventilation.
3. Location of under-floor access opening(s).
4. Wood separation from soil.
5. Presence of drainage *systems* or sump pumps within foundation footprint.
6. Presence or absence of seismic anchoring and bracing *components*.

B. The *inspector* is not required to:

1. *Enter* under-floor areas that are not *accessible* or where entry could cause damage or pose a hazard to the *inspector*.
2. Move stored items, vegetation or debris, or perform any excavations or other *intrusive* testing to gain *access*.
3. *Operate* or *evaluate* adequacy of sump pumps or drainage *systems*.

4. Identify size, spacing, location or adequacy of foundation bolting and bracing *components* or reinforcement *systems*.
5. Perform any *intrusive examination* or testing, or use any *special equipment* such as, but not limited to, levels, probes or meters.

SECTION 2 - Exteriors

- A. Items to be identified and reported:
 1. Surface grade, hardscaping and drainage within six feet of the inspected *building* or associated *primary parking structure*.
 2. Wall cladding, veneers, flashing, trim, eaves, soffits and fascias.
 3. Exterior portions of a *representative sampling* of doors and windows.
 4. Attached decks, porches, balconies, stairs, columns, walkways, guard-rails and handrails.
- B. The *inspector* is not required to:
 1. *Operate* or *evaluate* any mechanical, electro-mechanical, or underground drainage *systems*.
 2. *Operate* or *evaluate* storm windows, storm doors, screening, shutters or awnings.
 3. *Operate* or *evaluate* remote-control devices.
 4. *Examine* detached buildings and structures (other than the *primary parking structure*), patio enclosures, fences, and retaining walls.
 5. *Examine* items not visible from a readily accessible walking surface.

SECTION 3 - Roof Coverings

- A. Items to be identified and reported:
 1. Roof coverings.
 2. Flashing, vents, skylights and other penetrations.
 3. Roof drainage *systems*.
- B. The *inspector* is not required to:
 1. Walk on the roof surface if, in the opinion of the inspector, there is a possibility of damage to the surface or a hazard to the *inspector*.
 2. Perform a water test, warrant or certify against roof leakage or predict life expectancy.

SECTION 4 - Attic Areas and Roof Framing

- A. Items to be identified and reported:
 1. Framing and sheathing.
 2. Access opening(s) and *accessibility*.
 3. Insulation material(s).
 4. Ventilation.
- B. The *inspector* is not required to:
 1. *Enter* attic areas that, in the opinion of the inspector, are not *accessible* or where entry could cause damage.
 2. Remove insulation materials or identify composition or "R" value of insulation material.
 3. Activate thermostatically operated fans.

SECTION 5 - Plumbing

- A. Items to be identified and reported:
 1. Supply, waste, and vent piping.
 2. Fixtures, faucets and drains.
 3. Water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves.
 4. *Functional flow* of water supply and *functional drainage* at fixtures.
 5. Gas piping and connectors.
 6. *Cross-connections*.
- B. The *inspector* is not required to:
 1. *Operate* any valve other than fixture faucets and hose faucets attached to the *building*.
 2. *Operate* any *system*, *fixture* or *component* which is *shut down* or *disconnected*.
 3. *Examine* or verify operation of water supply or pressure assistance *systems*, including, but not limited to: wells, pumps, tanks, and related equipment.
 4. Verify *functional flow* or pressure at any *fixture* or faucet where the flow end is capped or connected to an *appliance*, or measure pressure, volume or temperature.
 5. *Examine* or *operate* any sewage disposal *system* or component including, but not limited to: septic tanks and/or any underground *system* or portion thereof, or ejector pumps for rain or waste.
 6. *Examine* the overflow device of any fixture.

7. *Evaluate* the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water, waste, and venting *components*, *fixtures*, or piping.
8. Identify whether water supply and waste disposal *systems* are public or private.
9. *Evaluate* time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
10. *Examine* ancillary *systems* or *components* such as, but not limited to: those relating to solar water heating, hot water circulation, yard sprinklers, water conditioning, swimming pools or spas and related equipment, and fire sprinklers.
11. Test shower pans for leakage or fill any fixture with water during *examination*.
12. *Evaluate* the gas supply *system* for leaks or pressure.
13. *Determine* effectiveness of anti-siphon, back-flow prevention, or drain-stop *devices*.
14. *Determine* whether there are sufficient clean-outs for effective clearing of drains.
15. *Evaluate* gas, liquid propane, or oil storage tanks.

SECTION 6 - Electrical Systems

- A. Items to be identified and reported:
 1. Service conductors, equipment, and capacity.
 2. Panels and overcurrent protection devices.
 3. Service and equipment grounding.
 4. Wiring types and methods.
 5. A *representative sampling* of switches, receptacles, and light *fixtures*.
 6. Ground-fault circuit-interrupters.
- B. The *inspector* is not required to:
 1. *Operate* electrical *systems* or *components* which are *disconnected* or *shut down*.
 2. Disconnect any energized *system* or *appliance*.
 3. Remove deadfront covers where not *accessible*, or if removal could cause injury or damage to persons or property, or remove *device* cover plates.
 4. *Operate* overcurrent protection devices, or *evaluate* compatibility of overcurrent protection devices with the panelboard manufacturer.
 5. *Examine* or test smoke detectors.
 6. *Operate* ground-fault circuit-interrupter devices by other than the manufacturer's test button.
 7. *Examine* de-icing equipment, or private or emergency electrical supply sources, including but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities.

SECTION 7 - Heating Systems

- A. Items to be identified and reported:
 1. Heating equipment and operation using *normal user controls*.
 2. Venting *systems*.
 3. Combustion and ventilating air.
 4. Energy source and connections.
 5. Heating distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves.
- B. The *inspector* is not required to:
 1. *Examine* or *evaluate condition* of heat exchangers.
 2. *Determine* uniformity, temperature, airflow or balance of heat supply to any room or building, or *examine* for warming at any heating *system* distribution *component* when access would require steps or a ladder, or *determine* leakage in any ductwork.
 3. *Examine* electric heater elements or heat pump fluid/gas materials, or *examine* below ground/slab *systems*, ducts, fuel tanks and related *components*.
 4. *Determine* or *examine* thermostat calibration, heat anticipation, or automatic setbacks or clocks.
 5. *Examine* radiant or geothermal heat pump *systems*.
 6. *Examine* any solar-energy heating *systems* or *components*.
 7. *Examine* electronic air filtering *systems*.
 8. *Operate* heat pump *systems* when the ambient air temperature may damage the equipment, or *operate* any heat pump *system* in "emergency" heat mode.
 9. *Examine* humidity control *systems* and *components*.

SECTION 8 - Central Cooling Systems

- A. Items to be identified and reported:
 1. Cooling equipment and operation using *normal user controls*.
 2. Cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, piping *systems* and valves.
 3. Energy source and connections.

4. Condensate drains.
- B. The *inspector* is not required to:
 1. *Determine* uniformity, temperature, airflow or balance of cool air supply to any room or building, or *examine* for cooling at any cooling system distribution component when access would require steps or a ladder, or *determine* leakage in any ductwork.
 2. *Examine* electrical current, coolant fluids or gases, or coolant leakage.
 3. *Examine* electronic filtering systems.
 4. *Determine* or *examine* thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
 5. *Examine* any non-central cooling unit(s) or gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system.
 6. *Examine* humidity control systems and components.

SECTION 9 - Fireplaces and Chimneys

- A. Items to be identified and reported:
 1. Chimneys, flues, dampers and associated components.
 2. Fireboxes, hearth extensions and permanently installed accessory components.
 3. Manufactured solid-fuel or gas-burning appliances.
- B. The *inspector* is not required to:
 1. *Determine* adequacy of draft, perform a smoke test, or *dismantle* or remove any component.
 2. *Examine* the structural integrity of fireplaces and chimneys.
 3. *Examine* or *operate* ancillary or non-permanently installed components.

SECTION 10 - Building Interior

- A. Items to be identified and reported:
 1. Walls, ceilings and floors.
 2. Security bars, ventilation components, and a representative sampling of doors and windows.
 3. Stairs, handrails, and guardrails.
 4. Permanently installed cabinet and countertop surfaces.
 5. Safety glazing in locations subject to human impact.
- B. The *inspector* is not required to:
 1. *Operate* or *evaluate* security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
 2. *Determine* whether a building is secure from forcible or unauthorized entry.
 3. *Evaluate* the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage.
 4. *Examine* window or door coverings or treatments.
 5. *Evaluate* fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls.
 6. *Evaluate* separation walls, ceilings, and floors, including, but not limited to, the fire-resistivity or acoustical characteristics, between dwelling units.
 7. *Examine* the interior concrete slab-on-grade when concealed by any floor coverings.
 8. *Operate* or *evaluate* safety features of any garage door opener unless included as an inspection option per Section 11.

SECTION 11 (OPTIONAL) - Other Built-In Appliances and Systems

The *inspector* may examine any of the following at his/her discretion, as agreed with client: Attic power vents, central vacuum, cook-tops and exhaust fans, dishwashers, food waste disposers, garage door openers, hydrotherapy tubs, ovens, microwave ovens, refrigerators, freezers, trash compactors, or whole-house fans.

- A. Items to be identified and reported:
 1. Optional systems, components and appliances specifically examined during the inspection.
 2. Basic operation of optional systems, components and appliances specifically included in the inspection.
- B. The *inspector* is not required to:
 1. Activate any system or appliance that is shut down.
 2. Operate or evaluate any system, component, or appliance that does not respond to normal user controls.
 3. Operate any gas appliance that requires the use of a match or other remote burner lighting device.
 4. Operate any system or appliance that requires the use of special codes, keys, combinations, or devices.
 5. Operate any system, component, or appliance where damage may occur.

6. *Determine* thermostat(s) calibration, adequacy of heating elements, *operate* or *evaluate* self-cleaning oven cycles, signal lights, or automatic setbacks or clocks.
7. *Determine* leakage from microwave ovens.
8. *Determine* the presence or *operation* of backdraft damper devices in exhaust devices.
9. *Examine* any sauna, steam-jenny, kiln, clothes washing or drying machine, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or any other similar small, ancillary or non-built-in appliances.

SECTION 12 (OPTIONAL) - Pools and Spas

The *inspector* may *examine* the following at his/her discretion, as agreed with client:

- A. Items to be identified and reported:
 1. Location and type of pool or spa *examined*.
 2. *Conditions* limiting or otherwise inhibiting *inspection*.
 3. Enclosure and related gates.
 4. Hardscaping and drainage related to the inspected pool or spa.
 5. *Condition* of visible portions of *systems, structures, or components*.
 6. Normally necessary and present equipment such as: lights, pumps, heaters, filters, and related mechanical and electrical connections.
- B. The *inspector* is not required to:
 1. *Examine* any above-ground, movable, freestanding or otherwise non-permanently installed pool or spa, or self-contained equipment.
 2. Come into contact with pool or spa water to *examine* the *system, structure, or components*.
 3. Determine adequacy of spa jet water force or bubble effect.
 4. *Determine* structural integrity or leakage of any kind.
 5. *Evaluate* thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related *components*.
 6. *Operate* or *evaluate* filter backwash systems.
 7. *Examine* accessories, such as, but not limited to: aerators or air-blowers, diving or jump boards, ladders, skimmers, slides or steps.

III. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

*Note: All limitations, exceptions and exclusions apply equally to mandatory and optional Sections.

- A. The *inspector* may exclude from the *inspection* any *system, structure, or component* of the *building* which is *inaccessible*, concealed from view, or cannot be *inspected* due to circumstances beyond the control of the *inspector*, or which the client has agreed is not to be *inspected*. If an *inspector* excludes any specific *system, structure, or component* of the *building* from the *inspection*, the *inspector* shall confirm in the *report* such specific *system, structure, or component* of the *building* not *inspected* and the reason(s) for such exclusion(s).
- B. The *inspector* may limit the *inspection* to individual specific *systems, structures, or components* of the *building*. In such event, the *inspector* shall confirm in the *report* that the *inspection* has been limited to such individual specific *systems, structures, and components* of the *building*.
- C. The following are excluded from the scope of a *real estate inspection* unless specifically agreed otherwise between the *inspector* and the client:
 1. *Systems, structures, or components* not specifically identified in these Standards.
 2. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
 3. *Examination* of *conditions* related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew.
 4. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related *examinations*.
 5. Certain factors relating to any *systems, structures, or components* of the *building*, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
 6. *Systems, structures, or components*, of the *building* which are not *permanently installed*.
 7. *Determination* of compliance with installation guidelines, manufacturers' specifications, building codes, ordinances, regulations, covenants, or other restrictions, including local interpretations thereof.
 8. Common areas, or *systems, structures, or components* thereof, including, but not limited to, those of a common interest development as defined in California Civil Code Section 1351 et seq.
- D. The *inspector* is not required to perform any of the following as part of a *real estate inspection*:
 1. Move any personal items or other obstruction(s) such as, but not limited to: furniture, floor or wall coverings, window coverings, snow, ice, water, debris, and foliage which may obstruct visibility or access.
 2. Determine causes for the need of repair or replacement, or specify repair or replacement procedures or materials.

3. Determine existence of latent deficiencies or defects.
4. *Dismantle* any system, structure, or component, or perform any *intrusive* or *destructive* examination, test or analysis.
5. Obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), *component* or *system* manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.
6. Activate or *operate* any system or component that is *shut down* or does not respond to *normal user controls*, nor *access* any area or *operate* any component or system which may jeopardize the safety of the *inspector*, or any other person or thing.
7. Research the history of a property, *report* on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use or occupancy.
8. Offer any form of guarantee or warranty.
9. *Examine* or *evaluate* the acoustical or other nuisance characteristics of any system, structure, or component of a building, complex, adjoining properties, or neighborhood.
10. *Operate* or *evaluate* any recreational system, structure or component.
11. *Operate* or *evaluate* low voltage electrical (less than single-phase line voltage, typically 120-volts), antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, components, or systems.
12. Use any special equipment to *examine* any system, structure, or component of a building.
13. Probe or exert pressure on any component, system or structure.
14. *Examine* or *evaluate* fire-resistive qualities of any system, structure or component of the building.
15. *Examine* every individual component of a system or structure, where such components are typically replicated, including, but not limited to: doors, windows, switches and receptacles. A *representative sampling* may be performed in order to *examine* such systems, structures, or components of a building.
16. Determine the age of construction or installation of any system, structure, or component of a building, or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.

IV - GLOSSARY of TERMS

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

Accessible: Can be approached or entered by the *inspector* safely without difficulty or damage to the system, structure, or component.

Appliance: See "*Component*."

Appropriate persons: An individual other than *inspector* herein, qualified by virtue of special knowledge, training or resources to further *examine* a system, structure, or component, as in the manner of a specialist.

Basic operation: The fundamental function of a component or appliance (e.g., the bake and broil elements of an oven), but not those ancillary to its use (e.g., an oven self-cleaning cycle or timer, thermostat or clock).

Building: The *primary building* subject of the *inspection*, designed and erected for the purpose of human occupancy or use (e.g. dwelling).

Built-in: See "*Permanently installed*."

Component: A *permanently installed appliance, fixture, element, or part of a system*.

Condition: The plainly visible and conspicuous state of being of a material object or thing.

Cross-connection: A connection between two otherwise separate systems, one of which is potable water and the other waste, sewage or other source of contamination.

Destructive: To demolish, damage, or probe any system, structure, or component, or to *dismantle* any system or component that would not be taken apart by an ordinary person in the course of normal maintenance.

Determine: To arrive at an opinion or conclusion pursuant to *examination*.

Disconnected: See "*Shut down*."

Dismantle: See "*Destructive*."

Functional Drainage: The emptying of a plumbing fixture in a reasonable amount of time, without overflow when another fixture is drained simultaneously.

Enter: See "*Accessible*."

Evaluate: To assess the systems, structures, or components of a building.

Evidence: Plainly visible and conspicuous material objects or other things presented to the senses that would tend to produce conviction in the mind of an ordinary person as to the existence or non-existence of a fact.

Examine: To visually look for and identify *material defects* in systems, structures, or components of a building through a non-invasive, physical *inspection*.

Fixture: See "*Component*."

Function: Performing its normal, proper and characteristic action.

Functional flow: A reasonable flow of water supply at the highest and farthest fixture from the building main when another fixture is operated simultaneously.

Further evaluation: A degree of *examination* beyond that of a typical and customary non-invasive physical *examination*.

Inspection: The act of performing a *real estate inspection*.

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

Intrusive: See "*Destructive*."

Malfunction: Failure to perform its normal, proper and characteristic action.

Material defect: (Refer to Section I, "Definitions and Scope" Paragraph B).

Normal user controls: Devices that would be operated by the ordinary occupants of a *building*, requiring no specialized skill or knowledge.

Operate: To cause *systems* or equipment to *function* with *normal user controls*.

Operational: Systems or components capable of being safely operated.

Permanently Installed: Fixed in place (e.g. screwed, bolted, or nailed), as distinct from *components*, *systems*, or *appliances* considered portable or freestanding.

Primary building: A *building* that an *inspector* has agreed to *inspect*, excluding all accessory buildings with the exception of the *primary parking structure*.

Primary parking structure: A *building* for the purpose of vehicle storage associated with the *primary building*.

Real Estate Inspection: (Refer to Section I, "Definitions and Scope" Paragraph A).

Report: The *inspection report* is a written document prepared for a fee and issued after a *real estate inspection* identifying and describing the *inspected systems*, *structures*, and *components* of the *building* and identifying *material defects* discovered therein.

Representative sampling: A small quantity of *components* of any *system* or *structure* enough like others in its class or kind to serve as an example of its class or kind.

Shut down: Turned off, inactive, not in-service, non-*operational*.

Special equipment: Any tools or devices other than those normally used by an *inspector* to perform a typical and customary non-invasive physical *examination* of the *systems*, *structures*, and *components* of a *building*, including, but not limited to: levels, probes, meters, video or audio devices and measuring devices.

Structure: An assemblage of various *systems* and *components* to *function* as a whole.

System: An assemblage of various *components* to *function* as a whole.

Technically exhaustive: A comprehensive and detailed *examination* beyond the scope of a *real estate inspection* which would include, but would not be limited to: specialized knowledge or training, *special equipment*, measurements, calculations, testing, research, or analysis.