

Corrective Work Completed After Pre-Listing Inspection
30645 Ganado Drive

Entry Level Hallway Bathroom

The sink drain stopper needed cleaning has a catch basket that needed to be cleaned. This has been done and now the sink drains normally.

Den

A smoke detector has been added to the den.



Confidential Inspection Report

LOCATED AT:
30645 Ganado Dr
Rancho Palos Verdes, California 90275

PREPARED EXCLUSIVELY FOR:
Chaity Malin

INSPECTED ON:
Tuesday, May 12, 2026



Inspector, David Hext
Makai Building Inspection

Tuesday, May 12, 2026
Chaity Malin
30645 Ganado Dr
Rancho Palos Verdes, California 90275

Dear Chaity Malin,

We have enclosed the report for the property inspection we conducted for you on Tuesday, May 12, 2026 at:

30645 Ganado Dr
Rancho Palos Verdes, California 90275

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

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

Sincerely,

Inspector, David Hext
Makai Building Inspection



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Introduction

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

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

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

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

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

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

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard California Real Estate Inspection

Agreement contract provided by the inspector who prepared this report.

General Comments

You have hired Makai Building Inspection to perform a limited, visual inspection of this property. The inspection was performed in accordance with industry standards. The limited inspection does not involve any specific tools or instruments and is completed usually within a few hours, beginning to end. The purpose of the inspection is to identify defects in the systems, structures, and components as they exist at the time of the inspection. If our opinion is that a specialist is needed, we will note that within the report.

We are not authorized to comment on wood destroying organisms and pests, including termites, dry rot, wet rot, fungus or mold. Additionally, we are not qualified to comment on or test for environmental contaminants such as asbestos or lead-containing materials, fungi or molds, etc. Similarly, we do not test the quality of the air within a residence. If these items are important to you, you should schedule any such inspections with the appropriate specialists before the close of escrow.

Occasionally we will comment on cosmetic conditions and report on the condition or estimated age of a system to make a more comprehensive report. We take into consideration when a house was built and therefore allow for typical deterioration that occurs through time. We do not comment on insignificant and predictable defects and do not annotate them.

It is essential that you read our entire report. Any recommendations that we make for required service or further evaluation should be completed and documented before the close of escrow. OUR SERVICE DOES NOT INCLUDE ANY KIND OF WARRANTY OR GUARANTEE.

The Transfer Disclosure Statement is a legal document that the sellers are required to provide to any potential buyer at the time of the sale. You should read it very carefully and ask questions of the sellers if necessary. This is important because the sellers generally have the most intimate knowledge of a property.

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.

Specific requirements for smoke detectors and carbon monoxide alarms vary from city to city. Although we may comment on such items within our report, we do not necessarily know these requirements. We do not test or otherwise operate smoke detectors or carbon monoxide detectors as part of our service.

Introductory Notes

PROPERTY INFORMATION

- 1:** - The structure is estimated to have been originally constructed circa 1967.
- 2:** - Over the course of this inspection the temperature was estimated to be between 60 and 70 degrees.
- 3:** - The property has been improved. We recommend you consult the building authority, to verify that the required permits were obtained for this work, and the permits were completed. Our inspection does not guarantee the integrity of any work that was done without a permit and unseen defects could exist.
- 4:** - It was not raining at the time of the inspection, we were therefore unable to inspect the property for active water intrusion or leakage. Considering the typical climate in the area, active leakage is difficult to confirm. The seller should be consulted regarding any past issues and/or a mold inspection should be performed as we can in no way guarantee the home is leak free.
- 5:** - The building was furnished at the time of the inspection. We only inspected the areas and components that are exposed and readily accessible. We did not move furniture, lift area rugs, nor remove or rearrange items within the interior. Our inspection within under sink cabinets and inside closets is limited in occupied spaces. We do not remove personal items.
- 6:** - We do not test every window in the residence, particularly if the home is furnished. We do however attempt to test at least one window in every bedroom to confirm an emergency exit.

Grading & Drainage

Moisture intrusion involves a host of interrelated factors and can be unpredictable, intermittent, or constant. It can be determined by musty odors, peeling paint, efflorescence, rust on metal components, and degraded wood. If the interior floors are at the same elevation or lower than the exterior grade we cannot rule out the potential for moisture intrusion in such areas. If these neutral or high grade conditions do exist, or if you or any member of your family are sensitive to allergens, you should schedule a specialist inspection.

GEOLOGICAL

7: We are not soil, geotechnical, civil, or structural engineers and cannot render an opinion regarding soil stability, potential soil and/or structural movement. Even though the residence is not in what is typically considered a hillside area, due to the location, we recommend qualified specialists be consulted on these matters. Also, the sellers should be consulted regarding their knowledge on these matters regarding the property.

AREA DRAINS

8: The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty. Although the visible aspects of the system were evaluated, the system and it's functionality is not otherwise within the scope of our inspection.

9: Although the properties area drains are not within the scope of our inspection, as a courtesy we noted the system appears to be in serviceable condition.

DRAINAGE SWALES

10: The drainage swales on the site are clear and clean. They should be kept clean for the general maintenance of the property.



SUMP PUMPS

11: The yard drainage system includes a float-activated sump pump. Sump pumps are outside the scope of our inspection and are not evaluated. As a courtesy the pump was tested and appeared to function properly. It is important that the sump pit and pump be kept clean and monitored periodically, as drainage problems could result if this system malfunctions. Please consult the seller regarding past drainage issues.



Site Comments

Exterior Features

GATES

12: The passage gates at the property are in acceptable condition.

FENCES

13: The visible areas of the fences at the property are in acceptable condition.

YARD WALLS

14: The visible areas of the yard walls appear in acceptable condition. The walls are reasonable firm and appear to have been constructed well.

RETAINING WALLS

15: The railroad-tie and stacked block yard walls, though functional, have limited structural value as retaining walls and will need to be periodically monitored for movement.



PATIOS

16: The patio is in acceptable condition.

WALKWAYS

17: There are offsets in the walkways that could be considered a trip potential.



GUARDRAILS

18: There are overlooks at the property that may not have proper guardrails. Installation of proper guardrails is recommended.



PLANTERS

19: The yard planters have typical cosmetic damage. Repairs could be performed but would not be considered necessary.



STEPS & HANDRAILS

20: The steps are in acceptable condition.

21: We recommend installing handrails on steps that have three or more risers, particularly if children or the elderly visit or occupy the property.



LIGHTS

22: We do not evaluate low-voltage or decorative outdoor lighting. When possible, the lights are tested however most are usually on timers or photocells. You may wish to have the sellers demonstrate the operation of these lights.

Exterior Comments

It is important to maintain a building, including painting or sealing the building walls, which provides the only barrier against deterioration. Unsealed cracks around windows, doors, and thresholds can permit moisture intrusion, which is the principle cause of the deterioration of any surface. Unfortunately, the evidence of such intrusion may only be obvious when it is raining. We have discovered leaking windows and doors while it was raining that may not have been apparent otherwise, and too often damage progresses to a point at which a window or door must be replaced. Such occurrences are not uncommon, and demonstrate why the cost of renovating a neglected property will always exceed that of having maintained the property.

Wall Covering

GENERAL OBSERVATIONS

23: The exterior walls of the residence are clad with stucco and siding.

STUCCO OBSERVATIONS

24: The exterior wall stucco appears to be in acceptable condition. The walls include weep screed flashing at their base to allow for moisture to drain from the walls. It is important to keep the space below the flashing open and clear to allow the flashing to function as intended. Cracks in the stucco around the windows and doors are common and are usually cosmetic.

SIDING OBSERVATIONS

25: The exterior wall siding, where visible, appears to be in acceptable condition.

26: The upper siding may need refinishing for cosmetic purposes.



Exterior Components

EAVES

27: The eaves appear to be in acceptable condition.

FASCIA

28: Degraded wood was observed at some areas of the fascia boards. A termite inspector should evaluate this further as we are not qualified.



TRIM

29: The exterior trim appears to be in acceptable condition.

WINDOWS

30: We only test various windows within the home. We operated at least one window in every bedroom when possible. Although the windows are generally in satisfactory condition, the original windows are older and may not necessarily function smoothly. The windows are single pane and not as energy efficient as newer double pane units.

31: Some of the windows within the home have been replaced. We recommend checking permits for the upgrade and to determine if the glass is tempered where required

DOORS

32: The exterior doors appear to be in acceptable condition.

PORCHES

33: The front porch is in acceptable condition.

OUTLETS

34: The tested outlets are functional, but should be upgraded to have ground-fault protection.

Structural Elements

MAIN FLOOR STRUCTURE

35: The floor structure consists of a poured concrete slab. We were unable to determine if the slab is reinforced as any reinforcement would be concealed within the concrete.

SECOND FLOOR STRUCTURE

36: The second floor structure is conventional wood framing.

ROOF STRUCTURE

37: The roof structure is conventionally framed with lumber of various sizes.

WALL STRUCTURE

38: The walls appear to be framed with common wooden studs.

Foundation System

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

General Information

GENERAL COMMENTS

39: This residence has a slab foundation.

Slab Foundation

GENERAL COMMENTS

40: Slab foundations vary from older ones that are not steel reinforced and have no moisture barrier below them, to newer ones that have both. Our inspection of slab foundations conforms to industry standards. We check the visible portion of the stem walls on the outside for any evidence of significant cracks, but we do not move furniture or lift carpet to look for cracks. Additionally, we do not use specialized tools to establish elevations or confirm differential movement.

METHOD OF EVALUATION

41: We evaluated the slab foundation on the exterior, by examining the foundation walls that project above grade and by walking the interior, looking for abnormalities at the exposed flooring.

BOLTING OBSERVATIONS

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

43: Taking into consideration the date of construction, the wall framing is assumed to be bolted or attached to the slab for added stability in a seismic event. We were, however, unable to directly view the connectors as the walls are covered by finish media.

FOUNDATION OBSERVATIONS

44: Due to the installation of finished surfaces, the slab is mostly inaccessible and could not be thoroughly inspected. However, we observed no signs of significant settlement or related interior cracking to suggest a major problem. We noted minor cracks, within normal tolerances, at the exposed perimeter concrete. This type of cracking is often a result of shrinkage and/or minor settlement and usually does not affect the strength of the foundation.

Roof & Roof Structure

General Information

REMARKS

45: A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). Our inspection of roofing systems conforms to industry standards, which is that of a generalist and not a specialist. We visually inspect these components for damage and deterioration. We do not perform any destructive or any sort of water testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks. The property owner should always be consulted regarding the roofs history and if a warranty against leaks is available. WE DO NOT GUARANTEE ANY ROOF IS LEAK FREE AND WE ALWAYS RECOMMEND ADDITIONAL INSPECTION BY A LICENSED ROOFER.

46: The subject property has both pitched and flat roof areas.



Roof Drainage System

GUTTER SYSTEM

47: The roof gutters are in acceptable condition. However, without water in them it is impossible to judge if they are correctly pitched to direct water into the downspouts and some water may pond. The gutters appear function as intended.

48: The roof gutter downspouts should be extended away from the home to prevent water from ponding against the buildings foundation.



Concrete Tile

GENERAL REMARKS

49: Concrete tiles are used as a roof covering at the pitched areas. Concrete tile roofs are among the most expensive and durable of all roofs. They are typically warranted by the manufacturer to last for forty years or more. These roofs are dependant on the integrity of the waterproof membrane beneath them which cannot be seen without removing the tiles. The majority of leaks at concrete tile roofs result when a roof has not been well maintained or kept clean. We therefore recommend servicing the roof regularly. Our service does not include any guarantee against leaks. For a guarantee, you will need to have a roofing company perform a water test and issue a roof certification.





METHOD OF EVALUATION

50: The type of roof prevented us from walking on it without the possibility of breaking tiles. Because of this, we evaluated the roof covering with a drone. Our inspection was somewhat limited and we recommend you consider have a licensed roofer further inspect the property.

ROOF COVERING

51: There are areas on the roof where the tiles are somewhat different in color and appears newer than that at most of the roofing. This is indicative of maintenance or service repairs. You should ask the sellers or occupants of the residence about this, and request documentation of the repair work for your records. This will reveal the extent of the work, when and by whom it was done, and may include a warranty or guarantee.

DAMAGED TILES

52: Some of the concrete tiles are broken, cracked or chipped but not separated. This is not uncommon and the tiles do not necessarily need to be serviced. It would be prudent, however, to have a roofer comment on this. If they are not repaired, the tiles should be monitored to make sure that they do not become displaced and expose the waterproofing membrane, which would cause deterioration to the membrane from the ultra-violet rays of the sun and cause leaks that would not otherwise occur.



FLASHINGS

53: The roof flashings are in acceptable condition.

Cap Sheet

GENERAL REMARKS

54: At the flat roof, cap sheet is used as a roof covering. This roof designed to last for approximately fifteen to twenty years. Their life expectancy will vary depending on the type and weight of the cap sheet as well as the weight of and number of layers of asphalt paper that underlay the cap sheet. These type of roofs are low-pitched and therefore do not usually drain efficiently. Flat roofs must be kept clean and maintained. Our inspection does not include any guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water-test and issue a roof certification. The sellers or the occupants will generally have the most intimate knowledge of the roofs repair history. You should ask them about its history and then schedule a regular maintenance service.

METHOD OF EVALUATION

55: We were unable to directly walk on the second-story roof due to its height. We evaluated the roof covering with the use of a drone. Because of this, the inspection was somewhat limited.

ROOF COVERING

56: The cap sheet is functional and appears in acceptable condition. Regular maintenance yearly is recommended.



FLASHINGS

57: The roof flashings are in acceptable condition.

Attic Areas

Attic Access

ACCESS LOCATION

58: The attic can be accessed through a hatch in the hallway ceiling.

ACCESS METHOD

59: We evaluated the attic from the access only due to reduced clearances.

Roof Framing

FRAMING OBSERVATIONS

60: The visible portions of the framing are standard rafters.

61: The roof framing, where visible, is in acceptable condition.

Insulation

TYPE OF INSULATION

62: The insulation is a blown-in fiberglass material.

COVERAGE

63: The insulation coverage within the attic appears acceptable.

64: The presence of insulation within the attic prevents a complete view of the ceiling framing. Although most areas could not be directly viewed, no sign of distress was noted.

Attic Venting

VENT LOCATIONS

65: Ventilation within the attic is through wall vents.

OBSERVATIONS

66: Ventilation for the attic areas appears adequate and acceptable.

Chimneys & Fireplaces

Chimneys & Fireplaces

Primary Bedroom Chimney & Fireplace

GENERAL COMMENT (ALWAYS)

67: Our inspection of fireplace and chimney systems conforms to industry standards, which is that of a generalist and not a specialist. We visually inspect the units for operability, visual damage and deterioration. We do not use cameras or other tools. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning needed repairs. Opinions stated herein concerning the fireplace and chimney are based on a limited visual inspection. These do not constitute a warranty.

CHIMNEY TYPE

68: The fireplace chimney consists of a metal flue that has been covered by a chase. The portions of the chimney that are within the chase were not visible for inspection.

SPARK ARRESTOR & WEATHER CAP

69: A functional spark arrestor is in place on the chimney.

70: The weather cap on the chimney is in acceptable condition.

CHIMNEY FLUE

71: Although functional where visible, a complete view of the chimney flue is not possible. Occasionally metal flues such as this one are not assembled per the manufacturer's specifications and requirements. Because only a video-scan will confirm its installation, we recommend you consider having the flue video-scoped.

FIREPLACE

72: The fireplace visually appears in acceptable condition. The unit was not dismantled and the interior flue or venting system is not visible. Evaluation by a licensed fireplace/chimney inspector is always recommended to determine if the unit was installed per manufacturers specifications and to determine the condition of the venting system.

DAMPER

73: It is required to have a damper-stop installed as a safety feature for the gas fire assembly, which prevents the damper from being fully closed. This is a safety feature that, in the event of a gas leak, will allow the gas to escape through the flue.

GAS LINE & GAS STARTER

74: If it is desired to burn solid fuel (e.g., wood logs) in the fireplace, we recommend the aluminum gas line within the fireplace be removed and replaced with rigid piping to comply with minimum standards.

HEARTH

75: The fireplace hearth was examined and appears in serviceable condition.

Living Room Chimney & Fireplace

CHIMNEY TYPE

76: The chimney is a lined masonry type.

SPARK ARRESTOR & WEATHER CAP

77: There is no spark arrestor on the chimney which is required by current standards, and should be installed.



78: There is no weather cap on the chimney and, inasmuch as they prevent moisture intrusion and thereby extend the life of the chimney, we recommend having one installed.

CHIMNEY FLUE

79: A complete view of the chimney flue is not possible. Because of this, it would be prudent to have the interior video scanned as without the video scan, the condition is unknown.

FIREPLACE

80: The fireplace visually appears in acceptable condition. The unit was not dismantled and the interior flue or venting system is not visible. Evaluation by a licensed fireplace/chimney inspector is always recommended to determine if the unit was installed per manufacturers specifications and to determine the condition of the venting system.

DAMPER

81: A functional damper is installed.

GAS LINE & GAS STARTER

82: There is a capped gas line at the fireplace. This line was therefore not tested.

HEARTH

83: The fireplace hearth was examined and appears in serviceable condition.

Plumbing System

A plumbing system consists of the domestic water supply lines, drain, waste and vent lines and gas lines. Inspection of the plumbing system is limited to visible faucets, fixtures, valves, drains, traps, exposed pipes and fittings. These items are examined for proper function, excessive or unusual wear, leakage, and general state of repair. The hidden nature of piping prevents inspection of every pipe and joint. A sewer lateral test, necessary to determine the condition of the underground sewer lines, is beyond the scope of this inspection. If desired, a qualified individual could be retained for such a test. Our review of the plumbing system does not include landscape watering, fire suppression systems, private water supply/waste disposal systems, or recalled plumbing supplies. Review of these systems requires a qualified and licensed specialist.

In keeping with industry standards, we do not operate water shut-off valves. Because these valves are not in daily use they will inevitably become stiff or frozen. It is not uncommon for a valve that is not leaking, to start drip leaking after it has been operated.

We evaluate drainpipes by flushing water through every drain that has an operable plumbing fixture. Our evaluation of the drainage system is not a conclusive test as only a video-scan of the main line will confirm its actual condition. We recommend that you ask the sellers if they have ever experienced any drainage problems. Alternately, you may wish to have the main waste line video-scanned before the close of escrow.

Potable Water Pipes

WATER MAIN

84: The main water shut-off valve is located at the front of the home.



TYPE OF MATERIAL

85: The visible portion of the main water supply pipe is copper. As most of the water supply pipe is located underground, we can not guarantee it is completely copper material.

86: The residence was originally plumbed with galvanized water pipes. These pipes appear to have been completely replaced with copper and PEX water pipes. We were, however, unable to view those pipes within the walls and floors therefore the exact extent of the improvement was not determined. The majority of the system is PEX. PEX is a cross-linked polyethylene tubing material that is considered durable under temperature extremes and chemical attack, and better able to resist creep deformation that is common with other types of plastic pipes. PEX is a modern material commonly used in newer construction and remodels.

PRESSURE REGULATOR

87: We did not locate a water pressure regulator; however, if the water pressure at the street is under 80 psi a regulator is not required on the plumbing system. A plumber should evaluate this to determine if a regulator is needed.

PRESSURE RELIEF VALVE

88: A pressure relief valve is a safety feature that should be installed on every plumbing system.

89: There is a pressure relief valve on the plumbing system at a water heater.

COPPER WATER PIPES

90: Although most of the copper water pipes are concealed within the structure, the visible pipes appeared to be in satisfactory condition.

PEX WATER PIPES

91: The PEX water pipes (tubing) are functional and appear in acceptable condition.

Drainage System

TYPE OF MATERIAL

92: The residence is served by a combination of ABS, and cast iron drain and vent pipes.

MAIN SEWER LINE

93: There was no evidence that the sewer main is damaged or blocked; however, because the sewer line is below grade, we could not directly view the pipe. A video scan of the line should be performed to confirm its actual condition.

DRAINPIPES

94: The drainpipes were tested by running water through them. The drainpipes are functional at this time. The drainpipes located underground were not visually inspected.

VENT PIPES

95: The vent pipes, although mostly hidden within the walls, appear to be functioning as intended.

Gas System

GAS TYPE

96: The residence is fueled by natural gas.

MAIN SHUT-OFF LOCATION

97: The gas main shut-off is located at the front of the residence.



GAS SEISMIC SHUT-OFF VALVE

98: The gas main is not equipped with a seismic shut-off valve. Although it's presence may not be required by the local building authority, we recommend that you consider having one installed.

GAS PIPES

99: The visible portions of the gas pipes appear to be in acceptable condition. We examine the lines only visually and use no tools to test the pressure of the gas system or test for leaks. If any odor of gas is detected, it will be noted, and further examination will be recommended. We observed no evidence of a gas leak at the property, however if this is important to you, you may wish to consult the gas supplier for a more thorough examination of the system.

Hose Bibs

GENERAL OBSERVATIONS

100: The hose bibs are not provided with backflow preventers but due to the age of the home, their presence likely is not required. Backflow devices are relatively inexpensive and should be added.

Water Heating System

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

WATER HEATER TYPE

101: The water heater is a 'tankless' system that uses natural gas for fuel. This on demand, or "use it as you need it", water-heating technology is more energy efficient than conventional water heaters which use a tank to store heated water. Tankless water heaters produce an endless supply of hot water by rapidly heating water the moment it is needed. Because there is a limit to how much water can pass through the system at a time, it is important that you organize your hot water tasks one after another as a tankless water heater is not as effective when more than two tasks draw from it at one time. You should question the sellers about the water heater and its ability to provide sufficient hot water for the home, as this determination is beyond the scope of our inspection for this type of system.



WATER HEATER LOCATION

102: The water heater is located in the garage.

AGE

103: We were unable to determine the age of the water heater.

FUNCTION

104: The water heater is functional and appears in satisfactory condition.

SEISMIC RESTRAINTS

105: The water heater is a tankless system and is not required to be strapped.

ELECTRICAL BOND GROUND

106: Some building authorities require that water heaters include a bond ground between the hot/cold water pipes and the gas supply pipe. However, other authorities do not require this.

107: As a courtesy, we note the water heater is not bond grounded.

WATER SHUT-OFF & CONNECTORS

108: The shut-off valve and water connectors appear functional.

EXHAUST VENT PIPE

109: The viewed portions of the vent assembly at the tankless unit appear functional.

GAS VALVE & CONNECTOR

110: The gas connector at the water heater appears functional.

RELIEF VALVE

111: The water heater is equipped with a temperature and pressure relief valve. This device is an important safety device and should not be altered or tampered with. We observed no adverse conditions.

ELECTRICAL CONNECTIONS

112: The electrical connection to the heater is functional.

SERVICE VALVES

113: Service valves are installed at the water lines for future flushing of the unit.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

General Observations

ELECTRICAL PANELS

114: The property is served by a main electrical panel and multiple subpanels.

Service Lines

MAIN SERVICE

115: Power is conveyed to the property by overhead power lines.

Main Panel

SERVICE SIZE

116: The residence is served by a 200-amp, 120/240-volt panel.

SERVICE LOCATION

117: The main electric service is located at the front of the home.

PANEL OBSERVATIONS

118: Electrical panels should be weatherproof and have a minimum of 36" of clear space in front of them for service. They should have a main disconnect, and each circuit within the panel should be labeled. Industry standards only require us to test a representative number of switches, outlets and light fixtures. We attempt to test every one that is unobstructed, but if a building is furnished we will obviously not be able to test each one.

119: The main panel and its components appear functional and in serviceable condition.



EXTERIOR COVER

120: The exterior cover is in acceptable condition.

INTERIOR COVER

121: The interior cover is in acceptable condition.

OVER CURRENT PROTECTION

122: Over current protection is provided by circuit breakers.

CIRCUIT BREAKERS

123: The circuit breakers within the panel appear functional.

PANEL WIRING

124: For safety reasons, the panel cover was not removed.

GROUNDING

125: The electrical panel is double-grounded to a driven rod and to a water pipe.

Subpanels

Exterior Left Side Subpanel

PANEL OBSERVATIONS

126: Subpanels are common at residences. They should be easily accessible (36" of clearance directly in front of and within 30" of the sides) and their circuits should be clearly labeled.

127: The electrical subpanel has no visible deficiencies.



OVER CURRENT PROTECTION

128: Over current protection is provided by circuit breakers.

CIRCUIT BREAKERS

129: The circuit breakers within the subpanel have no visible deficiencies.

EXTERIOR COVER

130: The exterior cover at the subpanel is in acceptable condition.

INTERIOR COVER

131: The interior cover for the subpanel is in acceptable condition.

PANEL WIRING

132: For safety reasons, the panel cover was not removed to view the wire inside.

Wiring

AFCI PROTECTION

133: The electric system does not include AFCI protection. Although such protection was not required when the property was built, we recommend consulting a licensed electrician regarding this simple safety upgrade.

TYPE OF MATERIAL

134: The property has been, at least in part, re-wired. We can not comment on the extent of the improvement and therefore we recommend consulting the seller regarding the extent of the upgrades. Permits are required for the re-wiring that has been performed.

135: Although we do our best to examine and report on the type of wire used within the home, most wiring is not visible and we can not view the wiring located in concealed areas. Our description of the type of wire used, therefore, may or may not be entirely accurate. Any home constructed prior to the mid 1970s could have older cloth covered wire remaining in some areas.

136: The building is visibly wired with wire in metal conduit and Romex.

Comfort Heating

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Heating System

CHECK PERMITS

137: The heating system is not original. You should request documentation that will confirm it was installed with permit by a licensed specialist. We also recommend that you verify the permit and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

TYPE OF SYSTEM

138: Comfort heating is provided by a standard gas-fired forced-air furnace.

SYSTEM LOCATION

139: The heating system is located in the garage.

FORCED-AIR OBSERVATIONS

140: The forced-air furnace was tested at its controls and appeared to function as intended.

RETURN-AIR COMPARTMENT & FILTER

141: The return air filter should be cleaned or replaced at the time of move in.

EXHAUST VENT PIPE

142: The exhaust vent pipe appears functional.

THERMOSTAT

143: The thermostat was tested and appeared to be functioning as intended.

GAS VALVE & CONNECTOR

144: The gas valve and connector are in acceptable condition.

DUCTS

145: The ducts appear to be in acceptable condition. We are unable to see inside the ducts in most cases and therefore we can not comment on their cleanliness. If allergies are an issue, we recommend consulting a duct cleaning company.

Comfort Cooling

An air conditioning system consists of the cooling equipment operating and safety controls and a means of distribution. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Air conditioning systems are not tested if the outside temperature is too cold for proper operation. Detailed testing of the components of the cooling equipment or predicting their life expectancy requires special equipment and training and is beyond the scope of this inspection. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of air conditioning equipment is encouraged.

Cooling System

TYPE OF SYSTEM

146: Comfort cooling is provided by an electric split system.

SPLIT-SYSTEM OBSERVATIONS

147: The cooling system was evaluated and is functional.

COMPRESSOR

148: The condenser coil and compressor appear functional.

EVAPORATOR COIL

149: The evaporator coil appears functional.

REFRIGERANT LINES

150: The refrigerant lines are in acceptable condition.

SERVICE DISCONNECT

151: The electrical disconnect at the compressor/condensing coil appears functional. We can not determine if the fuse installed within the disconnect is sized properly.

Kitchen Areas

We test most built in kitchen appliances. We do not evaluate any appliance for it's performance or actual ability to operate as intended, only that it responds at its controls. Although we may comment on an excluded item, this is intended only to create a more thorough report. We do not inspect free-standing appliances, any refrigerators or freezers, built-in toasters or coffee-makers, can-openers, blenders, water-purifiers, timers, clocks, the self-cleaning function of ovens, etc.

Kitchen

FLOOR

152: The floor tile has no significant defects.

WALLS

153: The walls were examined and are in acceptable condition.

CEILING

154: The ceiling was examined and is in acceptable condition.

WINDOWS

155: The window was examined and is functional.

CABINETS

156: The cabinets were examined and are generally functional. Our examination does not include opening and closing of every door and drawer.

COUNTERTOP

157: The countertops are functional.

SINK

158: The sink is functional.

FAUCET

159: The sink faucet is functional.

FILTERED WATER

160: Although the system is excluded, the water purifier was operated at its controls and appears functional. The filters will need regular replacement.

GARBAGE DISPOSAL

161: The garbage disposal is functional.

GAS COOK TOP

162: The cook top is functional, but was neither calibrated nor tested for its performance.

BUILT-IN ELECTRIC OVEN

163: The oven is functional, but was neither calibrated nor tested for its performance.

164: The oven door handles are loose.

EXHAUST SYSTEM

165: The kitchen exhaust fan is functional.

DISHWASHER

166: The dishwasher was tested and appeared to be functioning properly. It's ability to clean soiled dishes however could not be determined.

BUILT-IN REFRIGERATOR

167: The kitchen contains a built-in refrigerator/freezer. The evaluation of refrigerators, freezers and ice makers is outside the scope of our inspection, as we do not have the expertise to examine them. As a courtesy, we noted the appliance appeared to be functioning as intended.

BUILT-IN MICROWAVE

168: We do not evaluate microwaves. The unit was examined and appeared in functional condition however the operation is outside the scope of our inspection.

WARMING DRAWER

169: The warming drawer was examined and is functional.

LIGHTS

170: The lights are functional.

OUTLETS

171: The outlets are functional and ground-fault protected.

Living Areas

Living Spaces

Living Room

FLOOR

172: The portion of the floor that was covered by an area rug was not viewed. Often, particularly with wood floors, the areas under an area rug are discolored from sun exposure. If this is a concern, we recommend the furniture be moved and the rugs lifted to view the flooring below.

173: The wood flooring was examined and has no visible defects.

WALLS

174: The walls are in acceptable condition.

CEILING

175: The ceiling is in acceptable condition.

WINDOWS

176: The windows were examined/tested and are functional.

LIGHTS

177: The lights within the room are functional.

OUTLETS

178: The outlets that were tested are functional.

FIREPLACE

179: Please see the CHIMNEY & FIREPLACE category for observations pertaining to the fireplace.

Den

OBSERVATIONS

180: We were unable to view all areas due to storage.

SMOKE DETECTOR/CARBON MONOXIDE

181: There is no smoke detector installed within the room.

FLOOR

182: The floor tile has no significant defects.

WALLS

183: The walls are in acceptable condition.

CEILING

184: The ceiling is in acceptable condition.

DOORS

185: The doors were examined and are functional.

LIGHTS

186: The lights within the room are functional.

OUTLETS

187: The outlets that were tested are functional.

Bedrooms

Location

Bedrooms

SMOKE DETECTOR/ CARBON MONOXIDE ALARM

188: There is a smoke detector installed within each bedroom.

FLOOR COVERINGS

189: The carpet has no significant defects.

BEDROOM WALLS

190: The walls are in acceptable condition.

BEDROOM CEILING

191: The ceilings are in acceptable condition.

DOORS

192: The doors were examined and are functional.

WINDOWS

193: The windows were examined/tested and are functional.

194: The dual-glazed window in the front upstairs bedroom has a broken hermetic seal. As a result, condensation can be seen between the glass. Although cosmetic, replacement of the window may be desired.



CLOSET

195: The closets were examined and are in acceptable condition.

LIGHTS

196: The lights within the rooms are functional.

ELECTRICAL OUTLETS

197: The outlets that were tested are functional.

Bathrooms

Bathrooms are visually inspected for proper function of components, visible active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. Although commented on, we do not confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, radiant floor heat, etc. Shower pans are not within the scope of our inspection.

Location

Entry Level Hallway Bathroom

SIZE

198: This bathroom is a full bathroom.

BATHROOM FLOOR

199: The floor is tiled and has no significant defects.

BATHROOM WALLS

200: The walls were examined and are in acceptable condition.

BATHROOM CEILING

201: The ceiling was examined and is in acceptable condition.

DOORS

202: The door was examined and is functional.

WINDOWS

203: The window was examined and is functional.

CABINETS

204: The cabinets are functional and in satisfactory condition.

SINK

205: The sink drain stop needs to be adjusted or otherwise repaired.

206: The sink drains slowly and should be serviced.

SHOWER STALL

207: The shower stall was tested and is functional. As noted above, we do not test shower pans.

TOILET

208: The toilet is functional. It is a type that consumes an estimated 1.6 gallons of water per flush.

EXHAUST FAN

209: The bathroom exhaust fan is functional.

LIGHTS

210: The bathroom lights are functional.

ELECTRICAL OUTLETS

211: The outlets are functional and include ground-fault protection.

Pool Bathroom

SIZE

212: This bathroom is a three-quarter bathroom.

BATHROOM FLOOR

213: The floor is tiled and has no significant defects.

BATHROOM WALLS

214: The walls were examined and are in acceptable condition.

BATHROOM CEILING

215: The ceiling was examined and is in acceptable condition.

DOORS

216: The door was examined and is functional.

WINDOWS

217: The window was examined and is functional.

SINK

218: The sink was tested and is functional.

SHOWER STALL

219: The stall shower includes a steamer.

220: The shower stall was tested and is functional. As noted above, we do not test shower pans.

TOILET

221: The toilet is functional. It is a type that consumes an estimated 1.28 gallons of water per flush.

EXHAUST FAN

222: The bathroom exhaust fan is functional.

LIGHTS

223: The bathroom lights are functional.

ELECTRICAL OUTLETS

224: The outlets are functional and include ground-fault protection.

SAUNA

225: The sauna was tested and is functional (limited ten minute test).

Upstairs Hallway Bathroom

SIZE

226: This bathroom is a full bathroom.

BATHROOM FLOOR

227: The floor is tiled and has no significant defects.

BATHROOM WALLS

228: The walls were examined and are in acceptable condition.

BATHROOM CEILING

229: The ceiling was examined and is in acceptable condition.

DOORS

230: The door was examined and is functional.

WINDOWS

231: The window was examined and is functional.

CABINETS

232: The cabinets are functional and in satisfactory condition.

SINK

233: The sinks were tested and are functional.

TUB/SHOWER COMBO

234: The tub-shower is functional.

235: The shower diverter valve in the tub-shower is defective (repair or replacement needed).



TOILET

236: The toilet is functional. It is a type that consumes an estimated 1.6 gallons of water per flush.

LIGHTS

237: The bathroom lights are functional.

ELECTRICAL OUTLETS

238: The bathroom outlets are functional but should be upgraded to have ground-fault protection.

Secondary Primary Bathroom

SIZE

239: This bathroom is a full bathroom.

BATHROOM FLOOR

240: The floor is tiled and has no significant defects.

BATHROOM WALLS

241: The walls were examined and are in acceptable condition.

BATHROOM CEILING

242: The ceiling was examined and is in acceptable condition.

DOORS

243: The doors were examined and are functional.

WINDOWS

244: The window was examined and is functional.

CABINETS

245: The cabinets are functional and in satisfactory condition.

SINK

246: The sinks were tested and are functional.

TUB

247: The bathtub is functional.

SHOWER STALL

248: The shower stall was tested and is functional. As noted above, we do not test shower pans.

TOILET

249: The toilet is functional. It is a type that consumes an estimated 1.6 gallons of water per flush.

LIGHTS

250: The bathroom lights are functional.

ELECTRICAL OUTLETS

251: The outlets are functional and include ground-fault protection.

Common Areas

Entry

OBSERVATIONS

252: No recommended service is needed at this time.

FRONT DOOR

253: The front door was examined and is in acceptable condition.

FLOOR

254: The wood floor has no significant defects.

WALLS

255: The walls were examined and are in acceptable condition.

CEILING

256: The ceiling was examined and no need for service is noted at this time.

LIGHTS

257: The lights are functional.

Dining Room

OBSERVATIONS

258: No recommended service is needed at this time.

FLOOR

259: The wood floor has no significant defects.

WALLS

260: The walls were examined and are in acceptable condition.

CEILING

261: The ceiling was examined and is in acceptable condition.

SLIDING GLASS DOORS

262: The sliding glass door was examined and is in acceptable condition. The glazing is tempered.

LIGHTS

263: The lights are functional.

OUTLETS

264: The outlets that were tested are functional.

Breakfast Room

FLOOR

265: The floor is tiled and has no significant defects.

WALLS

266: The walls were examined and are in acceptable condition.

CEILING

267: The ceiling was examined and is in acceptable condition.

SLIDING GLASS DOOR

268: The sliding glass door was examined and is in acceptable condition. The glazing is tempered.

LIGHTS

269: The lights are functional.

OUTLETS

270: The outlets that were tested are functional.

BAR SINK

271: The bar sink was examined and is functional.

Laundry

OBSERVATIONS

272: No recommended service is needed at this time.

FUEL SOURCE

273: The laundry is set up for a washing machine and gas clothes dryer.

In keeping with industry standards, if present, we do not operate the laundry appliances or test the appliance hookups. Additionally, we do not check the wiring or voltage at 220-volt outlets. .

WALLS

274: The walls were examined and are in acceptable condition.

CEILING

275: The ceiling was examined and is in acceptable condition.

DOORS

276: The doors were examined and are functional.

CABINETS

277: The cabinets are functional.

LIGHTS

278: The lights are functional.

OUTLETS

279: The tested outlets are functional.

Stairs

OBSERVATIONS

280: The stairs were used several times during the inspection. The various components appear to be properly installed and no deficiencies were noted during use. The handrails were securely attached.

WALLS

281: The walls were examined and are in acceptable condition.

CEILING

282: The ceiling was examined and is in acceptable condition.

TREADS & RISERS

283: The stair treads were examined and found in satisfactory condition. No service is needed at this time.

LANDING

284: The landing finish flooring has no significant defects.

STAIR RAILS

285: There are gaps in the stairway guardrail that are more than 4" apart and are not child-safe. Therefore, you may wish to add a protective barrier.

LIGHTS

286: The lights in the area of the stairs and landing are functional.

Covered Parking

General Remarks

GENERAL OBSERVATIONS

287: Covered parking is provided within a garage.

SIZE

288: The garage is a 3-car that is below a portion of the home.

Interior

OBSERVATIONS

289: We were unable to view all areas of the floor slab and other components within the garage due to storage.

FLOOR SLAB

290: The vinyl on the garage floor slab is not a 1-hour fire rated material and is not approved for this installation. It is potentially flammable and should be removed. We were unable to view the condition of the slab beneath the flooring.

WALLS

291: The garage walls are in acceptable condition with bolts securing them to the foundation stem walls.

RETAINING WALLS

292: The garage is partially below grade and has retaining walls that will be susceptible to moisture intrusion.

293: The retaining walls are reinforced concrete.

294: The retaining walls appear functional and in acceptable condition.

CEILING

295: The ceiling was examined and is in acceptable condition.

INTERIOR PASSAGE DOOR

296: The house entry door is solid core, or fire-rated, and self-closes in conformance with fire-safety regulations.

FIRE SEPARATION

297: The cabinets in the garage firewall must be repaired with approved 1-hour fire rated material in order to maintain the necessary firewall separation between the garage and the living quarters.



Vehicle Doors

SIZE OF DOOR

298: At the vehicle door openings, 2 vehicle doors are installed. One is a 1-car door and the other is a 2-car door.

TYPE OF DOOR

299: The vehicle doors are wood roll-up types.

DOOR OBSERVATIONS

300: The vehicle doors are functional.

HARDWARE OBSERVATIONS

301: The fasteners that attach the hinges to the roll-up door panels have a tendency to become loose over time. We recommend you inspect them regularly and tighten any that are not secure.

AUTOMATIC DOOR OPENER

302: The vehicle door openers were operated and are functional.

Driveway

OBSERVATIONS

303: The concrete driveway has been evaluated and found in serviceable condition.

Pool

General Comments

GENERAL COMMENTS

304: Pools and spas contain plumbing, electrical, heating and mechanical components. Inspection of these elements is limited to the main pump, filtration system, gas heaters (where applicable), exposed and accessible lines and fixtures. Inspected items are examined for significant non-performance, excessive or unusual wear, leakage and general state of repair. Pool/spa bodies, portable spas, non-visible waste, return/ supply lines, spa jet water force, buried electrical conduit, thermostats, heating elements, solar systems, chemical dispensers, water chemistry, conditioning devices, timers, controllers, sweeps, covers and gas lines are considered beyond the scope of this inspection. Review of these items requires a qualified and licensed specialist and usually intrusive/exhaustive testing. This is a limited basic function inspection with a focus on safety. FURTHER REVIEW BY A LICENSED POOL INSPECTOR IS ALWAYS RECOMMENDED.

In-Ground Pool

POOL ENCLOSURE

305: There are doors in the home that may allow a small child to enter the pool area unnoticed. These doors should be equipped with audible alarms.

INTERIOR FINISH OF POOL

306: The interior finish of all in-ground pools will fade or degrade with time, particularly colored plasters. It is important to maintain the chemical balance of the water as this will affect the finish. Any crack in the shell of a pool should be dye-tested or otherwise evaluated by a specialist.

307: The shell finish appears in acceptable condition.

HEATER

308: The heater is functional, but should be kept clean and serviced seasonally.

309: To provide additional safety, some equipment manufacturers recommend that pool heaters be attached to a common bonding wire to create an equipotential grid that conveys errant electricity harmlessly to ground. We recommend that you consider this safety upgrade.

310: There should be a minimum clearance of 36" above the top of the heater to dissipate heat. The heater may require an exhaust vent stack.



FILTER

311: The filter is functional.

FILTRATION MOTORS & PUMPS

312: The filtration motor and pump are functional.

313: Minimum standards require that pool/spa motors be attached to a common bonding wire that conveys errant electricity harmlessly to ground. We recommend this as a safety upgrade.

POOL LIGHT

314: The pool light is functional, but its circuit does not appear to have ground-fault protection. Upgrades are recommended.

SOLAR SYSTEM

315: The plumbing includes a solar system for which we do not have the expertise to evaluate. You may therefore wish to have a specialist evaluate this system as it is outside the scope of our inspection.





Spa

In-ground Spa

GENERAL OBSERVATIONS

316: The spa is part of the swimming pool structure and shares equipment. Please see the swimming pool comments for remarks.

Conclusion

GENERAL REMARKS

317: Congratulations on the purchase of your new property. We are proud of our service and trust that you will be happy with the quality of our report. We have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, we may not have tested every outlet, and opened every window and door, or identified every minor defect. Also, because we are not specialists or because our inspection is essentially visual, latent defects could exist. Therefore, you should not regard our inspection as conferring a guarantee or warranty. It is not. It is simply a limited report on the general condition of the property at the time of the inspection. Furthermore, as a building owner you should expect problems to occur. Roofs will leak, drain lines will become blocked and components and systems will fail without warning.

Because things will go wrong, you should take into consideration the age of the building and its components and keep a comprehensive insurance policy current. Such policies may only cover insignificant costs such as that of a roofer service, and the representatives of some insurance companies may attempt to deny coverage on the grounds that a given condition was pre-existing or not covered because of a code violation or manufacturer's defect. We encourage you to contact our company for any consultation if a claim is ever denied as a negative response from the insurance company may not be valid.

Thank you for taking the time to read this report. Please call us if you have any questions or observations whatsoever. We are always attempting to improve the quality of our service and our report and would appreciate your comments. We will continue to exceed the highest standards of the industry and to treat everyone with kindness, courtesy and respect.

Summary

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

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

General Comments - Introductory Notes

PROPERTY INFORMATION

s-4: - It was not raining at the time of the inspection, we were therefore unable to inspect the property for active water intrusion or leakage. Considering the typical climate in the area, active leakage is difficult to confirm. The seller should be consulted regarding any past issues and/or a mold inspection should be performed as we can in no way guarantee the home is leak free.

Site Comments - Exterior Features

WALKWAYS

s-17: There are offsets in the walkways that could be considered a trip potential.



GUARDRAILS

s-18: There are overlooks at the property that may not have proper guardrails. Installation of proper guardrails is recommended.



STEPS & HANDRAILS

s-21: We recommend installing handrails on steps that have three or more risers, particularly if children or the elderly visit or occupy the property.



Exterior Comments - Exterior Components

FASCIA

s-28: Degraded wood was observed at some areas of the fascia boards. A termite inspector should evaluate this further as we are not qualified.



OUTLETS

s-34: The tested outlets are functional, but should be upgraded to have ground-fault protection.

Roof & Roof Structure - Roof Drainage System

GUTTER SYSTEM

s-48: The roof gutter downspouts should be extended away from the home to prevent water from ponding against the buildings foundation.



Chimneys & Fireplaces - Chimneys & Fireplaces

Primary Bedroom Chimney & Fireplace

CHIMNEY FLUE

s-71: Although functional where visible, a complete view of the chimney flue is not possible. Occasionally metal flues such as this one are not assembled per the manufacturer's specifications and requirements. Because only a video-scan will confirm its installation, we recommend you consider having the flue video-scoped.

DAMPER

s-73: It is required to have a damper-stop installed as a safety feature for the gas fire assembly, which prevents the damper from being fully closed. This is a safety feature that, in the event of a gas leak, will allow the gas to escape through the flue.

GAS LINE & GAS STARTER

s-74: If it is desired to burn solid fuel (e.g., wood logs) in the fireplace, we recommend the aluminum gas line within the fireplace be removed and replaced with rigid piping to comply with minimum standards.

Living Room Chimney & Fireplace

SPARK ARRESTOR & WEATHER CAP

s-77: There is no spark arrestor on the chimney which is required by current standards, and should be installed.



s-78: There is no weather cap on the chimney and, inasmuch as they prevent moisture intrusion and thereby extend the life of the chimney, we recommend having one installed.

CHIMNEY FLUE

s-79: A complete view of the chimney flue is not possible. Because of this, it would be prudent to have the interior video scanned as without the video scan, the condition is unknown.

Plumbing System - Drainage System

MAIN SEWER LINE

s-93: There was no evidence that the sewer main is damaged or blocked; however, because the sewer line is below grade, we could not directly view the pipe. A video scan of the line should be performed to confirm its actual condition.

Plumbing System - Gas System

GAS SEISMIC SHUT-OFF VALVE

s-98: The gas main is not equipped with a seismic shut-off valve. Although it's presence may not be required by the local building authority, we recommend that you consider having one installed.

Kitchen Areas - Kitchen

BUILT-IN ELECTRIC OVEN

s-164: The oven door handles are loose.

Living Areas - Living Spaces

Den

SMOKE DETECTOR/CARBON MONOXIDE

s-181: There is no smoke detector installed within the room.

Bedrooms - Location

Bedrooms

WINDOWS

s-194: The dual-glazed window in the front upstairs bedroom has a broken hermetic seal. As a result, condensation can be seen between the glass. Although cosmetic, replacement of the window may be desired.



Bathrooms - Location

Entry Level Hallway Bathroom

SINK

s-205: The sink drain stop needs to be adjusted or otherwise repaired.

s-206: The sink drains slowly and should be serviced.

Upstairs Hallway Bathroom

TUB/SHOWER COMBO

s-235: The shower diverter valve in the tub-shower is defective (repair or replacement needed).



ELECTRICAL OUTLETS

s-238: The bathroom outlets are functional but should be upgraded to have ground-fault protection.

Common Areas - Stairs

STAIR RAILS

s-285: There are gaps in the stairway guardrail that are more than 4" apart and are not child-safe. Therefore, you may wish to add a protective barrier.

Covered Parking - Interior

FLOOR SLAB

s-290: The vinyl on the garage floor slab is not a 1-hour fire rated material and is not approved for this installation. It is potentially flammable and should be removed. We were unable to view the condition of the slab beneath the flooring.

FIRE SEPARATION

s-297: The cabinets in the garage firewall must be repaired with approved 1-hour fire rated material in order to maintain the necessary firewall separation between the garage and the living quarters.



Pool - In-Ground Pool

POOL ENCLOSURE

s-305: There are doors in the home that may allow a small child to enter the pool area unnoticed. These doors should be equipped with audible alarms.

HEATER

s-309: To provide additional safety, some equipment manufacturers recommend that pool heaters be attached to a common bonding wire to create an equipotential grid that conveys errant electricity harmlessly to ground. We recommend that you consider this safety upgrade.

s-310: There should be a minimum clearance of 36" above the top of the heater to dissipate heat. The heater may require an exhaust vent stack.



FILTRATION MOTORS & PUMPS

s-313: Minimum standards require that pool/spa motors be attached to a common bonding wire that conveys errant electricity harmlessly to ground. We recommend this as a safety upgrade.

POOL LIGHT

s-314: The pool light is functional, but its circuit does not appear to have ground-fault protection. Upgrades are recommended.

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

Residential Standards of Practice - Four or Fewer Units

Part I. Definitions and Scope

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

- A. A *home inspection* is a noninvasive visual survey and basic *operation* of the systems and *components* of a home which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the general *condition* of the *building(s)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.
- B. A *home inspection* report provides written documentation of material defects discovered in the *inspected building's systems and components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.
- D. Client should consider all available information when negotiating regarding the Property.
- E. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.
- F. Cosmetic and aesthetic *conditions* shall not be considered

Part II. Standards of Practice

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

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

- A. Items to be *inspected*:
 - 1. Foundation *system*
 - 2. Floor framing *system*
 - 3. Under-floor ventilation
 - 4. Foundation anchoring and cripple wall bracing
 - 5. Wood separation from soil
 - 6. Insulation
- B. The *Inspector* is not required to:
 - 1. Determine size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
 - 2. Determine the composition or energy rating of insulation materials.

SECTION 2 - Exterior

- A. Items to be *inspected*:
 - 1. Surface grade directly adjacent to the *buildings*
 - 2. Doors and windows
 - 3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
 - 4. Wall cladding and trim
 - 5. Portions of walkways and driveways that are adjacent to the *buildings*
 - 6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.
- B. The *Inspector* is not required to:
 - 1. *Inspect* door or window screens, shutters, awnings, or security bars
 - 2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
 - 3. Use a ladder to *inspect systems or components*
 - 4. Determine if ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
 - 5. Test or *operate* any drowning prevention feature.

SECTION 3 - Roof Covering

- A. Items to be *inspected*:
 - 1. Covering
 - 2. Drainage
 - 3. Flashings
 - 4. Penetrations
 - 5. Skylights
- B. The *Inspector* is not required to:
 - 1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*

- 2. Warrant or certify that roof *systems*, coverings, or *components* are free from leakage

SECTION 4 - Attic Areas and Roof Framing

- A. Items to be *inspected*:
 - 1. Framing
 - 2. Ventilation
 - 3. Insulation
- B. The *Inspector* is not required to:
 - 1. *Inspect* mechanical attic ventilation *systems or components*
 - 2. Determine the composition or energy rating of insulation materials

SECTION 5 - Plumbing

- A. Items to be *inspected*:
 - 1. Water supply piping
 - 2. Drain, waste, and vent piping
 - 3. Faucets, toilets, sinks, tubs, showers
 - 4. Fuel gas piping
 - 5. Water heaters
- B. The *Inspector* is not required to:
 - 1. Fill any *fixture* with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
 - 2. *Inspect* or evaluate water temperature balancing *devices*, temperature fluctuation, time to obtain hot water, water circulation, or solar heating *systems or components*
 - 3. *Inspect* whirlpool baths, steam showers, or sauna *systems or components*
 - 4. *Inspect* fuel tanks or *determine* if the fuel gas system is free of leaks
 - 5. *Inspect* wells, private water supply or water treatment *systems*

SECTION 6 - Electrical

- A. Items to be *inspected*:
 - 1. Service equipment
 - 2. Electrical panels
 - 3. Circuit wiring
 - 4. Switches, receptacles, outlets, and lighting fixtures
- B. The *Inspector* is not required to:
 - 1. Operate circuit breakers or circuit interrupters
 - 2. Remove cover plates
 - 3. *Inspect* de-icing *systems* or *components*
 - 4. *Inspect* onsite electrical generation or storage or emergency electrical supply *systems* or *components*

SECTION 7 - Heating and Cooling

- A. Items to be *inspected*:
 - 1. Heating equipment
 - 2. Central cooling equipment
 - 3. Energy source and connections
 - 4. Combustion air and exhaust vent *systems*
 - 5. Condensate drainage
 - 6. Conditioned air distribution *systems*
- B. The *Inspector* is not required to:
 - 1. *Inspect* heat exchangers or electric heating elements
 - 2. *Inspect* non-central air conditioning units or evaporative coolers
 - 3. *Inspect* radiant, solar, hydronic, or geothermal *systems* or *components*
 - 4. *Determine* volume, uniformity, temperature, airflow, balance, or leakage of any air distribution *system*
 - 5. *Inspect* electronic air filtering or humidity control *systems* or *components*

SECTION 8 - Building Interior

- A. Items to be *inspected*:
 - 1. Walls, ceilings, and floors
 - 2. Doors and windows
 - 3. Stairways, handrails, and guardrails
 - 4. *Permanently installed* cabinets
 - 5. *Permanently installed* cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals
 - 6. Absence of smoke and carbon monoxide alarms
 - 7. Vehicle doors and openers
- B. The *Inspector* is not required to:
 - 1. *Inspect* window, door, or floor coverings
 - 2. *Determine* whether a building is secure from unauthorized entry
 - 3. *Operate*, test or *determine* the type of smoke or carbon monoxide alarms or test vehicle door safety devices
 - 4. Use a ladder to *inspect systems* or *components*

SECTION 9 - Fireplaces and Chimneys

- A. Items to be *inspected*:
 - 1. Chimney exterior
 - 2. Spark arrestor
 - 3. Firebox
 - 4. Damper
 - 5. Hearth extension
- B. The *Inspector* is not required to:
 - 1. *Inspect* chimney interiors
 - 2. *Inspect* fireplace inserts, seals, or gaskets
 - 3. *Operate* any fireplace or *determine* if a fireplace can be safely used

Part III. Limitations, Exceptions, and Exclusions

- A. The following are *excluded* from a home inspection:
1. *Systems or components* of a *building*, or portions thereof, which are not readily accessible, not *permanently installed*, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
 2. Site improvements or amenities, including, but not limited to: accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
 3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
 4. *Systems or components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
 5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
 6. *Determining* compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
 7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
 8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
 9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
 10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an inspector licensed by the Structural Pest Control Board is qualified or authorized to inspect for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
 11. Risks associated with events or *conditions* of nature including, but not limited to: geological, seismic, wildfire, and flood
 12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
 13. *Determining* the integrity of hermetic seals or reflective coatings at multi-pane glazing
 14. Differentiating between original construction or subsequent additions or modifications
 15. Reviewing or interpreting information or reports from any third-party, including but not limited to: permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices
 16. Specifying repairs/replacement procedures or estimating cost to correct
 17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled *systems* or *components*
 18. Fire extinguishing and suppression *systems* and *components* or determining fire resistive qualities of materials or assemblies
 19. Elevators, lifts, and dumbwaiters
 20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
 21. *Operating* shutoff valves or shutting down any *system* or *component*

22. Dismantling any *system*, structure or *component* or removing access panels other than those provided for homeowner maintenance

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

IV. Glossary of Terms

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

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

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

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

Condition: Conspicuous state of being

Determine: Arrive at an opinion or conclusion pursuant to a home inspection

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

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

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

Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

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

Inspector: One who performs a home inspection

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

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

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

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

Primary Parking structure: A building for the purpose of vehicle storage associated with the primary building

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

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

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

Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls

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

Technically Exhaustive: Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



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