

# Building Inspection Report

**30136 Avenida De Calma, Rancho Palos Verdes, CA**

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**Inspection Date:**  
9/1/26 2:00pm

**Prepared For:**  
Yu-Wen Chang (property owner)

**Prepared By:**  
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# Report Overview

## THE HOUSE IN PERSPECTIVE

This is an occupied, single level, 55+ year old (approximate age) home that has been well maintained. As with all homes, ongoing maintenance is required and improvements to the systems of the home will be needed over time. ***The improvements that are recommended in this report are not considered unusual for a home of this age and location.*** Please remember that there is no such thing as a perfect home.

Additions/Modifications/Repairs/Replacements have been made (re-roof, roof framing improvements, interior/exterior finishes, water heaters replaced, a few windows retrofitted, vehicle door opener, hardscape, etc.). Client is advised to review all permits including certificates of completion prior to close of escrow. Note: Modifications can obscure evidence of issues/defects with systems or components.

## INSPECTION/PRESENTATION ATTENDEES

X Client      x Client's Agent

## CONVENTIONS USED IN THIS REPORT

For your convenience, the following conventions have been used in this report.

- **Major Concern:** denotes a significant expensive improvement recommendation to a critical system that has failed and is an uncommon correction for a property of this age or location.
- **Safety Issue:** denotes an observation or recommendation that is considered an immediate safety concern.
- **Major Improve:** A greater than moderate cost for improving/replacing or correcting a perishable system that should be anticipated in the short term.
- **Improve:** denotes improvements that should be anticipated over the short term.
- **Monitor:** denotes an area where further investigation and/or that monitoring may be needed, or provides commentary on an unconventional installation/condition. Additionally, there may have been insufficient information where improvements cannot be determined until further investigation or assessment by appropriate specialists. REPAIRS MAY BE NECESSARY.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

**NOTE:** For the purpose of this report, it is assumed that the house faces south.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS

**IMPORTANT NOTE – PLEASE READ:** The Report Overview is provided to allow the reader a brief overview of the findings of the report. This page is not all encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the CREIA® Standards of Practice, Scope of Inspection, limitations, and Standard Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the sale contract should be clarified by consulting an attorney or your real estate agent.

It is strongly recommended that any deficiencies and the components/systems related to these deficiencies noted in the report (which includes comments accompanying any photos) be immediately evaluated/inspected as needed by licensed contractors/professionals. It is not the intent of this report to identify or describe the scope of work contractors or similarly licensed professionals suggest are needed. Further evaluation and corrections are recommended so properly licensed professionals can evaluate our concerns further and inspect the remainder of the system(s) or component(s) for additional concerns and/or needed repairs that may be outside our area of expertise or the Scope of the Inspection.

1. **Safety Issue/Major Improve:** The "Zinsco-Sylvania" main electrical panel is an older component with known reliability/safety issues that feature both breaker and buss-bar configurations/design long abandoned. Further, the performance/reliability of these older units is considered to be fully depreciated and requiring immediate replacement (some insurance carriers are requiring their replacement); suggest corrections by a licensed electrical contractor.
2. **Safety Issue:** The vehicle door opener did not automatically reverse under resistance to closing upon a 1.5-inch object placed upon the floor presenting a ***serious risk of injury, particularly to children, under this condition.*** As well, these door springs require adjustment for easier manual operation for the prevention of occupant injuries or an obstruction for

a single individual to remove a vehicle from the garage should the opener become inoperative, the carriage release handle should be located 6-feet above the floor, manufacturer warning labels are needed (at the spring assembly, vehicle door center section as well as it's lower corners and adjacent to the wall button), and a outside handle is needed at the lower area; suggest improvements by a licensed specialist. Note: This is an older unit lacking a battery back-up.

3. **Safety Issue:** The electrical panel has a white insulated neutral conductor sharing a bus bar terminal with a green insulated equipment grounding conductor which is prohibited. White insulated neutral conductors must be provided a dedicated terminal to prevent arcing hazards; suggest repairs by a licensed electrical contractor.
4. **Safety Issue:** Exposed non-metallic electrical distribution cable/improper wiring noted at the garage rear wall overhead area present electrocution hazards as all exposed wiring must be enclosed within flexible or rigid metal conduit; suggest repairs by a licensed electrical contractor.
5. **Safety Issue:** The garage water heater gas supply pipe lacks a required 'sediment trap' directly upstream of the appliance's gas supply valve (as noted at the tankless water heater) These required 'traps' capture pipe dope, sediment, metal flakes, etc., within the system that can enter and obstruct gas nozzles. The base of the sediment trap should have a removable cap for periodic servicing; suggest repairs by a licensed plumbing contractor.
6. **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at all outlets located at the garage and wet bar areas. GFCI's are strongly recommended at the clothes washer, disposal unit & dishwasher as well. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution; suggest repairs by a licensed electrical contractor.
7. **Safety Issue:** The master bedroom entry area attic has two open electrical junction boxes presenting fire/electrocution hazards that must be enclosed within **covered junction boxes**; suggest conforming installation.
8. **Safety Issue:** The tankless water heater is an outdoor unit that has been installed within an outdoor closet and fitted with an exhaust extension terminating at an opening in the closet door. This non-conforming exhaust assembly does not appear to have compromised the appliance or its operation but, such 'on-site' ingenuity would likely prevent any home warranty repairs. A better option would be to seal the door closed and mount the water heater to the outside of the door; suggest repairs by a licensed plumbing contractor.
9. **Safety Issue:** Unable to determine if all window glass located within 18-inches of the floor, within a door, adjacent to an entry, patio or walkway is safety rated; suggest further review and installation of safety film as needed at these locations.
10. **Safety Issue:** 'Bonding' the gas supply pipe to the cold & hot water piping must be provided to prevent shock/electrocution hazards associated with metallic piping systems. "Bonding" (wiring the utility pipes together usually at the water heater where it is both convenient and conspicuous) provides an unobstructed equipotential grid should these utilities become accidentally electrically charged; suggest improvements by a licensed electrician.
11. **Safety Issue:** Smoke alarms are needed at the bedrooms & hallway (only a single old alarm was noted). Testing of these alarms is outside the scope of a property inspection. Photoelectric sensor (versus ionization) alarms are preferred for their early sensing capabilities. Contemporary building standards require smoke alarms be placed within and outside of all sleeping areas and at each level of multi-story structures.
12. **Safety Issue:** A Carbon Monoxide alarm is required just outside sleeping areas. Testing of these alarms is outside the scope of a property inspection. These alarms are now a requirement for residences with fuel burning appliances and/or have an attached garage and may only be located within the living space. See: <http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/Frequently%20asked%20questions%20on%20Carbon%20Monoxide.pdf> for further information.
13. **Improve/Safety Issue:** The attic insulation is an older and discontinued product that features a paper casing where some sections contain a manufacturer's warning label that the combustible paper may not be exposed due to its fire-spread hazard where additional insulation can be installed over this material to prevent fire spread issues.
14. **Improve/Safety Issue:** The kitchen sink cabinet shelf and side panels exhibit damage and stains due to past water exposure that may have created conditions where hibernating organics exist at inaccessible areas. Areas of past moisture intrusion or current leakage often create conditions that are favorable for the growth of many fungus-like organisms (bacteria, mold, mildew, fungus and many other types of growth) that comprise indoor air quality. Damaged/stained materials should be replaced and/or the stained areas covered with an approved brush/roller application of mold encapsulating/neutralizing paint/surface treatment by licensed specialists following established protocols to assure organics do not 'kick-off' if re-wetted. Inspection for and identification of these conditions is beyond the scope of the CREIA Standards of Practice and would require consultation with an environmental specialist or licensed/Certified Industrial Hygienist.
15. **Improve:** An "S" trap has been used at the kitchen sink drain. S-traps should be replaced as they are subject to siphoning problems that drain the water seal from the p-trap and allow sewer gases to exit the drain inlet; suggest repairs by a licensed plumbing contractor.
16. **Improve:** Doors at the E-end of the home rub their frames that should be trimmed or adjusted as necessary to work properly. Note: Any sprawling single level home of this size, age and construction style will develop offsets and subsequent door misalignment.

17. **Improve:** For the most part, the waste piping is older, may be prone to unexpected problems and should be immediately camera inspected. **Note:** Larger homes with low occupancy loads can mask sewage backups as that system can hold a high volume of waste during the day that slowly drains to municipal system overnight which never presents an overflow condition that is immediately exploited by multiple newer occupants.
18. **Improve:** Minor repairs to the roofing are recommended (a cracked tile noted at the N-slope above a dormer vent, debris within the valleys at the E-slope, etc.); suggest corrections by a licensed roofing contractor.
19. **Improve:** The dining area's radiant heated ceiling did not respond.
20. **Improve:** The master bath toilet is a bit loose at the floor which can deform the wax ring and allow water and sewer gas seepage; suggest a review of the pest report as well as securing the toilet and/or replacing the wax ring as well as caulking the base by a licensed plumbing contractor.
21. **Improve:** The master bathroom shower door frame shows extensive corrosion at the base and has a detached sweep seal.
22. **Improve:** The tankless water heater is located at an exterior wall and fitted with an extension cord that is not rated for permanent use; suggest improving as needed with the installation of a heavy-duty appliance/equipment cord by a licensed electrical contractor.
23. **Improve:** The W-3/4 bathroom sink hot water faucet leaks upon the sink deck; suggest repairs by a licensed plumbing contractor.

## THE SCOPE OF THE INSPECTION

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### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. Weather conditions leading up to the inspection have been relatively dry.

All components designated for inspection in the CREIA® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a home buyer in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### Important note:

**Due to the potential for water damage to systems or property, Beachside Property Inspection does not physically test under-sink angle stops, laundry supply valves, water heater fill valves, water softener/conditioner valves, Pressure Relief Valves or Temperature/Pressure Relief Valves. We strongly urge that the seller demonstrate the operability of these items to the buyer prior to the close of escrow. As these valves are seldom operated, leaks are not uncommon.**

**A Note Concerning Occupancy Loads:** Larger homes, their components and systems which were in 'light service' by the previous occupant (elderly, single or a couple) that are put into full service by new occupants can develop immediate problematic issues including plumbing leaks, shower pan leaks, mechanical & electrical failures, seized water supply valves, etc., that could not be determined during a property inspection due to limited loads and stresses of a single individual operating those systems and components within the scope of established property inspection standards of care. All property will require repairs at varying costs in varying timelines, however, newer occupant loads can exploit issues where there is a need for immediate repairs while not having any related observable defects just prior to failure.

# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

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|                               |                                                                                                                                                     |
|-------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Foundation:</b>            | <ul style="list-style-type: none"> <li>•Poured Concrete</li> <li>•Slab on Grade &amp; Garage Perimeter Concrete Footing w/Parking Pad</li> </ul>    |
| <b>Floor Structure:</b>       | <ul style="list-style-type: none"> <li>•Poured Concrete</li> </ul>                                                                                  |
| <b>Wall Structure:</b>        | <ul style="list-style-type: none"> <li>•Wood Frame</li> </ul>                                                                                       |
| <b>Ceiling Structure:</b>     | <ul style="list-style-type: none"> <li>•Joist</li> </ul>                                                                                            |
| <b>Roof Structure:</b>        | <ul style="list-style-type: none"> <li>•Rafters</li> </ul>                                                                                          |
| <b>Roof Sheathing:</b>        | <ul style="list-style-type: none"> <li>•Solid Plank</li> </ul>                                                                                      |
| <b>Attic Access Location:</b> | <ul style="list-style-type: none"> <li>•Master Bedroom Closet, Pantry</li> <li>•Attic Method Of Inspection: Entered - Inaccessible Areas</li> </ul> |

## STRUCTURAL COMPONENT OBSERVATIONS

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The spans of all visible joists appear to be within acceptable limits. The building exhibited no observed conditions of substantial structural movement. As is expected of homes of this age, the building exhibits conditions/dated building practices where improvements could be undertaken. However, most homes of this nature are improved on an as needed basis only. Many less than ideal conditions are simply tolerated. It is not the intention of this report to provide guidelines for making this old house new again. Improvements will only be recommended where they are considered critical so it is important that one have an “old house mentality” when it comes to living in a home of this nature.

### RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The attic features a sheetrock partition wall dividing the attic into East and West sections where a passage has been punched-through. Although attic fire-separation walls in a single family residence is rare, it would certainly improve the life safety rating of the structure to have this opening repaired.
- **Monitor:** The home’s slab foundation exhibited no observed defects at its perimeter areas and the slab’s top surface was obstructed by floor finishes. Client is advised that cracks may exist below flooring finishes, however, no significant off-sets were noted or detected. It is recommended that the seller be consulted regarding any knowledge of the slab’s condition when it was exposed during installation of newer floor finishes.
- **Monitor:** Past vermin activity noted within the attic space (droppings, urine stains, traps, etc.) where it appears remediation for prevention of future harborage has been conducted (new attic vent screens, screens at all plumbing/vent stacks, etc.) where the seller should be consulted as to any ongoing annual maintenance contract.

## LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical home inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

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|                                |                                                    |
|--------------------------------|----------------------------------------------------|
| <b>Roof Covering:</b>          | •Clay Tile •Number of roofing layers observed: One |
| <b>Chimneys:</b>               | •Masonry                                           |
| <b>Gutters and Downspouts:</b> | •Built In At Eave                                  |
| <b>Method of Inspection:</b>   | •Viewed From Ladder At Eave                        |

## ROOFING OBSERVATIONS

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The roof is in very good condition where the installation has been performed in a professional manner. It appears all older materials were removed, added sheathing planks and additional framing support were conducted prior to installation of the new system.

### RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Minor repairs to the roofing are recommended (a cracked tile noted at the N-slope above a dormer vent, debris within the valleys at the E-slope, etc.); suggest corrections by a licensed roofing contractor.
- **Monitor:** The built-in gutter inlets should be provided screens/strainers.

## LIMITATIONS OF ROOFING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior Components

## DESCRIPTION OF EXTERIOR

|                            |                                               |
|----------------------------|-----------------------------------------------|
| Lot Grading:               | •Level Grade                                  |
| Driveways:                 | •Concrete                                     |
| Walkways / Patios:         | •Concrete                                     |
| Retaining Walls:           | •Unit Masonry                                 |
| Fencing:                   | •Wood                                         |
| Sprinkler System:          | •Automatic Timers (Not Tested)                |
| Porches, Decks, and Steps: | •Concrete                                     |
| Soffit and Fascia:         | •Stucco •Wood                                 |
| Wall Cladding:             | •Wood Siding •Brick •Stucco                   |
| Window Frames:             | •Wood •Metal                                  |
| Entry Doors:               | •Wood •Sliding Glass                          |
| Overhead Garage Doors(2):  | •Wood Tilt-up •One Automatic Opener Installed |

## EXTERIOR OBSERVATIONS

Generally speaking, the exterior of the home is in very good condition. Window frames are clad, for the most part, with a low maintenance material. The optical auto reverse mechanism on the overhead garage door responded properly to testing. This is an important safety feature that should be tested regularly. Refer to the owner's manual or contact the manufacturer for more information. The driveway and walkways are in good condition.

***Please refer to a licensed Structural Pest Control operator for information regarding any activity of wood destroying pests and organisms as well as the condition of wood components at the subject property.***

### RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** The vehicle door opener did not automatically reverse under resistance to closing upon a 1.5-inch object placed upon the floor presenting a ***serious risk of injury, particularly to children, under this condition.*** As well, these door springs require adjustment for easier manual operation for the prevention of occupant injuries or an obstruction for a single individual to remove a vehicle from the garage should the opener become inoperative, the carriage release handle should be located 6-feet above the floor, manufacturer warning labels are needed (at the spring assembly, vehicle door center section as well as it's lower corners and adjacent to the wall button), and a outside handle is needed at the lower area; suggest improvements by a licensed specialist. Note: This is an older unit lacking a battery back-up.
- **Safety Issue:** Unable to determine if all window glass located within 18-inches of the floor, within a door, adjacent to an entry, patio or walkway is safety rated; suggest further review and installation of safety film as needed at these locations.
- **Improve:** Cracks/settling noted at sections of the walkways and driveway. As well, the driveway expansion joints have missing or sunken wood inserts, the Side yard areas have contoured concrete that appears to control lot drainage or their abutment to other hardscape elements present trip hazards.
- **Improve:** Wood deterioration noted at the fencing.
- **Monitor:** Roots from large trees at the property may damage and clog plumbing waste lines; suggest seller inquiry if this has been problematic in the past.
- **Monitor:** The property is provided a lot drainage system consisting of field drains & subterranean drain lines that should be water-jetted clear of sludge/deposits. The street curb was inspected to verify that drain outlets are present. The function of these systems in real world conditions is outside the scope of a property inspection where a back-up might allow water entry within the building.

## LIMITATIONS OF EXTERIOR INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

|                                           |                                                                   |
|-------------------------------------------|-------------------------------------------------------------------|
| <b>Size of Electrical Service:</b>        | •200 Amps, 120/240 Volt Main Service                              |
| <b>Service Entrance Wires:</b>            | •Underground                                                      |
| <b>Main Disconnect:</b>                   | •Breakers •Located Garage NW-corner •Main Service Rating 200 Amps |
| <b>Service Ground:</b>                    | •Copper •Water Pipe Connection                                    |
| <b>Main Distribution Panel:</b>           | •Breakers •Located Garage NW-corner •Panel Rating 200 Amps        |
| <b>Distribution Wiring:</b>               | •Copper                                                           |
| <b>Receptacles:</b>                       | •Grounded                                                         |
| <b>Ground Fault Circuit Interrupters:</b> | •Bathrooms •Kitchen •Exterior •Disposal Unit                      |

## ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas of the home. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All observed small branch circuit wiring is copper.

### RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue/Major Improve:** The "Zinsco-Sylvania" main electrical panel is an older component with known reliability/safety issues that feature both breaker and buss-bar configurations/design long abandoned. Further, the performance/reliability of these older units is considered to be fully depreciated and requiring immediate replacement (some insurance carriers are requiring their replacement); suggest corrections by a licensed electrical contractor.
- **Safety Issue:** The electrical panel has a white insulated neutral conductor sharing a bus bar terminal with a green insulated equipment grounding conductor which is prohibited. White insulated neutral conductors must be provided a dedicated terminal to prevent arcing hazards; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** The master bedroom entry area attic has two open electrical junction boxes presenting fire/electrocution hazards that must be enclosed within **covered junction boxes**; suggest conforming installation.
- **Safety Issue:** Exposed non-metallic electrical distribution cable/improper wiring noted at the garage rear wall overhead area present electrocution hazards as all exposed wiring must be enclosed within flexible or rigid metal conduit; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at all outlets located at the garage and wet bar areas. GFCI's are strongly recommended at the clothes washer & dishwasher as well. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** 'Bonding' the gas supply pipe to the cold & hot water piping must be provided to prevent shock/electrocution hazards associated with metallic piping systems. "Bonding" (wiring the utility pipes together usually at the water heater where it is both convenient and conspicuous) provides an unobstructed equipotential grid should these utilities become accidentally electrically charged; suggest improvements by a licensed electrician.
- **Improve/Safety Issue:** Unprotected electrical cable runs noted within a 6-foot radius of the kitchen attic access opening must be armored, routed aside framing or provided 'raceways' to prevent damage to the cables adjacent to the access where service personnel or equipment traversing the area present a hazard.
- **Improve:** The electrical system is provided a single grounding earth electrode (water piping) when two grounding earth electrodes are now standard (like a driven ground rod); suggest improving as needed.
- **Improve:** The E-hallway bath and master bath both lack outlets within 3-feet of their right sinks.

### DISCRETIONARY IMPROVEMENTS

New outlets feature 'tamper-resistant' safety features where the receptacles are designed to prevent objects other than a plug from entering and prevent children from shock hazards due to jamming conductive items within the receptacles.

Outlet circuits with 'arc fault circuit interrupter' (AFCI) devices may be desirable in some areas (and required in new construction). These breaker devices are extremely valuable, as they offer an extra level of protection from over-heated and damaged wiring/outlets.

## **LIMITATIONS OF ELECTRICAL INSPECTION**

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.
- Determining the operability and effectiveness of any security system including, but not limited to, video cameras, sensors and alarms is beyond the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating System

## DESCRIPTION OF HEATING SYSTEM

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|                                   |                                                                                             |
|-----------------------------------|---------------------------------------------------------------------------------------------|
| <b>Primary Energy Source:</b>     | •Electricity                                                                                |
| <b>Heating System Type:</b>       | •Radiant <b>Rating:</b> Est. 3000 Watts Per Zone (30,000 Watts Total) <b># Of Zones:</b> 10 |
| <b>Heat Distribution Methods:</b> | •Radiant Ceiling Wires/Panels                                                               |

## HEATING OBSERVATIONS

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The heating system is in generally good condition, when compared to systems of a similar age and configuration. Adequate heating capacity is provided where the distribution of heat is divided into “zones”, allowing for greater ease of balancing heat flow. Electric radiant heating is an uncommon form of heat where there are advantages and disadvantages. Electric radiant heat that malfunctions can be difficult to repair where that zone is often abandoned in favor of baseboard heaters. Further, electric heat is a more expensive form of heat but provide improved heat control because individual rooms have their own thermostat. Heating costs may also be offset slightly by lower regular maintenance costs.

### RECOMMENDATIONS / OBSERVATIONS

- **Improve:** The dining area’s radiant heated ceiling did not respond.

## LIMITATIONS OF HEATING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- **We do not test for indoor air pollution, which the Consumer Product Safety Commission rates fifth among contaminants. As health is a personal responsibility, we recommend that indoor air quality be tested as a prudent investment in environmental hygiene particularly if you or any member of your family suffers from allergies or asthma.**
- The adequacy of heat distribution is difficult to determine during a one time visit to a home.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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|                                  |                                    |
|----------------------------------|------------------------------------|
| <b>Attic Insulation:</b>         | •3+ inches Fiberglass Mineral Wool |
| <b>Roof Cavity Insulation:</b>   | •None visible                      |
| <b>Exterior Wall Insulation:</b> | •Unknown                           |
| <b>Roof / Attic Ventilation:</b> | •Roof Vents •Soffit Vents          |

## INSULATION / VENTILATION OBSERVATIONS

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Observed attic insulation levels are as expected when added to a home of this age and construction.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve/Safety Issue:** The attic insulation is an older and discontinued product that features a paper casing where some sections contain a manufacturer's warning label that the combustible paper may not be exposed due to its fire-spread hazard where additional insulation can be installed over this material to prevent fire spread issues.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- **Insulation/equipment/framing within the attic restricted inspection of some electrical, plumbing and structural components.**
- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

|                                       |                                                                                                                                                  |
|---------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Water Supply Source:</b>           | •Public Water Supply                                                                                                                             |
| <b>Service Pipe to House:</b>         | •Copper •Service Pipe Size: 1 inch                                                                                                               |
| <b>Main Valve Location:</b>           | •Exterior                                                                                                                                        |
| <b>Supply Piping:</b>                 | •Copper •Water Pressure: 78# static                                                                                                              |
| <b>Bath/Laundry/Wet Bar Fixtures:</b> | •3 toilets •7 sinks •1 tub/shower enclosure •2 showers •1 soaking tub                                                                            |
| <b>Waste Disposal System:</b>         | •Public Sewer System                                                                                                                             |
| <b>Drain / Waste / Vent Piping:</b>   | •Cast Iron •Plastic                                                                                                                              |
| <b>Cleanout Location:</b>             | •Not Found                                                                                                                                       |
| <b>Water Heaters(2):</b>              | <b>Mfr:</b> Rheem •50 gallon capacity •Age: 9 years •Gas •Location: Garage<br><b>Mfr:</b> Rinnai •Tankless •Age: 11 years •Gas •Location: Garage |
| <b>Seismic Gas Shut-Off Valve:</b>    | •_____ Yes _____X_____No                                                                                                                         |

## PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is considered above average. Only a slight drop in flow was experienced when two fixtures were operated simultaneously. The tankless water heater is 11 years old with an expected service life of 20+ years (if properly serviced).

### RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** The garage water heater gas supply pipe lacks a required 'sediment trap' directly upstream of the appliance's gas supply valve (as noted at the tankless water heater). These required 'traps' capture pipe dope, sediment, metal flakes, etc., within the system that can enter and obstruct gas nozzles. The base of the sediment trap should have a removable cap for periodic servicing; suggest repairs by a licensed plumbing contractor.
- **Safety Issue:** The tankless water heater is an outdoor unit that has been installed within an outdoor closet and fitted with an exhaust extension terminating at an opening in the closet door. This non-conforming exhaust assembly does not appear to have compromised the appliance or its operation but, such 'on-site' ingenuity would likely prevent any home warranty repairs. A better option would be to seal the door closed and mount the water heater to the outside of the door; suggest repairs by a licensed plumbing contractor.
- **Safety Issue:** All exterior hose bibs/spigots should be provided vacuum breakers to prevent hose water from being drawn back into the home's water supply system.
- **Improve:** An "S" trap has been used at the kitchen sink drain. S-traps should be replaced as they are subject to siphoning problems that drain the water seal from the p-trap and allow sewer gases to exit the drain inlet; suggest repairs by a licensed plumbing contractor.
- **Improve:** The master bath toilet is a bit loose at the floor which can deform the wax ring and allow water and sewer gas seepage; suggest a review of the pest report as well as securing the toilet and/or replacing the wax ring as well as caulking the base by a licensed plumbing contractor.
- **Improve:** The tankless water heater is located at an exterior wall and fitted with an extension cord that is not rated for permanent use; suggest improving as needed with the installation of a heavy-duty appliance/equipment cord by a licensed electrical contractor.
- **Improve:** For the most part, the waste piping is older, may be prone to unexpected problems and should be immediately camera inspected. **Note:** Larger homes with low occupancy loads can mask sewage backups as that system can hold a high volume of waste during the day that slowly drains to municipal system overnight which never presents an overflow condition that is immediately exploited by multiple newer occupants.
- **Improve:** The garage storage water heater is provided seismic straps that are the proper dimension, placed in the proper locations and hold the tank tight to the wall that did not budge when pushed. However, the straps should fully encompass the tank; suggest improving as needed.
- **Improve:** The W-3/4 bathroom sink hot water faucet leaks upon the sink deck; suggest repairs by a licensed plumbing contractor.
- **Improve:** The tankless water heater is prone to internal mineral build-up (due to hard water) which decreases performance and raises the operating and exhaust temperatures beyond accepted limits. As well, some units have an air filter for the burner. For this reason the unit will likely require immediate servicing followed by annual servicing; suggest a review of all installation/operating documentation.

- **Monitor:** The main water shut-off valve was partially operated to verify it will turn. However, the valve was not shut-off as this test is only to verify the valve will budge with moderate effort.
- **Monitor:** Water heaters have a typical life expectancy of 7 to 12 years where the garage storage water heater is within this age range. One cannot predict with certainty when replacement will become necessary.

## LIMITATIONS OF PLUMBING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Interior Components

## DESCRIPTION OF INTERIOR

|                                   |                                                                                                                                                               |
|-----------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Wall Finishes:</b>             | •Drywall/Plaster •Wood                                                                                                                                        |
| <b>Ceiling Finishes:</b>          | •Drywall/Plaster                                                                                                                                              |
| <b>Floor Surfaces:</b>            | •Carpet •Tile •Wood                                                                                                                                           |
| <b>Doors:</b>                     | •Hollow Core •Pocket                                                                                                                                          |
| <b>Window Styles and Glazing:</b> | •Double/Single Hung •Sliders •Awning •Fixed Pane •Single Pane                                                                                                 |
| <b>Fireplace:</b>                 | •Masonry Firebox •Fireplace Insert                                                                                                                            |
| <b>Kitchen Appliances Tested:</b> | •Built-in Electric Oven •Refrigerator/Freezer •Dishwasher •Waste Disposer<br>•Exhaust Hood                                                                    |
| <b>Laundry Appliances Tested:</b> | •Outside of Inspection Scope                                                                                                                                  |
| <b>Laundry Facility:</b>          | •Gas Piping for Dryer •Dryer Vented to Building Exterior •120 Volt Circuit<br>for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for<br>Washer |

## INTERIOR OBSERVATIONS

On the whole, the interior finishes of the home are in above average condition that retains much of the original interior finishes. Typical minor flaws were observed in some areas. The floors are relatively level and walls are relatively plumb. The appliances are considered to be in generally good condition where the cooktop is older. All appliances that were tested responded satisfactorily.

### RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** A Carbon Monoxide alarm is required just outside sleeping areas. Testing of these alarms is outside the scope of a property inspection. These alarms are now a requirement for residences with fuel burning appliances and/or have an attached garage and may only be located within the living space. See: <http://osfm.fire.ca.gov/strucfireengineer/pdf/bml/Frequently%20asked%20questions%20on%20Carbon%20Monoxide.pdf> for further information.
- **Safety Issue:** Smoke alarms are needed at the bedrooms & hallway (only a single old alarm was noted). Testing of these alarms is outside the scope of a property inspection. Photoelectric sensor (versus ionization) alarms are preferred for their early sensing capabilities. Contemporary building standards require smoke alarms be placed within and outside of all sleeping areas and at each level of multi-story structures.
- **Safety Issue:** The master bathroom windows adjacent to the shower enclosure do not appear to be safety rated that must be further investigated and improved if needed with safety glazing; suggest additional review by a licensed specialist.
- **Safety Issue:** Some of the bedrooms are provided emergency egress with very low 'awning style' opening windows that are flush with the floor. Although they do provide a properly sized opening, one must crawl out at an angle that is less than ideal and requires the occupant getting back up on their feet verses stepping out of a conventional window. Further, these awning windows do not allow emergency personnel to enter the sleeping area; suggest improving as needed.
- **Improve/Safety Issue:** Indoor laundry areas should include steel braided water supply hoses, a washer over-flow drip pan with a drain piped to the exterior (or the pan provided a water sensor alarm), fire-rated flexible metal transitional duct connector for the clothes dryer and the dryer duct run immediately cleaned (clogged ducts are the largest contributor to the 15,000 clothes dryer house fires caused annually).
- **Improve/Safety Issue:** The kitchen sink cabinet shelf and side panels exhibit damage and stains due to past water exposure that may have created conditions where hibernating organics exist at inaccessible areas. Areas of past moisture intrusion or current leakage often create conditions that are favorable for the growth of many fungus-like organisms (bacteria, mold, mildew, fungus and many other types of growth) that comprise indoor air quality. Damaged/stained materials should be replaced and/or the stained areas covered with an approved brush/roller application of mold encapsulating/neutralizing paint/surface treatment by licensed specialists following established protocols to assure organics do not 'kick-off' if re-wetted. Inspection for and identification of these conditions is beyond the scope of the CREIA Standards of Practice and would require consultation with an environmental specialist or licensed/Certified Industrial Hygienist.
- **Improve:** Doors at the E-end of the home rub their frames that should be trimmed or adjusted as necessary to work properly. Note: Any sprawling single level home of this size, age and construction style will develop offsets and subsequent door misalignment.

- **Improve:** The client disclosed that the refrigerator's ice maker has been partially disassembled and its water dispenser feature abandoned.
- **Improve:** The master bathroom shower door frame shows extensive corrosion at the base and has a detached sweep seal.
- **Improve:** The master tub area rear deck shows water damaged wall finishes and missing tile; suggest improving as needed.
- **Improve:** The W-3/4 bathroom shower has developed a tile crack at the rear wall lower area. As well, the abutting wood floor finish exhibits stains as expected when this material is installed in a wet environment.
- **Improve:** The windows are in a state of mild disrepair (difficult latches, corroded frames, etc.). Adjustment, hardware improvements, and weatherproofing improvements could be undertaken. In practice, improvements are performed on an as needed basis. Installing replacement windows may be the best long term approach. In the interim, it is important that the window exteriors be well maintained to prevent water infiltration.
- **Monitor/Safety Issue:** The fireplace firebox and chimney have been retrofitted with a gas fueled steel firebox insert. Should the firebox be returned to its original configuration as a wood burning feature it would require being inspected by a licensed specialist prior to use. **Note:** Repairs can be expensive. It is not unusual for specialists to discover defects that will require repair for the safe operation of this unit.
- **Monitor:** The ceiling finishes between family room and breakfast area have developed a crack likely related to settlement.
- **Monitor:** The kitchen stone countertop exhibits a professional crack repair along the near edge.

#### Environmental Issues

- **Monitor:** Based on the age of this building, there is a possibility that remaining older materials apart of the structure, systems and components may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. ***The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).*** If any sections of the above listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials that contain asbestos but are not identified by this inspection report.
- **Monitor:** There is the potential for lead content in the drinking water. Lead in water may have two sources; the piping system of the utility delivering water and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a building of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection.

#### Further Information

- For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

### LIMITATIONS OF INTERIOR INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- The inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

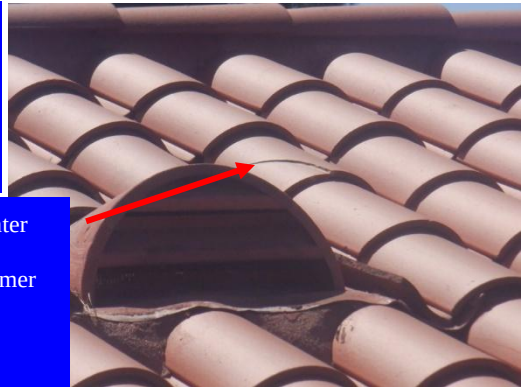
Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Assorted Photos



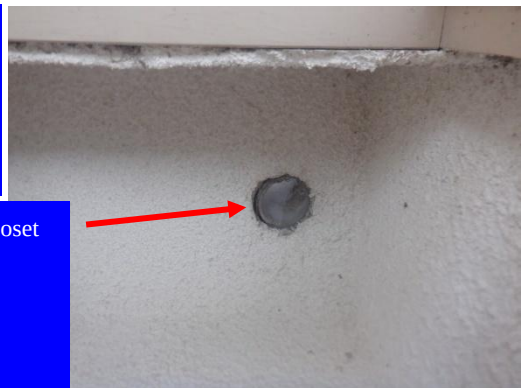
A satellite at the garage NW-corner is anchored to a loose concrete block

The roof's N-slope center area has a cracked tile adjacent to an attic dormer vent



The E-exterior water heater closet's abandoned exhaust vent pipe is open to the weather...

...That can enter the closet



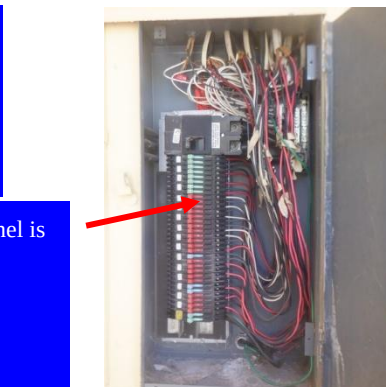
Foliage and debris upon roof slopes and valley sections should be removed

A few fasteners at the fascia board flashing cap require sealant

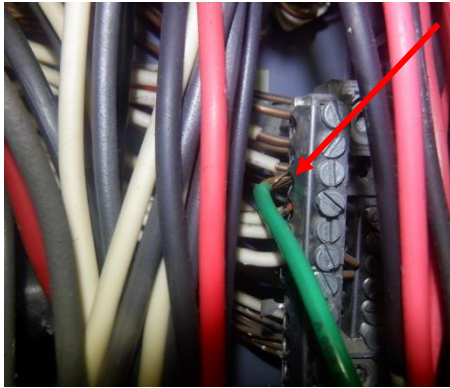


Some fencing sections exhibit deterioration

The main electrical panel is a problematic Zinsco unit...



# Assorted Photos



...Where a white insulated neutral conductor and green insulated equipment grounding conductor share a bus bar terminal which is prohibited

The tankless water heater uses a hard-wired extension cord...



...And the tankless water heater requires an on-site fabricated exhaust extension due to its improper location within a closet

The garage water heater exhaust assembly is taped together when screws are specifically required



The garage rear wall overhead area has exposed non-metallic sheathed electrical distribution cable

The master bathroom shower door frame shows extensive corrosion and a detached sweep seal



The master bath tub area rear wall and tile show damage

The master bathroom right sink drain assembly has leaked in the past

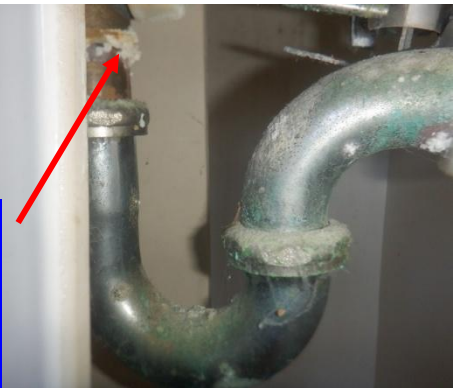


# Assorted Photos



The E-hall bathroom right sink drain assembly is developing corrosion...

...As is the W-3/4 bath sink drain assembly...



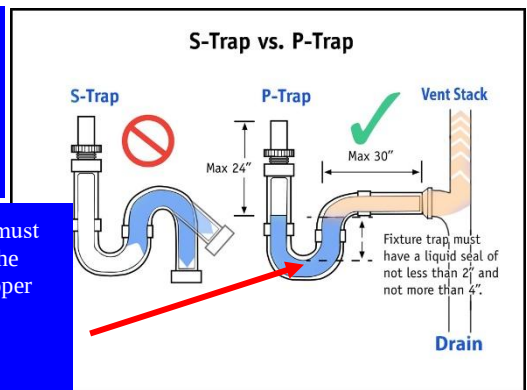
...Where that sink's hot water faucet leaks upon the sink deck

The kitchen sink cabinet exhibits water damage and stains



The kitchen sink drain has been configured as an 'S-trap' where the trap arm has a step down...

...When the trap arm must slope gently down to the wall inlet to assure proper drainage



The master bedroom entry area attic has open electrical junction boxes

The ceiling insulation throughout has exposed paper casing presenting a fire spread hazard



# Assorted Photos



## Party Limitations & Duties

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

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the 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 inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA(SM)), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

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

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

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

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

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

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

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

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

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

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

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

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

*Construction Dispute Resolution Services*

## RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

### Part I. Definitions and Scope

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

- A. A *real estate inspection* is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed with out difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.
- B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's* systems and components which, in the opinion of the *Inspector*, are *safety hazards*, are not functioning properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

### Part II. Standards of Practice

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

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

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

#### SECTION 2 – Exterior

- A. Items to be *inspected*:
  1. Surface grade directly adjacent to the buildings
  2. Doors and windows
  3. Attached decks, porches, patios, balconies, stairways, and their enclosures
  4. Wall cladding and trim
  5. Portions of walkways and driveways that are adjacent to the buildings
- B. The *Inspector* is **not** required to:
  1. *Inspect* door or window screens, shutters, awnings, or security bars
  2. *Inspect* fences or gates or *operate* automated door or gate openers or their safety devices
  3. Use a ladder to *inspect* systems or components

#### SECTION 3 – Roof Covering

- A. Items to be *inspected*:
  1. Covering
  2. Drainage
  3. Flashings
  4. Penetrations
  5. Skylights
- B. The *Inspector* is **not** required to:
  1. Walk on the roof surface if in the opinion of the *Inspector* there is risk of damage or a *hazard* to the *Inspector*
  2. Warrant or certify that roof systems, coverings, or components are free from leakage

#### SECTION 4 – Attic Areas and Roof Framing

- A. Items to be *inspected*:

1. Framing
2. Ventilation
3. Insulation

- B. The *Inspector* is **not** required to:

1. *Inspect* mechanical attic ventilation systems or components
2. *Determine* the composition or energy rating of insulation materials

#### SECTION 5 – Plumbing

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

#### SECTION 6 – Electrical

- A. Items to be *inspected*:
  1. Service equipment
  2. Electrical panels
  3. Circuit wiring
  4. Switches, 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* private or emergency electrical supply systems or components

#### SECTION 7 – Heating and Cooling

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

#### SECTION 8 – Fireplaces and Chimneys

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

#### SECTION 9 – Building Interior

- A. Items to be *inspected*:
  1. Walls, ceilings, and floors
  2. Doors and windows
  3. Stairways, handrails, and guardrails
  4. Permanently installed cabinets
  5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers

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6. Absence of smoke or 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 or test smoke or carbon monoxide alarms or vehicle door safety devices

4. Use a ladder to *inspect* systems or components

**Part III. Limitations, Exceptions, and Exclusions**

**A. The following are excluded from a *real estate inspection*:**

1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
2. Site improvements or amenities, including, but not limited to; accessory *buildings*, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. *Conditions* related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*

21. *Operating* shutoff valves or *shutting down* any *system* or *component*

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

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

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

**Part IV. Glossary of Terms**

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

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

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

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

**Condition:** Conspicuous state of being

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**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 *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

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