California Building Consultants, LLC

Building Safety Is Our Business

Property Inspection Report

Prepared Exclusively For

[redacted]

6101 Costa Del Rey, Long Beach, CA.

Inspection Date:
October 30, 2026



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INSPECTION INFORMATION

It is the client's sole responsibility to read this *report* in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the close of escrow. The client is to personally perform a diligent visual *inspection* of the property after the seller vacates to insure that no "*condition* " was concealed by personal property and/or stored items while occupied or damaged during the seller's evacuation of the *building*. Should any "*condition* " be revealed that was not addressed within this *report* prior to or after the close of escrow, please contact our office immediately for an additional evaluation regarding such "*condition* ".

CLIENT & SITE INFORMATION

FILE/DATE/TIME

File # 261030-S1 Date: October 30, 2026 Time: 10:00 AM.

CLIENT NAME

Margaret Moustafa & Claire Heiss.

LOCATION

6101 Costa Del Rey, Long Beach, CA.



CLIMATIC CHARACTERISTICS

WEATHER & SOIL

Weather conditions during the inspection: cloudy, 65-75 degrees, the ground was dry and then wet from brief light rain.

BUILDING CHARACTERISTICS

MAIN ENTRY

Faces: Southeast.

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STRUCTURE

Age: Disclosed as built in 1983, 1 story, single-family residence with a second level loft area.

FOUNDATION

Foundation types: concrete slab on grade.

UTILITY SERVICES

UTILITIES

All utilities on.

OTHER INFORMATION

ATTENDING

People present: seller(s), client(s)

OCCUPIED

The building was occupied/furnished and access to some items such as; electrical outlets/ receptacles, windows, wall/floor surfaces, closets and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

INSPECTED BY

Sam Kline.

INSPECTION COMMENTS

This report has identified a number of *conditions* with the *systems* or *component* of *systems* as needing correction and/or further evaluation. These *conditions* are preceded by one of the following abbreviations [SC], [FE], [CR] and [RU]. Each abbreviation is defined in the "CONDITION DEFINITIONS" section below. We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods prior to the close of escrow or contingencies.

CONDITION DEFINITIONS

SAFETY CONCERNS

[SC] Safety Concerns: Conditions noted that may pose a safety hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

FURTHER EVALUATION

[FE] Further Evaluation: Conditions noted that warrant a full evaluation and/or correction by specialists in the appropriate trades.

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CORRECTIONS RECOMMENDED

[CR] Corrections Recommended: Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

RECOMMENDED UPGRADE

[RU] Recommended Upgrade: Systems or components either not available or improved since the building was constructed. These may be, but are not limited to, items such as GFCI receptacle(s) and smoke detector locations, baluster spacing in guardrails and the installation of safety glass where subject to human impact.

NOTE

The term [NOTE], where used in this report was designed to draw your attention to a specific condition or component of a system. While corrective action may not be warranted, we felt it was important that you be aware of its existence.

INTRODUCTORY NOTES

IMPORTANT INFORMATION

[NOTE] Any statements made in the body of this inspection report pertaining to left, right, front or rear were referenced by standing in front of and facing the building.

[NOTE] The common terms "master bedroom" and "master bathroom" are not used in this report; those locations are referred to as "primary bedroom" and "primary bathroom".

[NOTE] We recommend obtaining equipment operating manuals and documentation for all warranted items of the building.

[NOTE] We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

[NOTE] We recommend having the locks of all exterior doors re-keyed after taking possession of the building for security reasons.

[NOTE] Photographs, when used, are simply a tool to convey our findings, they are not intended to enhance those findings or diminish any findings not photographed. Photographs do not necessarily depict all locations of the noted condition(s).

[NOTE] We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, a qualified specialists in the appropriate trade should be consulted on these matters.

[FE] Sections of the building appeared to have been remodeled and/or there were components installed that were newer than original construction. We recommend inquiring about any/all permits and inspection records with final signatures for any changes or additions that may have been made to the building.

[NOTE] Before the close of the transaction contingency period, we recommend inquiring with your property insurance company regarding conditions that might affect the insurability of the property, which might include the C.L.U.E. (Comprehensive Loss Underwriting Exchange) report.

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[FE] Inspecting for damage from wood destroying organisms, such as termites and dry rot, is beyond the scope of this inspection. We recommend a full evaluation by a licensed pest control operator before the close of the transaction contingency period.

[NOTE] "The residential dwelling unit appears to be part of a complex that is managed and maintained by a Homeowners Association. The inspection will be limited to a visual evaluation of the systems and components that are located within the dwelling unit inspected.

The current condition of the "common elements" such as, but not limited to, roofs; stairs; landings; porches; hallways; walks; balconies; decks; patios; pools; spas; recreational areas/equipment; elevators; utility metering; parking stalls/ports; building site condition; structural stability; drainage systems; and all common areas on the property are not considered to be part of the inspection report. Any comments made regarding same have been made as a courtesy only, and should be addressed to the Homeowners Association or their representative.

It is suggested that the Homeowners Association's Proforma Operating Budget, including a Reserve Study as required by California Civil Code Section 1365 & 1365.5 and the Department of Real Estate, be carefully reviewed. The Reserve Study should provide an awareness as to the anticipated remaining life expectancies of the major components and systems. The budget should also include a statement of present funds, and a funding strategy to cover future major repair and/or replacement. Approved or anticipated special assessments should also be addressed.

It is also suggested that the current residential unit owner (the seller) and the Homeowners Association be consulted regarding known past defects, all corrective work performed, and to thoroughly review the "C.C.& Rs" and Reserve Study for disclosure of pertinent facts affecting the current condition and market value of the residential unit, the complex's common elements and areas, and any existing or pending litigation."

ENVIRONMENTAL CONCERNS

Environmental issues include, but are not limited to, asbestos, lead paint, lead contamination, mold, mildew, radon, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination, and soil contamination. We are not trained or licensed to recognize or analyze any of these materials. We may make reference to one or more of these materials when/if noted during the inspection. Should further study or analysis seem prudent, then a full evaluation by a specialist in the appropriate trade is recommended. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

STANDARDS OF PRACTICE

RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS

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Part I. Definitions and scope

Part II. Standards of Practice
1. Foundations, basements and Under-floor Area

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2. **Exterior**
3. **Roof Covering**
4. **Attic Area and Roof Framing**
5. **Plumbing**
6. **Electrical**
7. **Heating and Cooling**
8. **Fireplace and Chimney**
9. **Building Interior**

Part III. Limitations, Exceptions, and Exclusions

Part IV. Glossary of Terms

Part I. Definition and Scope

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

A. A *real estate inspection* is a survey and basic operation of the *systems* and *components* of a *building* which can be reached, entered or viewed without difficulty, moving obstructions or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the client with information regarding the general condition of the *building(s)*. Cosmetic and aesthetic conditions shall not be considered.

B. A *real estate inspection report* provides written documentation of material defects in the *inspected buildings, systems* and *components* which, in the opinion of the inspector, are a *safety hazard*, are not *functioning* properly, or appear to be at the end of their service life. The report may include the *inspector's* recommendations for correction or further evaluation.

C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

Part II. Standards of Practice

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

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FOUNDATION, BASEMENTS AND FLOORS

SECTION 1
A. Items to be *Inspected* :

1. **Foundation *system***
2. **Floor framing *system***
3. **Under-floor ventilation**
4. **Foundation anchoring and cripple wall bracing**
5. **Insulation**

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Conditions noted that may pose a safety hazard to humans, the building and/or both.
[FE] Conditions noted that warrant a full evaluation and/or correction by specialists in the appropriate trades.
[CR] Conditions noted in need of maintenance, repair, or replacement.
[RU] Systems or components either not available or improved since the building was constructed.

FOUNDATION INFORMATION

FOUNDATION TYPE(S)

Foundation types: Concrete slab on grade. The following components, as defined in CREIA's Standards of Practice, do not apply to this type of foundation system: Floor framing system, under-floor ventilation, cripple wall bracing, wood separation from soil and insulation.

BOLTS & BRACING

A visual examination could not confirm the presence or condition of foundation anchor bolting because of concealment due to the type of foundation system employed (slab-on-grade).

SECTION 1
B. The *inspector* is not required to:

1. ***Determine* size, spacing, location or adequacy of foundation bolting and bracing *components* or reinforcement systems**
2. ***Determine* the composition or energy rating of insulation materials.**

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EXTERIORS

SECTION 2
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 or walkways and driveways that are adjacent to the *buildings***

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EXTERIOR INFORMATION

DOOR(S)

Materials: Swinging: metal, metal cladding over wood, vinyl/plastic.

WINDOW(S)

Materials: vinyl/plastic and metal. Types: horizontal sliding, transom, casement, fixed, double-pane (thermal) windows were present.

PORCHES

Materials: concrete.

PATIO(S)

Materials: concrete.

WALL CLADDING

Materials: stucco and wood.

EXTERIOR TRIM

Materials: wood.

VENEER(S)

Materials: brick.

DRIVEWAY(S)

Materials: concrete.

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WALKWAY(S)

Materials: concrete and brick.

SITE GRADING

Flat site immediately around the building.

SITE DRAINAGE

Surface and underground drains.

EXTERIOR CONDITIONS

2.1.2 SITE DRAINAGE

a. [CR] One or more of the grate screens was damaged. This condition could allow debris enter and render the system ineffective during the wet season, allowing water to collect and pond in areas that could cause harm to the building or the occupants.
b. [FE] An underground yard/deck drainage system was installed, but it was not water tested during the inspection. We make no representations as to its effectiveness and recommend it be evaluated. Also, periodic inspection is recommended before the rainy season and during adverse weather.



2.1.3 LANDSCAPING

a. [CR] There was vegetation growing on and/or very close to the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration of the building components.

2.2.1 DOOR(S)

a. [SC] The garage side passage door opened over a step-down of greater than 1.5 inches. Following the swing of a door should not lead you into an unexpected step-down of more than 1.5 inches. This condition is a trip and fall hazard.
b. [NOTE] The doors have been replaced with newer than original frame assemblies. The replacement door installation methods are concealed, not known and not inspected. The moisture barrier connections and conditions around the doors were not visible and not inspected.

2.2.2 WINDOW(S)

a. [NOTE] The windows have been replaced with newer than original frame assemblies. The replacement window installation methods are concealed, not known and not inspected. The moisture barrier connections and conditions around the windows were not visible and not inspected.

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2.3.2 PORCHES

a. [NOTE] There were small cracks noted in the entry/porch. No action is needed at this time.

2.3.3 PATIO(S)

a. [SC] Evidence of ponding water was noted on the patio. This condition is a slip and fall hazard.
b. [FE] The patio surface was in contact with or marginally below the weep screed at the bottom edge of the stucco wall. This condition is conducive to moisture intrusion and deterioration of the wall.
c. [NOTE] There were small cracks in the patio, no action is needed at this time.



2.4.1 STUCCO CLADDING

a. [FE] There was a pet opening installed in the exterior wall [left exterior]. This condition can allow moisture or vermin intrusion. Improvements may be desired.
b. [FE] The patio and walkway surfaces were installed too close to or above the metal stucco weep screed along the bottom edge of the stucco cladding. This condition is conducive to moisture intrusion/ deterioration.



2.4.2 WOOD CLADDING

a. [CR] There were damaged/holes in the wood cladding [upper front]. These conditions are conducive to moisture intrusion/deterioration.
b. [CR] There were gaps between the wood cladding and adjacent materials. These conditions are conducive to moisture intrusion/deterioration.



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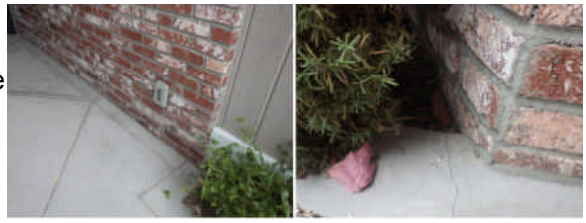
2.4.9 EXTERIOR TRIM

a. [CR] There were gaps between the exterior trim and adjacent materials. These conditions are conducive to moisture intrusion/deterioration.
b. [FE] Portions of the trim materials lacked adequate clearance from or were embedded in the hardscape. These conditions are conducive to moisture intrusion/deterioration.



2.4.13 VENEER

a. [FE] The veneer extended into the ground and there were no gaps or drainage method visible at the bottom of the veneered walls. These condition(s) are conducive to moisture retention and deterioration.



2.5.1 WALKWAY(S)

a. [CR] There were damaged spots and cracks in the walkways. This condition is conducive to moisture intrusion into concealed spaces.
b. [FE] The walkway surfaces were in contact with and above the weep screed material at the bottom edge of the stucco wall. This condition is conducive to moisture intrusion and deterioration of the wall.
c. [FE] Portions of the walkway surface were about the same height as the adjacent interior garage floor surface. These condition(s) are conducive to moisture intrusion and deterioration.



2.5.2 DRIVEWAY(S)

a. [NOTE] There were small cracks in the driveway. No action is needed at this time.

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2.5.4 COMMENTS

a. [SC] The clearance between the property wall and the sleeping room windows was too narrow. This condition can restrict access/egress during a fire or other emergency.



OUTSIDE THE SCOPE OF THE INSPECTION

2.6.6 FOUNTAIN(S)

a. [SC] Free-standing and wall mounted fountains pose a topple hazard if not mechanically connected/ secured. Pushing on the fountains to determine their stability is beyond the scope of this inspection. The fountains were operating.
b. [SC] Although the fountain/water features are not intended for swimming/bathing and therefore not required to adhere to standard pool/spa barrier safety requirements, the water wells can be a drowning hazard for small children. Filling the well with stones, or other improvements, is recommended for child safety reasons.



2.6.10 SPRINKLER CONTROL(S)

a. [FE] These systems are outside the scope of the inspection and are not inspected. Consult with a specialist in the appropriate trade regarding the system's operation and maintenance.

SECTION 2
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 for their safety *devices***
3. **Use a ladder to *inspect systems* or *components***

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ROOF COVERINGS

SECTION 3
A. Items to be *inspected* :

1. **Covering**
2. **Drainage**
3. **Flashings**
4. **Penetrations**
5. **Skylights**

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Conditions that may pose a safety hazard to humans, the building and/or both.
[FE] Conditions that warrant a full evaluation and/or correction by specialists in the appropriate trades.
[CR] Conditions noted in need of maintenance, repair, or replacement.
[RU] Systems or components either not available or improved since the building was constructed.

ROOF INFORMATION

INSPECTION METHOD

Due to the type and a request from the owner, the inspector viewed the roof surface/components from a ladder at the roof's edge. This is a limited visual examination.

COVERING

Materials: concrete tile.

LAYERS

1 layer was observed.

DRAINAGE

Materials: metal rain gutters.

ROOF CONDITION

3.1.5 CONCRETE TILES

a. [FE] The roofing was installed with closed valleys. Closed valley configurations, although allowed, are not recommended because they reduce the flow of roof water runoff and is conducive to moisture intrusion and deterioration.
b. [CR] There was debris in the valley(s). The debris reduces the flow of roof water runoff and increases the potential for leakage.



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c. [FE] The roof tile gap at adjacent walls was less than the 1/2" minimum recommended by the tile manufacturer's installation guidelines. This condition is conducive to debris accumulation, moisture intrusion and deterioration.



3.1.9 BUILT-UP ROOFING

a. [CR] There were small areas of composition/ rolled roofing at roof/flashing transitions. The roof material was raised at the edges [courtyard - near kitchen]. These condition(s) are conducive to moisture intrusion and deterioration.



3.2.1 DRAINAGE

a. [CR] The gutters were partially filled with debris. This condition restricts the flow of water to the downspouts and reduces the system's efficiency.





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3.3.1 FLASHING(S)

a. [FE] The metal valley flashing did not fully extend beyond the fascia boards [courtyard - near kitchen]. This condition is conducive to moisture intrusion and deterioration.



3.4.1 PENETRATION(S)

a. [RU] There were missing storm collars on the plumbing vent pipes. This condition is conducive to moisture intrusion and deterioration.



3.4.2 FLUE PIPE(S)

a. [CR] There were missing flue pipe storm collars. This condition is conducive to moisture intrusion between the flue pipe and roof flashing.
b. [CR] There was mastic-like sealant on a number of the flue pipes. These type products are not rated for use on flue pipes.





3.5.1 SKYLIGHT(S)

a. [CR] The skylight light/transfer tube was inadequately secured and has separated at the connections [attic - above right hallway]





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3.5.2 COMMENTS

a. [FE] All roof surfaces should be re-inspected following any maintenance, corrections, and/or tenting, prior to the close of the transaction contingency period.
b. [FE] If the building is tented for pest fumigation, once the tenting has been removed from the building, a full inspection of the roof and vents and vent-caps should be done. Along with damaging the roof surface the exhaust vent-caps for the gas fired appliances can get smashed down so the vents no longer function properly. Damaged/smashed caps can allow the bi-products of combustion (carbon monoxide) to discharge into the home, attic and/or garage. This condition is a safety hazard and can be deadly.

SECTION 3
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**

ATTIC AREAS AND ROOF FRAMING

SECTION 4
A. Items to be *inspected* :

1. **Framing**
2. **Ventilation**
3. **Insulation**

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

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ATTIC AREA AND ROOF FRAMING INFORMATION

ATTIC ACCESS(S)

Accesses: 2 locations: left front bedroom closet [Type: hatch in the ceiling] and loft [Type: door]. There was also a drop-down ladder installed to access added storage areas in the garage.

ROOF FRAMING

Framing types: conventional framing.

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ROOF SHEATHING

Materials: radiant barrier foil adhered to oriented strand board (OSB)/(wafer board) over skipped sheathing (spaced boards).

INSULATION

Materials: blown-in cellulose and fiberglass batts.

VENTILATION

Vent types: roof and gable.

ATTIC AREA AND ROOF FRAMING CONDITIONS

4.1.1 ACCESS(S)

a. [FE] The left front attic inspection was conducted from the opening only due to limited access [low clearance and heavy blow-in insulation]. Conditions may exist that were not visible from the access opening.
b. [FE] The upper/loft attic space was restricted by framing, ductwork, piping insulation and vaulted ceilings. The attic examination was limited to the accessible areas near the attic entry.
c. [SC] There were loose/exposed cables within 6' of the attic entrances. These conditions made entering/exiting the attic difficult/hazardous and is conducive to damage of the cables.
d. [FE] The garage platform/storage area inspection was conducted from the ladder only due to restricted access [obstructions from stored items]. Conditions may exist that were not visible from the access opening.

4.1.2 FRAMING

a. [FE] A number of the rafter ends were separated from the ridge board. The sporadic locations is usually an indication of original workmanship issues instead of movement in the roof framing. Gaps between the framing connections can affect the support of the roof in these areas.



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4.2.1 VENTILATION

a. [CR] The metal components on the gable vent was rusted/corroded [garage]. Continued use in this condition may result in additional damage.



4.3.1 INSULATION

a. [SC] A number of the insulation batts had exposed paper backing. The exposed paper backing is a latent fire hazard.
b. [CR] The insulation was out of place and missing in areas. This condition is not energy efficient and minimizes the overall value of the insulation.



4.3.2 COMMENTS:

a. [SC] Duct tape was wrapped around the exhaust vent pipe [attic]. The piping is designed to be connected without tape, which can conceal defects in the connections. Also, duct tape can be a combustible material and is a potential fire hazard.



b. [FE] There were rodent traps present in the attic. This usually indicates an ongoing condition.

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SECTION 4
B. The *inspector* is not required to:

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

PLUMBING

SECTION 5
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***

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Conditions noted that may pose a safety hazard to humans, the building and/or both.
[FE] Conditions that warrant a full evaluation and/or correction by specialists in the appropriate trades.
[CR] Conditions noted in need of maintenance, repair, or replacement.
[RU] Systems or components either not available or improved since the building was constructed.

PLUMBING INFORMATION

MAIN WATER LINE

Materials: copper piping.

MAIN WATER SHUTOFF

The main water shutoff valve was located at the front exterior of the building.

WATER PRESSURE

Too High - Above 80 PSI, no pressure regulator present, no expansion tank was present.

WATER SUPPLY PIPING

Materials: Cross-linked polyethylene pipe (PEX) and copper.

DRAIN, WASTE AND VENT PIPING

Materials: ABS black plastic piping, where visible.

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FUEL GAS SHUTOFF

The gas meter and shutoff valve were located at the right exterior of the building.

DRYER SERVICE

The laundry service hook-ups were not visible to inspect due to obstructions from the equipment present. A gas dyer was present. The space available was configured for a stack unit only.

WATER HEATER LOCATION(S)

The water heater was located in the garage.

PLUMBING CONDITIONS

5.1.1 WATER SHUTOFF

a. [CR] The main water shutoff valve was obstructed by vegetation. This condition is conducive to deterioration of the valve and restricts access in an emergency.
b. [FE] Operating water shutoff valves is outside the scope of the inspection. We recommend the valve(s) be periodically operated to ensure they function properly during an emergency.



5.1.2 WATER PRESSURE

a. [CR] The pressure was measured at an exterior hose faucet and was 85+ PSI, which exceeds the 80 PSI maximum standard. This condition is conducive to plumbing leaks. Installing a pressure regulator will help to limit the water pressure to less than 80 PSI.
b. [FE] After the high water pressure condition is corrected, usually by installing a pressure regulator, we recommend further evaluation of the water flow at the fixtures.

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5.1.3 WATER SUPPLY PIPING

a. [CR] There was exposed PEX piping observed in the attic and garage. PEX piping is not rated for indirect or direct exposure to sunlight, which can cause premature deterioration of the materials.
b. [CR] There were un-insulated water supply pipes [attic and garage]. All exposed water supply pipes, hot or cold should be insulated to help minimize heat loss and potential freezing.
c. [FE] There was evidence and disclosure of supply piping changes/repairs. We recommend inquiring about the condition(s) noted.



5.1.4 HOSE FAUCET(S)

a. [CR] The vacuum breakers were missing from a number of the hose faucet(s). Vacuum-breakers or anti-siphon devices prevent a cross-contamination between potable and non-potable water.

5.2.1 DRAINS

a. [CR] The tub drain was slow [primary bathroom]. This condition usually indicates a physical restriction and/or a buildup on the interior of the drain pipes.

5.2.2 WASTE PIPING

a. [FE] A main waste pipe clean-out access was not found, but was disclosed as present at the left-front exterior under the hay bales, others may also exist. Determining the location/presence and adequacy of these features is beyond the scope of this inspection.



5.3.1 FAUCET(S)

a. [CR] The water flow from the hot side faucet was very low [primary bathroom tub]. Water pressure/flow becomes increasingly important as more faucets or appliances are operated at the same time.
b. [FE] There was no vacuum breaker device visible in the hose of the tub hand wand [primary bathroom]. The vacuum breaker prevent the cross-connection between the potable and non-potable. [Note: Some manufacturers integrate this device into the shower wand internal parts, which is not visible to verify.]
c. [CR] The faucet was loose on the wall [primary bathroom shower]. This condition is conducive to moisture intrusion into concealed spaces.

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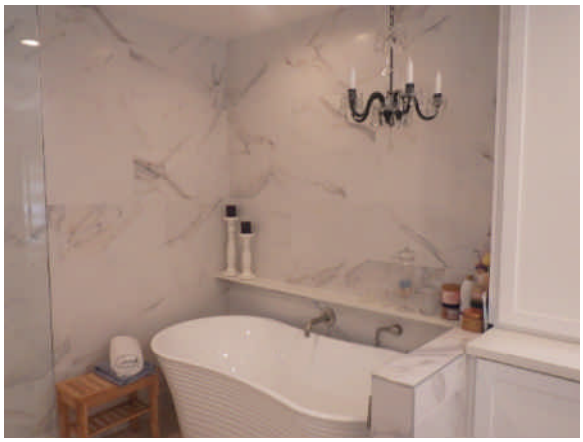
d. [CR] The faucet/spout was loose on the deck [laundry room sink]. This condition is conducive to moisture intrusion into concealed spaces.
e. [CR] The faucet handle was loose on the fixture [right rear guest bathroom sink]. Continued use in this condition may result in additional damage.
f. [CR] The tub-to-shower diverter failed to function properly [right front guest bathroom].

5.3.2 SINK(S)

a. [CR] A number of the bathrooms sink stopper mechanisms were defective.
b. [FE] The sink plumbing was not accessible to view due to obstructions from stored items [garage].

5.3.6 TUB/SHOWER(S)

a. [CR] The tub was not secured to the floor [primary bathroom]. Continued use in this condition may result in damage to the plumbing connections and leaks.
b. [SC] The chandelier was installed too low/close to the tub [primary bathroom]. We recommend correcting the condition(s) noted for safety reasons.
c. [CR] The stopper mechanism was defective/ missing parts [primary bathroom].



5.3.8 SHOWER(S)

a. [SC] The shower access opening was too small [less than the minimum standard width of 22"] due to obstructions from the seat installed [right rear guest bathroom]]. This condition may restrict safe entry and exit from the shower.
b. [FE] There was no curb at the shower edge/entry [left front hall bathroom, primary bathroom, right rear guest bathroom]. This condition may allow enhanced access for those with limited abilities, however a curb height of at least 2" is recommended to help prevent moisture leaving the enclosure and deterioration of the adjacent materials.
c. [FE] Surfaces in the shower had inadequate slope toward the drain [right rear guest bathroom - seat]. These condition(s) are conducive to moisture ponding and related deterioration.



d. [CR] The hair strainer basket was missing from the drain assembly [primary bathroom, right rear guest bathroom].

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5.3.10 ENCLOSURE(S)



a. [FE] There was evidence of past leakage from the shower enclosure [right rear guest bathroom]. We recommend locating and correcting the source and any damaged materials.
b. [CR] There was missing caulk at the enclosure-to-wall and enclosure-to-floor joints [left front hall bathroom, right rear guest bathroom]. These condition(s) are conducive to moisture leaving the enclosure and deterioration of the adjacent materials.
c. [CR] There was missing splash guard materials around the enclosure door [left front hall bathroom, primary bathroom, right rear guest bathroom]. These condition(s) are conducive to moisture leaving the enclosure and deterioration of the adjacent materials.

5.4.1 GAS SHUTOFF

a. [NOTE] There was an emergency shutoff wrench present at the gas shutoff valve, and it was tethered to the piping to prevent inadvertent removal.
b. [FE] Operating gas shutoff valves is outside the scope of the inspection. We recommend the valve(s) be periodically operated to ensure they function properly during an emergency.

5.4.2 GAS PIPING

a. [NOTE] The following gas pipe materials were observed in the accessible areas of the structure: black iron pipe, galvanized steel pipe, flexible connectors for appliances.

5.4.3 DRYER VENT(S)



a. [CR] The dryer vent was routed in a flex-type material beyond the connection to the dryer. This type of material is to be used as a connector only, it is not rated as a duct and should not pass through walls or cavities.
b. [FE] The dryer vent termination was not located/ inspected.

5.5.1 WATER HEATER BRAND NAME(S)

Bradford White.

5.5.2 APPROX. AGE(S)

2020.

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5.5.3 SIZE / GALLONS

50 gallon.

5.5.4 ENERGY TYPE(S)

Natural gas.

5.5.6 VENTING SYSTEM(S)

a. [SC] The flue vent pipe was disconnected at the tank. This condition allows bi-products of combustion to escape creating a health hazard.
b. [SC] The flue vent pipe was not secured/fastened at all the connection points. The pipe could become disconnected allowing bi-products of combustion to escape creating a health hazard.





5.5.7 SUPPLY PIPING

a. [CR] The shutoff valve and visible water supply connectors were not insulated to minimize heat loss.

5.5.8 T&P VALVE(S)

a. [SC] The temperature and pressure (T&P) relief valve's discharge line was too short and did not terminate at the exterior of the structure. This condition is a potential scald hazard should the valve release hot high-pressure water.



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5.5.9 TANK(S)

a. [CR] There was a leak pan under the water heater, but there was no drain line installed to divert any leaking water to the exterior. A pan and drain line should be installed for water heaters located where leakage can cause damage.



5.5.10 SEISMIC BRACING

a. [SC] The water heater was double strapped incorrectly. The straps were loose and the lower strap was installed too high on the tank. Also, the seismic strapping was installed into one stud at the rear of the tank. This condition creates a pivot-point for the unit to swing from during seismic activity and does not comply with current requirements or the water heater strapping kit manufacturer's instructions.

5.5.12 ENERGY SUPPLY(S)

a. [SC] There was no visible sediment-trap installed in the gas piping to the water heater. A sediment-trap is required by the water heater manufacturer and current standards, and should be installed immediately before the flexible connector.

5.5.15 RE-CIRCULATING PIPING

a. [FE] These system(s) are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.
b. [CR] There were no shutoff valves on one side of the pump. Valves allow for pump removal, maintenance, replacement.
c. [CR] The hot water re-circulating piping was not insulated. Insulated pipes minimize heat loss and help conserve energy.



5.6.2 FUNCTIONAL DRAINAGE

a. [FE] This limited inspection may not replicate occupants' simultaneous use of multiple drains. Additionally, drains can block at any time, regardless of whether new construction, older properties and either newer or older tree/root growth. We recommend inquiring with the sellers about any recurring or past problems with the drains and waste system. A video inspection of the waste piping/ system is recommended before the close of the transaction contingency period.

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5.6.3 COMMENTS

a. [FE] There was no expansion tank found/visible on the plumbing supply system, and one is not required when the water supply system does not have a pressure regulator, or any other device that restricts backflow, installed on the supply piping. Since the water pressure is too high and the installation of a pressure regulator is recommended, the addition of an expansion tank is likely to be required.

b. [FE] Water-conserving fixtures are recommended and now required to be installed at all fixtures [sinks, showerheads, toilets]. Evaluating these conditions may be difficult due to missing or obscured labels on the fixtures, and is beyond the scope of this inspection. Improvements are not likely to be required due to the age of the remodel.

OUTSIDE THE SCOPE OF THE INSPECTION

5.7.8 COMMENTS

a. [FE] Evaluating the adequacy of the water heater capacity/system is beyond the scope of the inspection, and can be affected by system performance, personal preferences and usage patterns. These conditions may indicate the system is undersized for the size/type of dwelling served by the installed equipment.

SECTION 5
B. The *inspector* is not required to:

1. **Fill any *fixture with* water, *inspect* overflow drains or drain stops or evaluate backflow *devices* 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* well or water treatment *systems***

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ELECTRICAL

SECTION 6
A. Items to be *inspected* :

1. **Service equipment**
2. **Distribution panels**
3. **Circuit wiring**
4. **Switches, receptacle, outlets, and light *fixtures.***

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Conditions noted that may pose a safety hazard to humans, the building and/or both.
[FE] Conditions that warrant a full evaluation and/or correction by specialists in the appropriate trades.
[CR] Conditions noted in need of maintenance, repair, or replacement.
[RU] Systems or components either not available or improved since the building was constructed.

ELECTRICAL INFORMATION

SERVICE TYPE

Underground.

MAIN PANEL

Located at the right exterior of the building.

SERVICE RATING

120/240 volt system, rated at 200 amperes.

SERVICE WIRING

Materials: not visible at the main panel.

CIRCUIT WIRING

Materials: copper, with stranded aluminum feeder cables serving the subpanel and some higher amperage circuits, where visible in the main panel and subpanel. Wire system type(s): non-metallic sheathed cable and conduit.

DISCONNECT TYPE

Circuit breakers.

GROUNDING

The grounding connection was not visible.

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ELECTRICAL CONDITIONS

6.1.1 SERVICE WIRING

a. [SC] The cover for the hot-box section of the main panel was missing the power company anti-tamper seal. The seal is needed to help prevent inadvertent and unauthorized access to hazardous components in the panel.



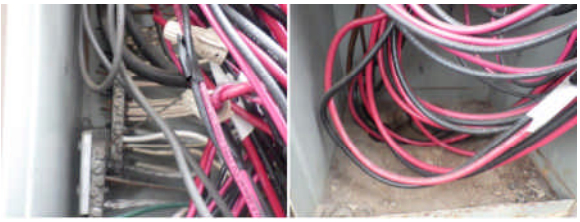
6.1.2 MAIN PANEL

a. [SC] A number of breakers were not labeled. All circuit breakers should be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.
b. [CR] The cover attachment screw did not tighten on the box. All cover screws should be in place to prevent unwarranted access by insects or humans.



6.1.3 WORKMANSHIP

a. [SC] Double lugging was noted in the panel at the neutral buss bar(s). Each connection point was designed to accommodate "one wire" only. The connection will not be adequately tight when more than one wire is attached to a single lug.
b. [SC] There was a hole in the panel box interior. There should be no holes or openings that allow moisture, insects, air, etc to enter the panel.



6.1.4 GROUNDING/BONDING

a. [CR] There was no visible bonding conductor between the gas piping and both water supply pipes at the water heater, as required by current standards.
b. [FE] The grounding connection(s) were not visible/located. All electrical components and connections should be accessible at all times for maintenance and inspection.

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6.2.1 SUBPANEL LOCATION

Located in the right rear bedroom closet.

6.2.3 DISCONNECT TYPE

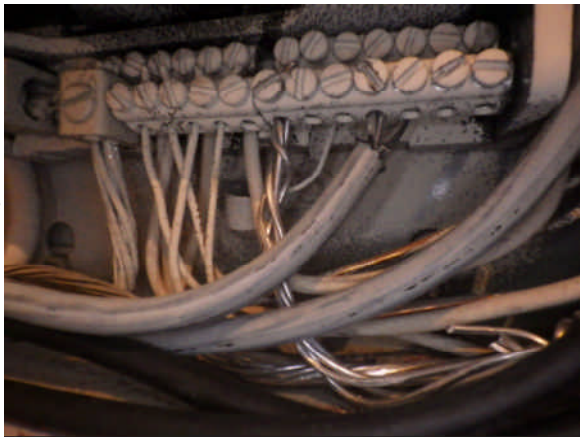
Circuit breakers.

6.2.4 SUBPANEL



a. [SC] Most of the breakers were not labeled. All circuit breakers should be accurately labeled to allow individual circuits to be shut off for maintenance or emergency needs.
b. [FE] Breaker(s) in the subpanel were in the "Off position. Resetting breakers that were turned Off or or Tripped is outside the scope of the inspection and could create a hazardous condition.
c. [SC] The electrical sub-panel was installed in the clothes closet. This is typically a prohibited location for electrical equipment.

6.2.5 WORKMANSHIP



a. [SC] The neutral wires and the grounding wires were connected to the same bus-bar. This is an improper wiring arrangement in a subpanel.
b. [SC] The neutral wire bus-bar was bonded to the body of the subpanel. This is an improper wiring arrangement in a subpanel.
c. [SC] Higher amperage wiring was trimmed before connecting to the neutral bus-bar. This condition can cause the wiring to overheat and result in electrical deficiencies and potential fire hazards.
d. [FE] [SC] Several brands of breakers were noted in the subpanel. Only those breakers specified by the panel manufacturer are appropriate for use in the panel.
e. [FE] There was paint over-spray in the panel and on the electrical components. Foreign substances on the electrical components does not allow for good tight connection between the components and may cause damage to the electrical system.

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6.3.1 CIRCUIT WIRING

a. [SC] There was improper wiring installed in the form of building wiring and cord wiring exposed to human contact/mechanical damage [kitchen, garage]. Also, there were taped splices in wiring not contained in approved junction boxes [kitchen under-cabinets]. Improper wiring is conducive to electrical deficiencies and is a potential fire hazard.



b. [SC] There was improper wiring in the attic in the form of loose and un-secured wiring. Improper wiring is conducive to electrical deficiencies and is a potential fire hazard.
c. [SC] The exposed wiring within six feet of the attic access openings was not protected from damage. The wiring in this area has an increased potential for mechanical damage by technicians entering and exiting the attic.



6.4.2 SWITCHES

a. [FE] There were a number of wall switches not operating anything visible [front entry, primary bedroom].

6.4.3 RECEPTACLE(S)

a. [CR] There were unattended exterior receptacles with cord(s) plugged into them without an in-use weather-tight cover. This condition exposes the electrical system to the elements of weather and/or sprinkler systems.
b. [FE] There were a number of receptacles with integral USB ports. We do not inspect these features.
c. [RU] Any replaced receptacles should be a tamper resistant (TR) type. For additional child safety we recommend replacing all older receptacles with TR type devices for safety.
d. [RU] We recommend replacing any exterior receptacles that are not weather resistant (WR) types.

6.4.4 GFCI DEVICE(S)

GFCI protection devices were found in the following areas: kitchen counters [some], exterior [some], bathrooms, laundry counter.
a. [RU] [SC] There was missing GFCI protection provided at all the areas where required today. We recommend upgrading by providing GFCI protection at the appropriate locations.

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6.4.5 LIGHT(S)/FIXTURE(S)

a. [SC] There were light fixtures installed too close to shelving [kitchen pantry, front hall closet]. These condition(s) pose a safety hazard.
b. [FE] The motion detector and/or photo sensor light(s) could not be checked in the daytime. Timer controlled and low voltage systems are not operated/inspected.

OUTSIDE THE SCOPE OF THE INSPECTION

6.5.6 COMMENTS

a. [FE] There were disconnect/transfer components at the right exterior that were disclosed as being for use with a generator power system. Inspecting these systems requires specialized knowledge and equipment, and is beyond the scope of this inspection. We recommend the system(s) be demonstrated to the buyer(s). Consult with a specialist in the appropriate trade regarding the components' condition, adequacy, operation and maintenance.



b. [RU] There were no Arc Fault Circuit Interrupter (AFCI) breakers or devices present in the home. AFCI devices minimize the potential for arcs and resulting fires/damage.
c. [FE] The proper wiring and mounting of ceiling fans cannot be determined by visual observations or operational checks. Ceiling fans are heavier than standard light fixtures and require special mounting. We recommend further evaluation and correction(s), if warranted, by a specialist in the appropriate trade.
d. [FE] There were video surveillance components visible at the building. These systems are outside the scope of the inspection and are not inspected. Consult with a specialist in the appropriate trade regarding the system's condition, operation and maintenance. We recommend inquiring if the system is rented, leased or owned and will it be staying with the home.

SECTION 6
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***

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HEATING AND COOLING SYSTEMS

SECTION 7
A. Items to be *inspected* :

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

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Conditions noted that may pose a safety hazard to humans, the building and/or both.
[FE] Conditions noted that warrant a full evaluation and/or correction by specialists in the appropriate trades.
[CR] Conditions noted in need of maintenance, repair, or replacement.
[RU] Systems or components either not available or improved since the building was constructed.

HEATING AND COOLING INFORMATION

HEATING UNIT(S)

Garage: Bryant; 2020; 80,000 btu's.
Rear exterior closet: Bryant; 2020; 40,000 btu's [served the right bedroom/bathroom, kitchen and family room.

SYSTEM TYPE(S)

Forced air natural gas fired heating systems. "Split system" cooling systems with the condensing units and evaporator coils at separate locations.

COOLING BRAND NAME(S)

Right rear exterior - front unit: Bryant; 2020; 2 tons.
Right rear exterior - rear unit: Bryant; 2020; 4 tons.

FILTER TYPE(S)

Disposable.

DUCTING TYPE(S)

Mylar covered/insulated flexible ducting.

SYSTEMS COUNT

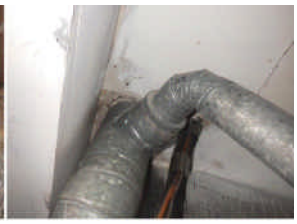
Heating unit(s): 2 Cooling unit(s): 2.

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HEATING AND COOLING CONDITIONS

7.4.2 VENTING SYSTEM(S)

a. [SC] There was no collar/bucket to separate the flue vent pipe from the sheetrock ceiling [both]. The collar/bucket is needed to provide adequate clearance to minimize heat transfer to combustible materials.

7.1.2 HEATING UNIT(S)

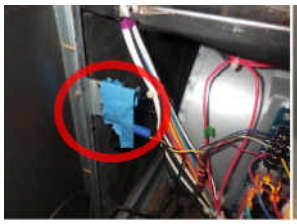
a. [CR] The furnace was dirty and appeared to lack routine maintenance [both]. Routine maintenance and cleaning may increase performance and extend the system-life.
b. [FE] The furnace failed to function [rear exterior unit].

7.1.4 HEAT EXCHANGER(S)

a. [NOTE] The heat exchangers were not visible to inspect without dismantling the units, which is beyond the scope of the inspection.

7.1.5 BLOWER / FILTER(S)

a. [SC] The safety switch for the blower compartment access panel was taped in the "on" position so the unit would not stop operating when the panel was removed [garage]. This condition can allow contaminated air to be drawn into the system and distributed throughout the building.




b. [SC] There were air leaks in the filter holder assembly near the furnace base [garage]. This condition can allow contaminated air to be drawn into the system and distributed throughout the building.
c. [CR] The filters were dirty, which restricts the air flow. The restricted air-flow not only reduces system performance, it wastes energy and may cause the system to malfunction.

7.1.6 RETURN PLENUM(S)

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a. [SC] There was a dryer vent duct passing through the furnace return air plenum [garage system]. This condition can allow contaminated air to be drawn into the system and distributed throughout the building.



b. [SC] There were air leaks in the return air plenum at the base of the furnace [rear exterior closet]. This condition can allow contaminated air to be drawn into the system and distributed throughout the building.



c. [SC] There was exposed fiberglass insulation in the return air plenum [rear exterior closet]. This condition can allow undesirable particles to be distributed throughout the home.
d. [SC] There was evidence of rodent activity in the return air plenum [rear exterior closet]. This condition can allow undesirable or hazardous air to be distributed throughout the home.
e. [CR] The return air plenum was dirty [both]. This condition may aid in distributing odors throughout the building from the build-up of dirt/debris in the plenum.



f. [FE] There was minimal or no gap between the floor and a number of the interior doors. This gap functions as the return air path for the heating and cooling systems when operated with those doors closed. This condition can cause the systems to not operate as designed.

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7.3.2 COOLING ENERGY SUPPLY(S)



a. [SC] There was inadequate clearance to the electrical disconnect [both]. There should be ample free space in front of the electrical disconnect for safe access for maintenance and emergencies.
b. [SC] The A/C flexible rain-tight conduit was damaged/disconnected at the service disconnect location [front unit]. This condition is conducive to electrical deficiencies and is a potential fire hazard.
c. [SC] There was no bushing in the electrical disconnect box to protect the electrical wires [rear unit]. All wires entering or exiting the disconnect box should be adequately protected from mechanical damage.
d. [SC] The flex connector/conduit was not fastened to the wall after exiting the electrical disconnect panel [rear unit]. This condition forces the conduit connector to support the weight of the conduit and wiring. Under this condition the conduit often become dis-engaged and exposing the high-voltage wiring, which is a safety hazard.
e. [FE] the interior conditions of the disconnect box were not inspected due to inadequate access to the box [front unit].

7.2.1 CONDENSING UNIT(S)

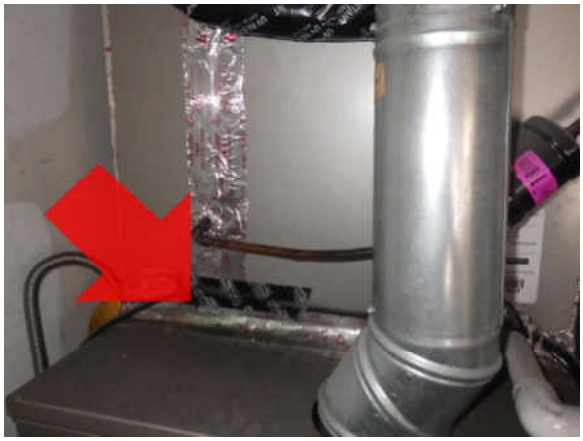


a. [CR] There was inadequate clearance around the condensing units [both]. This condition restricts the air flow and reduces the overall performance.
b. [CR] The condensing unit was not bolted/ fastened in place [rear unit]. The unit should be fastened in place to prevent movement.

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7.2.2 COOLING SYSTEM

a. [FE] There were moisture stains under the air-conditioning evaporative-coil section of the system [garage - top of furnace]. This usually indicates a leak in the condensate drain system and/or missing insulation on the coolant lines. The area appeared dry during the inspection. Continued use in this condition without locating and correcting the source and any damaged materials may lead to additional damage.



7.5.1 CONDENSATE DRAIN LINE(S)

a. [CR] There was no trap in the condensate drain line at the evaporative coil unit [both]. The manufacturers installation instruction calls for a specific arrangement for condensate piping including the use of traps & vents.
b. [FE] The termination point of the condensate drain lines were not located. The termination point of the condensate drain line should be plainly visible in a conspicuous location.
c. [CR] There was no leak pan installed under the condensate drain pump [garage]. When these units are installed where leaks can cause damage, a leak pan should be installed and connected to a suitable drain line.
d. [FE] Sections of the condensate drain lines were not visible to inspect due to their location(s) in concealed spaces or inaccessible areas. These conditions, along with the limited time operating the systems, may not discover all/any defects in the condensate drain system, including the condensate drain pump.

7.6.2 CONDITIONED AIR DUCTS

a. [CR] The conditioned air ducts supporting straps were minimally spaced to hold the ducts in place, and there was a sagging duct in the upper/loft attic. These conditions can allow ducts to sag or kink, which can lead to a restriction of the air-flow to the vents.



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OUTSIDE THE SCOPE OF THE INSPECTION

7.7.6 COMMENTS

a. [FE] Evaluating the compatibility of the exterior and interior air conditioning components is beyond the scope of this inspection. The larger heating system appeared to be matched/connected to the smaller air conditioner condenser. This is an unusual and suspect condition. We recommend a full evaluation by a qualified and licensed heating/cooling contractor.

SECTION 7
B. The *inspector* is not required to:

1. ***Inspect*** **furnace heat exchangers or electric heating elements**
2. ***Inspect*** **non-central air conditioning units or evaporative coolers**
3. ***Inspect*** **radiant, 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**

FIREPLACES & CHIMNEYS

SECTION 8
A. Items to be *inspected* :

1. **Chimney exterior**
2. **Spark Arrestor**
3. **Firebox**
4. **Damper**
5. **Hearth extension**

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Conditions noted that may pose a safety hazard to humans, the building and/or both.
[FE] Conditions that warrant a full evaluation and/or correction by specialists in the appropriate trades.
[CR] Conditions noted in need of maintenance, repair, or replacement.
[RU] Systems or components either not available or improved since the building was constructed.

FIREPLACE AND CHIMNEY INFORMATION

LOCATION(S)

Locations: living room, primary bedroom.

UNIT TYPE(S)

Materials: manufactured 0-clearance fireplaces.

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FUEL TYPE(S)

Fuels: gas and/or wood burning.

CHIMNEY(S)

Materials: stucco chimneys with metal flues.

FIREPLACE AND CHIMNEY CONDITIONS

8.2.1 SPARK ARRESTOR(S)

a. [FE] The presence and condition of a spark arrester on both chimneys could not be confirmed because the upper roof was not accessed. We recommend verifying or installing an approved rain cap type spark arrester, which helps minimize moisture entry into the flue and prevents the escape of hot embers.

8.3.1 FIREBOXE(S)

a. [SC] The gas line was not sealed at the wall where it entered the firebox [both]. This condition can allow hot gases and smoke escape through the opening.



b. [SC] The fireplace wire screen curtain had large openings [primary bedroom]. The manufacturer supplied screen was not present. We recommend correcting the condition(s) noted for safety reasons.



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c. [SC] There were gaps between the fireplace wire screen curtain and firebox opening [living room]. The manufacturer supplied screen was not present. We recommend correcting the condition(s) noted for safety reasons.



d. [SC] The combustible mantle and uprights were too close to the fireplace opening [primary bedroom]. This condition is a fire safety hazard.



8.4.1 DAMPERS

a. [SC] There was gas piping installed in the fireplaces. The primary bedroom damper can be closed. The flue damper should be permanently blocked/clamped in the fully open position to prevent bi-products of combustion from spilling out into the room for safety reasons.

8.5.2 COMMENTS

a. [FE] Some areas of the chimneys and the flue conditions were not visible/accessible to inspect. A complete Level II chimney inspection is always recommended during the sale/transfer of a property with fireplaces.

SECTION 8
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 the fireplace can be safely used**

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BUILDING INTERIOR

SECTION 9
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**

We recommend that all *conditions* identified in this *report* be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods, prior to the close of escrow or contingencies.

[SC] Conditions noted that may pose a safety hazard to humans, the building and/or both.
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[CR] Conditions noted in need of maintenance, repair, or replacement.
[RU] Systems or components either not available or improved since the building was constructed.

BUILDING INTERIOR INFORMATION

ROOMS INSPECTED

Bedrooms #: 4, bathrooms #: 4, front entry, living/dining room, family room, kitchen, laundry room, hallway(s), stairwell(s), loft.

WALL(S)/CEILING(S)

Materials: sheetrock, wood planks.

FLOOR(S)

Materials: carpet, tile, simulated wood.

STAIRWAYS

1 metal spiral staircase, plus a step into the garage.

CABINETS

Locations: kitchen, bathrooms, laundry room, hallway, family room.

COOKTOP(S)

A gas cooktop.

EXHAUST VENT(S)

Up draft system.

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OVEN(S)

Electric oven x 2. An unsecured [movable] microwave oven was present in the cabinetry.

DISHWASHER(S)

1 present.

DISPOSAL(S)

1 present.

SMOKE & CO ALARM(S)

Smoke alarms were noted at; left front hallway, right hallway, and some bedrooms.
Carbon Monoxide (CO) alarms were noted at: none found.

GARAGE DOOR(S)

Door types: metal, sectional(s), x2.

DOOR OPENERS

2 present.

FIRE RESISTIVE WALL

Present.

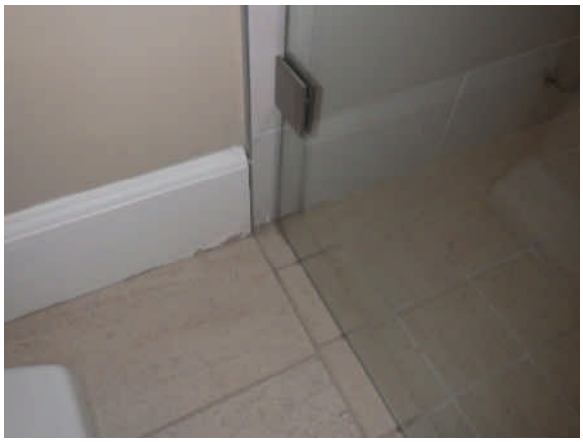
FIRE RESISTIVE DOOR

Present.

BUILDING INTERIOR CONDITIONS

9.1.1 WALL(S)/CEILING(S)

a. [CR] Moisture stains/damage were noted on the wall next to the shower [right rear guest bathroom]. We recommend locating and correcting the source and any damaged materials.



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b. [CR] Damage was noted on the wall at the alcove doors [laundry room]. Continued use in this condition may lead to additional damage.



9.1.3 TILE FLOORING

a. [FE] There were no visible expansion/soft joints found in the large tiled floor areas. Expansion joints help minimize damage to the tiles during material expansion/movement.

9.1.6 CONCRETE FLOORING

a. [FE] Efflorescence stains/mineral salts were noted on the garage concrete floor. This condition is from the concrete experiencing wet and dry cycles. As the moisture evaporates the mineral salts are left behind.
b. [FE] The garage floor was not fully visible due to stored items. Stored or unusually located items may conceal any number of adverse conditions or material defects.



9.2.1 INTERIOR DOOR(S)

a. [CR] The door rubbed the floor and was difficult open/close [right rear bedroom closet]. Continued use in this condition may lead to additional damage.

9.2.2 EXTERIOR DOOR(S)

a. [CR] The door(s) were difficult to operate [living room - nearest kitchen]. Continued use in this condition may lead to additional damage.
b. [SC] Most of the exterior doors opened out over a step-down of greater than 1.5 inches. Following the swing of a door should not lead you into an unexpected step-down of more than 1.5 inches. This condition is a trip and fall hazard.
c. [FE] There was a digital lock device installed on the front entry door. We recommend inquiring about the condition(s) noted and any digital keys/information available. We recommend the system(s) be demonstrated to the buyer(s).

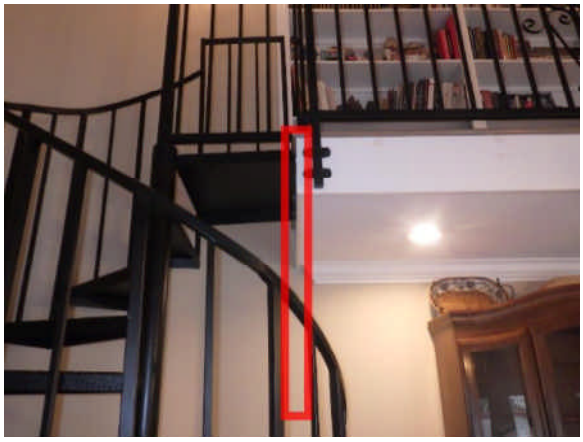
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9.2.3 WINDOW(S)

a. [CR] The window(s) were difficult to open/close [right front bedroom]. The window frame appeared to rub the window covering support bracket. Continued use in this condition may lead to additional damage.
b. [SC] The top security lock(s) of the bedroom windows were installed higher than 48 inches above the floor. For rooms without exterior doors, this condition restricts children and others with limited abilities from reaching the lock(s) and exiting the building in a fire or other emergency. Current standards do not comment on this concern, however we feel the occupant(s) should be aware of the condition.
c. [NOTE] Double-pane windows/doors reduce street noise and improve efficiency of heating/cooling systems. The space between the panes is factory sealed. If a seal is broken, air from the environment may enter the formerly sealed space. This condition may cause condensation or fogging in the window(s), depending on the climatic conditions. We cannot assure the seal on each and every window, but we will report the presence of visible condensation, fogging and/or moisture staining noted during the inspection. Unless otherwise noted in the report, no condensation, fogging or stains were present during the inspection.

9.3.1 STAIRWELL(S)

a. [SC] The loft deck extending into the stairwell path. This condition is a human impact hazard.
b. [SC] Spiral staircases are not required to conform to conventional stairwell standards. Conditions such as stairwell width, tread spacing and railing configurations can be conducive to trip/fall hazards.



9.4.1 CABINET(S)

a. [CR] There were loose/damaged hinges on a number of the cabinet door(s) [kitchen]. Continued use in this condition may result in additional damage.
b. [CR] The grout/caulking was cracked/damaged at a number of the countertop back/side splash panel joints. This condition is conducive to moisture intrusion into concealed spaces.
c. [FE] The interiors of most of the cabinets were not visible due to stored personal items. Stored or unusually located items may conceal any number of adverse conditions or material defects.
d. [CR] The sink/countertop did not have a back splash panel installed [garage sink]. This condition is conducive to moisture intrusion into concealed spaces.

9.5.2 EXHAUST VENT(S)

a. [FE] Cooktop exhaust system was connected to the countertop GFCI protected circuit. This component is typically required to be on a separate circuit.

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9.6.1 SMOKE & CO ALARM(S)

a. [SC] There was no smoke alarm present in the upper/loft level and rear hallway. This condition fails to provide an early warning of smoke and fire.
b. [RU] [SC] A number of the bedrooms did not have a smoke alarm installed [right front bedroom]. We recommend upgrading to the current building standards and installing smoke alarms in each of the sleeping rooms, in areas adjacent to them, at each level of the home and in all other locations recommended by the smoke alarm manufacturer's installation instructions.
c. [SC] There were no carbon monoxide (CO) alarms found in the home. CO alarms should be installed at each level, near sleeping rooms, in sleeping rooms with fuel burning appliances and at locations recommended by the manufacturer.
d. [FE] Evaluating the age, type and functionality of smoke and CO alarms is beyond the scope of this inspection. Alarms that are damaged, older or that have exceeded their expected service lives might not function during an emergency. All alarms should be tested monthly per the manufacturers instructions. We recommend photo-sensing smoke alarms instead of ionization sensing type smoke alarms for safety/reliability reasons.

9.7.2 DOOR OPENERS

a. [SC] The control button(s) for the door opener(s) were installed too low [lower than 5'] to the floor. These condition(s) pose a potential safety hazard for small children.
b. [SC] The secondary safety system (electric eyes) were mounted higher than the manufacturer's recommendation of 4" to 6" above the floor [single-wide door]. This condition is a safety hazard.
c. [SC] The emergency disconnect cord handles were installed too high above the floor. This condition restricts access to release the door opener mechanism during a power failure or an emergency.
d. [NOTE] The door opener auto-reverse safety features functioned. We do not test battery backup features, if installed. Periodic inspection, maintenance and adjustments are recommended (CPSC recommends every month).

9.7.3 FIRE RESISTIVE WALL(S)

a. [SC] There were holes in the fire-resistive wall(s) between the garage and living space. This condition is a breach in the fire-resistive barrier and is a safety hazard.



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b. [SC] The fire-resistive wall(s) were patched with improper/non-rated materials. This condition is a breach in the fire-resistive barrier and is a safety hazard.



9.7.4 FIRE RESISTIVE DOOR(S)



a. [FE] [SC] The door was not confirmed as being a fire-resistant type [no ID tag found]. The present standards call for the door between the garage and living space to be a fire-resistant door and be self-closing & latching for safety reasons.
b. [SC] A pet access was installed in the door. This condition is a breach in the fire-resistive barrier and is a safety hazard.
c. [SC] There were gaps/daylight between the door and the threshold. This condition is a breach in the fire-resistive barrier and is a safety hazard.
d. [SC] The door automatic closing-device was defective. The door did not close and latch shut by itself. This condition is a breach in the fire-resistive barrier and is a safety hazard.
e. [SC] The door opened over a step down of greater than 1.5 inches. This condition is a trip and fall safety hazard.
f. [SC] The door can be left open by the installed door stopper. This condition is a breach in the fire-resistive barrier and is a safety hazard.

9.7.5 ROOF/WALL FRAMING

a. [FE] There was added framing for storage platforms attached to the garage ceiling/walls. Testing to determine if the added features are secure for use in outside the scope of the inspection.
b. [FE] Stored items restricted viewing of the garage area. We recommend further evaluation when the area is cleared and accessible before the close of the transaction.
c. [FE] There were added shelves/cabinets attached to the garage ceiling/walls. Testing to determine if the shelves are secure for use in outside the scope of the inspection.

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9.7.6 COMMENTS

a. [FE] There was evidence of modifications to the building interior rooms/walls. We recommend inquiring about the condition(s) noted. We recommend checking with the city building department to verify that permits were obtained and that inspections were performed.



OUTSIDE THE SCOPE OF THE INSPECTION

9.8.5 REFRIGERATOR(S)

a. [FE] These systems are outside the scope of the inspection and are not inspected. Consult with a specialist in the appropriate trade regarding the system's condition, operation and maintenance.

9.8.13 COMMENTS

a. [FE] The interior of the home has been repainted and there have been flooring changes. Each of these can remove or conceal evidence of any past conditions that may have been present prior to the work being done. Inquiring with the sellers about any past conditions that may no longer be visible is advised in all transactions.
b. [FE] Determining the presence of Chinese Drywall is beyond the scope of this inspection The inspector is not an expert pertaining to the detection and potential concerns associated with Chinese Drywall. More information is available from the Consumer Products Safety Commission (CPSC).
c. [FE] There were odor emitting devices installed at a number of locations inside the home. These devices can mask any natural odors present. Evaluating these conditions is beyond the scope of this inspection.

SECTION 9
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***

Part III. Limitations, Exceptions and Exclusions

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

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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, land-scaping, 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 manufacturer's 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*, *component*, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying or soils-related examinations
9. Acoustical or nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property , or neighborhood
10. *Conditions* related to animals, insects, 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 costs 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* or *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumb-waiters
20. Lighting pilot lights or activating or *operating* any *system* or *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* or *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.

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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 *shut off* valve when another *fixture* is used simultaneously

Inspection: 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* or *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*

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

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

Representative Sampling: Example, an average or one component per area for multiple similar components such as windows and electric outlets

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

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

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

Technically Exhaustive: Examination beyond the scope of a *real estate inspection*, which may require

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disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research or analysis

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