



831-275-0244  
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This report has been prepared exclusively for  
**JOE & JANE SAMPLE**



123 Fun Street  
Somewhere, CA 01010  
Inspection Date: 01-10-14

This report is the exclusive property of Pro View Property Inspection and named clients. The use of this report by any other persons is prohibited.

Inspection Date:

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## SUMMARY OF KEY FINDINGS

**IMPORTANT:** This Summary is **NOT** the entire report, but in the opinion of the inspector - the significant defects. The complete report includes additional information of concern to you.

August 9, 2013

Jane &amp; Joe Sample

RE: 123 Fun Street  
Somewhere, CA 01010

Dear Jane &amp; Joe:

At your request, a visual inspection of the above referenced property was conducted by one or more of our certified property inspectors on August 1, 2013. An earnest effort was made on your behalf to discover all visible defects. The report reflects the visual conditions of the property at the time of the inspection only. This summary is an opinion based excerpt of major deficiencies from the attached report.

It is the client's sole responsibility to read the 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 or settlement. This summary is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Please call our office for any clarifications or further questions.

### SIGNIFICANT DEFECTS

*This summary views a significant defect as an item that may cost more than \$1,000.00 to repair or one that presents a significant threat of bodily injury during normal daily use.*

[SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.

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

[CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.

### INSPECTION INFORMATION

#### PROPERTY INFORMATION

#### GENERAL OBSERVATIONS

The following is an opinion, expressed as a result of the inspection: Overall, the home appeared to have very good maintenance over the years and to have been constructed in a workmanlike manner, consistent with the local building trades and codes in effect at the time of construction.

### EXTERIORS - 2 -

#### 2.A.3 ATTACHED DECKS, PORCHES, PATIOS, BALCONIES, STAIRWAYS AND THEIR

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ENCLOSURES, HANDRAILS AND GUARDRAILS2.A.3-1 ATTACHED DECKS

[SC] Nails were protruding from the decking. This is a laceration or trip hazard that may result in physical injury.

2.A.3-5 GUARDRAILS

[SC] The guardrail(s) for the deck at the right side(s) of the building were loose or not securely fastened in place. The handrail may not be adequately secured to remain in place; in the event a person slipped or tripped. This condition is a safety hazard.

**ROOF COVERINGS - 3 -**3.A.1 COVERING3.1.2 WOOD ROOF

[NOTE] A study by the National Association of Home Builders rates the actual service life of wood roofs at 30 years.

[NOTE] The roofing material appeared to be in approximately the last quarter of its service life.

[FE] A number of wood shakes were out of place and missing throughout the roof. This condition is conducive to moisture intrusion and damage to the building components.

[FE] A number of wood shakes were cupping and lifting throughout the roof. This condition is conducive to moisture intrusion and damage to the building components.

**PLUMBING - 5 -**5.A.5 WATER HEATING UNIT # 1 - CONDITION5.A.5-4 TANK

[Note] The unit is at or near its expected service life.

**ELECTRICAL - Section 6 -**6.A.4 SWITCHES, RECEPTACLES, OUTLETS, AND LIGHTING FIXTURES6.A.4-3.1 GFCI DEVICE(S)

[SC] The accessible receptacles in/at the kitchen, exterior were not GFCI protected. Although they may not have been required at these locations at the time of construction, GFCI protection devices are low cost and minimize the potential for electrocution; this condition is a safety hazard.

**HEATING AND COOLING (& MISC. VENTING) - 7 -**7.A.1-1 HEATING EQUIPMENT # 1 - CONDITIONS7.A.1-1.6 HEATING ENERGY SOURCE

[SC] The gas flex-connector was in direct contact with the sharp edge of the metal housing where the connector entered the heating equipment. The two components may rub together during system operation and cause a gas leak and creating a fire / explosion hazard. The gas flex-connector should not extend into the machine housing to connect to the equipment.

Please read the entire Inspection Report, including the Standards of Practice, limitations and scope of Inspection, and Pre-Inspection Agreement carefully to fully assess the full findings of the inspection. Thank you for selecting our firm to perform your inspection. If you have any questions regarding the inspection report the property or this addendum, please feel free to call us.

**Pro View Property Inspection, LLC**

[www.proviewpi.com](http://www.proviewpi.com)

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Inspection Date:

831-275-0244

## 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 or settlement. 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 or settlement, please contact our office immediately for an additional evaluation regarding such "condition".

## COMPANY/ INSPECTOR INFORMATION

### COMPANY

### Pro View Property Inspection, LLC

1172 South Main St., Suite 277 Salinas, CA 93901

831-275-0244 [proviewpi@gmail.com](mailto:proviewpi@gmail.com) [www.proviewpi.com](http://www.proviewpi.com)

All questions regarding the contents of reports should be directed the office manager, **Chuck Hague**, a Certified Professional Inspector.

**Chuck Hague** focuses on business management, operations, insurance and risk inspections. Chuck has over 15 years experience in the inspection field and is an experienced inspection trainer.

#### Certifications:

- Certified Professional Inspector (International Association of Certified Home Inspectors)
- Certified Risk Management Liability/Risk Home Inspector
- Certified Home Energy Inspector

### INSPECTED BY

**Dave Bigham** - is certified by the *California Real Estate Inspection Association* (CREIA) and the *International Association of Certified Home Inspectors* (Inter-NACHI). He is currently President of the *California Real Estate Inspection Association - Silicon Valley Chapter*. Formally trained by master inspectors and court recognized experts with CREIA and the *American Society of Home Inspectors'* (ASHI) *School*, he holds a masters degree from Golden Gate University and has over 25 years of experience in analysis and evaluation. He was a United States Naval Aircrewman and a firefighter with the Pacific Grove Fire Department.

#### Certifications:

- Certified CREIA Inspector (California Real Estate Inspection Association)
- Certified Professional Inspector (International Association of Certified Home Inspectors)
- Certified Residential Fire Safety Inspector (National Institute of Fire and Safety Training)
- Certified Home Energy Inspector (International Association of Certified Home Inspectors)
- Certified Tile Roof Installer (Tile Roofing Institute)
- Certified Tile Roof Specialist (Tile Roofing Institute)

**Tony Espinoza** - is certified by the International Association of Certified Home Inspectors (InterNACHI). Tony has more than 35 years experience as a contractor in Monterey County focusing on masonry, foundations and fireplaces. He received formal inspection training from master inspectors and court recognized experts with *Casey, O'Malley Associates* (COA).

#### Certifications:

- Certified Professional Inspector (International Association of Certified Home Inspectors)
- Certified Home Energy Inspector (International Association of Certified Home

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Inspectors)

**CLIENT & SITE INFORMATION**

<b>CLIENT NAME</b> Jane & Joe Sample.	<b>LOCATION</b> 123 Fun Street Somewhere, CA 01010	<b>WEATHER &amp; SOIL</b> Overcast, 60-70 degrees, and the ground was wet.	<b>ATTENDING</b> Owner(s), buyer's agent, client(s), and roof inspector.
<b>BUYER'S AGENT</b> Roger Agent Their Real Estate.	<b>LISTING AGENT</b> Patricia Colbert, Real Time Realty.		

**BUILDING CHARACTERISTICS**

<b>STRUCTURE</b> Single-family residence, built:1985, 1 story, 1650 sq. ft.	<b>MAIN ENTRY</b> Faces generally: Northeast.	<b>BEDROOMS</b> 4.	<b>BATHROOMS</b> 3.
<b>GARAGE</b> Attached, 2 car.	<b>FOUNDATION</b> Raised foundation.	<b>UTILITIES</b> All utilities on.	

**PROPERTY INFORMATION**

<i>BUILDING STATUS</i>	The building was occupied during the inspection 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 or locations are excluded from this inspection report.
<i>BEDROOM LOCATIONS</i>	For purposes of this report, bedroom locations (which may or may not include the master bedroom) are identified as:  <b>Bedroom 1</b> is located at the left side of the building, the middle room. <b>Bedroom 2</b> is located at the left side of the building, the rear room. <b>Bedroom 3</b> is located at the rear side of the building, the right hand room. <b>Bedroom 4</b> is located at the right side of the building, the left hand room.
<i>INSPECTION COMMENTS</i>	This report has identified a number of <i>conditions</i> with the <i>systems or components of systems</i> as needing correction and/or further evaluation. These <i>conditions</i> 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 <i>conditions</i> identified in this <i>report</i> be fully evaluated and/or corrected by specialists in the appropriate trade using approved methods prior to the close of escrow or settlement.

**CONDITION DEFINITIONS**

<i>SAFETY CONCERNS</i>	[SC] <b>Safety Concerns:</b> 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.
<i>FURTHER EVALUATION</i>	[FE] <b>Further Evaluation:</b> Conditions noted that warrant a full evaluation and/or correction by specialists in the appropriate trades.
<i>CORRECTIONS RECOMMENDED</i>	[CR] <b>Corrections Recommended:</b> Conditions noted in need of maintenance, repair, or replacement. We recommend that all corrections be made by specialists in the appropriate trades.
<i>RECOMMENDED UPGRADE</i>	[RU] <b>Recommended Upgrade:</b> 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 and AFCI protected receptacle(s) and smoke alarm locations, baluster spacing in guardrails and the installation of safety glass where subject to human impact.

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**Inspection Date:****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 (at the street) and facing the building.

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

[NOTE] We recommend inquiring about any/all municipal 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 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 concerns.

**ENVIRONMENTAL CONCERNS**

NOTE: 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, soil contamination, and Chinese drywall. We are not trained or licensed to recognize or analyze these materials. If one or more of these materials is thought to be present during the inspection or noted in this report, then a full evaluation should be conducted by a specialist in the appropriate trade.

**CREIA RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS****Table of Contents****Part I. Definitions and scope****Part II. Standards of Practice**

1. Foundations, basements and Under-floor Area
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**

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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.

# FOUNDATION, BASEMENTS AND UNDER-FLOOR AREAS -1 -

**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. Wood separation from soil
6. 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 settlement.**

- [SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.
- [FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
- [CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.
- [RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

## 1.A.0 FOUNDATION INFORMATION

<b><u>FOUNDATION TYPE(S)</u></b> Raised foundation of concrete masonry units.	<b><u>FOUNDATION ACCESS</u></b> Exterior access at the left side(s) of the building.
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## 1.A.4 FOUNDATION ANCHORING AND CRIPPLE WALL BRACING

- |                                     |  |
|-------------------------------------|--|
| 1.A.4-1 <b>FOUNDATION ANCHORING</b> | Foundation to framing anchors were noted at a number of locations in the foundation crawl space. |
| 1.A.4-2 <b>CRIPPLE WALL BRACING</b> | Cripple wall bracing was noted at a number of locations in the foundation crawl space.           |

## 1.A.6 INSULATION

- 1.A.6-1 **FOUNDATION / FLOOR** Under floor insulation was present.

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Inspection Date:

INSULATION

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.

**EXTERIORS - 2 -**

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

**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 settlement.**

[SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.

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

[CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.

[RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

**2.A.0 EXTERIOR INFORMATION**

**DOOR(S)**

Swinging entry door(s):  
Wood.  
Sliding entry door(s):  
Vinyl/plastic.

**WINDOW(S)**

Material: Metal.  
Pane: Double-pane (thermal)  
windows were present.

**ATTACHED DECKS**

Wood.

**STAIRWAYS/STEPS**

Wood.

**GUARDRAILS**

Wood.

**HANDRAILS**

Wood.

**WALL CLADDING**

Wood.

**EXTERIOR TRIM**

Wood.

**DRIVEWAY(S)**

Brick.

**WALKWAY(S)**

Concrete and stepping  
stones.

**SITE GRADING**

Steep slope to the left.

**SITE DRAINAGE**

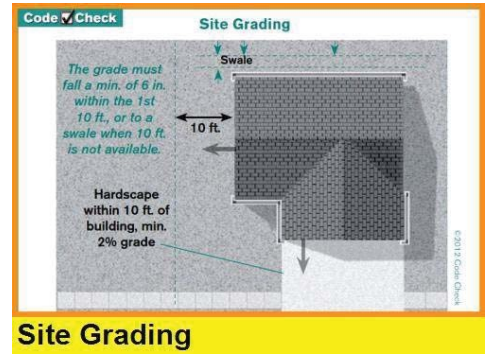
Surface drainage.

**2.A.1 SURFACE GRADE DIRECTLY ADJACENT TO THE BUILDINGS**

Inspection Date:

2.A.1-1 SITE GRADING

[CR] A reverse grade was present (sloped towards the structure) at the right side(s) of the building. This means water/moisture will flow towards the building rather than away. This condition is conducive to moisture intrusion and/or deterioration of the building components. The grading should have a positive slope away from the building, dropping at least 6 inches in 10 feet or slope to a drainage system if the building is closer than 10 feet to the property line.



2.A.1-3 LANDSCAPING

[CR] Vegetation was growing on the structure at the left side(s) of the building. This condition limits the inspection, and is conducive to moisture intrusion/deterioration of the building components and provides ready access to rodents and insects.



**2.A.3 ATTACHED DECKS, PORCHES, PATIOS, BALCONIES, STAIRWAYS AND THEIR ENCLOSURES, HANDRAILS AND GUARDRAILS**

2.A.3-1 ATTACHED DECK(S)

[CR] Wooden structural components were in contact with the soil at the right side deck. Wood in contact with the soil is subject to premature decay and failure.

[SC] Nails were protruding from the decking. This is a laceration or trip hazard that may result in physical injury.



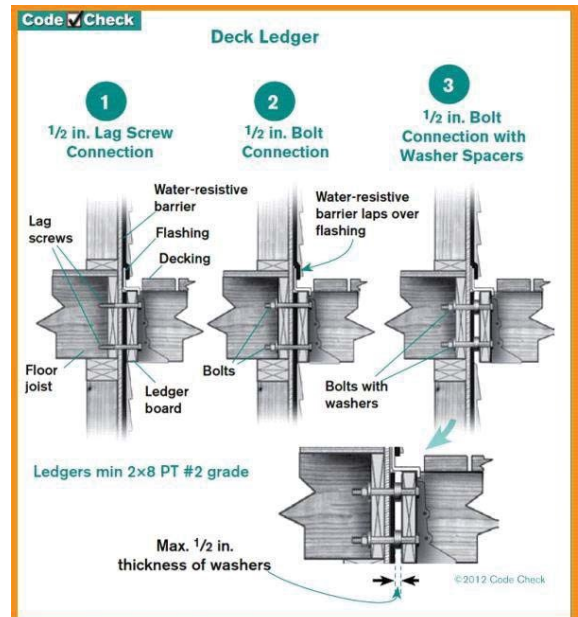
**Inspection Date:**

[SC] The deck at the left side(s) of the building had wide spaces between the deck boards. This condition is a trip and fall hazard.



[FE] The ledger was installed over the cladding for the deck at the left side(s) of the building. This condition makes the wall to deck connection difficult to flash and creates shear stress on the connectors.

[CR] There was no flashing at the ledger for the deck at the left side(s) of the building. This condition is conducive to moisture intrusion and damage to the building materials.



**Lag - Bolt - Flash**



Inspection Date:

[CR] Moisture damage was noted on the wood deck at the left side(s) of the building. Continued use in this condition may result in premature failure of the deck.



2.A.3-5 GUARDRAILS

[SC] The guardrail(s) for the deck at the right side(s) of the building were loose or not securely fastened in place. The handrail may not be adequately secured to remain in place; in the event a person slipped or tripped. This condition is a safety hazard.

2.A.3-5 HANDRAILS

[SC] The handrail(s) for the steps/stairs at the front side(s) of the building were loose or not securely fastened in place. The handrail(s) may not be adequately secure to prevent a serious fall should an accident (slip and fall) occur on the steps/stairs.

[SC] The handrail(s) for the steps/stairs at the front side(s) of the building may have met the standards at the time of construction, however they are not considered to be hand grippable by today's standards. Appropriately sized and grippable handrails may be helpful in preventing a serious fall up or down the steps/stairs.



**Grippable / Non Grippable**

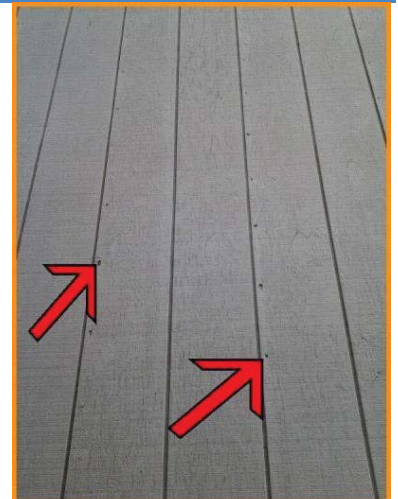
Inspection Date:



**2.A.4 WALL CLADDING AND TRIM**

**2.A.4-1 CLADDING**

[CR] The weather seal of the simulated wood cladding was broken at nail penetration points (under and over penetrated). This condition is conducive to moisture intrusion and deterioration of the building materials.



**Fill/Seal**

**2.A.5 PORTIONS OF THE WALKWAYS AND DRIVEWAYS THAT ARE ADJACENT TO THE BUILDINGS**

**2.A.5-2 DRIVEWAY(S)**

[CR] Open cracks were noted in the concrete driveway at the front side(s) of the building. This condition is conducive to moisture intrusion into concealed spaces which promotes deterioration.



**Keep Filled / Sealed**

**SECTION 2**

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

Inspection Date:

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

**2.B.0 OUTSIDE THE SCOPE OF THE "CREIA SOP " (Comments here provided as a courtesy)**

2.B.10 LAWN SPRINKLER SYSTEM(S)

[CR] There were visible leaks at the control valves and anti-siphon devices at the right side of the building. Leaks are a defect in the sprinkler system and are conducive to deterioration of adjacent building materials.



**ROOF COVERINGS - 3 -**

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 settlement.**

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

[CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.

[RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

**3.A.0 ROOF INFORMATION**

**INSPECTION METHOD**

Due to weather viewed roof from a ladder at all possible angles/locations.

**COVERING**

Wood shakes.

**LAYERS**

1 layer.

**DRAINAGE**

Metal.

**3.A.1 COVERING**

Inspection Date:

3.1.2 WOOD ROOF

[NOTE] A study by the National Association of Home Builders rates the actual service life of wood roofs at 30 years.

[NOTE] The roofing material appeared to be in approximately the last quarter of its service life.



**Open & Lifting**



**Poor Repairs**

[FE] A number of wood shakes were out of place and missing throughout the roof. This condition is conducive to moisture intrusion and damage to the building components.



**Missing**

[FE] A number of wood shakes were cupping and lifting throughout the roof. This condition is conducive to moisture intrusion and damage to the building components.



Inspection Date:

### 3.A.2 DRAINAGE

#### 3.A.2-1 DRAINAGE

[CR] The Rain-gutters were rusted/deteriorated at the right side(s) of the building. Continued use in this condition may lead to additional damage.



### 3.A.3 FLASHINGS

#### 3.A.3 FLASHING(S)

[FE] Roof flashing materials were elevated above the roofing material rather than lying flat. This condition allows for the penetration of driving rain and is conducive to moisture intrusion and damage to the building components.



#### 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 - 4 -

#### 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 settlement.**

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

[CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.

[RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

### 4.A.0 ATTIC AREA AND ROOF FRAMING INFORMATION

#### ATTIC ACCESS(S)

Location: Bedroom closet and garage.

Type: Hatch in the ceiling.

#### ROOF FRAMING

Factory-built trusses

#### ROOF SHEATHING

Skipped sheathing (spaced boards)

#### INSULATION

Blown-in rockwool.

#### VENTILATION

Roof and Gable.



Inspection Date:

**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 - 5 -**

**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 settlement.

- [SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.
- [FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
- [CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.
- [RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

**5.A.0 PLUMBING INFORMATION**

<u><b>MAIN WATER LINE</b></u> PVC piping.	<u><b>MAIN WATER SHUTOFF</b></u> Right side of the building.	<u><b>WATER PRESSURE</b></u> 40 - 50 PSI.	<u><b>WATER SUPPLY PIPING</b></u> Copper.
<u><b>DRAIN, WASTE AND VENT PIPING</b></u> ABS black plastic.	<u><b>FUEL GAS SHUTOFF</b></u> Right side of the building.	<u><b>TOILETS/SHOWER HEADS</b></u> Toilets: All were 1.6 gallons per flush (GPF). Shower Heads: We were unable to determine if the shower heads were low flow.	

**5.A.1 WATER SUPPLY PIPING**

5.A.1-3 **WATER SUPPLY PIPING** [CR] Polyvinyl chloride [PVC] piping used within the building envelope at the crawl space. This type of water piping is generally not rated for use within the building footprint; the most common use for this material is lawn-sprinklers and exterior water-feature piping.

[CR] Polyvinyl chloride [PVC] piping used at the exterior was unprotected and exposed to sunlight. This type of pipe becomes brittle and fails when exposed to sunlight, we recommend painting or some other protection.



**5.A.2 DRAIN, WASTE, AND VENT PIPING**

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Inspection Date:

**5.A.2-1 DRAIN PIPING**

[CR] A corrugated plastic product was being used as drain pipe at the master bath and hall bath sink(s). While sold at many "do-it-yourself" stores this material is not approved for this application as the corrugations trap bacteria creating a safety concern. Additionally, these lines are known to result in regular clogging. All drain, waste and vent pipes should have a smooth internal bore and be self-cleaning and self-scouring.



**5.A.2-2 WASTE PIPING**

[CR] A number of the waste pipe fittings in the foundation crawl-space were an improper type or incorrectly installed at the right area(s) of the building. For the waste piping system to function as designed only the appropriate fitting should be installed.



**5.A.3 FAUCETS AND FIXTURES**

**5.A.3-2 FIXTURE FAUCET(S)**

[CR] The bath tub faucet/spout were not sealed to the wall/deck in the master bath and hall bath. This condition is conducive to moisture intrusion into concealed spaces and deterioration of the building materials.



**Caulk/Seal**

[CR] The shower head was loose/leaking in the hall bath. This condition is conducive to moisture intrusion into concealed spaces.



**5.A.4 FUEL GAS PIPING**

**5.A.4-1 GAS METER & SHUTOFF-VALVE**

[RU] There is no emergency shutoff-wrench or automatic-valve present at the gas shutoff-valve for the building. Installing a seismic automatic shutoff-valve for the gas

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main or having a wrench stored by the standard shutoff-valve may save precious time during an emergency.

**5.A.5 WATER HEATING UNIT # 1 - INFORMATION**

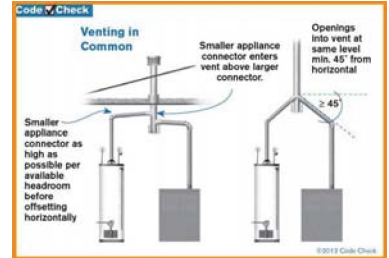
<u>BRAND NAME</u>	<u>LOCATION</u>	<u>UNIT TYPE</u>	<u>APPROX. AGE</u>
Unknown, the unit is covered with an insulating blanket.	Garage.	Water Heater.	1999.
<u>STANDARD SERVICE LIFE</u>	<u>SIZE / ENERGY</u>		
6-12 years.	40 gallon / Natural gas.		

**5.A.5 WATER HEATING UNIT # 1 - CONDITION**

5.A.5-1 VENTING SYSTEM

[SC] The water heater vent was connected to the common gas vent prior to the furnace. The largest Btu appliance should be vented first, followed by (higher) the lower Btu unit. This condition may not allow the water heater to vent properly and increases the chances for the its flue to spill carbon monoxide back into the building.

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



5.A.5-4 TANK(S)

[Note] The unit is at or near its expected service life.

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5.A.5-5 SEISMIC BRACING

[SC] The unit did not have two straps securing it in place. Units with fewer than two straps are not properly secured against seismic activity.



5.A.5-10 DRAIN (SMITTY) PAN

[RU] There was no catch (Smitty) pan and drain installed under the water heater. The pan protects the building components in small leaks. In larger leaks the drain line's function is to move moisture from the catch pan under the unit to an approved location so the moisture will not damage the building components or create a slip & fall hazard.

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

## ELECTRICAL - Section 6 -

SECTION 6

A. Items to be inspected :

1. Service equipment
2. Electrical 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 settlement.

[SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.

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

[CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.

[RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

### 6.A.0 ELECTRICAL INFORMATION

<u>SERVICE TYPE</u>	<u>MAIN PANEL</u>	<u>SUBPANEL(S)</u>	<u>DISCONNECT TYPE(S)</u>
Lateral (Underground).	Right side of the building.	Sub-panel #1: Garage	Circuit breakers.

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**CIRCUIT WIRING**

Circuit material: Copper and was visible in the in the main and sub-panels.  
Circuit types observed:  
Non-metallic sheathed cable.

**MAIN SERVICE RATING**

120/240 volt system, rated at 100 amperes.

**GROUNDING**

Foundation rebar system.

**GROUND FAULT CIRCUIT**

**INTERRUPT (GFCI)**  
Baths.

**ARC FAULT CIRCUIT**  
**INTERRUPT (AFCI)**

None.

**BATH GFCI'S CONTROLLED:**

Hall bath GFCI.

**6.A.2 ELECTRIC PANELS**

6.A.2-1 MAIN ELECTRIC PANEL

[NOTE] Picture provided for historical purposes only.



**Sub-Panel # 1**

6.A.2-2 SUBPANEL(S)

[NOTE] Picture provided for historical purposes only.



**6.A.4 SWITCHES, RECEPTACLES, OUTLETS, AND LIGHTING FIXTURES**

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**6.A.4-2.1 RECOMMENDED UPGRADES - RECEPTACLE(S)**

[RU] All exterior receptacles did not possess in-use weather-tight covers. This condition exposes the electrical system to the elements of weather and/or lawn-sprinkler systems.

[RU] The receptacles in damp and wet locations were not weather resistant (designated by a "WR" on their face). Receptacles in damp and wet locations (such as outside or in baths with showers) should be weather resistant - increasing their resistance to corrosion, ultraviolet light, exposure and aging.

[RU] The interior receptacles were not tamper resistant (designated by a "TR" on their face). Interior receptacles should be tamper resistant - increasing the safety of small children. In excess of 2,400 children per year are injured by electrical outlet incidents.

**6.A.4-3.1 GFCI DEVICE(S)**

[SC] The accessible receptacles in/at the kitchen, exterior were not GFCI protected. Although they may not have been required at these locations at the time of construction, GFCI protection devices are low cost and minimize the potential for electrocution; this condition is a safety hazard.

**6.A.4-3.2 AFCI DEVICE(S)**

[SC] This structure had no AFCI protection. Although not required at the time of construction, AFCI protection devices are low cost and minimize the potential for fire by an estimated 50%.

**6.A.4-3.3 DESCRIPTION - GFCI & AFCI**

[NOTE] A **Ground Fault Circuit Interrupt (GFCI)** is designed to prevent electrical shock by breaking the circuit when there is a ground fault. This occurs when current leaks out of its normal path and finds an abnormal path such as the human body. By installing GFCIs in every home in the United States, the U.S. Consumer Product Safety Commission estimates that more than two-thirds of the approximately 300 electrocutions occurring each year could be prevented.

[Note] An **Arc Fault Circuit Interrupter (AFCI)** is a circuit breaker designed to prevent fires. It is estimated that half of all home fires are caused by electrical arcs. AFCIs operate by detecting a non-working (i.e., non-intended/non-useful) electrical arc and disconnecting the power before the arc starts a fire. Conventional circuit breakers only respond to overloads and short circuits. Since 1999 the National Electric Code (NEC) requires AFCIs in all circuits that feed outlets in bedrooms of dwelling units. Starting in 2008 all AFCI's were required to be the newer "Combination" type rather than the original "branch/feeder" type. Combination AFCIs provide a broader range of protection. "Outlets" as defined in the NEC includes receptacles, light fixtures and smoke alarms, amongst other things.

A detailed overview of AFCI's can be found at:  
<http://www.codecheck.com/cc/ccimages/PDFs/AFCIsComeOfAge.pdf>

**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

**HEATING AND COOLING (& MISC. VENTING) - 7 -**

**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

Inspection Date:

- 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 settlement.**

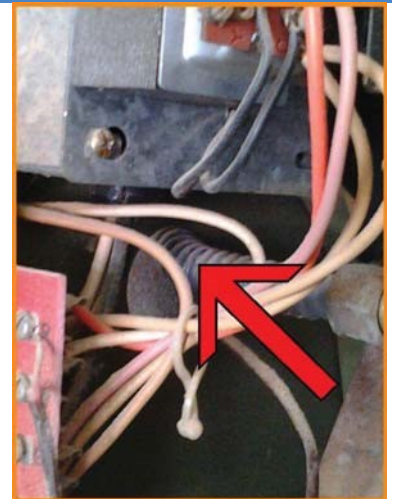
- [SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.
- [FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
- [CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.
- [RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

### 7.A.1 HEATING EQUIPMENT # 1 - INFORMATION

SYSTEM TYPE(S)	Forced-air gas-fired heating system.
HEATING APPROX. DATE OF MANUFACTURE	1986
APPROX/TYPICAL SERVICE LIFE	Gas Fired 20-25 Years.
HEATING APROX BTU(S)	50-60,000.
HEATING LOCATION(S)	Located in/on the garage. Served the main living spaces.
AIR DUCT TYPE(S)	Plastic covered and insulated flexible ducting.
FILTER TYPE(S)	Disposable.

### 7.A.1-1 HEATING EQUIPMENT # 1 - CONDITIONS

7.A.1-1.6 HEATING ENERGY SOURCE	[SC] The gas flex-connector was in direct contact with the sharp edge of the metal housing where the connector entered the heating equipment. The two components may rub together during system operation and cause a gas leak and creating a fire / explosion hazard. The gas flex-connector should not extend into the machine housing to connect to the equipment.
---------------------------------	---



7.A.1-1.10 RETURN AIR PLENUM(S)	[CR] The filter was dirty. Dirty filters make the unit work harder. We recommend replacing the filter.
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### 7.A.3 EXHAUST

Inspection Date:

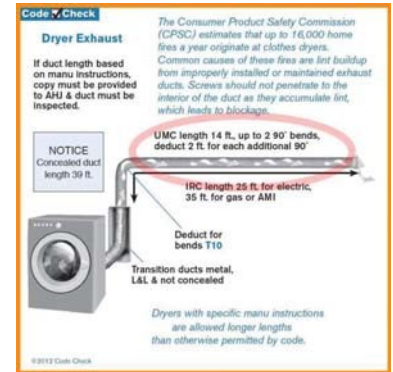
**7.A.3-2 DRYER(S) AND ASSOCIATED EXHAUST VENTS**

[Note] Manufacturers warn against the use of the vinyl and foil ducting between the appliance and the wall. If using flexible ducting you should use only flexible aluminum ducting. Although vinyl and foil ducts can be purchased at the hardware store, they are not a listed item for dryers. In particular, wire bound vinyl ducting is **unsafe and should not be used**. Plastic ducts have three main issues.

1. Vinyl ducts often collapse causing blockage and lint build up within the dryer.
2. This type of plastic or vinyl ducting can ignite or melt and will not contain a fire within the dryer nor the duct.
3. They often become brittle, breaking and allowing the release of carbon monoxide into the home. Additionally this breakage allows lint to escape and become yet another fire hazard behind your dryer.

**Flexible ducting should never go through a wall, in the attic or under the house.** It should only be used between the dryer and the wall.

[SC] The dryer vent ducting in the foundation crawl space was plastic. For reasons of fire safety - dryer vent ducting in this location should be a solid, smooth interior, metal ducting.



**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 AND CHIMNEYS - 8 -**

**SECTION 8**

**A. Items to be inspected :**

1. Chimney exterior
2. Spark Arrestor
3. Firebox
4. Damper

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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 settlement.**

- [SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.
- [FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
- [CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.
- [RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

**8.A.0 FIREPLACE AND CHIMNEY INFORMATION**

LOCATION(S)	UNIT TYPE(S)	CHIMNEY(S)
Living room.	Electrical appliance.	Metal chimney flue pipe and vent cap.

**8.A.1 CHIMNEY EXTERIOR**

8.A.1-1 CHIMNEY [NOTE] The chimney pipe was not hooked to a fireplace.

**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 a fireplace can be safely used

**BUILDING INTERIOR - 9 -**

**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 settlement.**

- [SC] **Safety Concern:** Conditions noted that may pose a hazard to humans and/or the building.
- [FE] **Further Evaluation:** Conditions that warrant a full evaluation / correction by specialists in the appropriate trades.
- [CR] **Correction Recommended:** Conditions noted in need of maintenance, repair, or replacement.
- [RU] **Recommended Upgrade:** Systems or components not available or improved since the building was constructed.

**9.A.0 BUILDING INTERIOR INFORMATION**

WALL(S)/CEILING(S)	Sheetrock.
FLOOR(S)	Carpet, tile, and wood.
INTERIOR DOOR(S)	Style: Swinging doors and sliding door(s), Material: Wood.
CABINETS	Kitchen and bathroom(s)
COOKTOP(S) /RANGE	Gas.
EXHAUST VENT(S)	Up draft system.
OVEN(S)	Gas. Part of the range, separate oven(s) not present.

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<i>DISHWASHER(S)</i>	1 present.
<i>DISPOSAL(S)</i>	1 present.
<i>DRYER SERVICE</i>	220 Volt electric hookup
<i>SMOKE ALARM(S)</i>	Outside the sleeping the areas.
<i>CARBON MONOXIDE DETECTOR(S)</i>	There were no visible carbon monoxide detectors installed.
<i>FIRE EXTINGUISHER(S)</i>	There was no visible fire extinguisher installed.
<i>FIRE SPRINKLERS</i>	There was no visible fire sprinkler system installed.
<i>GARAGE VEHICLE DOOR(S)</i>	Material: Aluminum clad.
<i>GARAGE DOOR OPENERS</i>	1 installed.
<i>FIRE RESISTIVE WALL</i>	Present between garage & building interior.
<i>FIRE RESISTIVE DOOR</i>	Present between garage and building interior.

**9.A.2 DOORS AND WINDOWS**

**9.A.2-1 DOORS**

[CR] The entry door deadbolt was failed to operate in the garage.

[CR] The entry door(s) had some past damaged in the master bedroom. Continued use in this condition may lead to additional damage.



**9.A.5 PERMENTLY INSTALLED COOK-TOPS, MECH. RANGE VENTS, OVENS, DISHWASHERS, FOOD WASTE DISPOSALS**

**9.A.5-1 COOK-TOPS**

[SC] The range was not secured in place to prevent it from toppling over. An anti-tip device is generally provided by the manufacturer to secure the units rear feet to the floor when the unit is installed. This condition is a topple and child safety hazard.

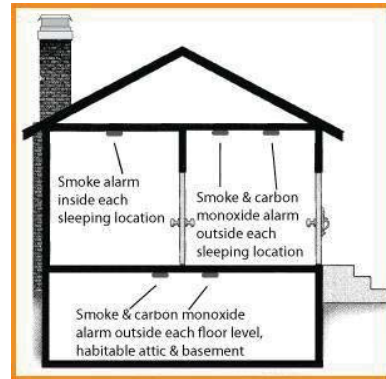
**9.A.5-4 DISHWASHERS**

[SC] The dishwasher was not securely fastened to the cabinet(s). This condition is a topple and impact hazard and continued use in this condition may lead to damage or personal injury.

**9.A.6 SMOKE & CARBON MONOXIDE ALARMS**

Inspection Date:

9.A.6-3 INFORMATION - SMOKE & CARBON MONOXIDE DETECTOR



Smoke Alarms:

We, along with the California State Fire Marshal (<http://www.osfm.fire.ca.gov/>) and the California Real Estate Inspection Association (CREIA) highly recommend the installation of Photoelectric smoke alarms as compared to the older ionization alarms. These alarms have fewer nuisance trips, work significantly better and significantly faster in the types of fires commonly found in the home. More can be learned about photoelectric smoke alarms by watching this NBC News Video <http://video.msnbc.msn.com/nightly-news/49279732#49279732>

- Smoke alarms have a service life of seven (7) to ten (10) years. We recommend the replacement of any alarms that may be 7 years old or older.
- 
- Due to their low cost, consider wirelessly integrated alarms.
- 
- The changing of batteries and testing of smoke alarms should be conducted during the final walk-thru, at move in and at regular intervals (at least every 6 months).
- 
- We recommend smoke alarms in all appropriate locations: outside sleeping areas, inside each sleeping room, at landings for each level, laundry rooms, and attached utility rooms /garages.

Carbon Monoxide Detectors:

We recommend carbon monoxide detectors in all appropriate locations: outside sleeping areas and at landings for each level of the building. For added protection also install in each sleeping room.

The changing of batteries and testing of carbon monoxide detectors should be conducted during the final walk-thru at move in and at regular intervals (at least every 6 months).

**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 vehicle door safety devices**
4. **Use a ladder to inspect systems or components**

**9.B.0 OUTSIDE THE SCOPE OF THE "CREIA SOP " (Comments here provided as a courtesy)**

9.B.5 FIRE EXTINGUISHER(S) [RU] We recommend the mounting of fire extinguishers in kitchens, laundry areas, utility

**Inspection Date:**

rooms, garages and at least one at each level of the building. These can be life & structure saving devices.

**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 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.

**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*

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**Inspection Date:**

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