



# Confidential Inspection Report

LOCATED AT:  
1022 7th St  
Hermosa Beach, California 90254

PREPARED EXCLUSIVELY FOR:  
John Doe

INSPECTED ON:  
Tuesday, December 20, 2022



Inspector, David Hext & Mark Swan 310-502-9518  
4044 Via Valmonte Palos Verdes Estates CA 90274

Tuesday, December 20, 2022  
John Doe  
1022 7th St  
Hermosa Beach, California 90254

Dear John Doe,

We have enclosed the report for the property inspection we conducted for you on Tuesday, December 20, 2022 at:

1022 7th St  
Hermosa Beach, California 90254

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

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

Sincerely,

Inspector, David Hext & Mark Swan 310-502-9518  
4044 Via Valmonte Palos Verdes Estates CA 90274



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## Introduction

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

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

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

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

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

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

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

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

Agreement contract provided by the inspector who prepared this report.

## General Comments

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

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

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

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

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

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

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

## Introductory Notes

### PROPERTY ORIENTATION

**1:** For purposes of identification and reporting, the front of this building faces north.

### PROPERTY INFORMATION

**2:** COVID19- Due to the present status and hazards associated with COVID19, our testing of some appliances, windows, faucets, etc. may be limited. Using every possible precaution, we attempt to get a random sampling of all items inside the home, however for safety reasons, we limit our exposure when possible.

**3:** - Over the course of this inspection the temperature was estimated to be between 50 and 60 degrees.

**4:** - The structure is estimated to have been originally constructed circa 2016.

**5:** - The interior of the home appears to have been recently painted.

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

**7:** - The building was furnished at the time of the inspection. We only inspected the areas and components that are exposed and readily accessible. We did not move furniture, lift area rugs, nor remove or rearrange items within the interior. Our inspection within under sink cabinets and inside closets is limited in occupied home's. We do not remove personal items.

**8:** - We do not test every window in the residence, particularly if the home is furnished. We do however attempt to test at least one window in every bedroom to confirm an emergency exit.

**9:** - We do not evaluate or report on conditions in the common areas, the maintenance of which is ordinarily the responsibility of the homeowner's association. As a point of information, the various components of the common areas, such as shared roofing, paving, exterior walls, common garages, hallways, etc. are not within the scope of our inspection. Often, to produce a more comprehensive report, these areas may be included in some capacity however this is done only as a courtesy.

**10:** - We did not review the CC&R's as this is outside the scope of our inspection. It is important that you read and become familiar with them as the CC&R's typically define boundaries of each residence, delineate common areas, explain the responsibilities and processes required of each owner regarding financial matters such as fee collection and spending, mortgage lending, and insurance. They also identify building rules and regulations, and specify the resolution of problems and disputes.

## Grading & Drainage

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

### **AREA DRAINS**

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

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

### **SUMP PUMPS**

**13:** The drainage system in the common area includes a float-activated sump pump. Sump pumps are outside the scope of our inspection and are not evaluated. It is important that the sump pit and pump be kept clean and monitored periodically, as drainage problems could result if this system malfunctions.



## Site Comments

### Exterior Features

#### FENCES

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

#### YARD WALLS

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

#### WALKWAYS

**16:** The walkways were examined and are in typical condition for walkways of their age.

#### PLANTERS

**17:** The planters were examined and no service is needed. The planters should be monitored during rains to assure water is not accumulating near the home.

#### LIGHTS

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

## Exterior Comments

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

### Wall Covering

#### GENERAL OBSERVATIONS

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

#### STUCCO OBSERVATIONS

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

#### SIDING OBSERVATIONS

**21:** The exterior wall siding appears to be in acceptable condition.

**22:** The siding will soon be in need of preparation and painting or refinishing as areas are peeling and exposed wood is present.



### Exterior Components

#### EAVES

**23:** The eaves appear to be in acceptable condition.

## FASCIA

**24:** The fascia boards are in need of preparation and painting.

## TRIM

**25:** The exterior trim appears to be in acceptable condition.

## WINDOWS

**26:** The windows appear to be in acceptable condition. We do not test every window in the residence, particularly if the home is furnished. We do however attempt to test at least one window in every bedroom to confirm an emergency exit.

## DOORS

**27:** The exterior doors appear to be in acceptable condition.

## SLIDING GLASS DOORS

**28:** The sliding glass doors are tempered and appear to be in acceptable condition.

## PORCHES

**29:** The front porch is in acceptable condition.

## BALCONIES

**30:** Balconies can sometimes leak, particularly if not kept clean and properly maintained. As leakage can be difficult and sometimes impossible to detect, the seller should always be questioned regarding any past leakage at the balconies, especially if the balconies also serve as a roof over interior living space. The balconies were examined and appear in acceptable condition.

**31:** Degraded wood was noted at the balcony guardrail (consult a licensed termite inspector for further evaluation of this and any other wood related problems as we are not qualified in this field).



**32: Preparation and painting or other finish work are needed at the guardrail.**



### **STEPS & HANDRAILS**

**33:** The steps are in acceptable condition.

### **LIGHTS**

**34:** The lights outside the doors of the residence are functional.

### **OUTLETS**

**35:** The outlets are functional and ground fault protected.

## Structural Elements

### MAIN FLOOR STRUCTURE

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

### STRUCTURE AT OTHER FLOORS

**37:** The structure at the other floors within the home is conventional wood framing and could include structural steel beams or engineered lumber.

### ROOF STRUCTURE

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

### WALL STRUCTURE

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

## Foundation System

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

### General Information

#### GENERAL COMMENTS

**40:** This residence has a slab foundation.

### Slab Foundation

#### GENERAL COMMENTS

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

#### METHOD OF EVALUATION

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

#### BOLTING OBSERVATIONS

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

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

#### FOUNDATION OBSERVATIONS

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

## Roof & Roof Structure

### General Information

#### REMARKS

**46:** A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). Our inspection of roofing systems conforms to industry standards, which is that of a generalist and not a specialist. We visually inspect these components for damage and deterioration. We do not perform any destructive or any sort of water testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks. The property owner should always be consulted regarding the roofs history and if a warranty against leaks is available. We always recommend additional inspection by a licensed roofer.

**47:** The roof is considered flat but has a slight pitch to allow for drainage.

### Cap Sheet

#### GENERAL REMARKS

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





### ESTIMATED AGE

**49:** The cap sheet roof appears to be approximately 5 to 7 years old, but this is just an estimate. You should request the installation permit from the sellers which will reveal its exact age and any warranty or guarantee that might be applicable.

### ROOF COVERING

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

### FLASHINGS

**51:** The roof flashings are in acceptable condition.

**52:** The exposed fasteners at the flashings should be re-sealed to prevent possible water intrusion.





## SKYLIGHTS

**53:** The roof includes one or more skylights. Skylights can be problematic and are a common point of leaks. Although there was no evidence of leakage at the time of our inspection, the seller should be consulted to determine if leakage has ever been an issue with these particular units. Regular maintenance is recommended.



## Attic Areas

### Residence Without An Attic

#### GENERAL COMMENT

**54:** The construction of the residence is such that there is no attic.

# Chimneys & Fireplaces

## Chimneys & Fireplaces

### Living Room Chimney & Fireplace

#### **FIREPLACE**

**55:** The fireplace is for ornamental use only, and is not designed to burn real wood. It is a sealed appliance meant only for cosmetic purposes.

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

#### **ORNAMENTAL GAS LOGS**

**57:** The ornamental gas fire was tested at the switch and appeared to be functioning as intended.

## Plumbing System

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

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

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

## Potable Water Pipes

### WATER MAIN

**58:** The main water shut-off valve is located in the east sideyard.



## **TYPE OF MATERIAL**

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

**60:** The residence is served by copper potable water pipes. The grade of copper was not determined as part of our inspection.

## **PRESSURE RELIEF VALVE**

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

**62:** There is a pressure relief valve on the plumbing system at the water main and at the water heater.

## **COPPER WATER PIPES**

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

## **Drainage System**

### **TYPE OF MATERIAL**

**64:** The residence is served by ABS drainpipes and vent pipes.

### **MAIN SEWER LINE**

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

### **DRAINPIPES**

**66:** The drainpipes were tested by running water through them. The drainpipes are functional at this time.

### **VENT PIPES**

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

**68:** The portion of the vent pipes that are exposed above the rooftop are required to be painted to protect them from ultraviolet rays.



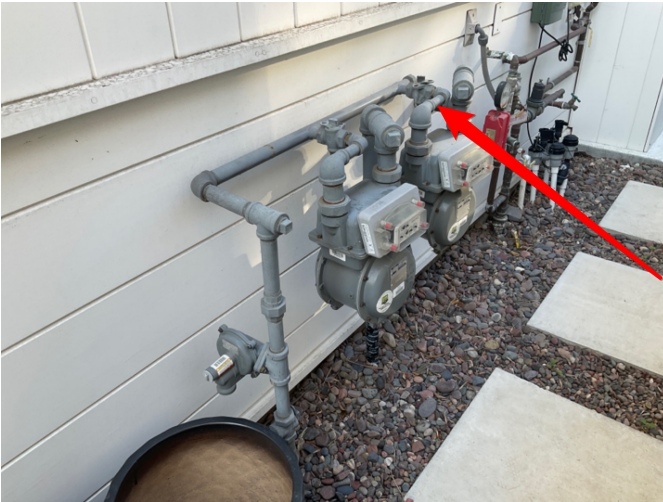
## Gas System

### GAS TYPE

**69:** The residence is fueled by natural gas.

### MAIN SHUT-OFF LOCATION

**70:** The gas main shut-off is located in the east sideyard.



### GAS SEISMIC SHUT-OFF VALVE

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

## **GAS PIPES**

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

## **Hose Bibs**

### **GENERAL OBSERVATIONS**

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

## **Fire Suppression System**

### **GENERAL COMMENTS**

**74:** The fire suppression system, if present is not within the scope of our inspection. Although we will comment on what system is provided, this is done only as a courtesy. Further examination by a licensed professional is recommended.

### **FIRE SPRINKLERS**

**75:** There is a fire sprinkler system installed at the property. Fire sprinkler systems are excluded from our inspection as we are not qualified to comment on such systems. The system should be certified as functional by licensed inspectors.

## Water Softener

### GENERAL REMARK

**76:** The plumbing system includes a water softener. Some water softeners are owned and maintained by the owners, others are leased and maintained by the lessor. The water softener and its components are excluded from our inspection and were not examined or otherwise evaluated.





## Water Heating System

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

### **WATER HEATER TYPE**

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



### **WATER HEATER LOCATION**

**78:** The water heater is located in the garage.

### **FUNCTION**

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

### **SEISMIC RESTRAINTS**

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

### **WATER SHUT-OFF & CONNECTORS**

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

### **EXHAUST VENT PIPE**

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

### **GAS VALVE & CONNECTOR**

**83:** The gas connector at the water heater appears functional.

### **RELIEF VALVE**

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

### **ELECTRICAL CONNECTIONS**

**85:** The electrical connection to the heater is functional.

### **SERVICE VALVES**

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

## Electrical System

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

### General Observations

#### ELECTRICAL PANELS

**87:** The property is served by a main electrical panel and a subpanel.

#### Service Lines

#### MAIN SERVICE

**88:** The main conductor lines are underground. Because the lines are underground and cannot be seen, they are not evaluated as part of our service.

#### Main Panel

#### SERVICE SIZE

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



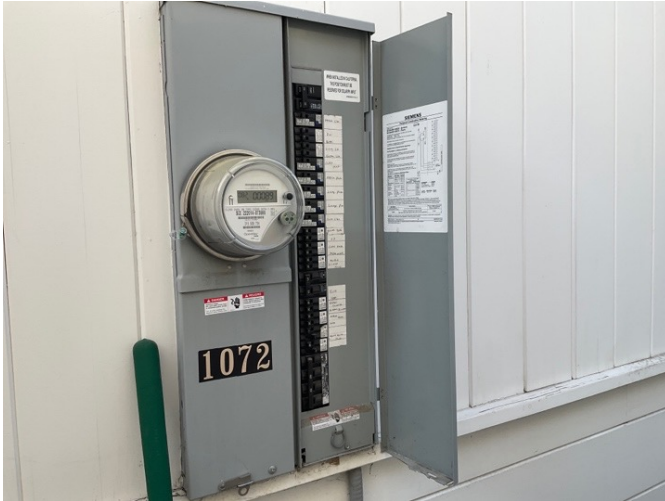
#### SERVICE LOCATION

**90:** The main electric service is located at the east side of the home.

## PANEL OBSERVATIONS

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

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



## EXTERIOR COVER

**93:** The exterior cover is in acceptable condition.

**94:** The exterior cover is difficult to open due to the wall siding trim.



## INTERIOR COVER

**95:** The interior cover is in acceptable condition.

## OVER CURRENT PROTECTION

**96:** Over current protection is provided by circuit breakers.

## **CIRCUIT BREAKERS**

**97:** The circuit breakers within the panel appear functional.

## **PANEL WIRING**

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

## **GROUNDING**

**99:** The electrical panel is correctly grounded to a driven rod.

## **Subpanels**

### **Garage Subpanel**

## **PANEL OBSERVATIONS**

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

**101:** The electrical subpanel has no visible deficiencies.

## **OVER CURRENT PROTECTION**

**102:** Over current protection is provided by circuit breakers.

## **CIRCUIT BREAKERS**

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

## **EXTERIOR COVER**

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

## **INTERIOR COVER**

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

## **PANEL WIRING**

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

## **Wiring**

## **AFCI PROTECTION**

**107:** The home, in some aspect includes AFCI protection. The exact requirements for such protection is beyond the scope of our inspection, however, the homes AFCI protection appears to comply with current standards.

## **TYPE OF MATERIAL**

**108:** The residence is visibly wired with wire in metal conduit and Romex.

## Comfort Heating

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

### Heating System

#### TYPE OF SYSTEM

**109:** Comfort heating is provided by a gas-fired direct-vent forced-air furnace. Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, and ducting.



#### SYSTEM LOCATION

**110:** The heating system is located in the garage.

#### FORCED-AIR OBSERVATIONS

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

#### RETURN-AIR COMPARTMENT & FILTER

**112:** The filter is clean and in serviceable condition.

#### EXHAUST VENT PIPE

**113:** The exhaust vent pipe appears functional, however most of the pipe is not visible.

#### THERMOSTAT

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

## **GAS VALVE & CONNECTOR**

**115:** The gas valve and connector are in acceptable condition.

## **DUCTS**

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

## Comfort Cooling

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

### Cooling System

#### TYPE OF SYSTEM

**117:** Comfort cooling is provided by an electric split system.



#### SPLIT-SYSTEM OBSERVATIONS

**118:** The cooling system was evaluated and is functional.

#### COMPRESSOR

**119:** The condenser coil and compressor appear functional.

#### EVAPORATOR COIL

**120:** The evaporator coil appears functional.

#### REFRIGERANT LINES

**121:** The refrigerant lines are in acceptable condition.



## SERVICE DISCONNECT

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



## SAFETY CUTOFF SWITCH

**123:** The system is provided with a safety cut off switch. This device will automatically shut down the system in the event of a condensate leak. The testing of the switch is not within the scope of our inspection.

## Kitchen Areas

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

### Kitchen

#### FLOOR

**124:** The wood floor has no significant defects.

#### WALLS

**125:** The walls were examined and are in acceptable condition.

#### CEILING

**126:** The ceiling was examined and is in acceptable condition.

#### WINDOWS

**127:** The windows were examined and are functional.

#### CABINETS

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

#### COUNTERTOP

**129:** The countertops are functional.

#### SINK

**130:** The sink is functional.

#### FAUCET

**131:** The sink faucet is functional.

#### GARBAGE DISPOSAL

**132:** The garbage disposal is functional.

#### GAS RANGE

**133:** The range was tested at its controls and is functional.

## EXHAUST SYSTEM

**134:** The kitchen exhaust fan is functional.

**135:** The kitchen exhaust fan control knob is loose and should be serviced.



## DISHWASHER

**136:** The dishwasher was tested and appeared to be functioning properly. Its ability to clean soiled dishes however could not be determined.

## BUILT-IN REFRIGERATOR

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

## BUILT-IN MICROWAVE

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

## LIGHTS

**139:** The lights are functional.

## OUTLETS

**140:** The outlets are functional and ground-fault protected.

## Living Areas

### Living Spaces

#### Lower Office

##### **SMOKE DETECTOR/CARBON MONOXIDE**

**141:** A combination smoke detector/carbon monoxide alarm is installed within the room.

##### **FLOOR**

**142:** The floor tile has no significant defects.

##### **WALLS**

**143:** The walls are in acceptable condition.

##### **CEILING**

**144:** The ceiling is in acceptable condition.

##### **DOORS**

**145:** The door was examined and is functional.

##### **WINDOWS**

**146:** The windows were examined/tested and are functional.

##### **LIGHTS**

**147:** The lights within the room are functional.

##### **OUTLETS**

**148:** The outlets that were tested are functional.

#### Lower Gym

##### **SMOKE DETECTOR/CARBON MONOXIDE**

**149:** A combination smoke detector/carbon monoxide alarm is installed within the room.

##### **FLOOR**

**150:** The floor tile has no significant defects.

##### **WALLS**

**151:** The walls are in acceptable condition.

##### **CEILING**

**152:** The ceiling is in acceptable condition.

##### **DOORS**

**153:** The door was examined and is functional.

## **WINDOWS**

**154:** The windows were examined/tested and are functional.

## **LIGHTS**

**155:** The lights within the room are functional.

## **OUTLETS**

**156:** The outlets that were tested are functional.

## **Sitting Room**

### **SMOKE DETECTOR/CARBON MONOXIDE**

**157:** A combination smoke detector/carbon monoxide alarm is installed within the room.

### **FLOOR**

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

### **WALLS**

**159:** The walls are in acceptable condition.

### **CEILING**

**160:** The ceiling is in acceptable condition.

### **DOORS**

**161:** The doors were examined and are functional.

### **LIGHTS**

**162:** The lights within the room are functional.

### **OUTLETS**

**163:** The outlets that were tested are functional.

**164:** The outlets at the bar sink are not ground-fault protected. This is an upgrade which we recommend be installed.

## **Living Room**

### **FLOOR**

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

### **WALLS**

**166:** The walls are in acceptable condition.

### **CEILING**

**167:** The ceiling is in acceptable condition.

### **SLIDING GLASS DOORS**

**168:** The sliding glass door was examined and is functioning as intended. The glazing is tempered.

### **WINDOWS**

**169:** The windows were examined/tested and are functional.

### **LIGHTS**

**170:** The lights within the room are functional.

### **OUTLETS**

**171:** The outlets that were tested are functional.

### **FIREPLACE**

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

## Bedrooms

### Location

#### Bedrooms

##### **SMOKE DETECTOR/ CARBON MONOXIDE ALARM**

**173:** There is a smoke detector installed within each bedroom.

##### **FLOOR COVERINGS**

**174:** The carpet has no significant defects.

##### **BEDROOM WALLS**

**175:** The walls are in acceptable condition.

##### **BEDROOM CEILING**

**176:** The ceilings are in acceptable condition.

##### **DOORS**

**177:** The doors were examined and are functional.

##### **WINDOWS**

**178:** The windows were examined/tested and are functional.

##### **CLOSET**

**179:** The closets were examined and are in acceptable condition.

##### **LIGHTS**

**180:** The lights within the rooms are functional.

##### **ELECTRICAL OUTLETS**

**181:** The outlets that were tested are functional.

## Bathrooms

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

### Location

#### Rear Bathroom

##### SIZE

**182:** This bathroom is a full bathroom.

##### BATHROOM FLOOR

**183:** The floor is tiled and has no significant defects.

##### BATHROOM WALLS

**184:** The walls were examined and are in acceptable condition.

##### BATHROOM CEILING

**185:** The ceiling was examined and is in acceptable condition.

##### DOORS

**186:** The doors were examined and are functional.

##### WINDOWS

**187:** The windows were examined and are functional.

##### CABINETS

**188:** The cabinets are functional and in satisfactory condition.

##### COUNTERTOP

**189:** The sink countertop is in serviceable condition.

##### SINK

**190:** The sinks were tested and are functional.

##### TUB

**191:** The bathtub is functional.

##### SHOWER STALL

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



**193:** We were unable to located a diverter for the hand sprayer.

#### **TOILET**

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

#### **EXHAUST FAN**

**195:** The bathroom exhaust fan is functional.

#### **LIGHTS**

**196:** The bathroom lights are functional.

#### **ELECTRICAL OUTLETS**

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

### **Hallway Bathroom**

#### **SIZE**

**198:** This bathroom is a full bathroom.

#### **BATHROOM FLOOR**

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

#### **BATHROOM WALLS**

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

#### **BATHROOM CEILING**

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

#### **DOORS**

**202:** The door was examined and is functional.

#### **WINDOWS**

**203:** The window was examined and is functional.

#### **SINK**

**204:** The sink was tested and is functional.

#### **TUB/SHOWER COMBO**

**205:** The tub-shower is functional.

#### **TOILET**

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

### **EXHAUST FAN**

**207:** The bathroom exhaust fan is functional.

### **LIGHTS**

**208:** The bathroom lights are functional.

### **ELECTRICAL OUTLETS**

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

## **Lower Guest Bathroom**

### **SIZE**

**210:** This bathroom is a full bathroom.

### **BATHROOM FLOOR**

**211:** The floor is tiled and has no significant defects.

### **BATHROOM WALLS**

**212:** The walls were examined and are in acceptable condition.

### **BATHROOM CEILING**

**213:** The ceiling was examined and is in acceptable condition.

### **DOORS**

**214:** The doors were examined and are functional.

### **WINDOWS**

**215:** The window was examined and is functional.

### **CABINETS**

**216:** The cabinets are functional and in satisfactory condition.

### **SINK**

**217:** The sink was tested and is functional.

### **TUB/SHOWER COMBO**

**218:** The tub-shower is functional.

### **TOILET**

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

### **EXHAUST FAN**

**220:** The bathroom exhaust fan is functional.

## **LIGHTS**

**221:** The bathroom lights are functional.

## **ELECTRICAL OUTLETS**

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

## **Powder Room**

### **SIZE**

**223:** This bathroom is a half bathroom.

### **BATHROOM FLOOR**

**224:** The wood floor has no significant defects.

### **BATHROOM WALLS**

**225:** The walls were examined and are in acceptable condition.

### **BATHROOM CEILING**

**226:** The ceiling was examined and is in acceptable condition.

### **WINDOWS**

**227:** The window was examined and is functional.

### **CABINETS**

**228:** The cabinets are functional and in satisfactory condition.

### **SINK**

**229:** The sink was tested and is functional.

### **TOILET**

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

## **LIGHTS**

**231:** The bathroom lights are functional.

## **ELECTRICAL OUTLETS**

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

## Common Areas

### Entry

#### **OBSERVATIONS**

**233:** No recommended service is needed at this time.

#### **FRONT DOOR**

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

#### **FLOOR**

**235:** The floor is tiled and has no significant defects.

#### **WALLS**

**236:** The walls were examined and are in acceptable condition.

#### **CEILING**

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

#### **LIGHTS**

**238:** The lights are functional.

#### **OUTLETS**

**239:** The outlets that were tested are functional.

#### **CLOSET**

**240:** The closet was examined and is in acceptable condition.

### Dining Room

#### **OBSERVATIONS**

**241:** No recommended service is needed at this time.

#### **FLOOR**

**242:** The wood floor has no significant defects.

#### **WALLS**

**243:** The walls were examined and are in acceptable condition.

#### **CEILING**

**244:** The ceiling was examined and is in acceptable condition.

#### **SLIDING GLASS DOORS**

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

## **WINDOWS**

**246:** The window was examined and is functional.

## **LIGHTS**

**247:** The lights are functional.

## **OUTLETS**

**248:** The outlets that were tested are functional.

## **Laundry**

### **OBSERVATIONS**

**249:** No recommended service is needed at this time.

### **FUEL SOURCE**

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

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

### **FLOOR**

**251:** The floor is tiled and has no significant defects.

### **WALLS**

**252:** The walls were examined and are in acceptable condition.

### **CEILING**

**253:** The ceiling was examined and is in acceptable condition.

### **DOORS**

**254:** The door was examined and is functional.

### **WINDOWS**

**255:** The window was examined and is functional.

### **CABINETS**

**256:** The cabinets are functional.

### **COUNTERTOP**

**257:** The countertop is functional.

### **EXHAUST FAN**

**258:** The exhaust fan in the laundry room is functional.

### **LAUNDRY SINK**

**259:** The sink is functional.

## **SINK FAUCET**

**260:** The sink faucet is functional.

## **LIGHTS**

**261:** The lights are functional.

## **OUTLETS**

**262:** The tested outlets are functional.

## **Stairs**

### **OBSERVATIONS**

**263:** The stairs were used several times during the inspection. The various components appear to be properly installed however some service is needed as noted below.

### **WALLS**

**264:** The walls were examined and are in acceptable condition.

### **CEILING**

**265:** The ceiling was examined and is in acceptable condition.

### **TREADS & RISERS**

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

### **LANDING**

**267:** The landing finish flooring has no significant defects.

### **STAIR RAILS**

**268:** There is no guardrail at the open side of the stairway. This is an essential safety feature that should be added.



## **LIGHTS**

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

## Covered Parking

### General Remarks

#### GENERAL OBSERVATIONS

**270:** Covered parking is provided within a garage.

#### SIZE

**271:** The garage is a 2 car that is below a portion of the home.

### Roof

#### TYPE OF ROOF COVERING

**272:** Because the garage is located below a portion of the home, there is no garage roof.

### Interior

#### OBSERVATIONS

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



#### FLOOR SLAB

**274:** The slab, where visible, is in acceptable condition. Typical cracks were noted at the concrete.

#### WALLS

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

#### CEILING

**276:** There is possible moisture-related damage on the ceiling near the interior passage door that you should ask the sellers to explain or have explored further. This area is located below the hallway bathroom tub/shower.



## **INTERIOR PASSAGE DOOR**

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

## **FIRE SEPARATION**

**278:** The viewed areas of the firewall in the garage are functional.

## **Vehicle Doors**

### **SIZE OF DOOR**

**279:** At the vehicle door opening, a single 2-car vehicle door is installed.

### **TYPE OF DOOR**

**280:** The vehicle door is a metal roll-up type.

### **DOOR OBSERVATIONS**

**281:** The vehicle door is functional.

### **HARDWARE OBSERVATIONS**

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

### **AUTOMATIC DOOR OPENER**

**283:** The vehicle door opener was operated and is functional.

**284:** The vehicle door opener is provided with safety reversing photo-sensors. When properly installed, the sensors prevent an open vehicle door from moving in the down direction or reverse a closing door to the full open position. The photo-sensors were tested and functioned properly.

## **Electrical Wiring & Components**

### **LIGHTS**

**285:** The lights in the garage are functional, and do not need service at this time.

### **OUTLETS**

**286:** The outlets in the garage that were tested are functional, and include ground-fault protection.

## **Driveway**

### **OBSERVATIONS**

**287:** The driveway is shared with other properties. To determine if maintenance-sharing or liability agreements are in effect regarding the driveway, consult the owner of the subject property, HOA docs, neighboring owners or public records.

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

## Conclusion

### GENERAL REMARKS

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

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

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

## Summary

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

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

### Exterior Comments - Wall Covering

#### SIDING OBSERVATIONS

**s-22:** The siding will soon be in need of preparation and painting or refinishing as areas are peeling and exposed wood is present.



### Exterior Comments - Exterior Components

#### FASCIA

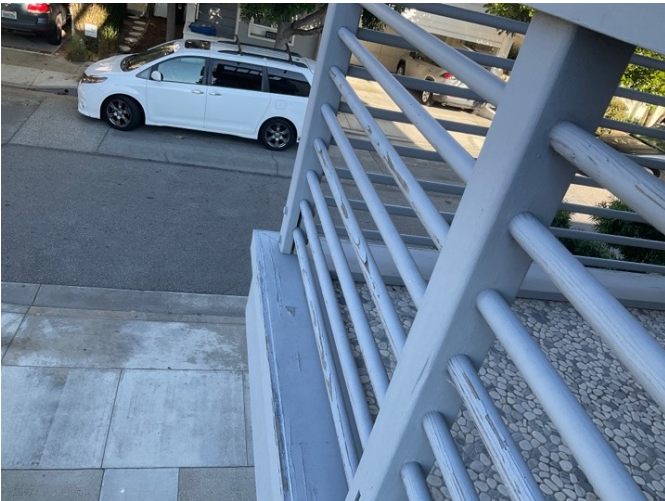
**s-24:** The fascia boards are in need of preparation and painting.

## BALCONIES

**s-31:** Degraded wood was noted at the balcony guardrail (consult a licensed termite inspector for further evaluation of this and any other wood related problems as we are not qualified in this field).



**s-32:** Preparation and painting or other finish work are needed at the guardrail.



## Roof & Roof Structure - Cap Sheet

### FLASHINGS

**s-52:** The exposed fasteners at the flashings should be re-sealed to prevent possible water intrusion.



## Plumbing System - Drainage System

### MAIN SEWER LINE

**s-65:** There was no evidence within the home that the sewer main is damaged or blocked; however, because the sewer line is below grade, we could not directly view the pipe. A video scan of the line should be performed to confirm its actual condition.

### VENT PIPES

**s-68:** The portion of the vent pipes that are exposed above the rooftop are required to be painted to protect them from ultraviolet rays.



## Kitchen Areas - Kitchen

### EXHAUST SYSTEM

s-135: The kitchen exhaust fan control knob is loose and should be serviced.



## Living Areas - Living Spaces

### Sitting Room

#### OUTLETS

s-164: The outlets at the bar sink are not ground-fault protected. This is an upgrade which we recommend be installed.

## Bathrooms - Location

### Rear Bathroom

#### SHOWER STALL

s-193: We were unable to located a diverter for the hand sprayer.

## Common Areas - Stairs

### STAIR RAILS

**s-268:** There is no guardrail at the open side of the stairway. This is an essential safety feature that should be added.



## Covered Parking - Interior

### CEILING

**s-276:** There is possible moisture-related damage on the ceiling near the interior passage door that you should ask the sellers to explain or have explored further. This area is located below the hallway bathroom tub/shower.



# CREIA Standards of Practice

## CREIA STANDARDS OF PRACTICE

### Residential Standards - Four or Fewer Units

- Originally Adopted September 13, 1983
- Revised November 1, 1996
- Revised April 15, 1999
- Revised July 12, 2003
- Revised April 15, 2006 — Effective July 1, 2006
- Revised August 1, 2012
- Revised January 8, 2018

**Note:** *Italicized words* in this document are defined in the Glossary of Terms.

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### I. Definitions and Scope

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

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building*, which can be reached, entered, or viewed 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 discovered in the *inspected building's systems and components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

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

## 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.

### 1. Foundation, Basement, and Under-floor Areas

#### A. Items to be inspected:

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

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

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

### 2. Exterior

#### A. Items to be inspected:

1. *Surface grade directly adjacent to the buildings*
2. *Doors and windows*
3. *Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails and guardrails.*
4. *Wall cladding and trim*
5. *Portions of walkways and driveways that are adjacent to the buildings*
6. *Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present*

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

1. *Inspect door or window screens, shutters, awnings, or security bars*
2. *Inspect fences or gates or operate automated door or gate openers or their safety devices*
3. *Use a ladder to inspect systems or components*
4. 4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature.

### **3. Roof Covering**

#### *A. Items to be inspected:*

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

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

1. *Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector*
2. *Warrant or certify that roof systems, coverings, or components are free from leakage*

### **4. Attic Areas and Roof Framing**

#### *A. Items to be inspected:*

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

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

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

### **5. Plumbing**

#### *A. Items to be inspected:*

1. *Water supply piping*
2. *Drain, waste, and vent piping*
3. *Faucets and fixtures*
4. *Fuel gas piping*
5. *Water heaters*

6. *Functional flow and functional drainage*

*B. The inspector is not required to:*

1. *Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts*
2. *Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components*
3. *Inspect whirlpool baths, steam showers, or sauna systems or components*
4. *Inspect fuel tanks or determine if the fuel gas system is free of leaks*
5. *Inspect wells or water treatment systems*

6. *Electrical*

*A. Items to be inspected:*

1. *Service equipment*
2. *Electrical panels*
3. *Circuit wiring*
4. *Switches, receptacles, outlets, and lighting fixtures*

*B. The inspector is not required to:*

1. *Operate circuit breakers or circuit interrupters*
2. *Remove cover plates*
3. *Inspect de-icing systems or components*
4. *Inspect private or emergency electrical supply systems or components*

7. *Heating and Cooling*

*A. Items to be inspected:*

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

*B. The inspector is not required to:*

1. *Inspect heat exchangers or electric heating elements*
2. *Inspect non-central air conditioning units or evaporative coolers*
3. *Inspect radiant, solar, hydronic, or geothermal systems or components*
4. *Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system*

California Real Estate Inspection Association

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5. *Inspect electronic air filtering or humidity control systems or components*
8. Fireplaces and Chimneys
- A. *Items to be inspected:*
1. *Chimney exterior*
  2. *Spark arrestor*
  3. *Firebox*
  4. *Damper*
  5. *Hearth extension*
- B. *The inspector is not required to:*
1. *Inspect chimney interiors*
  2. *Inspect fireplace inserts, seals, or gaskets*
  3. *Operate any fireplace or determine if a fireplace can be safely used*
9. Building Interior
- A. *Items to be inspected:*
1. *Walls, ceilings, and floors*
  2. *Doors and windows*
  3. *Stairways, handrails, and guardrails*
  4. *Permanently installed cabinets*
  5. *Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals*
  6. *Absence of smoke and carbon monoxide alarms*
  7. *Vehicle doors and openers*
- B. *The inspector is not required to:*
1. *Inspect window, door, or floor coverings*
  2. *Determine whether a building is secure from unauthorized entry*
  3. *Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices*
  4. *Use a ladder to inspect systems or components*
- III. Limitations, Exceptions and Exclusions
- A. *The following are excluded from a real estate inspection:*
1. *Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected*
  2. *Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories*

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

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

#### IV - Glossary of Terms

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

- **Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a specific *function*
- **Building:** The subject of the *inspection* and its *primary parking structure*
- **Component:** A part of a *system, appliance, fixture, or device*
- **Condition:** Conspicuous state of being
- **Determine:** Arrive at an opinion or conclusion pursuant to a *real estate inspection*
- **Device:** A *component* designed to perform a particular task or *function*
- **Fixture:** A plumbing or electrical *component* with a fixed position and *function*
- **Function:** The normal and characteristic purpose or action of a *system, component, or device*
- **Functional Drainage:** The ability to empty a plumbing *fixture* in a reasonable time
- **Functional Flow:** The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously
- **Inspect:** Refer to Part I, "Definition and Scope", Paragraph A
- **Inspector:** One who performs a *real estate inspection*
- **Normal User Control:** Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*
- **Operate:** Cause a system, appliance, fixture, or *device* to *function* using *normal user controls*
- **Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued
- **Primary Building:** A *building* that an *Inspector* has agreed to *inspect*
- **Primary Parking Structure:** A *building* for the purpose of vehicle storage associated with the *primary building*
- **Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property
- **Real Estate Inspection:** Refer to Part I, "Definitions and Scope", Paragraph A
- **Representative Number:** Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets
- **Safety Hazard:** A *condition* that could result in significant physical injury
- **Shut Down:** Disconnected or turned off in a way so as not to respond to *normal user controls*

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- **System:** An assemblage of various *components* designed to *function* as a whole
- **Technically Exhaustive:** Examination beyond the scope of a *real estate inspection*, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis