



Confidential Inspection Report

LOCATED AT:
324 N June St
Los Angeles, California 90004

PREPARED EXCLUSIVELY FOR:
John Doe

INSPECTED ON:
Tuesday, November 22, 2022



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

Tuesday, November 22, 2022
John Doe
324 N June St
Los Angeles, California 90004

Dear John Doe,

We have enclosed the report for the property inspection we conducted for you on Tuesday, November 22, 2022 at:

324 N June St
Los Angeles, California 90004

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 east.

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 70 and 80 degrees.

4: - A termite inspector was inspecting the property at the time of our inspection. Although we may comment on degraded wood within the report, we are not qualified to determine what repairs if any are needed. Please see the termite report.

5: - The property has been improved. We recommend you consult the building authority, to verify that the required permits were obtained for this work, and the permits were completed. Our inspection does not guarantee the integrity of any work that was done without a permit and unseen defects could exist.

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

7: - 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.

8: - The residence was furnished at the time of the inspection but was not occupied. We only inspected the components that were exposed and readily accessible. We did not move furniture, lift carpets, nor remove or rearrange items within the home.

9: - 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.

10: - It would be prudent to question the owner to determine if there have been any earthquake-related reports or claims related to the property.

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.

TOPOGRAPHY

11: The general topography around the home may allow for water to pond up against the homes foundation. Keeping water away from the foundation is important as accumulating water can cause settlement and other issues. Improving the drainage around the home is recommended. Please consult a licensed drainage specialist for further examination of the property.

AREA DRAINS

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

13: There are missing or broken area drain covers at the property area drains. This will allow leaves and other debris to enter the drain lines and possibly create blockages. It would be wise to have the lines flushed to their termination point and the broken covers replaced.



Site Comments

Site Comments

YARD IRRIGATION SYSTEM

14: A shut off valve at the rear planter is leaking and will need repair or replacement.



Exterior Features

GATES

15: The property does not meet pool and spa minimum requirements. Typically, a property is required to have a fifty-four inch enclosure, measured on the side facing away from the pool or spa, and self-closing gates that open away from them.

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

YARD WALLS

17: There are typical cracks or grout joint separations in the north side CMU yard walls. This is not uncommon and the walls are reasonably firm and not in any danger of falling at this time.



18: The rear CMU yard wall, behind the pool equipment, can be easily moved, and should be evaluated by a masonry contractor.



PATIOS

19: The patios are in acceptable condition.

WALKWAYS

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

PLANTERS

21: 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.

STEPS & HANDRAILS

22: The steps are in acceptable condition.

Exterior Comments

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

Wall Covering

GENERAL OBSERVATIONS

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

STUCCO OBSERVATIONS

24: The exterior wall stucco appears to be in acceptable condition. Because of its age, the stucco at the original walls does not include weep screed flashing. Weep screed flashing is typically installed at newer homes and allows water to drain from the walls. This configuration is no longer approved but was accepted practice when installed. Because hidden fissures may facilitate infestation, a periodic pest inspection would be prudent. Additionally, the lower walls should be monitored for evidence of moisture intrusion.

25: Weep-screed flashing is installed at the added areas of the home.

Exterior Components

EAVES

26: The eaves appear to be in acceptable condition.

FASCIA

27: The fascia boards appear to be in acceptable condition.

TRIM

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

WINDOWS

29: The windows are generally in poor condition with missing handles, water damage, and broken seals. They will likely require significant repair or possibly replacement in the near term.

30: The windows need painting or resealing.



DOORS

31: The exterior doors appear to be in acceptable condition with exception to as noted below.

32: Some exterior doors and sills are degraded and in need of service. Please see termite report.

PORCHES

33: The porches are in acceptable condition.

BALCONIES

34: 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 balcony, especially if the balcony also serves as a roof over interior living space. The balcony was examined and appears in acceptable condition.

LIGHTS

35: The lights outside the doors of the residence are functional.

OUTLETS

36: The outlets are functional and ground fault protected.

37: At the north side, an outlet requires a new weather-protective cover plate.

Structural Elements

MAIN FLOOR STRUCTURE

38: The floor structure consists of a poured concrete slab, posts, piers, girders and floor joists sheathed with plywood, diagonal boards or other materials.

SECOND FLOOR STRUCTURE

39: The second floor structure is conventional wood framing.

ROOF STRUCTURE

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

WALL STRUCTURE

41: 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

42: The foundation was evaluated by an independent engineer or foundation expert. Please see the engineer's report for remarks and recommendations.

43: This residence has both a raised foundation and a slab on grade foundation.

Raised Foundation

GENERAL COMMENTS

44: Raised foundations permit access below the structure and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits and ducts. Although raised foundations are not uniform, most include concrete footings and walls that extend above the ground with anchor bolts that help secure the house to the foundation. The size and spacing of these bolts will vary depending on when the residence was built. In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted.

Our inspection of these foundations conforms to industry standards, which is that of a generalist and not a specialist. We do not use any specialized instruments to establish that the structure is level. We enter all accessible areas to confirm that the foundation is bolted and to look for any evidence of structural deformation or damage or other untoward conditions. We may not comment on minor deficiencies such as commonplace settlement cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing as these have little structural significance. There is no absolute standard for evaluating cracks, but those that are less than 1/8" and do not exhibit vertical or horizontal displacement are generally not regarded as structurally relevant. All other cracks should be evaluated by a specialist. In the absence of any major visible defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist. However, this should not deter you from seeking the opinion of any such expert.

METHOD OF EVALUATION

45: We evaluated the raised foundation by accessing and evaluating the components within the crawlspace. We were unable to access all areas of the subfloor due to reduced clearances and obstructions.

CONCRETE FOUNDATION WALLS

46: There are cracks in the foundation walls that should be evaluated by a foundation expert as repairs may be needed to prevent further movement.

BOLTING OBSERVATIONS

47: 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.

48: The floor framing is bolted to the foundation system for seismic resistance.

49: The foundation bolts have been added as part of a seismic retrofit. You should request documentation from the sellers that will confirm this work was completed with permit.

PERIMETER CRIPPLE WALLS

50: The foundation system includes perimeter cripple walls.

51: The cripple walls are sheathed to help prevent movement during an earthquake.

FLOOR FRAMING

52: There are some areas of the floor framing where sloping was observed. This typically is the result of normal settlement and may not be of structural concern. Home inspectors however are not engineers and further evaluation may be desired.

PIERS & POSTS

53: The interior foundation posts are not mechanically tied to the piers below the posts and the floor framing above the posts. This type of construction is typical for the era the home was constructed and therefore is permissible. Upgrades however are fairly simple and are recommended.

54: Some of the interior foundation posts are eccentrically loaded. These should be brought to plumb and mechanically fastened to the piers below the posts and the floor framing above the posts.

SUBFLOOR

55: There is abandoned construction debris beneath the residence. All debris should be removed.

VENTILATION

56: The ventilation for the crawlspace appears to be adequate.

BASEMENT

57: There is no handrail on the basement stairs. This is an essential safety feature that should be added.

58: The basement stairs need repair as a couple treads are cracked and broken.

59: We were unable to view all areas of the slab, walls, and other components within the basement due to storage.

Slab Foundation

GENERAL COMMENTS

60: Slab foundations vary considerably from older ones that are not steel reinforced and have no moisture barrier below them, to newer ones that have both. We check the visible portion of the stem walls for any evidence of significant cracks or, but we do not move furniture or lift carpet to look for cracks or other abnormalities. Cracks typically result from common shrinkage, but can also be caused by seismic activity, soil conditions and poor drainage.

METHOD OF EVALUATION

61: 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

62: 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

63: 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

64: 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.

65: The residence has a pitched roof.

66: The roofing was scheduled to be evaluated separately by an independent roofer. Please refer to the roofer's report for specific remarks and recommendations. Any observations or recommendations that appear in the roofer's report should be at least as stringent as, and take precedence over, any that we may make.

Roof Drainage System

GUTTER SYSTEM

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

Spanish Tile

GENERAL REMARKS

68: Spanish type tiles are used as a roof covering. Spanish tile roofs are made of clay tiles over one or more waterproof membranes secured with mortar and other fasteners. The waterproofing of the roof is dependant on the condition of the membrane beneath the tiles. The membrane cannot be seen without removing the tiles. When maintained properly, Spanish tile roofs have a life expectancy of around fifty years. It is important to have these roofs cleaned and inspected annually. Because our inspection service does not include any guarantee against leaks, we recommend consulting the sellers regarding the roofs history.

METHOD OF EVALUATION

69: We were unable to safely access the second-story roof as its height exceeds a standard 2-story ladder. Because of this, we evaluated the roof covering and its components from various available vantage points around the home. This inspection, however, was limited. If this is important to you, you should have a licensed roofer inspect the roof.

ROOF COVERING

70: You should consult the termite report to see if the house needs to be tented. The roof tiles can be easily broken when a house is tented. It would be worthwhile to have a roofing contractor assess the condition of the roof before and after it has been tented.

71: Due to the nature of Spanish tile we cannot determine the age of the roof. Considering the age of the home, it is logical to assume that the roof has been, at least in part, replaced at some point. We cannot confirm if or when this was done. You should ask the sellers about their knowledge of the roof.

FLASHINGS

72: The roof flashings are in acceptable condition.

SKYLIGHTS

73: The roof includes skylights. Skylights can be problematic and are a common point of leaks. The seller or occupants of the residence should have the best knowledge if the skylights have ever been problematic. We recommend that you ask them about any leak history. It is important to keep the area around the skylights clean as part of normal maintenance so water does not backup and is free to drain. You should always monitor the skylights for leaks during periods of heavy or prolonged rain.

74: Mastic has been applied around the skylight. Its presence is either indicative of an amateur installation and/or a confirmation of leaks. You may wish to question the sellers about this; however, it would be prudent to have a roofer evaluate the skylight before the close of escrow.

Attic Areas

Attic Access

ACCESS METHOD

75: The attic was viewed from the access opening and surrounding areas only, due to the presence of insulation.

Roof Framing

FRAMING OBSERVATIONS

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

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

Insulation

TYPE OF INSULATION

78: Where visible, the attic insulation is a fiberglass batt.

COVERAGE

79: The insulation coverage within the attic appears acceptable.

Attic Venting

VENT LOCATIONS

80: Ventilation within the attic is through roof vents.

OBSERVATIONS

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

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

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



83: The main shut off valve consists of a gate valve rather than the ball valve. Gate valves will deteriorate, rust, and freeze up over time. We recommend replacement as an upgrade in the near term.

TYPE OF MATERIAL

84: 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.

85: The residence was originally plumbed with galvanized water pipes. These pipes appear to have been completely replaced with copper water pipes. We were, however, unable to view those pipes within the walls and floors therefore the exact extent of the improvement was not determined.

PRESSURE REGULATOR

86: A water pressure regulator is in place on the plumbing system at the water main. Because the regulator is a closed unit, we can not confirm that it is functioning as intended.

PRESSURE RELIEF VALVE

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

88: There is a pressure relief valve on the plumbing system at the water main.

COPPER WATER PIPES

89: 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

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

MAIN SEWER LINE

91: The main sewer line system was evaluated separately during our inspection, by an independent specialist. Please refer to the specialist's report for specific remarks and recommendations.

DRAINPIPES

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

VENT PIPES

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

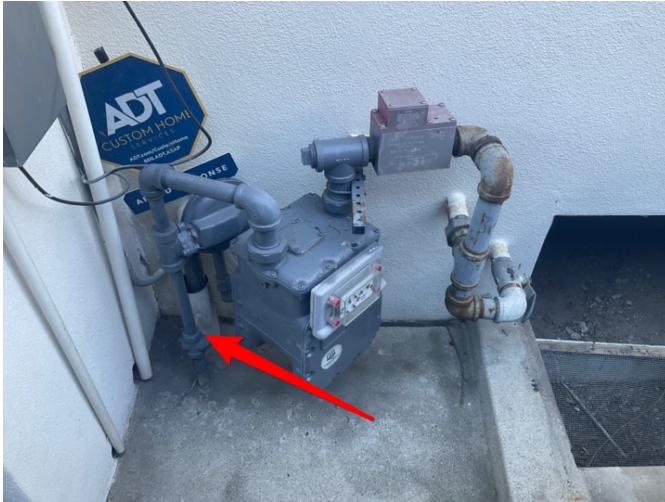
Gas System

GAS TYPE

94: The residence is fueled by natural gas.

MAIN SHUT-OFF LOCATION

95: The gas main shut-off is located in the north sideyard.



GAS SEISMIC SHUT-OFF VALVE

96: The gas main is equipped with a seismic shut-off valve.

GAS PIPES

97: 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

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

Water Heating System

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

WATER HEATER TYPE

99: The water heater is a standard type that is fueled by natural gas.

WATER HEATER LOCATION

100: The water heater is located in the basement.

CAPACITY

101: The water heater is a 100 gallon unit.

AGE

102: We were unable to determine the age of the water heater, however the unit appears older. Consult the seller regarding age.

FUNCTION

103: The water heater is functional and there is no evidence of leaks. The unit is aged and should be monitored closely as near term replacement may be needed.

SEISMIC RESTRAINTS

104: Water heaters must be anchored and strapped to resist movement during an earthquake. At least two restraints are needed for smaller units. For units over 75-gallons, most jurisdictions require more than two straps. Regardless of the size, we recommend securing all water heaters.

105: The water heater is strapped for seismic stability with two straps; however, three straps are typically needed because of its size.

EXHAUST VENT PIPE

106: The viewed portions of the vent pipe appear functional.

GAS VALVE & CONNECTOR

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

108: The fuel piping does not include a 'T' extension to collect condensation and debris, as is considered good practice. In the course of future upgrading or repair, a 'drip leg' should be added to the gas piping just ahead of the connector.

RELIEF VALVE

109: 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.

RELIEF PIPE

110: The pressure relief valve on the water heater does not have a required discharge pipe. For safety reasons, it must have a discharge pipe that extends to the exterior and terminates no more than 24" above grade and no closer than 6" to it.

CIRCULATING SYSTEM

111: The water heater includes a circulating pump system designed to convey hot water throughout the home more quickly. This system is outside the scope of our inspection and was not fully evaluated as most piping is located within the walls.

112: As a courtesy we noted the hot water circulating pump was functional at the time of our inspection.

113: Presently, there is no timer for the circulating pump. The pump therefore circulates water continuously. You should consider installing a timer on the system so the pump does not operate during periods of disuse, such as normal sleeping hours. This will not only help reduce your electric bills, but lessen the deleterious effect caused by the action of continuously moving water through the pipes.

Electrical System

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

General Observations

ELECTRICAL PANELS

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

Service Lines

MAIN SERVICE

115: 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

116: The residence is served by a 400-amp, 120/240-volt panel.

SERVICE LOCATION

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

PANEL OBSERVATIONS

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

119: The electrical system has been upgraded. Permits are required for the upgrade.

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

121: Various circuits within the main panel are not labeled but should be.



EXTERIOR COVER

122: The exterior cover is in acceptable condition.

INTERIOR COVER

123: The interior cover is in acceptable condition.

OVER CURRENT PROTECTION

124: Over current protection is provided by circuit breakers.

CIRCUIT BREAKERS

125: The circuit breakers within the panel appear functional.

PANEL WIRING

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

Subpanels

Downstairs Subpanel

PANEL OBSERVATIONS

127: 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.

128: The electrical subpanel has no visible deficiencies.



OVER CURRENT PROTECTION

129: Over current protection is provided by circuit breakers.

CIRCUIT BREAKERS

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

EXTERIOR COVER

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

INTERIOR COVER

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

PANEL WIRING

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

Pool Subpanel

PANEL OBSERVATIONS

134: The electrical subpanel has no visible deficiencies.

OVER CURRENT PROTECTION

135: Over current protection is provided by circuit breakers.

CIRCUIT BREAKERS

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

EXTERIOR COVER

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

INTERIOR COVER

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

PANEL WIRING

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

Wiring

AFCI PROTECTION

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

TYPE OF MATERIAL

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

142: Although we do our best to examine and report on the type of wire used within the home, most wiring is not visible and we can not view the wiring located in concealed areas. Our description of the type of wire used, therefore, may or may not be entirely accurate.

143: 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

144: Comfort heating is provided by 4 gas-fired direct-vent forced-air furnaces. 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

145: The heating systems are located in the basement and attic.

FORCED-AIR OBSERVATIONS

146: The forced-air furnaces are older. They were evaluated and are functional. Because of their age, they will need to be monitored more closely for evidence of metal fatigue. The need for near term repairs or even replacement should be assumed.

RETURN-AIR COMPARTMENT & FILTER

147: The filters are dirty and should be cleaned or replaced.



EXHAUST VENT PIPE

148: The exhaust vent pipes appear functional, however most sections of the pipes are not visible.

THERMOSTAT

149: The thermostats were tested and appeared to be functioning as intended.

GAS VALVE & CONNECTOR

150: The gas valves and connectors are in acceptable condition.

151: The gas feed lines that pass through the furnace sidewall are flexible. However, for seismic safety, newer codes require they be rigid until they pass beyond the furnace casing. The installed feed lines do not comply with this requirement and upgrades should be considered.

DUCTS

152: 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

153: Comfort cooling is provided by 4 electric split systems.

SPLIT-SYSTEM OBSERVATIONS

154: The cooling systems are reaching or possibly beyond their commonly accepted design life for such systems. They were evaluated and are functional; however, they will need to be more closely monitored because of their age. It would be wise to keep a home protection policy current.

COMPRESSOR

155: The condenser coils and compressors appear functional.

EVAPORATOR COIL

156: The evaporator coils appear functional.

REFRIGERANT LINES

157: The refrigerant lines are in acceptable condition.

DRIP PAN

158: A drip pan is installed under the each attic unit and appears functional.

CONDENSATE DISCHARGE PIPE

159: The main condensate and secondary condensate lines at the attic units are plumbed together, essentially negating the reason for the secondary line. The secondary line should be separate, and terminate in a conspicuous location.

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

160: The floor tile has no significant defects.

WALLS

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

CEILING

162: The ceiling has been patch repaired. We recommend consulting the seller regarding the history and reason for the repairs.

WINDOWS

163: The window is stuck shut and should be serviced.

CABINETS

164: The cabinets have minor damage from normal wear-and-tear. Although cosmetic, you may wish to view this for yourself.

COUNTERTOP

165: The sink countertop has cosmetic damage.



SINK

166: The sinks and their plumbing components are functional.

TRAP & DRAIN

167: The traps and drains at the sinks are functional.

GARBAGE DISPOSAL

168: The garbage disposals are functional.

GAS COOK TOP

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

170: The east gas cook top does not respond and should be serviced.

BUILT-IN ELECTRIC OVEN

171: The ovens are functional, but were neither calibrated nor tested for performance.

EXHAUST SYSTEM

172: The west kitchen exhaust fan is functional.

173: The east exhaust fan is not functional (service needed).

DISHWASHER

174: The dishwashers were operated through a full normal cycle and are functional

BUILT-IN REFRIGERATOR

175: 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.

TRASH COMPACTOR

176: The trash compactor was operated at the controls and is functional.

177: The trash compactor handle was missing.

BREAD WARMER

178: The bread warmers were examined and are functional.

LIGHTS

179: A ceiling light does not respond (bulb replacement may correct).

OUTLETS

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

Living Areas

Living Spaces

Living Room

FLOOR

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

WALLS

182: The walls are in acceptable condition.

CEILING

183: The ceiling is in acceptable condition.

WINDOWS

184: We were unable to test the windows where the crank handles are not installed. The windows should be fitted with crank handles and tested prior to the close of escrow.

185: Three dual-glazed windows have broken hermetic seals. As a result, condensation can be seen between the glass. Although cosmetic, replacement of the windows may be desired.



LIGHTS

186: One ceiling light did not respond. Although we could not confirm the reason, bulb replacement may correct.

OUTLETS

187: The outlets that were tested are functional.

Office

FLOOR

188: The floor tile has no significant defects.

WALLS

189: The walls are in acceptable condition.

CEILING

190: The ceiling is in acceptable condition.

WINDOWS

191: The windows are stuck shut and should be serviced.

192: Three window cranks are missing.

193: One dual-glazed window has a broken hermetic seal. As a result, condensation can be seen between the glass. Although cosmetic, replacement of the window may be desired.



LIGHTS

194: Two ceiling lights did not respond. Although we could not confirm the reason, bulb replacement may correct.

OUTLETS

195: The outlets that were tested are functional.

CLOSET

196: The closet was examined and is in acceptable condition.

Den

FLOOR

197: The wood floor is slightly cupped. This normally results when the wood is exposed to moisture, but it can also occur if the material was not properly acclimated to the area before installation. The condition of the material is considered minor at this time; however, the flooring should be monitored.



WALLS

198: The walls are in acceptable condition.

CEILING

199: The ceiling is in acceptable condition.

DOORS

200: The doors were examined and are functional.

WINDOWS

201: The window south window is degraded and will need service.



Family Room

FLOOR

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

WALLS

203: The walls are in acceptable condition.

CEILING

204: The ceiling is in acceptable condition.

DOORS

205: The double-keyed deadbolt at the exterior passage left side door should be removed and replaced with a thumb latch lock for emergency exit and rescue purposes.

206: The right side exterior doors are damaged.



Bedrooms

Location

Bedrooms

SMOKE DETECTOR/ CARBON MONOXIDE ALARM

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

FLOOR COVERINGS

208: The wood flooring has no significant defects.

BEDROOM WALLS

209: The walls are in acceptable condition.

BEDROOM CEILING

210: The ceilings are in acceptable condition.

DOORS

211: The doors were examined and are functional.

WINDOWS

212: The windows will need service. Please see exterior comments for remarks.

CLOSET

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

LIGHTS

214: The lights within the rooms are functional.

ELECTRICAL OUTLETS

215: 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

Upstairs Front Bathroom

SIZE

216: This bathroom is a full bathroom.

BATHROOM FLOOR

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

BATHROOM WALLS

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

BATHROOM CEILING

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

DOORS

220: The door was examined and is functional.

CABINETS

221: The cabinets are functional and in satisfactory condition.

SINK

222: The hot sink faucet is loose and should be secured to prevent possible leakage.



TUB/SHOWER COMBO

223: The tub-shower is functional.

224: The faucet handle is loose.



TOILET

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

LIGHTS

226: The bathroom lights are functional.

ELECTRICAL OUTLETS

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

Bathroom 2

SIZE

228: This bathroom is a full bathroom.

BATHROOM FLOOR

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

BATHROOM WALLS

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

BATHROOM CEILING

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

DOORS

232: The door was examined and is functional.

CABINETS

233: The cabinets are functional and in satisfactory condition.

SINK

234: The sink was tested and is functional.

235: The sink drain stop is incomplete.

TUB/SHOWER COMBO

236: The tub-shower is functional.

TOILET

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

LIGHTS

238: The bathroom lights are functional.

ELECTRICAL OUTLETS

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

Bathroom 3

SIZE

240: This bathroom is a full bathroom.

BATHROOM FLOOR

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

BATHROOM WALLS

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

BATHROOM CEILING

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

DOORS

244: The door to the rear bedroom does not latch. Adjusting the striker plate may correct this condition.

CABINETS

245: The cabinets are functional and in satisfactory condition.

SINK

246: The sink was tested and is functional.

TUB/SHOWER COMBO

247: The tub-shower is functional.

TOILET

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

LIGHTS

249: The bathroom lights are functional.

ELECTRICAL OUTLETS

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

Bathroom 4

SIZE

251: This bathroom is a three-quarter bathroom.

BATHROOM FLOOR

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

BATHROOM WALLS

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

BATHROOM CEILING

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

DOORS

255: The door was examined and is functional.

CABINETS

256: The cabinets are functional and in satisfactory condition.

SINK

257: The hot water sink faucet is not functional.



SHOWER STALL

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

TOILET

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

LIGHTS

260: The bathroom lights are functional.

ELECTRICAL OUTLETS

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

Upstairs Rear Bathroom

SIZE

262: This bathroom is a full bathroom.

BATHROOM FLOOR

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

BATHROOM WALLS

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

BATHROOM CEILING

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

DOORS

266: The door was examined and is functional.

CABINETS

267: The cabinets are functional and in satisfactory condition.

SINK

268: The sink was tested and is functional.

269: The sink faucet is difficult to operate and should be serviced.

TUB/SHOWER COMBO

270: The tub-shower is functional.

TOILET

271: The water supply was off to the toilet at the time of the inspection. It is not uncommon for a valve that is not leaking, to start leaking after it has been operated. The sellers should turn the valve on and demonstrate that the angle stop does not leak, as well as the functionality of the toilet.

LIGHTS

272: The bathroom lights are functional.

ELECTRICAL OUTLETS

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

Downstairs Front Bathroom

SIZE

274: This bathroom is a full bathroom.

BATHROOM FLOOR

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

BATHROOM WALLS

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

BATHROOM CEILING

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

DOORS

278: The door was examined and is functional.

SINK

279: The sink was tested and is functional.

TUB/SHOWER COMBO

280: The tub-shower is functional.

281: The showerhead is occluded by mineral deposits and does not spray uniformly.

TOILET

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

283: The water supply was off to the toilet at the time of the inspection. It is not uncommon for a valve that is not leaking, to start leaking after it has been operated. The sellers should turn the valve on and demonstrate that the angle stop does not leak, as well as the functionality of the toilet.

LIGHTS

284: The bathroom lights are functional.

ELECTRICAL OUTLETS

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

Downstairs Middle Bathroom

SIZE

286: This bathroom is a half bathroom.

BATHROOM FLOOR

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

BATHROOM WALLS

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

BATHROOM CEILING

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

DOORS

290: The door was examined and is functional.

SINK

291: The sink was tested and is functional.

TOILET

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

LIGHTS

293: The bathroom lights are functional.

ELECTRICAL OUTLETS

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

Downstairs Rear Bathroom

SIZE

295: This bathroom is a three-quarter bathroom.

BATHROOM FLOOR

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

BATHROOM WALLS

297: The wall tiles near the shower have cracks. This is likely the result of normal movement associated with minor settlement, wind or past earthquakes. Although cosmetic, you should be aware that such cracks can continue to reappear, particularly if they are not repaired correctly.



BATHROOM CEILING

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

DOORS

299: The doors were examined and are functional.

CABINETS

300: The cabinets are functional and in satisfactory condition.

SINK

301: The sink was tested and is functional.

SHOWER STALL

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

TOILET

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

LIGHTS

304: The bathroom lights are functional.

ELECTRICAL OUTLETS

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

Primary Bathroom

SIZE

306: This bathroom is a full bathroom.

BATHROOM FLOOR

307: The tiled floor has cosmetic damage or cracks that you may wish to evaluate for yourself.

BATHROOM WALLS

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

BATHROOM CEILING

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

DOORS

310: The doors were examined and are functional.

WINDOWS

311: The windows are stuck shut and should be serviced.

CABINETS

312: The cabinets are functional and in satisfactory condition.

SINK

313: The left sink is cracked, but active leakage was not observed. The cracks are presently cosmetic but should be monitored.

314: The left sink drain stop is incomplete.

315: Uneven water flow was noted at the sink faucets. Cleaning or replacing the aerators may help this condition.

TUB

316: The bathtub includes a hydro-spa.

317: The bathtub is functional.

318: The hand sprayer does not function (repair or replacement needed).

HYDROTHERAPY TUB

319: The bathtub hydro-spa was not tested.

SHOWER STALL

320: The stall shower includes a steamer.

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

SHOWER STEAMER

322: The steam shower was operated at the controls and did not function.

TOILET

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

LIGHTS

324: The bathroom lights are functional.

ELECTRICAL OUTLETS

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

Common Areas

Entry

OBSERVATIONS

326: No recommended service is needed at this time.

FRONT DOOR

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

FLOOR

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

WALLS

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

CEILING

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

LIGHTS

331: The lights are functional.

OUTLETS

332: The outlets that were tested are functional.

CLOSET

333: The closet was examined and is in acceptable condition.

Dining Room

FLOOR

334: A portion of the floor was covered by an area rug. We did not lift or otherwise move the rug to evaluate the flooring below.

335: The wood floor has no significant defects.

WALLS

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

CEILING

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

DOORS

338: The doors were examined and are functional.

WINDOWS

339: The windows need to be serviced to be openable.

340: Two dual-glazed windows are foggy and may have broken hermetic seals (condensation noted between panes). The windows will likely require replacement.



LIGHTS

341: A ceiling light did not respond (bulb replacement may correct).

Breakfast Room

FLOOR

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

WALLS

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

CEILING

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

LIGHTS

345: The lights are functional.

OUTLETS

346: The outlets that were tested are functional.

Laundry

Downstairs Laundry

OBSERVATIONS

347: No recommended service is needed at this time.

FUEL SOURCE

348: 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

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

WALLS

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

CEILING

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

DOORS

352: The door was examined and is functional.

353: The keyed deadbolt at the exterior passage door should be removed and replaced with an approved lock with a thumb latch for emergency egress.

CABINETS

354: The cabinets are functional.

LAUNDRY SINK

355: The sink is functional.

LIGHTS

356: The lights are functional.

OUTLETS

357: The tested outlets are functional.

Upstairs Laundry

FUEL SOURCE

358: The laundry is set up for a washing machine and electric clothes dryer.

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

WALLS

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

CEILING

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

DOORS

361: The door was examined and is functional.

EXHAUST FAN

362: The exhaust fan in the laundry room is functional.

LIGHTS

363: The lights are functional.

Covered Parking

General Remarks

COVERED PARKING IS NOT PROVIDED

364: There is no garage on this property. Some jurisdictions require at least one covered parking area. No action is required, but the lack of a garage may impact the issuance of permits for future remodeling and/or additions.

Pool

General Comments

GENERAL COMMENTS

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

In-Ground Pool

GENERAL OBSERVATIONS

366: The swimming pool is a traditional chlorinated water system.

POOL ENCLOSURE

367: Some areas of the enclosure do not meet common safety standards for pool properties. You should consult a specialist for further evaluation.

POOL DECK

368: The pool deck is significantly cracked and lifted. The deck should be evaluated by a specialist and repaired or replaced.

369: The caulk in the expansion joint of the deck has deteriorated and cracked. This should be resealed to forestall moisture intrusion below the deck.



INTERIOR FINISH OF POOL

370: The shell finish has predictable cosmetic imperfections. However, such surfaces rarely remain uniform, and you will probably notice progressive discoloration or blemishes that are caused by chemical conditioners and by minerals such as calcium leeching through the surface.

371: Several pool tiles are missing. You may wish to consult a pool contractor as replacement is needed.



HEATER

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

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

FILTER

374: The filter is functional.

FILTRATION MOTORS & PUMPS

375: The filtration motor and pump are functional.

POOL LIGHT

376: The pool light switch was not located. You should have the sellers demonstrate the light and confirm that it has ground-fault protection.

Spa

In-ground Spa

GENERAL OBSERVATIONS

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

INTERIOR FINISH OF SPA

378: Several spa tiles are missing. You may wish to consult a pool contractor with a view to having them replaced.

Conclusion

GENERAL REMARKS

379: 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:

Grading & Drainage

TOPOGRAPHY

s-11: The general topography around the home may allow for water to pond up against the homes foundation. Keeping water away from the foundation is important as accumulating water can cause settlement and other issues. Improving the drainage around the home is recommended. Please consult a licensed drainage specialist for further examination of the property.

AREA DRAINS

s-13: There are missing or broken area drain covers at the property area drains. This will allow leaves and other debris to enter the drain lines and possibly create blockages. It would be wise to have the lines flushed to their termination point and the broken covers replaced.



Site Comments - Site Comments

YARD IRRIGATION SYSTEM

s-14: A shut off valve at the rear planter is leaking and will need repair or replacement.



Site Comments - Exterior Features

GATES

s-15: The property does not meet pool and spa minimum requirements. Typically, a property is required to have a fifty-four inch enclosure, measured on the side facing away from the pool or spa, and self-closing gates that open away from them.

YARD WALLS

s-18: The rear CMU yard wall, behind the pool equipment, can be easily moved, and should be evaluated by a masonry contractor.



Exterior Comments - Exterior Components

WINDOWS

s-29: The windows are generally in poor condition with missing handles, water damage, and broken seals. They will likely require significant repair or possibly replacement in the near term.

s-30: The windows need painting or resealing.



OUTLETS

s-37: At the north side, an outlet requires a new weather-protective cover plate.

Foundation System - Raised Foundation

CONCRETE FOUNDATION WALLS

s-46: There are cracks in the foundation walls that should be evaluated by a foundation expert as repairs may be needed to prevent further movement.

PIERS & POSTS

s-53: The interior foundation posts are not mechanically tied to the piers below the posts and the floor framing above the posts. This type of construction is typical for the era the home was constructed and therefore is permissible. Upgrades however are fairly simple and are recommended.

s-54: Some of the interior foundation posts are eccentrically loaded. These should be brought to plumb and mechanically fastened to the piers below the posts and the floor framing above the posts.

SUBFLOOR

s-55: There is abandoned construction debris beneath the residence. All debris should be removed.

BASEMENT

s-57: There is no handrail on the basement stairs. This is an essential safety feature that should be added.

Water Heating System

FUNCTION

s-103: The water heater is functional and there is no evidence of leaks. The unit is aged and should be monitored closely as near term replacement may be needed.

SEISMIC RESTRAINTS

s-105: The water heater is strapped for seismic stability with two straps; however, three straps are typically needed because of its size.

RELIEF PIPE

s-110: The pressure relief valve on the water heater does not have a required discharge pipe. For safety reasons, it must have a discharge pipe that extends to the exterior and terminates no more than 24" above grade and no closer than 6" to it.

CIRCULATING SYSTEM

s-113: Presently, there is no timer for the circulating pump. The pump therefore circulates water continuously. You should consider installing a timer on the system so the pump does not operate during periods of disuse, such as normal sleeping hours. This will not only help reduce your electric bills, but lessen the deleterious effect caused by the action of continuously moving water through the pipes.

Electrical System - Main Panel

PANEL OBSERVATIONS

s-121: Various circuits within the main panel are not labeled but should be.



Comfort Heating - Heating System

RETURN-AIR COMPARTMENT & FILTER

s-147: The filters are dirty and should be cleaned or replaced.



GAS VALVE & CONNECTOR

s-151: The gas feed lines that pass through the furnace sidewall are flexible. However, for seismic safety, newer codes require they be rigid until they pass beyond the furnace casing. The installed feed lines do not comply with this requirement and upgrades should be considered.

Comfort Cooling - Cooling System

CONDENSATE DISCHARGE PIPE

s-159: The main condensate and secondary condensate lines at the attic units are plumbed together, essentially negating the reason for the secondary line. The secondary line should be separate, and terminate in a conspicuous location.

Kitchen Areas - Kitchen

WINDOWS

s-163: The window is stuck shut and should be serviced.

COUNTERTOP

s-165: The sink countertop has cosmetic damage.



GAS COOK TOP

s-170: The east gas cook top does not respond and should be serviced.

EXHAUST SYSTEM

s-173: The east exhaust fan is not functional (service needed).

TRASH COMPACTOR

s-177: The trash compactor handle was missing.

LIGHTS

s-179: A ceiling light does not respond (bulb replacement may correct).

Living Areas - Living Spaces

Living Room

WINDOWS

s-184: We were unable to test the windows where the crank handles are not installed. The windows should be fitted with crank handles and tested prior to the close of escrow.

s-185: Three dual-glazed windows have broken hermetic seals. As a result, condensation can be seen between the glass. Although cosmetic, replacement of the windows may be desired.



LIGHTS

s-186: One ceiling light did not respond. Although we could not confirm the reason, bulb replacement may correct.

Office

WINDOWS

s-191: The windows are stuck shut and should be serviced.

s-192: Three window cranks are missing.

s-193: One dual-glazed window has a broken hermetic seal. As a result, condensation can be seen between the glass. Although cosmetic, replacement of the window may be desired.



LIGHTS

s-194: Two ceiling lights did not respond. Although we could not confirm the reason, bulb replacement may correct.

Den

WINDOWS

s-201: The window south window is degraded and will need service.



Family Room

DOORS

s-205: The double-keyed deadbolt at the exterior passage left side door should be removed and replaced with a thumb latch lock for emergency exit and rescue purposes.

s-206: The right side exterior doors are damaged.



Bedrooms - Location

Bedrooms

WINDOWS

s-212: The windows will need service. Please see exterior comments for remarks.

Bathrooms - Location

Upstairs Front Bathroom

SINK

s-222: The hot sink faucet is loose and should be secured to prevent possible leakage.



TUB/SHOWER COMBO

s-224: The faucet handle is loose.



Bathroom 2

SINK

s-235: The sink drain stop is incomplete.

Bathroom 3

DOORS

s-244: The door to the rear bedroom does not latch. Adjusting the striker plate may correct this condition.

Bathroom 4

SINK

s-257: The hot water sink faucet is not functional.



Upstairs Rear Bathroom

SINK

s-269: The sink faucet is difficult to operate and should be serviced.

TOILET

s-271: The water supply was off to the toilet at the time of the inspection. It is not uncommon for a valve that is not leaking, to start leaking after it has been operated. The sellers should turn the valve on and demonstrate that the angle stop does not leak, as well as the functionality of the toilet.

Downstairs Front Bathroom

TUB/SHOWER COMBO

s-281: The showerhead is occluded by mineral deposits and does not spray uniformly.

TOILET

s-283: The water supply was off to the toilet at the time of the inspection. It is not uncommon for a valve that is not leaking, to start leaking after it has been operated. The sellers should turn the valve on and demonstrate that the angle stop does not leak, as well as the functionality of the toilet.

Primary Bathroom

WINDOWS

s-311: The windows are stuck shut and should be serviced.

SINK

s-314: The left sink drain stop is incomplete.

s-315: Uneven water flow was noted at the sink faucets. Cleaning or replacing the aerators may help this condition.

TUB

s-318: The hand sprayer does not function (repair or replacement needed).

SHOWER STEAMER

s-322: The steam shower was operated at the controls and did not function.

Common Areas - Dining Room

WINDOWS

s-339: The windows need to be serviced to be openable.

s-340: Two dual-glazed windows are foggy and may have broken hermetic seals (condensation noted between panes). The windows will likely require replacement.



LIGHTS

s-341: A ceiling light did not respond (bulb replacement may correct).

Common Areas - Laundry

Downstairs Laundry

DOORS

s-353: The keyed deadbolt at the exterior passage door should be removed and replaced with an approved lock with a thumb latch for emergency egress.

Pool - In-Ground Pool

POOL ENCLOSURE

s-367: Some areas of the enclosure do not meet common safety standards for pool properties. You should consult a specialist for further evaluation.

POOL DECK

s-369: The caulk in the expansion joint of the deck has deteriorated and cracked. This should be resealed to forestall moisture intrusion below the deck.



INTERIOR FINISH OF POOL

s-371: Several pool tiles are missing. You may wish to consult a pool contractor as replacement is needed.



HEATER

s-373: To provide additional safety, some equipment manufacturers recommend that pool heaters be attached to a common bonding wire to create an equipotential grid that conveys errant electricity harmlessly to ground. We recommend that you consider this safety upgrade.

Spa - In-ground Spa

INTERIOR FINISH OF SPA

s-378: Several spa tiles are missing. You may wish to consult a pool contractor with a view to having them replaced.



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*

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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