



# Confidential Inspection Report

LOCATED AT:  
814 N Las Palmas #302  
Los Angeles, California 90038

PREPARED EXCLUSIVELY FOR:  
John Doe

INSPECTED ON:  
Tuesday, January 10, 2023



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

Tuesday, January 10, 2023  
John Doe  
814 N Las Palmas #302  
Los Angeles, California 90038

Dear John Doe,

We have enclosed the report for the property inspection we conducted for you on Tuesday, January 10, 2023 at:

814 N Las Palmas #302  
Los Angeles, California 90038

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 50 and 60 degrees.

**4:** - The structure is estimated to have been originally constructed circa 1985.

**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 raining at the time of the inspection.

**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:** - The exterior of this unit, and the common areas, were not examined in detail, except as specifically noted. As a point of information, the various components of the common areas, such as the 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.

### ENVIRONMENTAL

**11:** - Sprayed on acoustic plaster is present at some of the ceilings within the residence. Acoustic ceiling plaster can contain asbestos fibers. Asbestos can only be verified through licensed testing of the material. Because we are not qualified in this field we will not comment on this further. It would be prudent to have a state registered asbestos consultant evaluate the property.

## 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

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

#### STUCCO OBSERVATIONS

**13:** 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.

### Exterior Components

#### WINDOWS

**14:** 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.

**15:** The windows throughout the home have been replaced. We recommend checking permits for the upgrade.



## Roof & Roof Structure

### General Information

#### REMARKS

**16:** 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.

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

**18:** The roof was installed and is likely maintained by the HOA. The sellers and HOA should be consulted regarding the service history of the roofing materials.

### Cap Sheet

#### GENERAL REMARKS

**19:** 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.

#### METHOD OF EVALUATION

**20:** We evaluated the roof and its components by walking its surface.

#### ROOF COVERING

**21:** The cap sheet roof has been coated with a reflective paint. As a result, we were unable to estimate the age of the roof or observe possible degraded conditions. It is important that you confirm the age of the roofing with the seller. The material appeared to be in serviceable condition with no need for immediate service.

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

#### FLASHINGS

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

# Chimneys & Fireplaces

## Chimneys & Fireplaces

### GENERAL REMARK

**24:** The chimney and fireplace should be evaluated by an independent specialist as this is beyond our expertise. Specialized equipment is needed for a thorough examination. Our inspection does not include the examination of the unit.

## 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**

**25:** The main water shut-off valve is located in the common area.

#### **TYPE OF MATERIAL**

**26:** 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.

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

#### **COPPER WATER PIPES**

**28:** 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**

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

## **DRAINPIPES**

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

## **VENT PIPES**

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

## **Gas System**

### **GAS TYPE**

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

### **MAIN SHUT-OFF LOCATION**

**33:** The gas main shut-off is located in the south sideyard.

### **GAS SEISMIC SHUT-OFF VALVE**

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

### **GAS PIPES**

**35:** 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.

## 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

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



### WATER HEATER LOCATION

**37:** The water heater is located in an exterior closet.

**38:** The water heater closet door is water damaged and will need service.



### CAPACITY

**39:** The water heater is a 40 gallon unit.

## **AGE**

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

## **FUNCTION**

**41:** 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**

**42:** 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.

**43:** The water heater is seismically secured.

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

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

## **EXHAUST VENT PIPE**

**45:** The viewed portions of the vent pipe appear functional.

## **GAS VALVE & CONNECTOR**

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

**47:** 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**

**48:** 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.

## **DRIP PAN & OVERFLOW PIPE**

**49:** The water heater is not equipped with a drip pan or overflow pipe which is designed to minimize water damage from a leak. Although it may not be required, installation is recommended.

# 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

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

### Service Lines

#### MAIN SERVICE

**51:** 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

**52:** The residence is served by a 120/240-volt panel that is located in the common area.

### Subpanels

#### PANEL OBSERVATIONS

**53:** 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.

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

#### OVER CURRENT PROTECTION

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

#### CIRCUIT BREAKERS

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

#### EXTERIOR COVER

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

#### INTERIOR COVER

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

## **PANEL WIRING**

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

## **Wiring**

### **AFCI PROTECTION**

**60:** 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**

**61:** 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

**62:** Comfort heating is provided by a forced-air package system. 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, ducting, and combustion air supply.



#### SYSTEM LOCATION

**63:** The heating system is located on the roof.

#### FORCED-AIR OBSERVATIONS

**64:** The forced-air furnace is newer, 7 years old, and is functional.

#### RETURN-AIR COMPARTMENT & FILTER

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

#### THERMOSTAT

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

#### GAS VALVE & CONNECTOR

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

**68:** 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.

## **DUCTS**

**69:** 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

**70:** Comfort cooling is provided by a forced-air package system.

#### PACKAGE-SYSTEM OBSERVATIONS

**71:** The package system is newer. The cooling cycle was evaluated and is functional.

#### SERVICE DISCONNECT

**72:** The electrical disconnect at the package system appears functional.

#### CONDENSATE DISCHARGE PIPE

**73:** The condensate pipe discharges onto the roof. It should be extended to discharge into a gutter.



## 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

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

#### WALLS

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

#### CEILING

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

#### WINDOWS

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

#### CABINETS

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

#### SINK

**79:** The sink is functional.

#### FAUCET

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

#### GARBAGE DISPOSAL

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

#### GAS RANGE

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

**83:** The left front igniter at the gas range top does not respond and should be serviced.

#### EXHAUST SYSTEM

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

**85:** The flexible duct at the kitchen exhaust fan is not approved for this use as it may trap grease (potential fire hazard). This duct should be replaced with approved smooth-walled material.

#### **DISHWASHER**

**86:** The dishwasher was tested and appeared to be functioning properly. It's ability to clean soiled dishes however could not be determined.

#### **BUILT-IN MICROWAVE**

**87:** 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**

**88:** The lights are functional.

#### **OUTLETS**

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

## Living Areas

### Living Spaces

#### Living Room

##### **FLOOR**

**90:** The portion of the floor that was covered by an area rug was not viewed. Often, particularly with wood floors, the areas under an area rug are discolored from sun exposure. If this is a concern, we recommend the furniture be moved and the rugs lifted to view the flooring below.

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

##### **WALLS**

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

##### **CEILING**

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

##### **SLIDING GLASS DOORS**

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

##### **WINDOWS**

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

##### **OUTLETS**

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

##### **BALCONIES**

**97:** The balcony was examined and is in acceptable condition.

**98:** The balcony guardrail does not conform to current safety standards. It should be a minimum of thirty-six inches high with pickets no more than four inches apart. If young children will be present, we recommend the rails be upgraded.

#### Loft Space

##### **FLOOR**

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

##### **WALLS**

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

**101:** The baseboards have separated in some areas from the walls and sill need caulking and painting.



#### **CEILING**

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

#### **WINDOWS**

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

#### **LIGHTS**

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

#### **OUTLETS**

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

#### **CLOSET**

**106:** There are water stains at the closet ceiling. The source was not determined. The seller should be consulted regarding leak history.

# Bedrooms

## Location

### Bedrooms

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

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

#### **FLOOR COVERINGS**

**108:** The wood flooring has no significant defects.

#### **BEDROOM WALLS**

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

#### **BEDROOM CEILING**

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

#### **DOORS**

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

#### **SLIDING GLASS DOORS**

**112:** The sliding glass doors were examined and are functioning as intended. The glazings are tempered.

#### **CLOSET**

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

#### **ELECTRICAL OUTLETS**

**114:** 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

#### Powder Room

##### **SIZE**

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

##### **BATHROOM FLOOR**

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

##### **BATHROOM WALLS**

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

##### **BATHROOM CEILING**

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

##### **DOORS**

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

##### **CABINETS**

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

##### **SINK**

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

##### **TOILET**

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

##### **EXHAUST FAN**

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

##### **LIGHTS**

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

## **ELECTRICAL OUTLETS**

**125:** An outlet has an open ground (correction needed).

## **Downstairs Hallway Bathroom**

### **SIZE**

**126:** This bathroom is a three-quarter bathroom.

### **BATHROOM FLOOR**

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

### **BATHROOM WALLS**

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

### **BATHROOM CEILING**

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

### **DOORS**

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

### **CABINETS**

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

### **SINK**

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

### **SHOWER STALL**

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

### **TOILET**

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

**135:** The toilet runs and should be serviced.

### **EXHAUST FAN**

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

### **LIGHTS**

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

## **ELECTRICAL OUTLETS**

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

## Rear Bathroom

### SIZE

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

### BATHROOM FLOOR

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

### BATHROOM WALLS

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

### BATHROOM CEILING

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

### DOORS

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

### CABINETS

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

### SINK

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

### TUB/SHOWER COMBO

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

### TOILET

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

### EXHAUST FAN

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

### LIGHTS

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

## ELECTRICAL OUTLETS

**150:** The bathroom outlets are functional but should be upgraded to have ground-fault protection.



## Common Areas

### Entry

#### **OBSERVATIONS**

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

#### **FRONT DOOR**

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

#### **FLOOR**

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

#### **WALLS**

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

#### **CEILING**

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

#### **LIGHTS**

**156:** The lights are functional.

### Dining Room

#### **OBSERVATIONS**

**157:** We have evaluated this area in compliance with industry standards. It is generally in acceptable condition, but some attention is needed.

#### **FLOOR**

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

#### **WALLS**

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

#### **CEILING**

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

#### **LIGHTS**

**161:** The lights are functional.

## OUTLETS

**162:** One outlet has an open ground (correction needed).



## Laundry

### OBSERVATIONS

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

### FUEL SOURCE

**164:** 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. .

### WALLS

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

### CEILING

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

### CABINETS

**167:** The cabinets are functional.

### LIGHTS

**168:** The lights are functional.

### OUTLETS

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

## Stairs

### OBSERVATIONS

**170:** 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**

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

## **CEILING**

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

## **DOORS**

**173:** The door at the top of the stairs, leading to the roof, is loose at its hinges and should be serviced.



## **TREADS & RISERS**

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

**175:** The stairs treads are carpeted and have typical wear and tear.

## **LANDING**

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

## **STAIR RAILS**

**177:** The stair rails were examined and are in acceptable condition.

## **LIGHTS**

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

## Conclusion

### GENERAL REMARKS

**179:** 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:

### Water Heating System

#### WATER HEATER LOCATION

**s-38:** The water heater closet door is water damaged and will need service.



#### FUNCTION

**s-41:** 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.

#### DRIP PAN & OVERFLOW PIPE

**s-49:** The water heater is not equipped with a drip pan or overflow pipe which is designed to minimize water damage from a leak. Although it may not be required, installation is recommended.

## Comfort Cooling - Cooling System

### CONDENSATE DISCHARGE PIPE

**s-73:** The condensate pipe discharges onto the roof. It should be extended to discharge into a gutter.



## Kitchen Areas - Kitchen

### GAS RANGE

**s-83:** The left front igniter at the gas range top does not respond and should be serviced.

### EXHAUST SYSTEM

**s-85:** The flexible duct at the kitchen exhaust fan is not approved for this use as it may trap grease (potential fire hazard). This duct should be replaced with approved smooth-walled material.

## Living Areas - Living Spaces

### Loft Space

#### WALLS

**s-101:** The baseboards have separated in some areas from the walls and sill need caulking and painting.



#### CLOSET

**s-106:** There are water stains at the closet ceiling. The source was not determined. The seller should be consulted regarding leak history.

## Bathrooms - Location

### Powder Room

#### ELECTRICAL OUTLETS

**s-125:** An outlet has an open ground (correction needed).

### Downstairs Hallway Bathroom

#### TOILET

**s-135:** The toilet runs and should be serviced.

## Rear Bathroom

### ELECTRICAL OUTLETS

s-150: The bathroom outlets are functional but should be upgraded to have ground-fault protection.



## Common Areas - Dining Room

### OUTLETS

s-162: One outlet has an open ground (correction needed).





# 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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- III. Limitations, Exceptions and Exclusions
- IV. Glossary of Terms

### 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