INSPECTION REPORT

Inspection Report # 042310 ~ TURNER

Client: Jim Turner

Subject Property Address: 12345 Main St ~ Upland, CA. 91786

Single Family Residence ~ Approximate Size: 2449 ± square feet ~ Approximate Year Built: 1979 ±

Inspection Day: Monday ~ Date: 4/10/2023 ~ Time: 4:00 pm

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The categories listed below are hyperlinks to corresponding destinations within this report. Place the cursor over the category, press and hold the Ctrl button and then click the mouse to go to that destination.

REPORT SUMMARY

*** THIS SUMMARY IS NOT INTENDED AS A SUBSTITUTE FOR READING THE ENTIRE REPORT ***

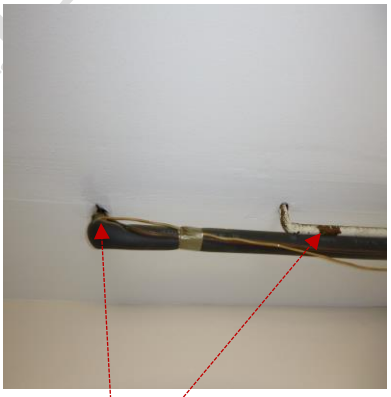
This ***REPORT SUMMARY*** is a list of the ***Primary*** conditions found during the inspection (refer to the ***GENERAL NOTES*** section of this report to identify) however it ***does not contain every detailed observation***. This is provided as an additional service to the ***Client*** in the form of a list of the items, which in the professional opinion of the ***Inspector***, merit immediate attention or investigation. As with most other facets of your transactions, we recommend consultation with your ***Real Estate Professional*** for further advice about the following items:

Regardless of any conditions observed or not during the inspection, the ***Inspector*** recommends further inspections be obtained from; ***(1)*** a qualified and state licensed Termite Company/Pest control operator; ***(2)*** the drain/waste piping should be video scanned and snaked by a qualified and state licensed Plumbing Contractor (C36); ***(3)*** The gas appliances should be inspected for gas leaks by the local Gas utility provider; ***(4)*** if the chimney/fireplace has not been inspected within the past year, a full evaluation should be performed by a Certified Chimney Sweep; ***(5)*** a full, comprehensive evaluation of the Pool/Spa and associated equipment by a qualified and state licensed Pool/Spa contractor (C53). These inspections should be performed prior to the expiration of the inspection contingency period.

600 PARKING STRUCTURE

Garage Door Opener

1 One or more of the light beam motion sensors for the garage door opener were measured to be approximately ***9" to 10"*** above the bottom of the doorframe. The maximum allowable height mandated by ***UL STANDARD 325*** the manufacturer's installation requirements and the Consumer Products Safety Commission) is 6" measured at the center of the sensor. Recommendation: Correct as needed.



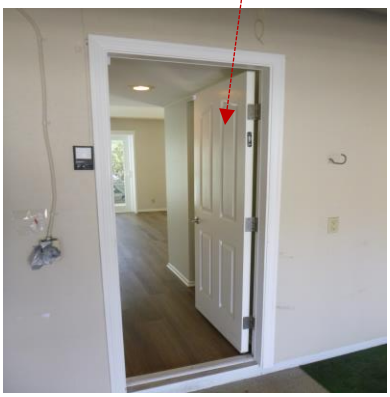
Firewall

2 Evidence of holes or gaps was observed in the firewall surfaces. This is considered a breach of the firewall's integrity and a fire safety concern. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed General Building Contractor (B-1).

3 Evidence of gaps around furnace exhaust piping penetration was observed at the garage ceiling firewall surfaces. This is considered a breach of the firewall's integrity and a possible fire safety concern. The garage ceiling may be part of the firewall system; therefore, a bucket flange should be installed. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed General Building Contractor (B-1).

Fire Door

4 The automatic closing device for the fire door was missing. Recommendation: Install as needed to ensure fire resistive integrity.



1000 HVAC

Forced-Air Distribution System

5 Evidence of damaged forced-air distribution duct components at the ***Attic*** was observed. Due to the age of the structure, the duct system may contain asbestos materials. Recommendation: Repair or replace as needed and obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20).

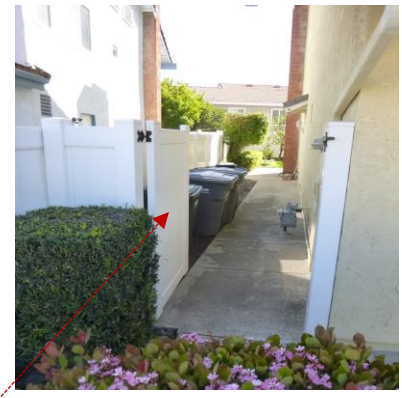
1100 SAFETY FEATURES

Smoke Detector/Alarms

6 An insufficient amount of smoke detectors was observed in the structure at the time of inspection. In most jurisdictions, smoke detectors are required in the hallways ***and in each bedroom or sleeping area***. As of January 1, 1986, in accordance with ***Health & Safety Code 13113.8***, any single-family dwelling and factory-built housing unit sold must have an operable smoke detector, approved and listed by the State Fire Marshall, in each sleeping room. Some local ordinances impose more stringent smoke detector requirements than does California law. Therefore, it is important to check with the local city or county building and safety departments regarding the applicable smoke detector requirements for the subject property. Recommendation: Install as required.

Carbon Monoxide Detector/Alarms

7 Carbon monoxide detector/alarms were not observed in the structure at the time of inspection. According to the Consumer Product Safety Commission (***CPSC-Carbon Monoxide***) the detector/alarms should be installed on the ***ceiling*** or ***upper third of the wall*** on ***each level of the dwelling*** and in the ***Hallways adjoining Bedrooms or sleeping areas***. Any ***Bedroom*** above or adjacent to the attached ***Garage*** is also recommended to have its own carbon monoxide detector/alarm (Refer to; ***EPA CO Detector Placement***). Recommendation: Install as required, in accordance with listed standards prior to the expiration of the inspection contingency period.



1500 SPA

Spa Gates

8 One or more gates that restrict unauthorized access to the Spa were not self-closing and latching as required. This is an important safety feature. Recommendation: Correct as needed.

End REPORT SUMMARY Section

100 GENERAL INFORMATION

Introduction

All comments made during the inspection and in this report, are based on the ***Inspector's*** professional experience and observations of the property.

A professional general physical inspection is a visual, non-invasive physical examination, performed for a fee, designed to identify material defects in the systems, structures, and components of a structure, ***as they exist at the time of the inspection.*** The inspection on the subject property was performed, and the report compiled, in accordance with the current version of the Standard of Practice (***SoP***) of the ***American Society of Home Inspectors*** (***ASHI***), of which the ***Inspector*** is a ***Certified Member*** in good standing. The latest version of the ***ASHI SoP*** can be viewed at: ***ASHI Standards of Practice***.

Inspections performed in accordance with the ***ASHI SoP*** are not intended to be technically exhaustive. The ***California Business & Professions Code, Division 3, Sections-7195 - 7199***, which governs ***Home Inspectors*** in the ***State of California***, recognize these standards. Unless otherwise agreed upon in writing between the ***Inspector*** and ***Client***, the ***ASHI SoP*** shall apply to the primary building and its components, systems and associated primary parking structure. The specific systems, structures, and components of a building to be examined are listed in the ***ASHI SoP***. These standards provide inspection guidelines and define certain terms relating to this inspection. The inspection shall be limited to those specific systems, structures and components that are present and visually accessible. The components and systems shall be operated with normal user controls only as conditions permit. Items and systems outside the ***ASHI SoP*** may be inspected, but only at the discretion of the ***Inspector***. The ***Client*** is advised to refer to the ***Realtors' AVID*** (Agent Visual Inspection Disclosure) report for any disclosures regarding cosmetic related concerns with the subject property.

Representations as to the extent or presence of code compliance or the warranting of the legal use of this property are beyond the scope of the inspection. Any code compliance issues can only be determined by the local ***Building Department***. Although there may be pertinent information regarding this property that is a matter of public record. A search of public records is beyond the scope of this inspection and not included with this inspection and report. It is recommended that this information be obtained from the local ***Building Department***. This information should be reviewed only by a qualified representative of the local ***Building Department***. The inspection is not a historical study or a historical code research. These services are typically expensive and are beyond the scope of this inspection.

This report is considered copyrighted material. All entities other than the individual(s) or entity whose name appears on this report, and on the Inspection Agreement, are hereby notified that any use of this report for any purpose outside of the contractual agreement for this inspection is not permitted unless the express written approval of the ***Inspector***, as well as the original individual(s) or entity set forth above, is given. ***This report was not prepared for use as substitute disclosure.***

The search for product recalls is outside the ***ASHI SoP***. This search can be performed at; ***CPSC***

Note: The following specific items/systems are outside the ***ASHI SoP*** and have been excluded from this report: Landscape Irrigation System-Security/Video System-Water Fountain(s). Recommendation: Consult with the current ***Owner*** or ***Agent of Record*** for any documentation regarding the history of these items/systems and arrange a demonstration, prior to the expiration of the inspection contingency period.

Report Information

This inspection report will describe and identify in narrative form the inspected systems and components of the structure and shall identify any material defects found during the inspection. The inspection report may contain recommendations regarding conditions reported for further evaluation by qualified and/or licensed professionals.

Report: Copies of this inspection report were emailed to the following parties in the transaction; ***Buyer/Buyer's Agent***. The recipients are urged to thoroughly read the entire report upon receipt.

Items listed in the report that are in ***bold blue text in italics and underlined*** are hyperlinks to websites for further information. Click on these hyperlinks to be taken to these websites.

The comments, recommendations, and suggestions contained within this report are not intended as criticisms of the building, or its occupants, but as professional opinions regarding conditions found during the inspection. The information gathered for this report was compiled using the inspection reporting technique known as ***D. E. D.*** (***D***etect = visually identify ~ ***E***valuate = is the condition; a ***Maintenance*** concern; an ***Advisory/Upgrade*** suggestion***;*** a ***Secondary*** concern; or a ***Primary*** concern ~ ***D***irect = recommendations and suggestions for further evaluation and/or repairs). When reading the report, it is recommended to use the following format when prioritizing the conditions needing repair, maintenance and upgrading:

Maintenance – Suggestions for maintenance will be listed throughout this report. ***These items will be in Italic print and/or listed at the end of each category section.*** These suggestions should be included with any regularly scheduled maintenance on the structure and its components.

Advisories/Upgrades - The report may also list conditions that require future attention and/or may not have been required at the time of original construction but should be upgraded as soon as possible. These items will be ***in blue text*** within the body of the report; in the ***APPENDIX*** and may be accompanied by a photograph but are not necessarily listed in the ***REPORT SUMMARY***.

Secondary - The report may also list conditions that deserve immediate attention; will be ***highlighted in grey*** within the body of the report; may be accompanied by a photograph but are not necessarily listed in the ***REPORT SUMMARY.***

Typically, these conditions need repair, but have not yet affected performance. Also listed within this category may be suggestions for upgrades, which will enhance the property and increase safety for the occupants. These conditions may be followed with a with a "Recommendation" for repair or replacement or "Suggestion" usually regarding further evaluation for maintenance and/or upgrading by a qualified and licensed professional. Lower priority conditions that are neglected may become higher priority conditions as time goes on. ***Do not equate low cost with low priority.***

Primary – These conditions may be deemed immediate ***health*** & ***safety*** concerns, and/or high expense, or at the end of their service life and may affect the performance and usable life spans of the components and systems. These are items of the highest priority and should be addressed as soon as possible; will be ***highlighted in yellow*** within the body of the report and ***may*** be listed in the ***REPORT SUMMARY***.

These conditions may be followed with a "Recommendation" for repair or replacement. A recommendation for further evaluation by a qualified and licensed professional may be listed at the end of each individual section of this report. If the recommendation refers to a licensed contractor, as a reference tool a corresponding state license classification (i.e.; C-8 = Concrete) may follow the recommendation. When recommendations for further evaluations have been made, the determination of appropriate corrective action for repair or replacement must be left to the professionals retained by the ***Client***.

Photographs: Photographs will be taken by the ***Inspector*** during the inspection. All photographs taken are for the sole use of the ***Inspector***. At the discretion of the ***Inspector***, photographs may be provided in the ***REPORT*** for the purpose of identification and/or clarification of conditions observed during the inspection. All photographs taken are exclusively owned by the ***Inspector*** and no other parties have any rights or claims to the photographs. Any photographs provided in the ***MISCELLANEOUS PHOTOS*** section of this report are for general recognition only and not intended to describe a condition.

Appendix - The ***APPENDIX*** is located at the end of this report and consist of a list of important information pertaining to each section and sub-section of the report.

Important Notes

In this report, there may be specific references to areas, items, and/or systems that were inaccessible or shut-off at the time of the inspection. Therefore, no representations regarding any conditions that may have been present but were concealed can be made. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the areas, items, and/or systems can be performed, ***at an additional fee*** once the areas in question have been made accessible. Re-inspections are only performed on areas, items not accessible, or system that were shut-off at the time of the original inspection.

Due to contractual and fiduciary responsibilities to the ***Client***, the ***Inspector*** cannot answer any inquiries from the ***Seller*** of the subject property. Any inquiries must be made directly through the ***Client*** and their ***Agent of Record***.

Should repairs be necessary, only qualified, and licensed professionals should perform those repairs and that work should comply with all applicable codes and/or manufacturers' requirements, including permits, inspections, and any approval requirements. Cost should not be the primary motivation for performing repairs. ***All*** repair recommendations and maintenance or upgrade suggestions are important and require attention at some time. For cost estimates visit: ***FIXR***

It is recommended that the ***Client*** obtain all written documentation regarding any repair work performed by others, and/or a written statement indicating the date of any repair work performed by the current ***Owner*** including copies of receipts and any statements of condition by the ***Owner*** prior to closing.

If evaluation of any conditions noted in this report by a qualified and licensed professional is performed after the inspection, and any disputes regarding the information in this report arise from that evaluation, the professional challenging this information must provide documentation in support of said challenge, in written form, to the ***Inspector*** and the ***Client*** prior to any work being performed.

In most cases, following the ***Inspector's*** advice will result in improved performance and/or extended life of the components in question. In listing these conditions, the ***Inspector*** is not offering any opinion as to whom, among the parties to this transaction should take responsibility addressing any of these concerns. If a home warranty policy is to be issued with this transaction and the ***Client*** is advised to renew this policy every year as a precautionary measure.

Before any additions or modifications of the property are considered, the ***Client*** is advised to consult with the local ***Building Department*** to review all plans, obtain jurisdictional limitations for the property and to obtain any variances that may be required.

As per the ***Inspection Agreement***, the ***Client*** agrees to notify the ***Inspector***, in writing within ***10 calendar days of discovery***, any disputed findings regarding the inspection or inspection report. The ***Client*** agrees to allow the ***Inspector*** the opportunity to perform a site review of the disputed findings prior to the implementation of ***any*** repair of destructive investigation. The ***Client*** agrees to provide all documentation supporting the disputed findings to the ***Inspector*** with the original written dispute.

If you are not the ***Client*** who contracted for this inspection and wish to use this report, we strongly urge that you retain our firm for an on-site review of this building and report. The report is based on information obtained at the site at the time of the original inspection. With time, conditions change, and the information contained in this report may no longer be accurate. We will return and review the building and the report with any interested party for an additional fee to be determined and agreed upon at the time of the request for review. This offer is only good for ***1 month*** from the date of the inspection, at which time we recommend that a new inspection be performed.

Real estate brokers, agents, owners, and buyers other than the individual(s) or entity who contracted for and paid for these services are hereby notified that any use of this report for any purpose related to the sale, lease or purchase of this real property is not permitted unless the express written approval of the ***Inspector*** is given, as well as the express approval of the original individual(s) or entity set forth above.

It is recommended that the ***Client*** inquire with the current ***Owner*** or ***Agent of Record*** of the property to provide all operations manuals and warranties pertaining to the property. As a matter of security, it is also recommended that the new ***Owner*** have all the door locks re-keyed, and any security systems diagnosed and re-set after taking possession of the property.

The ***Inspection Agreement*** was sent via ***Eversign*** to the ***Buyer*** on ***4/7/2023***. The initialed and signed ***Inspection Agreement*** was received from the ***Buyer*** on ***4/9/2023***.

Property Information

The subject property consisted of a detached, 2-story, single-family dwelling with an attached parking structure.

The subject property was vacant at the time of the inspection.

Approximate Size: **2449** ± square feet ~ Approximate Year Built: **1979** ± ~ Property information determined by: Internet search

For purposes of interpreting locations noted in this report, all references to interior and exterior directions should be assumed facing the Front (***Southeast***) facing side of the subject structure.

Emergency Shutoff Locations

In the event of an emergency, it is important to know where to shut off the water, gas and electrical system. Listed below are the locations of these controls.

Water Supply: Main water supply shut-off valve location ~ Front of the structure

Gas Supply: Main gas supply shut-off valve location ~ Left side of the structure

Electrical Supply: Meter/Main Service Panel & Main Disconnect Location ~ Left side of the structure

Building Permits

It is recommended that inquiries be made with the local ***Building Department*** pertaining to all permits for the subject property. According to ***Building In California***, no building or structure may be erected, constructed, enlarged, altered, repaired, moved, improved, removed, converted or demolished unless a separate permit for each building or structure or alteration/modification has first been obtained from the building official.

Code requirements vary in different cities and counties around the state. Check with your local ***Building Department*** to find out what is needed in your area. Visit the following website to find the regulations for the subject city: For further information: ***Building Permit Requirements***

Note: The following items or systems appear to be additions and/or modifications to the original structure or its systems: Flatwork-Property Site Drainage System-Door/Window Upgrades-Patio Cover-Roof Recover/Replacement-Garage Door Upgrades-Electrical System Additions-Water Heater Replacement-Heating System Upgrades-Air Conditioning/Cooling System Upgrades-Kitchen/Bathroom Upgrades-Spa with Associated Equipment. Recommendation: Consult with the current ***Owner*** or ***Agent of Record*** and/or the ***Building Department*** of the AHJ (Authority Having Jurisdiction) for any documentation, permits, and/or engineering reports for these additions/modifications, prior to the expiration of the inspection contingency period.

Further Inspections Recommended

One or more of the comments listed in this report may require additional inspections prior to the expiration of the inspection contingency and/or may require corrective action prior to the closing of escrow. Based on the findings of the inspection, further specialized inspections are recommended. These inspections should be completed prior to the expiration of the inspection contingency period.

Due to conditions observed during the inspection and noted in this report, the ***Inspector*** recommends further inspections be obtained from, and completed prior to the expiration of the inspection contingency period, by a qualified and state licensed; General Contractor (B1)-Roofing Contractor (C-39)-Plumbing Contractor (C36)-Electrical Contractor (C10)-Chimney Safety Institute of America (CSIA) Certified Chimney Sweep.

Climate Conditions

Climate conditions during inspection: Clear-Calm-Warm-Dry

Temperature at start of inspection: 77° - temperature at end of inspection: 72°

There has been no measurable rain in the region of the subject property within the previous 48 hours of the inspection.

In attendance during inspection:

Inspector-Buyer(s)-Buyer's Agent

Inspector's Certification Statement

It is hereby certified that Jim Turner has no interest, present or contemplated, in this property or its improvement and that neither the retention of Jim Turner to perform this inspection nor the compensation therefore is contingent on the cost or extent of any reported correction. Furthermore, Jim Turner does not share a known relationship with the Client purchasing this inspection or with any referral source regarding this inspection.

Inspector; Jim Turner
Certified Inspector
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jimturnerinspector@gmail.com
www.JimTurnerInspector.com

End GENERAL INFORMATION Section

200 PROPERTY SITE

Property Site Description

General Topography: Generally flat, level graded finished lot within a flat site
General Soil Conditions: Dry

Property Site Grade

The grading of the soil within 6 feet of the foundation was generally in satisfactory condition.

Property Site Grade Notes: The surface grading around the perimeter of the foundation should be maintained to allow for adequate drainage of water away from the base of the structure and included as part of regular maintenance.

Property Site Drainage & Property Site Underground Drainage

Property Site Drainage

Drainage of the lot within 6 feet of the foundation was visually examined and was generally in satisfactory condition with individual exceptions noted below.

Evidence of pre-cut with drainage swales was observed on the subject property. The purpose of these swales is to direct water away from the structure. Any landscaping that may be installed later should not alter these cuts.

Several areas adjacent to the structure (planters, etc.) are possible catch basins for water during heavy rainfall and roof water run-off, which could promote water accumulation near the foundation of the structure. Recommendation: Obtain a detailed and comprehensive evaluation, including remedial recommendations, by a qualified and state licensed Landscaping Contractor (C27) that specializes in drainage systems.

Drainage conditions around the property could be improved with the addition/improvements of landscape/roof drainage systems and regular maintenance to assure that all water flows away from the base of the foundation.

Property Site Drainage Notes: The drainage provisions around the perimeter of the foundation should be maintained to allow for adequate drainage of water away from the base of the structure and included as part of regular maintenance.

Property Site Underground Drainage

The exposed components of the underground drainage system were visually inspected and appeared to be in satisfactory condition with indications of normal, expected wear and aging.

The underground drainage system appeared to have a termination point at the street curb.

Property Site Underground Drainage Notes: The testing of this drainage system is beyond the ***ASHI SoP***. The system should be tested prior to the next rain season to verify adequate drainage flow and point of termination. The underground drainage system should be maintained to allow for adequate drainage of water off the property and included as part of regular maintenance.

Property Site Flatwork

Driveway Surface Material: Concrete
Sidewalk Surface Material: Concrete
Porch Location: Front of the structure
Porch Surface Material: Tile
Patio Location: Rear of the structure
Patio Deck Surface Material: Concrete

The flatwork was visually examined and was generally in satisfactory condition with indications of normal, expected wear and aging. with individual exceptions noted below.

The tile materials are prone to moss and/or vegetation growth and may result in slip & fall hazards during wet conditions. As a precaution, these areas should be monitored for indications of water accumulation and moss. If these conditions occur, immediate action is recommended. Suggestion: Seal or repair as needed and include as part of regularly scheduled maintenance.

Evidence of cracking was observed at one or more locations of the exposed, visible areas of the flatwork surfaces. The cracking appears to be within normal accepted tolerances. This type of cracking is often a result of shrinkage and/or settlement. Recommendation: Obtain a detailed and comprehensive evaluation, including recommendations for repair, by a qualified and state licensed Concrete Contractor (C-8).

Flatwork Notes: The flatwork surfaces should be maintained to prevent possible slip and fall or trip hazard conditions.

Perimeter Fencing/Walls/Gates

Fencing and/or Walls

Perimeter Fencing and/or Wall Material: PVC/Vinyl

The perimeter fencing/walls were visually examined and were generally in satisfactory condition with indications of normal, expected wear and aging.

Gates

Gate Material: PVC/Vinyl

The gates were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Adjustment and/or repairs to the perimeter access gates are needed. Repair as needed and include as part of regularly scheduled maintenance. Recommendation: Obtain a detailed and comprehensive evaluation, including remedial recommendations, by a qualified and state licensed Fencing Contractor (C13).

Refer to comments listed under sub-section ***Spa Fencing & Gates*** of this report for further information.

Perimeter Fencing/Wall/Gate Notes: The inspection, and determination of ownership, of the perimeter fencing/walls/gates is beyond the ***ASHI SoP***. Inspection of these components is by the ***Inspector's*** discretion. Prior to performing any changes and/or repairs, determination of ownership should be verified through the local ***Building Department***.

Landscape Irrigation System

Inspection of the landscape irrigation systems or their timing devices is beyond the ASHI SoP. The system is not tested but visually observed only and obvious defects ***may*** be reported. Components are frequently damaged by gardeners and pets. Expect to make minor repairs to the landscape irrigation system on a regular basis, as this is typical for all landscape irrigation systems. Sprinklers should always be directed away from the building to prevent moisture intrusion/water damage and or mold/mildew. A demonstration of the landscape irrigation systems and timing devices by the current ***Owner*** is recommended.

Property Site Comments & Notes

The structure may be in an area known for expansive soils. This report may contain comments regarding conditions found during the inspection that are related to these soil conditions. The evaluation and reporting of geological conditions or site stability information is beyond the scope of this inspection and report. Recommendation: Consult with the current ***Owner*** for any historical disclosure regarding the soil conditions, consult with the local ***Building Department*** regarding the history of this area and/or obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state registered Geotechnical Engineer, prior to the expiration of the inspection contingency period.

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed General Building Contractor (B-1).

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End PROPERTY SITE Section

300 STRUCTURE

Foundation & Structure Description

Foundation Type: Slab on grade
Foundation Material: Concrete
Framing Type: Wood framing

Foundation Components

Slab on Grade Foundation

The visible areas of the slab foundation were visually examined and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Due to the installation of floor coverings (carpeting, tiles, vinyl, etc.) the interior portions of the slab are visually inaccessible and could not be inspected. All slabs experience some degree of cracking due to shrinkage in the drying process. Suggestion: Further inspection of the slab surfaces whenever the floor coverings are being replaced.

Seismic Anchoring

Anchor bolts are fasteners that connect the wood framing to the foundation at the mudsill. Their designed purpose is to limit movement of the framing in the event of seismic activity.

Due to finished wall construction, visual verification of the presence or condition of anchor bolts for the slab on grade foundation could not be confirmed.

Attic

Attic Description

Attic Access Location: 2nd Floor Hallway
Attic Coverage: Partial coverage due to cathedral ceiling construction

Attic Access Scuttle & Cover

The ***Attic*** access scuttle and cover was visually examined and was generally in satisfactory condition.

Attic Access & Accessibility

The ***Attic*** was accessed for inspection and was visually examined and was generally in satisfactory condition with individual exceptions noted below.

Access through the ***Attic*** area was limited due to limited clearances, ductwork, exposed and/or buried wiring, insulation coverage and/or the configuration of the roof framing. Walking or crawling unexposed or truss attic framing, and around/over forced-air ducting or electrical wiring is hazardous and may cause physical damage to the structure/components Therefore, not all areas of the attic are accessed for inspection. Recommendation: Install walking/crawling platforms.

Attic Access/Accessibility Notes: Walking or crawling the Attic framing is hazardous and may cause physical damage to the structure. Therefore, not all areas of the attic are accessed for inspection. Traversing attic framing that is covered with insulation is beyond the ***ASHI SoP***.

Structural Components

The ***Inspector*** cannot express an opinion of the interior wall, ceiling and floor structure framing due to wall/ceiling coverings (plaster, drywall, paneling, etc.) and floor coverings (carpet, tile, etc.). Destructive testing or dismantling of wall/ceiling coverings or floor covering is beyond the scope of the inspection.

Roof Framing & Roof Sheathing

Roof Framing Type: Manufactured, engineered trusses
Roof Sheathing Type: OSB plywood over spaced sheathing

The visible roof framing/roof sheathing in the ***Attic*** was visually examined and was generally in satisfactory condition with indications of normal, expected wear and aging.

Roof Framing & Roof Sheathing Notes: The storage of personal items in the Attic should be limited to light weight items only.

Insulation

In accordance with the ASHI SoP, the Inspector examined the subject structure for the presence of insulation and vapor retarders in accessible unfinished spaces. Evaluation of insulation R-values is beyond the ASHI SoP.

Attic Insulation Material Type: Fiberglass batting

The visible insulation was generally in satisfactory condition with indications of normal, expected wear and aging.

Insulation Notes: Ceiling framing, wiring and light fixture components in the Attic may not have been visible for inspection due to insulation covering these components.

Structure Comments & Notes

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed General Building Contractor (B-1).

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End STRUCTURE Section

400 ROOF

General Roof Description

Roof Coverage Area: Dwelling-Garage
Roof Style: Sloped-Gable
Roof Covering Material: Concrete Tile
Roof Covering Approximate Age: Unknown, refer to the current ***Owner*** or ***Agent of Record*** for any documentation regarding the age of the roof materials, prior to the expiration of the inspection contingency period.

Roof Inspection Method

Not all roof materials can be walked on without causing damage. Roof material type, weather conditions and restricted height and/or access can limit the Inspector's ability to mount the roof deck.

Due to the possibility of causing damage to the roof materials, the roof was inspected from; edge of the roof with a ladder and/or the ground with binoculars or camera zoom and/or a camera on a pole and/or from the windows of interior 2nd Floor rooms. Therefore, the inspection of the roof was limited to these areas.

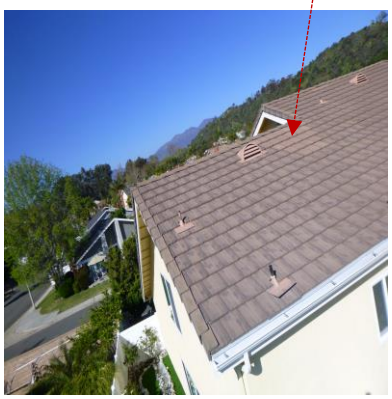
Roof Covering

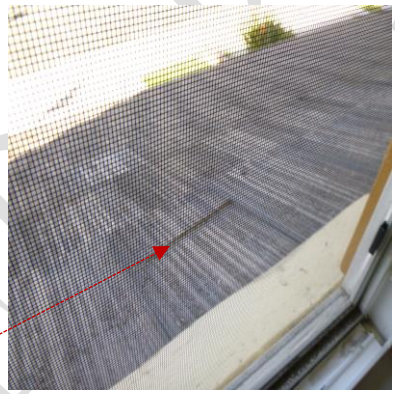
The inspection of the roof materials and any comments within this report is an opinion of the general condition of the roof covering system. The Inspector cannot, and does not, offer an opinion or warranty as to whether the roof leaks currently, in the past, or whether it is subject to any future leaks.

The general condition of the roof covering, and associated components was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Due to roof access restrictions, not all roof deck areas could be visually inspected.

Evidence of repair work to the roof deck(s) materials was observed. The ***Inspector*** was unable to determine the cause or effectiveness of these repairs. Recommendation: Consult with the current ***Owner*** for any documentation regarding the history of this condition, prior to closing, to confirm that all repair work was performed by a qualified and state licensed Roofing contractor (C39).





Evidence of repair work to the roof deck materials was observed. The Inspector was unable to determine the cause or effectiveness of these repairs. ***The repairs appeared substandard. Concrete tiles cannot be effectively repaired and should be replaced.*** Recommendation: Consult with the current Owner for any documentation regarding the history of this condition, including possible causes, confirm that all repair work was performed by a qualified and state licensed Roofing contractor (C39) and obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations, by a qualified and state licensed Roofing Contractor (C39).

Roof Covering Notes: Extreme caution should be exercised whenever accessing the roof decks. Some materials should not be walked on by anyone other than a professional. Annual inspection for any damage and regular maintenance to assure service life of the roof materials.

Roof Flashings

Roof deck penetrations such as plumbing vent piping and exhaust piping require flashings to help prevent water penetration. This also applies to vertical abutments to the roof deck (chimneys, sidewalls, etc.)

The visible areas of the exposed roof deck penetration/counter flashings were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Due to roof access restrictions, not all roof deck flashings could be visually inspected.

Evidence of a storm collar was observed on the heating system exhaust gas vent piping penetration.

Evidence of missing storm collars on the water heater exhaust gas vent piping penetrations was observed. Recommendation: Obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations, by a qualified and state licensed Roofing Contractor (C39). Refer to the ***APPENDIX*** for further information.

Evidence of deteriorated or missing roof deck penetrations sealant was observed at one or more locations. Suggestion: Seal these areas to prevent water intrusion and make a part of regular maintenance.

Roof Flashing Notes: All roof deck flashing should be inspected and sealed as a part of regular maintenance. This may require the services of a qualified and state licensed Roofing contractor (C39). These flashings require sealing with a roofing cement or rubber flashing seal and require re-sealing every 2-5 years as a part of regular roof maintenance.

Roof Eaves

The eave, soffits, and fascia surfaces were visually examined and were generally in satisfactory condition with indications of normal, expected wear and aging.

Roof Drainage

In areas where expansive or collapsible soils are known to exist, all dwellings should have a controlled method of water disposal from roofs that will collect and discharge roof drainage to the ground surface not less than 5 feet from foundation walls or to an approved drainage system. Roof areas of a building should be drained by roof drains or gutters. The location and sizing of drains and gutters shall be coordinated with the structural design and pitch of the roof.

The structure has a partial gutter and downspout system.

The gutter and downspout systems were visually examined and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

One or more of the downspouts were observed to be terminating at the base of the structure. Recommendation: Re-route the downspouts to terminate away from the base of the structure.

As an upgrade, additional gutters and downspouts should be added to improve the roof drainage.

Roof Drainage Notes: Testing and determining the efficiency of the roof drainage system is beyond the ***ASHI SoP***. Regularly scheduled maintenance and cleaning of the drainage system is recommended.

Roof Comments & Notes

The roof covering appears to have been replaced or recovered. Recommendation: Consult with the current ***Owner*** or ***Agent of Record*** to obtain any documentation regarding this condition and consult with the local ***Building Department*** to verify that a permit was issued for this roof and final approval obtained, prior to the expiration of the inspection contingency period.

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, of the entire roof deck surfaces and associated components, by a qualified and state licensed Roofing contractor (C39).

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End ROOF Section

500 EXTERIOR

Exterior Description

Exterior Wall Cladding Material: Stucco
Trim Material: Wood

Exterior Walls

The exterior wall surfaces were visually examined and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Inspection of portions of the exterior wall surfaces was limited due to vegetation, foliage, and/or personal items.

Evidence of incidental physical damage (i.e., small holes, chips, minor damage, etc.) was observed at several locations in the exterior siding and/or trim. Suggestion: Repair these areas prior to painting.

Evidence of cracking of the exterior wall surfaces was observed. The cracking appears to be uniform and within normal accepted tolerances. This type of cracking is often a result of material shrinkage and/or settlement. Recommendation: Obtain a detailed and comprehensive evaluation, including remedial recommendations, by a qualified and state licensed General Contractor (B-1).

Exterior Wall Notes: All joints, gaps, and holes in the siding and trim should be sealed as soon as possible and included as a part of regular maintenance to prevent water penetration.

Doors & Windows

The accessible areas of the exterior doors and windows were visually examined and operated and were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of inadequate spacing of one or more exterior door frame trim to flatwork surfaces was observed. Recommendation: Correct as needed and refer to any current Termite report for further information.

One or more exterior doors along, with any associated hardware, were difficult to operate and/or lock and may require minor adjustments and/or repairs. Recommendation: Correct as needed and include as part of regularly scheduled maintenance.

Evidence that one or more door(s) and/or windows have been installed after original construction of the subject dwelling was observed. The ***Inspector*** cannot make any representation as to the flashing, seals, or general waterproofing of the doors and/or windows. Recommendation: Consult with the current ***Owner*** or ***Agent of Record*** to obtain any documentation regarding this installation and consult with the local ***Building Department*** to verify that a permit was issued for this installation and that final approval was obtained.

The inspection of door and window screens, awnings and/or shutters is outside the scope of this inspection. The ***Client*** is advised to inspect these items for worn, damaged and/or missing components. Although not a part of this inspection, obvious evidence of worn and/or damaged and/or missing screens was observed. Recommendation: Identify and correct as needed.

Door & Window Notes: All exterior door & window surfaces, frames, and screens should be maintained, repaired, and/or replaced as part of regular maintenance.

Attachments

Patio Cover

Patio Cover Location: Rear of the structure
Patio Cover Type: Arbor type
Patio Cover Material: Wood

The Patio Cover was visually examined and was generally in satisfactory condition with indications of normal, expected wear and aging.

Patio Cover Notes: The patio cover components should be maintained for longevity and to prevent water damage.

Exterior Comments & Notes

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed General Building Contractor (B-1).

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End EXTERIOR Section

600 PARKING STRUCTURE

Parking Structure Description & Accessibility

Parking Structure Type: Attached 2 car Garage
Accessibility: Fully accessible

Garage Ceiling

The visible ***Garage*** ceiling surfaces were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of incidental physical damage (i.e., small holes, chips, minor damage, etc.) was observed at several locations in the ***Garage*** ceiling surfaces was observed. Suggestion: Repair these areas prior to painting.

Evidence of cracking and/or seam separation of the ***Garage*** ceiling surfaces was observed at several locations. This condition is not considered significant and may be an indication of structural settlement. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Drywall Contractor (C-9).

Garage Ceiling Notes: Due to lighting variations and shadows, not all reportable conditions on the ***Garage*** ceiling surfaces may be discernable.

Garage Walls

The visible ***Garage*** wall surfaces were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of incidental physical damage (i.e., small holes, chips, minor damage, etc.) was observed at several locations in the ***Garage*** wall surfaces was observed. Suggestion: Repair these areas prior to painting.

Evidence of cracking and/or seam separation of the ***Garage*** wall surfaces was observed at several locations. This condition is not considered significant and may be an indication of structural settlement. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Drywall Contractor (C-9).

Garage Wall Notes: Due to lighting variations and shadows, not all reportable conditions on the ***Garage*** wall surfaces may be discernable.

Garage Floor

The visible areas of the ***Garage*** floor surfaces were visually examined and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The ***Garage*** floor slab surface was coated in a sealer and not fully visible at the time of the inspection.

Garage Doors

Garage Door Type: Sectional, roll-up doors

The garage door was visually examined, was operated using normal operating controls, and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of torsion bar safety spring(s) above the garage door(s) was observed.

Evidence of inadequate spacing of the garage door frame trim to flatwork surfaces was observed. Recommendation: Correct as needed and refer to any current Termite report for further information.

The garage door(s) was not equipped with additional wind bracing. This may, or may not, have been required at the time of installation. Suggestion: As an upgrade, wind bracing of the garage door(s) should be installed.

Garage Door Notes: The garage door hardware should be inspected and lubricated annually as a party of regularly scheduled maintenance.

Garage Door Opener

The garage door opener was tested using normal operator controls was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The garage door opener was tested by interrupting the light beam motion sensors located at the base of the garage doorframe. Suggestion: As a part of regular maintenance, the light beams should be cleaned, properly aligned, and clear of obstructions.

The safety reverse feature of the garage door opener responded when tested.

One or more of the light beam motion sensors for the garage door opener were measured to be approximately ***9" to 10"*** above the bottom of the doorframe. The maximum allowable height mandated by ***UL STANDARD 325*** the manufacturer's installation requirements and the Consumer Products Safety Commission) is 6" measured at the center of the sensor. Recommendation: Correct as needed.

Garage Door Opener Notes: The safety reverse feature of the garage door opener should be tested monthly to confirm proper operation. The light beam motion sensors should be cleaned as part of regular maintenance.

Firewall

Most firewall surfaces were painted, and the ***Inspector*** could not make a definitive determination if the drywall materials used are fire-rated.

The visible areas of the firewall were visually examined and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The garage ceiling appears to be a part of the firewall system in this structure.

Evidence of holes or gaps was observed in the firewall surfaces. This is considered a breach of the firewall's integrity and a fire safety concern. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed General Building Contractor (B-1).

Evidence of gaps around furnace exhaust piping penetration was observed at the garage ceiling firewall surfaces. This is considered a breach of the firewall's integrity and a possible fire safety concern. The garage ceiling may be part of the firewall system; therefore, a bucket flange should be installed. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed General Building Contractor (B-1).

Fire Door

The fire door was visually examined, was operated, and was generally in satisfactory condition with indications of normal, expected wear and aging.

The automatic closing device for the fire door was missing. Recommendation: Install as needed to ensure fire resistive integrity.

Fire Door Notes: The automatic-closing device for the fire door should be tested for proper operation as a part of regular maintenance.

Parking Structure Comments & Notes

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed General Building Contractor (B-1).

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End PARKING STRUCTURE Section

700 PLUMBING

Plumbing System Description

Main Water Supply Line Material: Copper pipe
Distribution Water Supply Line Material: Copper pipe
Drain/Waste/Vent Line Material: ABS Plastic pipe
Gas Supply Line Material: Black steel pipe

The evaluation of any underground or otherwise concealed piping, pipe connections or pipe sizing is beyond the scope of this inspection and report.

Distribution Supply Piping

The visible water supply piping was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Any gaps where water supply piping transitions through walls and/or cabinets should be sealed.

Evidence of corrosion was observed at several exposed water supply piping and connections. No indication of active leaking was noted at this time. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Main Water Supply Shut-off

Water Supply: Main water supply shut-off valve location ~ Front of the structure

The main water supply shut-off was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The operational testing of any valves is beyond the scope of this inspection and report.

Water Pressure

The determination of water pressure is beyond the ASHI SoP. The measuring of water pressure is at the Inspector's discretion.

The water pressure was measured using a pressure gauge at one or more exterior faucets.

The water pressure was measured using a pressure gauge at one or more exterior faucets and appeared to be in satisfactory condition.

The water pressure was measured to be ***55 PSI*** at the time of the inspection.

The water pressure was measured to be within the recommended range of 15-80 PSI.

The installation of anti-backflow preventers on the exterior faucets may hinder accurate pressure readings.
A water pressure regulator was observed at the incoming water shut-off valve.

Functional Flow

Evaluating the functional flow of the water supply systems is beyond the ASHI SoP and is at the Inspector's discretion. The functional flow of the water supply systems was tested by opening a representative sampling of fixtures simultaneously to observe any reduction of flow.

The functional flow was generally in satisfactory condition.

Drain/Waste/Vent Piping

The exposed and visible drain/waste/vent piping was observed for evidence of proper installation and active leakage.

Visible Drain/Waste System Cleanout Location: Front of the structure-Rear of the structure-Wet Bar-Laundry Room

The visible drain/waste and vent piping was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Any gaps where drain/waste and vent piping transitions through walls and/or cabinets should be sealed.

No evidence of active leaks at the accessible sink drain piping was observed during the inspection.

Functional Drainage

The functional drainage of the plumbing system was tested by opening a representative sampling of fixtures simultaneously to observe the performance of the drains and any evidence of leakage.

The functional drainage was generally in satisfactory condition.

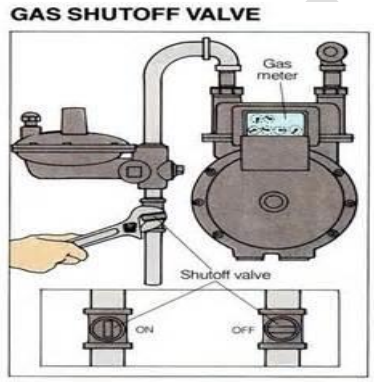
Functional Drainage Notes: The drain/waste/vent lines should be video scanned, "snaked" and evaluated by a qualified and state licensed Plumbing Contractor (C36) as a part of regular scheduled maintenance.

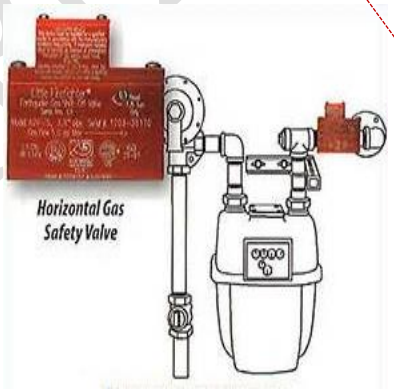
Gas Supply Meter

Gas Meter/Gas Shut-off Valve Location: Left side of the structure

The visible portions of the gas meter was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The gas meter was not equipped with a seismic shut-off device. This device may not be required in this jurisdiction but may be required by insurance providers. Refer to: ***SoCal Gas Safety Valves*** for further information. Suggestion: Install as a safety upgrade. Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).





Gas Meter Notes: Sizing of the gas meter is beyond the ***ASHI SoP***. If concerned, the ***Inspector*** recommends further evaluation by the local Gas Company and/or a qualified and licensed Plumbing contractor. (C-36).

Gas Supply Piping & Connectors

The visible gas supply piping and connectors was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of gas stub-offs were observed at the Rear of the structure

The gas line shut-off valve for the; Laundry (clothes dryer)-water heater-furnace was an older style, possibly original equipment, that are prone to leaks. These valves may be subject to ***"Red Tag"*** by the gas Company. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Gas Sediment Trap, Dirt Pocket or Drip Leg

A gas piping sediment trap was not installed at the water heater-furnace gas supply lines as required by the manufacturer's installation instructions and/or recognized building standards. Recommendation: Consult with a representative from the local ***Building Department*** and/or the local gas utility regarding the requirement for this component and obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36). Refer to the ***APPENDIX*** at the end of this report for further important information.

Gas Supply Meter & Piping Notes: As a part of a regular annual maintenance schedule, the local Gas Company should review the gas system and all gas appliances.

Toilets

The testing of toilets is performed by flushing the toilet more than once. Only water is being flushed during these tests.

The toilet(s) was tested using normal operator controls and was generally in satisfactory condition with indications of normal, expected wear and aging.

Toilet Notes: The presence of small cracks in the toilet surfaces cannot always be detected. All toilets should be checked for tightness at the base and at the tank and checked for leaks as a part of regular maintenance. Recommendation: If hairline cracking is discovered, then repairs should be implemented as soon as possible to prevent possible water leakage.

Faucets

The faucets were operated using normal operating controls and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of older, possibly original, faucets were observed at one or more locations (exterior and/or interior). Replacement/upgrading of these faucets is recommended to prevent any possible future water leakage. Caution should be exercised when operating older faucets. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Faucet Notes: All faucets should be inspected for leaks as part of regular maintenance.

Sinks

Sink locations: Kitchen-Bathrooms-Wet Bar

The sinks were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of wear and/or incidental damage was observed at the sink surfaces. Suggestion: Repair or replace as needed.

Bathtubs

The bathtub surfaces were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of wear and/or incidental damage was observed at the bathtub surfaces. Suggestion: Repair or replace as needed.

An access hatch to inspect the faucet fittings and drain piping was not observed at one or more bathtub(s). This may, or may not, have been required at the time of installation. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Bathtub Notes: The edge of the bathtub should be sealed as a part of regular maintenance.

Showers

Shower Surround

The shower surround surface was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of wear and/or incidental damage was observed at the shower surfaces. Suggestion: Repair or replace as needed.

Evidence of worn/missing caulking seal and/or tile grout at the shower surround surfaces was observed. Recommendation: Repair as needed.

Shower Surround Notes: The shower surround seals/grout should be inspected and sealed as a part of regular maintenance.

Shower Enclosures

The glass shower enclosure(s) was generally in satisfactory condition with indications of normal, expected wear and aging.

The glass shower enclosure(s) was generally in satisfactory condition with indications of normal, expected wear and aging.

Shower Enclosure Notes: The edge of the shower enclosure should be sealed as a part of regular maintenance.

Laundry

The individual washer/dryer supply and drain and venting systems are visually inspected only for indications of damage or leaks. After the equipment has been removed/installed, signs of leakage may appear. The washing machine drain lines should be video scanned, snaked and evaluated by a qualified and state licensed Plumbing Contractor (C36) prior to the expiration of the inspection contingency period and be made a part of regular scheduled maintenance.

General Description

Laundry Location: Utility Room
Washer Service: Faucets for hose connections
Dryer Service: Natural gas
Dryer Vent Termination Location: Left side of the structure

A washer and dryer were present at the time of the inspection. The testing of existing laundry appliances is beyond the ***ASHI SoP.***

Washer

The washer/dryer connections were visually inspected and were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Due to close tolerances access to the washer/dryer connections was limited.

A washing machine overflow pan was not installed. This may not have been required at the time of installation. Recommendation: Install as needed as an upgrade.

Washer Notes: When the washing machine is changed, leaks may develop at the faucets.

Dryer/Dryer Venting

The dryer vent piping should be scanned and cleaned by a qualified and state licensed Plumbing Contractor (C36) prior to the expiration of the inspection contingency period and be made a part of regularly scheduled maintenance.

The dryer venting was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

In December 2006, Underwriters Laboratories established ***UL 2158A*** "Clothes Dryer Transition Duct" which is an approved standard for flexible high temperature exhaust duct rated to 430 degrees Fahrenheit, that can also be used on both electric and gas dryers. Recommendation: Confirm that the dryer transition ducting is UL 2158A approved prior to installing a clothes dryer. The installation of a ***LintAlert*** device can help warn of excessive lint accumulation.

Dryer Notes: Proper maintenance of the dryer and dryer venting is important to help prevent dryer fires. For more information, refer to: ***Prevent-Dryer-Fires*** & ***Safety-in-the-Home/Dryers-and-Washing-Machines***

Plumbing Comments & Notes

The evaluation of any underground or otherwise concealed piping, pipe sizing, water quality, septic systems, or contaminant testing is beyond the ASHI SoP.

Beginning on January 1, 2017 ***California Civil Code § 1101.4*** requires that all homes built on or before January 1, 1994 must be equipped with water conserving plumbing fixtures. Although this law does not create a point of sale correction requirement (unlike water heater strapping and smoke alarm & carbon monoxide detector compliance), it does trigger a disclosure to the ***Buyer***.

Evidence of deteriorated or missing caulking may exist at the faucets, toilets, bathtubs, or shower areas. Recommendation: Correct as needed and include as part of regular maintenance.

The presence of hairline cracks in the sink, toilet, bathtub, and shower surfaces cannot always be detected. Suggestion: If hairline cracking is discovered, then repairs should be implemented as soon as possible to contain them from expanding.

The water supply and/or the drain/vent system appeared to be the original system from the time of construction. As a precautionary measure, the system should be reviewed for possible upgrading by a qualified and state licensed Plumbing contractor (C36).

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed Plumbing contractor (C36).

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End PLUMBING Section

800 WATER HEATING

Water Heater Description

Water Heater Manufacturer*: *GE by RHEEM
***Water Heater Listed Mfg. Date*: 08/2005**
***Water Heater Approximate ANSI Compliance Date*: 2002**
***Water Heater Listed Size*: 50** gallons
***Water Heater Listed Capacity*: 40,000** Btu
***Water Heater Energy Source*:** Natural gas
(Age, size & capacity determined by manufacturer's data plate)
***Water Heater Location*:** Garage

Water Heater Operation & Condition

The water heater was visually examined and was tested using normal operating controls and testing for hot water flow at the faucets.

The water heater responded to testing and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Determining adequate sizing of the water heating system is beyond the scope of the inspection and this report. Any reference to sizing in this report is for informational purposes only. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

The water heater was not equipped with a re-circulation pump. The installation of re-circulation pumps is considered an upgrade.

Operation/Condition Notes: The water heater should be drained periodically, preferably once a month, to remove sediment that collects at the bottom of the tank.

Water Heater Location

The water heater location/platform was generally in satisfactory condition with indications of normal, expected wear and aging.

The water heater was installed with the ignition source at least 18" above the Garage floor as required.

A drain catch pan and drain line was observed at the water heater.

Water Heater Thermostat/Controls

The water heater thermostat and system operating controls were generally in satisfactory condition.

Water Heater Thermostat/Control Notes: Thermostat and control settings were not altered, and controls are not checked for calibration or timed functions. Testing for adequacy, efficiency, or evenness of heat distribution throughout the structure is beyond the ***ASHI SoP***. The thermostat should be set at a medium temperature for adequate efficiency and safety.

Water Heater Gas Supply Connections

The gas supply lines and connectors for the water heater were generally in satisfactory condition with individual exceptions noted below.

Refer to sub-section: ***Gas Sediment Trap, Dirt Pocket or Drip Leg*** of this report for further information.

Energy Supply & Connection Notes: The energy supply and connections for the water heater should be reviewed periodically by the local Gas Company as a part of regular maintenance.

Water Heater Burners

The water heater burners were observed by removing the burner compartment access panel.

The water heater burners were observed to be generally in satisfactory condition.

Burner Notes: The gas burner for the water heater should be reviewed periodically by the local Gas Company as a part of regular maintenance.

Water Heater Combustion Air

The combustion air venting for the water heater was observed to be generally in satisfactory condition.

Combustion Air Notes: The combustion air openings for the water heater should always remain clear of obstructions.

Water Heater Exhaust Gas Vent Piping

The visible sections of exhaust gas vent piping for the water heater was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Testing for exhaust gas spillage and carbon monoxide leakage requires special equipment and is considered outside the scope of the inspection. Recommendation: Contact the Gas Company to perform these tests, prior to the expiration of the inspection contingency period.

A portion of the water heater exhaust gas vent piping was a transite type, which was not replaced when the water heater was upgraded. This section of piping may contain asbestos. This installation may not follow known manufacturer's requirements and may create a corrosion condition inside the water heater. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing contractor (C36) and correct as needed.

Exhaust Gas Vent Piping Notes: The exhaust gas vent piping for the water heater should be inspected periodically as a part of regular maintenance. Testing for exhaust gas spillage and carbon monoxide leakage requires special equipment and is beyond the ***ASHI SoP***. Recommendation: Contact the Gas Company to perform these tests.

Water Heater Water Supply Shut-off Valve & ***Water Heater Water Supply Connections***

Water Heater Water Supply Shut-off Valve

The water heater water supply shut-off valve was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The operational testing of any valves is beyond the scope of this inspection and report.

Water Heater Water Supply Connections

The water heater incoming and outgoing water supply lines were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

A proper separation between the copper water supply lines and the water heater tank was not observed. A dielectric or brass fitting is required to help prevent galvanic reaction between the different materials. The pipe nipples between the copper water supply lines and the water heater tank may be plastic coated for this purpose. However, the dismantling of the water supply lines to make a determination is beyond the scope of the inspection. Recommendation: Consult with the current ***Owner*** and refer to the manufacturer's installation manual for further information or obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

The cold and hot water supply lines were not covered with insulation. This may, or may not, have been required at the time of installation. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Water Heater Water Supply Connections Heat Trap

All water heaters have some standby heat loss. Tank heaters lose heat through the walls of the tank and up the flue. Serious losses for all types of water heaters is from the piping that runs from the water heater to the faucets so to cut standby losses, the exposed pipes should be insulated heat traps, made out of copper flex lines by installing a loop in the piping. Heat will rise to the top of the loop and no farther.

Evidence of a passive heat trap loop at the water heater water supply lines was observed.

The ***Inspector*** was unable to determine if the water heater water supply connectors included heat trap valves or check valves. The dismantling of the water supply lines to make a determination is beyond the scope of the inspection. Recommendation: Consult with the current ***Owner*** and refer to the manufacturer's installation manual for further information or obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36).

Water Connection Notes: The water connections should be inspected periodically as a part of regular maintenance.

Water Heater TPR Valve & Water Heater TPR Valve Discharge Line

Water Heater TPR Valve

The TPR (Temperature/Pressure Relief) Valve is a vital safety component of the water heater. The purpose of this valve is to release pressure from the water heater tank if the system becomes over-heated. Testing of this device is beyond the ASHI SoP

A water heater TPR valve was installed and appeared to be in satisfactory condition with indications of normal, expected wear and aging.

TPR Valve Notes: Most manufacturers of TPR valves recommend that the device be tested once a year to ensure safe operation. All manufacturer's instructions should be reviewed prior to, and followed during, any testing of the TPR valve. ***The TPR valve should only be tested if a properly installed discharge line has been installed!*** If leakage from the valve occurs after testing is completed, the valve should be replaced immediately. If the ***Client*** is uncertain regarding testing procedures, then further review and/or testing of the TPR valve should be performed by a qualified and state licensed Plumbing contractor (C36).

Water Heater TPR Valve Discharge Line

Water Heater TPR Discharge Line Description

TPR Discharge Line Type: Rigid
TPR Discharge Line Material: Copper
TPR Discharge Line Termination Point: Garage

The purpose of a discharge line for the TPR valve is to remove the super-heated water/steam from the water heater to a safe location.

A discharge line for the water heater TPR valve was installed with a termination point a maximum of 6" from the garage floor.

The discharge line for the water heater TPR valve was generally in satisfactory condition with indications of normal, expected wear and aging.

TPR Discharge Line Notes: The TPR discharge line should be inspected periodically as a part of regular maintenance.

Water Heater Seismic Bracing

The seismic bracing for the water heater tank appeared to be in satisfactory condition with individual exceptions noted below.

Refer to the ***APPENDIX*** at the end of this report for further information.

Water Heating Comments & Notes

Estimates of remaining useful life, water heating effectiveness and review of solar systems, hot water circulation pumps and determining the adequacy of the water heating system is beyond the ASHI SoP.

The water heater appears to have been replaced. Recommendation: Consult with the current ***Owner*** or ***Agent of Record*** regarding all permits for the replacement and/or consult with the local ***Building Department*** regarding the permits.

Based on age (***18*** years old) the water heater is beyond its recommended service life. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing Contractor (C36) and budget for replacement. The ***Client*** is also advised to renew any available home warranty coverage each year. Consideration should be given to replacing the existing water heater with an energy efficient tankless water heater. For more details, refer to: ***Tankless Water Heater Guide***

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed Plumbing contractor (C36).

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End WATER HEATING Section

900 ELECTRICAL

General Electrical Description

Service Entrance: Underground Lateral
Estimated Service Amperage Capacity: 100 amperes
Service capacity is determined by the labeled rating of the main circuit panel and/or the labeled rating of the main electrical service disconnect breakers
Electrical System Meter & Main Service Panel & Main Disconnect Location: Left side of the structure
Electrical System Circuit Sub-Panel Location: Rear of the structure
Electrical System Branch Circuit Protection: Circuit breakers
Electrical System Main Circuit Conductor Material: Copper
Electrical System Visible Branch Circuit Conductor Material: Copper

Service Entrance

The visually accessible service entrance cables, inside the main service panel, were generally in satisfactory condition with indications of normal, expected wear and aging.

Service & Equipment Grounding

Primary System Grounding Type/Location: Water and/or gas line connection(s)
Secondary System Grounding Type/Location: Unable to determine

The visible and accessible service and equipment grounding was generally in satisfactory condition with indications of normal, expected wear and aging.

Circuit Panels

Main Circuit Panel

Electrical System Main Panel Make: GOULD

The main circuit panel was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The main circuit panel and circuit directory appeared to be fully labeled. Verification of the accuracy of the labeling is beyond the scope of this inspection. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Electrical Contractor (C10).

Electrical panels and circuit breakers are known to deteriorate with age. This condition can lead to arching and overheating. A visual inspection cannot determine if these panels and breakers are performing to their original design specifications. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Electrical Contractor (C-10).

Main Circuit Panel Notes: Determining the accuracy of the labeling at the main circuitry panels is beyond the scope of this inspection and report. Main circuit panels require clear access, 36" in front and 30" at each side and should never be covered in any way or painted.

Circuit Sub-Panel

Electrical System Circuit Sub-Panel Make: EATON

The circuit sub-panel was generally in satisfactory condition with indications of normal, expected wear and aging.

The circuit sub-panel and circuit directory appeared to be fully labeled. Verification of the accuracy of the labeling is beyond the scope of this inspection. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Electrical Contractor (C10

Circuit Sub-Panel Notes: Determining the accuracy of the labeling at the sub circuit sub-panel is beyond the scope of this inspection and report. Circuit sub-panels require clear access, 36" in front and 30" at each side and should never be covered in any way or painted.

Circuit Breakers

The circuit breakers were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of older, possibly original, circuit breakers were observed. These circuit breakers may be worn due to age and should be upgraded to new circuit breakers. Life expectancy for Molded Case Circuit Breakers in the industry is generally expected to be about 30 years, given favorable environment and regular maintenance. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Electrical Contractor (C10). Refer to the ***APPENDIX*** of this report for further information.

Circuit Breaker Notes: All circuit breakers should be cycled (shut off and turned back on) once a year or as per manufacturers specifications.

Branch Circuit Wiring

The visible branch circuit wiring was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Branch Circuit Wiring Notes: In most areas of the attic, the wiring was not visible due to insulation covering these components.

Switches

In accordance with the ASHI SoP, a representative sampling of accessible switches was visually examined and tested.

A representative sampling of accessible branch circuit switches were tested and were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of older, possibly original, switches were observed. One or more of these switches may be worn due to age and should be upgraded to new switches. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Electrical Contractor (C10).

Light Fixtures

In accordance with the ASHI SoP, a representative sampling of accessible switches was visually examined and tested.

A representative sampling of permanently installed light fixtures were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Due to bright and direct sunlight, the ***Inspector*** may not be able to determine if the Exterior light fixtures were operating. Recommendation: Verify operation during a darker time of the day or in the evening.

Light Fixture Notes: Inspection and operational testing of any low voltage systems, motion/light sensors and light fixtures not attached to the structure is beyond the ***ASHI SoP***.

Receptacles (Outlets)

In accordance with the ASHI SoP, a representative sampling of accessible receptacles was visually examined and tested.

Receptacle Type: 3-Prong Style

A representative sample of accessible branch circuit receptacles (outlets) were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of older, possibly original, receptacles were observed. One or more of these receptacles may be worn due to age and should be upgraded to new receptacles. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Electrical Contractor (C10).

Electrical Comments & Notes

Determining adequate sizing of the electrical system and its components is beyond the ***ASHI SoP***. Any reference to sizing in this report is for general reference and informational purposes only. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Electrical contractor (C10), and/or the local utility company, prior to the expiration of the inspection contingency period.

The electrical system appears to be the original system from the time of construction. As a precautionary measure, the system should be reviewed for possible upgrading by a qualified and licensed Electrical contractor (C10).

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed Electrical Contractor (C10).

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End ELECTRICAL Section

1000 HVAC

HEATING

Heating Description

Heating System Type: Forced-air furnace
Heating System Energy Source: Natural gas
Heating System Manufacturer: AMERICAN STANDARD INC / THE TRANE COMPANY
***Heating System Listed Mfg. Date*: 02/2007**
***Heating System Approximate ANSI Compliance Date*: 2002**
***Heating System Input Rating:* 100,000** Btu.
(Make, age & size determined by manufacturer's data plate)

Heating System Operation & General Condition

The heating system was visually examined, tested using normal operating controls, responded to testing, and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The heating system was tested using normal operating controls by setting the thermostat to a temperature of ***99°***. The heating system responded to testing registering a temperature of ***94°***. Upon conclusion of testing, the thermostat was switched to air conditioning mode.

Determining adequate sizing of the heating system is beyond the ***ASHI SoP***. Any reference to sizing in this report is for informational purposes only. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20).

Determining the zoning of the heating systems is beyond the ***ASHI SoP***. Recommendation: Consult with the current ***Owner*** of the structure or obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20).

Heating System Location

Furnace Location: Garage

The furnace location/platform was generally in satisfactory condition with indications of normal, expected wear and aging.

The furnace was properly installed with the ignition source at least 18" above the Garage floor as required.

A vehicle anti-impact device was observed in front of the furnace.

Heating System Thermostat/Controls

Heating System Thermostat/Controls Location: Family Room
Heating System Thermostat/Controls Make: EMERSON

The heating system thermostat/controls was operated using normal operating controls and was generally in satisfactory condition with indications of normal, expected wear and aging.

The heating system thermostat/controls was operated using normal operating controls and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The heating system thermostat/controls also controlled the air conditioning system.

The heating system thermostat/control was not installed at a central location in the dwelling near the return air register. This may lead to inadequate temperature readings which can cause unbalanced heating or cooling throughout the structure during extended usage and may lead to reduced system service life. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20).

Heating System Thermostat/Control Notes: Thermostat and control settings were not altered, and controls are not checked for calibration or timed functions. Testing for adequacy, efficiency, or evenness of heat distribution throughout the structure is beyond the scope of this inspection and report. The thermostat should be set at a medium temperature for adequate efficiency and safety.

Heating System Gas Supply Connections

The gas supply lines and connectors for the heating system were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Refer to sub-section: ***Gas Sediment Trap, Dirt Pocket or Drip Leg*** of this report for further information.

Gas Supply & Connection Notes: The gas supply and connections for the furnace should be reviewed periodically by the local Gas Company as a part of regular maintenance.

Heating System Burners

The exposed portions of the furnace burners were visually inspected at the accessible areas of the burner compartment.

The furnace burners were observed to be generally in satisfactory condition with indications of normal, expected wear and aging.

Burner Notes: The gas burner for the furnace should be reviewed periodically by the local Gas Company as a part of regular maintenance. Inspection of the heat exchanger is beyond the scope of this inspection and report.

Heating System Combustion Air Supply

The combustion air venting for the heating system was observed to be generally in satisfactory condition.

Combustion Air Supply Notes: The combustion air supply openings for the furnace should always remain clear of obstructions.

Heating System Exhaust Gas Vent Piping

The visible sections of exhaust gas vent piping for the heating system was observed to be generally in satisfactory condition with individual exceptions noted below.

Testing for exhaust gas spillage and carbon monoxide leakage requires special equipment and is considered outside the scope of the inspection. Recommendation: Contact the Gas Company to perform these tests, prior to the expiration of the inspection contingency period.

Exhaust Gas Vent Piping Notes: The exhaust gas vent piping for the heating system should be inspected periodically as a part of regular maintenance. Testing for exhaust gas spillage and carbon monoxide leakage requires special equipment and is considered beyond the ***ASHI SoP***. Recommendation: Contact the Gas Company to perform these tests.

Forced-Air Distribution System

Return Air Supply

Return Air Register Location: Foyer

The return air supply for the forced-air furnace was generally in satisfactory condition.

Return Air Supply Notes: The return air compartment should be inspected and cleaned periodically as a part of regular maintenance.

Forced-Air Blower Motor

The forced-air distribution system blower motor was visually examined and tested using normal user controls and was generally in satisfactory condition with indications of normal, expected wear and aging.

The forced-air distribution system blower motor was equipped with a safety shut-off switch.

Forced-Air Blower Motor Notes: The blower motor should be cleaned periodically to maximize system performance and to protect the health of the occupants.

Air Filter

Air Filter Location: Furnace
Air Filter Type: Electronic air filtering system

The forced-air distribution system air filter was observed to be generally in satisfactory condition.

Air Filter Notes: All air filters should be cleaned or replaced monthly to maximize system performance and to protect the health of the occupants.

Forced-Air Distribution Ducting System

The air distribution system was tested by observing airflow at a representative sampling of registers and visually inspecting accessible ductwork.

Air Distribution Ducting Type: Cardboard ducting

The visible/accessible sections of the air distribution system were inspected during the testing of the heating system and were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of damaged forced-air distribution duct components at the ***Attic*** was observed. Due to the age of the structure, the duct system may contain asbestos materials. Recommendation: Repair or replace as needed and obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20).

Forced-Air Distribution System Notes: It is important that the air registers not be fully closed. This may be detrimental to the operation of the forced air system and may allow condensation to form on the inside of the register. Recommendation: Always Keep all registers at least partially open.

VENTILATION

Attic

The attic ventilation provisions and/or devices should be checked for proper operation as a part of any regularly scheduled maintenance.

Attic Ventilation Type: Eave Vents-Gable Vents

The Attic ventilation provisions were observed to be generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

A minimal amount of ventilation provisions was observed. One square foot of ventilation for every 150 square feet of attic area is generally required. Excessive Attic heat will reduce the efficiency of the cooling system and have an adverse effect on the roofing materials. Additional ventilation provisions should be installed. Upgrading the ventilation with the installation of a thermostat-controlled ***PAV*** (power attic ventilator) is recommended. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Roofing Contractor (C39) that specializes in ventilation systems.

Garage

The garage ventilation provisions should be checked for damage/integrity as a part of any regularly scheduled maintenance.

Garage Ventilation Type: Screened Vent openings

The garage ventilation was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Only minimal garage ventilation provisions were observed. Recommendation: Improve ventilation as an upgrade.

Kitchen

Kitchen Ventilation System Type: Range hood with exhaust fan ducted to the exterior-Window

The ventilation provisions were generally in satisfactory condition with indications of normal, expected wear and aging.

Bathroom

For effective ventilation of moisture, the bathroom ventilation provisions should be used during showers/baths and for a period of at least one-half hour afterwards.

Bathroom Ventilation System Type: Ceiling mounted exhaust fan-Windows

The ventilation provisions were generally in satisfactory condition with indications of normal, expected wear and aging.

Laundry

Inadequate ventilation provisions for the ***Laundry*** area were observed. The lack of ventilation will allow moist air, possible dryer exhaust and any possible gas leak to collect in the Laundry area. Recommendation: Improve the ventilation in this area by changing the existing door(s) to louvered doors, install louvered vents at the bottom of the doors and/or install a ventilation fan properly ducted to the exterior.

AIR CONDITIONING/COOLING

Air Conditioning System Description

Air Conditioning System Type: Central forced-air system
Air Conditioning System Manufacturer: AMERICAN STANDARD INC / THE TRANE COMPANY
***Air Conditioning System Listed Mfg. Date*: 03/2007**
Air Conditioning System Estimated Size: **5**tons
(Make, estimated date & size determined by manufacturer's data plate)

Air Conditioning System Operation & General Condition

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. The air temperature split for the cooling system was determined by measured using the "Delta-T" method utilizing thermometers at the return air register and at distribution air registers in an interior room of the structure. A minimum temperature split difference of 12 °to 20 ° (+ or – 2-3 degrees) from the return air register to the distribution registers is recommended.

The air conditioning system was visually examined, tested using normal operating controls, responded to testing, and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The air conditioning system was tested using normal operating controls by setting the thermostat to a temperature of ***45°***, for at least 30 minutes, for testing purposes. The temperature at the return air register was measured to be ***61°*** and the temperature at a representative sampling of distribution registers measured an average of ***48°***. Upon conclusion of testing, the thermostat was shut off.

Determining adequate sizing of the cooling system is beyond the ***ASHI SoP***. Any reference to sizing in this report is for informational purposes only. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20).

Determining the zoning of the cooling systems is beyond the ***ASHI SoP***. Recommendation: Consult with the current ***Owner*** of the structure or obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20).

Operation Notes: The air conditioning system should be reviewed annually as a part of regular maintenance.

Air Conditioning Thermostat/Controls

Refer to the ***HEATING*** section of this report for further information regarding this system component.

Air Conditioning Compressor/Condenser/Evaporator Coil

Compressor/Condenser

Air Conditioning Condenser/Compressor Location: Rear of the structure

The air conditioning system compressor/condenser responded to normal operating controls and was generally in satisfactory condition with indications of normal, expected wear and aging.

The protective fin cover limited full visual access to the coil fins.

Evaporator Coil

The determination of sizing of the evaporator coil to the compressor/condenser is beyond the scope of the inspection.

Air Conditioning Evaporator Coil Location: Plenum above furnace

The air conditioning system evaporative coil was encased in a plenum above the furnace and not accessible for inspection.

The air conditioning system evaporative coil case was generally in satisfactory condition with indications of normal, expected wear and aging.

Compressor/Condenser/Evaporator Coil Notes: Keep all obstructions away from the compressor/condenser.

Air Conditioning System Electrical

Determining adequate sizing of the air conditioning system electrical circuitry is beyond the ASHI SoP. Any reference to sizing in this report is for general reference and informational purposes only.

Compressor/Condenser Disconnect Location: Adjacent to compressor/condenser

The air conditioning system electric lines, connectors and disconnects for the air conditioning system were generally in satisfactory condition with indications of normal, expected wear and aging.

Air Conditioning System Condensation Drain System

Primary Condensation Drain Line Termination: Exterior at the Front of the structure

The visible air conditioning system condensation drain lines were generally in satisfactory condition with indications of normal, expected wear and aging.

Secondary condensation drain provisions were not installed. Evidence of a condensation overflow sensor system was observed. For further information, refer to; ***Condensate Sensor***

Forced-Air Distribution System

Refer to the ***HEATING*** section of this report for further information regarding this system.

Auxiliary Cooling Devices

Ceiling Fans

Ceiling fans were not installed but recommended as an upgrade.

Ceiling Fan Notes: Due to its hidden nature, bracing for the ceiling fan(s) could not be visually inspected. All ceiling fans should be checked for tightness and proper operation as a part of regular maintenance.

HVAC Comments & Notes

Heating

The heating system, and associated components, appear to have been replaced/upgraded. Under the October 2005 Title 24 California Building Code provisions, some new HVAC systems installed in established climate zones may be subject to mandatory duct sealing requirements. Duct testing is strongly recommended when a new heating or cooling unit is being installed. If the existing duct system is leaky and inefficient before the new unit is installed, it will still be leaky and inefficient after the new unit is installed, unless the ducts are tested and sealed by a qualified contractor. Consult with the current ***Owner*** and/or consult with the local ***Building Department*** regarding the permit history for this installation. Recommendation: Obtain a detailed and comprehensive evaluation by a representative from the local Gas Company qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20), who is specifically trained to recognize this condition, prior to the expiration of the inspection contingency period.

Cooling

The air conditioning system, and associated components, appear to have been replaced/upgraded. If the air conditioning compressor/condenser is replaced, a 13 SEER unit must be installed according to new state energy standards effective 1/23/2006. Under the October 2005 Title 24 California Building Code provisions, some new HVAC systems installed in established climate zones may be subject to mandatory duct sealing requirements. Duct testing is strongly recommended when a new heating or cooling unit is being installed. If the existing duct system is leaky and inefficient before the new unit is installed, it will still be leaky and inefficient after the new unit is installed, unless the ducts are tested and sealed by a qualified contractor. Consult with the current ***Owner*** and/or consult with the local ***Building Department*** regarding the permit history for this installation. Recommendation: Obtain a detailed and comprehensive evaluation by a qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20), prior to the expiration of the inspection contingency period.

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20).

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End HVAC Section

1100 SAFETY FEATURES

Circuit Safety Devices ~ GFCI (Ground Fault Circuit Interrupter)

GFCI Trip/Reset Location: One or more receptacles located at the Property Site-Spa equipment-1st Floor Hallway Bathroom-2nd Floor Hallway Bathroom-Main Bedroom Bathroom-
GFCI Trip/Reset Location(s): One or more circuit breakers at the circuit sub-panel

The GFCI reset receptacles listed above may also protect other, non-labeled, receptacles and/or fixtures within the dwelling.

The GFCI circuits were tested using a UL listed tester designed specifically for this purpose and by pressing the "test" button at the GFCI device.

The GFCI circuits responded when tested and were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Refer to the ***APPENDIX*** at the end of this report for further important information.

A source of GFCI protection was not installed at the Garage-Kitchen-Wet Bar. Based on age, this may have been acceptable at the time of original construction. Recommendation: As a safety upgrade, GFCI protection should be considered for these areas.

Safety Glass

Tempered safety glass is identified by a label usually installed in a corner of one or more of the glazing materials.

Tempered Safety Glass Location: Exterior access door windows-Sliding glass door assembly

The identified safety glazing applications were observed to be in satisfactory condition with individual exceptions noted below.

Refer to the ***APPENDIX*** at the end of this report for further important information.

Mirrored surfaces cannot be made of tempered safety glass because the silver backing would not tolerate the toughening process. Therefore, caution is recommended when near these surfaces.

Evidence of tempered safety glass labeling was not observed at one or more shower enclosures. By design, tempered safety glass will shatter into small pieces if damaged. This can be hazardous if damaged while using the shower. The installation of a safety film will hold the shattered glass together, so the occupant can exit the shower safely. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Glazing Contractor (C17).

Smoke Detector/Alarms

Smoke detector/alarms are inspected for location only. The detector/alarms are not evaluated for sensing ability. Testing of detector/alarms is beyond the ASHI SoP. Refer to the APPENDIX at the end of this report for further important information.

Smoke Detector/Alarm Locations: Foyer-2nd Floor Hallway

The smoke detector/alarms were visually inspected and appeared to be in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

An insufficient amount of smoke detectors was observed in the structure at the time of inspection. In most jurisdictions, smoke detectors are required in the hallways ***and in each bedroom or sleeping area***. As of January 1, 1986, in accordance with ***Health & Safety Code 13113.8***, any single-family dwelling and factory-built housing unit sold must have an operable smoke detector, approved and listed by the State Fire Marshall, in each sleeping room. Some local ordinances impose more stringent smoke detector requirements than does California law. Therefore, it is important to check with the local city or county building and safety departments regarding the applicable smoke detector requirements for the subject property. Recommendation: Install as required.

Smoke Detector/Alarm Notes: All smoke detector/alarms should be tested monthly. If any smoke detector/alarm is 10 years old or older, then they should be replaced with new 10-year power supply detector/alarms.

Carbon Monoxide Detector/Alarms

Carbon monoxide detector/alarms are inspected for location only. The detector/alarms are not evaluated for sensing ability. Testing of detector/alarms is beyond the ASHI SoP. Refer to the APPENDIX at the end of this report for further important information.

Carbon monoxide detector/alarms were not observed in the structure at the time of inspection. According to the Consumer Product Safety Commission (***CPSC-Carbon Monoxide***) the detector/alarms should be installed on the ***ceiling*** or ***upper third of the wall*** on ***each level of the dwelling*** and in the ***Hallways adjoining Bedrooms or sleeping areas***. Any ***Bedroom*** above or adjacent to the attached ***Garage*** is also recommended to have its own carbon monoxide detector/alarm (Refer to; ***EPA CO Detector Placement***). Recommendation: Install as required, in accordance with listed standards prior to the expiration of the inspection contingency period.

Carbon monoxide Detector/Alarm Notes: All carbon monoxide detector/alarms should be tested monthly. If any carbon monoxide detector/alarm is 10 years old or older, then they should be replaced with new 10-year power supply detector/alarms.

Safety Features Comments & Notes

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed General Contractor (B1).

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End SAFETY FEATURES Section

1200 INTERIOR

General Interior Layout

The subject dwelling was a 4 Bedroom, 3 Bathroom single family residence with the following interior layout:

Entry-Living Room-Formal Dining Room-Foyer-Kitchen/Kitchen Dining Area-Family Room/Wet Bar-1st Floor Hallway-1st Floor Hallway Bathroom/Laundry Room-Stairway-2nd Floor Hallway-2nd Floor Front/Center Bedroom-2nd Floor Left/Front Bedroom-2nd Floor Hallway Bathroom-2nd Floor Loft/Bedroom-Main Bedroom/Main Bedroom Bathroom

Ceilings/Walls/Floors

Ceilings

The visible ceiling surfaces were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of incidental physical damage (i.e., small holes, chips, minor damage, etc.) was observed at several locations in the ceiling surfaces was observed. Suggestion: Repair these areas prior to painting.

Evidence of cracking and/or seam separation of the ceiling surfaces was observed at several locations. This condition is not considered significant and may be an indication of structural settlement. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Drywall Contractor (C-9).

Walls

The visible wall surfaces were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of incidental physical damage (i.e., small holes, chips, minor damage, etc.) was observed at several locations in the wall surfaces was observed. Suggestion: Repair these areas prior to painting.

Evidence of cracking and/or seam separation of the wall surfaces was observed at several locations. This condition is not considered significant and may be an indication of structural settlement. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Drywall Contractor (C-9).

The wall opening at the ***2nd Floor Loft/Bedroom*** is a possible fall hazard. Recommendation: Caution should be exercised when allowing children near this area.

Floors

The visible floor coverings/surfaces were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of creaking and popping sounds were observed when walking on the 2nd Floor. This is a common occurrence in 2-story construction usually attributed to lumber shrinkage. Suggestion: Have the plywood flooring screwed to the framing whenever the carpeting is replaced.

Evidence of incidental physical damage to the interior flooring/floor coverings and/or trim was observed at several locations. Suggestion: Repair as needed.

Evidence of creaking and popping sounds were observed when walking on the ***Kitchen*** floor. Suggestion: Repair as needed.

Doors

In accordance with the SoP, a representative sampling of accessible doors was visually examined and operated.

A representative sampling of the interior doors was operated and were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

One or more of the interior doors along with their related hardware need adjustments and/or repairs. Recommendation: Correct as needed.

Windows

In accordance with the ASHI SoP, a representative sampling of accessible windows was visually examined and operated. The windows/window areas may only be partially accessible due to window coverings and/or personal items/furniture.

A representative sampling of the interior windows was operated and were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

One or more of the windows were difficult to operate. Recommendation: Correct as needed and include as part of regularly scheduled maintenance.

Counter-tops/Cabinets & Closets

Counter-tops/Cabinets

In accordance with the SoP, a representative sampling of accessible cabinet doors was visually examined and operated.

The kitchen/bathroom counters and cabinets were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Evidence of deteriorated or missing caulking was observed at the counters. Recommendation: Re-seal and include as part of regular maintenance.

Evidence of incidental physical damage to the kitchen/bathroom counters and cabinets was observed at several locations. Suggestion: Repair these areas prior to painting.

One or more cabinet drawers/doors require adjustments and/or repairs. Recommendation: Repair as needed.

Evidence of possible moisture related staining and/or damage at one or more sink cabinets was observed. The staining and/or damage do not appear to be from an active water leak. The stains may have been caused by liquid spills from containers under the sink. Recommendation: Refer to any current Termite report for further information and correct as needed. Refer to the ***106 Environmental Issues*** sub-section in the ***GENERAL NOTES*** section of this report for further information.

Closets

In accordance with the ASHI SoP, a representative sampling of accessible closet doors was visually examined and operated.

A representative sampling of the closet doors was operated and were generally in satisfactory condition with indications of normal, expected wear and aging.

Stairway

The interior stairway and railings were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The stairway did not appear to be constructed with dimensions according to recognized building standards. The dimensions used may have been acceptable at the time of original construction. Recommendation: Obtain a detailed and comprehensive evaluation, including recommendations for repair, by a qualified and state licensed General Contractor (B1).

The openings between the railing balusters (spindles) at the interior stairways and/or between the railings and the stairway steps were observed to be larger than what is required by recognized building standards. The spacing of these openings may have been acceptable at the time of original construction. Caution should be exercised when allowing children near this area. Suggestion: Reduce the spacing of the railing balusters to current building standards as a safety upgrade.

Interior Comments & Notes

Due to lighting variations and shadows, not all reportable conditions on the ceiling/wall surfaces may be discernable.

Evidence that some of the interior surfaces have been recently painted was observed. This may hide any visual conditions from the ***Inspector*** at the time of the inspection.

One or more Bathrooms appear to have been remodeled/upgraded. Recommendation: Consult with the current ***Owner*** and/or the ***Agent of Record*** for any documentational history.

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state licensed General Building Contractor (B-1).

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End INTERIOR Section

1300 KITCHEN

Cooking Appliances

Stove

Stove Cooktop Manufacturer: GE
Stove Type: Built-in counter-top
Stove Cooktop Energy Source: Electric

The stove was visually examined and tested using normal operator controls and was generally in satisfactory condition with indications of normal, expected wear and aging.

Oven / Microwave

Oven/Microwave Manufacturer: GE
Oven/Microwave Type: Built-in
Oven Energy Source: Electric

The oven was visually examined and tested using normal operator controls and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The testing of temperature evaluations, timer operations, or convection oven operation is beyond the scope of this inspection and report.

The microwave was visually examined and tested using normal operator controls to heat a damp cloth for 1 minute and was generally in satisfactory condition with indications of normal, expected wear and aging.

Dishwasher

Dishwasher Manufacturer: MAYTAG

The dishwasher was visually examined and tested using normal operator controls and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Determining the adequacy of the washing or drying functions testing of temperature evaluations and timer operations of the dishwasher and is beyond the scope of this inspection and report.

Garbage Disposal

Garbage Disposal Manufacturer: IN-SINK-ERATOR

The garbage disposal was visually examined and tested using normal operator controls and was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Determining the adequacy of the garbage disposal is beyond the scope of this inspection and report.

Kitchen Comments & Notes

The Kitchen appears to have been remodeled/upgraded. Recommendation: Consult with the current ***Owner*** and/or the ***Agent of Record*** for any documentational history.

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified Appliance specialist.

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End KITCHEN APPLIANCES Section

1400 CHIMNEY & FIREPLACE

Chimney Description

Chimney Location: Left side of the structure
Chimney Type: Masonry

General Chimney Condition

The visible portions of the chimney was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

Due to the possibility of causing damage to the roof materials and/or restrictive height, the chimney was inspected from the ground with binoculars/camera zoom.

Spark Arrestor

A chimney spark arrestor was observed and generally in satisfactory condition with indications of normal, expected wear and aging.

Rain Cap

A chimney rain cap was observed and generally in satisfactory condition with indications of normal, expected wear and aging.

Wind Shroud

The chimney was not equipped with a wind shroud. This is a recommended upgrade in a high wind area. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified Chimney Safety Institute of America (CSIA) Certified Chimney Sweep.

Fireplace

Fireplace Description

Fireplace Location: Living Room-Main Bedroom
Fireplace Type: Masonry

General Fireplace Condition

The accessible areas of the fireplace were examined and were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The fireplace was dirty with soot and/or ashes. Suggestion: Clean the fireplace of all debris and obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified Chimney Safety Institute of America (CSIA) Certified Chimney Sweep.

Fireplace General Condition Notes: The presence of soot and/or creosote will cover and hide any potential conditions from the ***Inspector***. These conditions may be revealed after any chimney sweeping has been performed.

Fireplace Gas Supply & Connectors

The lighting of the fireplace gas starter and/or gas logs is beyond the ASHI SoP.

The gas supply valve to the fireplace was generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The ***Living Room*** fireplace was equipped with gas logs.

The ***Main Bedroom*** fireplace was not equipped with gas logs or glass crystals.

The gas supply pipe was uncapped inside the ***Living Room*** fireplace. Recommendation: Correct as needed by installing a cap or log lighter.

Fireplace Exhaust Damper

The exhaust damper for the fireplace was tested and generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

The exhaust damper for the ***Main Bedroom*** fireplace was not equipped with a blocking device to prevent the damper from closing fully shut. The purpose of this block is to prevent carbon monoxide from entering the living space when gas logs or glass crystals are used. Suggestion: Install as required if gas logs or glass crystals are installed in the future.

The exhaust damper for the ***Living Room*** fireplace was not equipped with a blocking device to prevent the damper from closing fully shut. The purpose of this device is to prevent carbon monoxide from entering the living space when gas logs or glass crystals are used. Recommendation: Install as required.

Fireplace Hearth/Hearth Extension

The fireplace hearth/hearth extension was generally in satisfactory condition with indications of normal, expected wear and aging.

The fireplace was equipped with glass doors.

Chimney/Fireplace Comments & Notes

One or more of the conditions noted above may require detailed and comprehensive evaluations, including any remedial recommendations, by a qualified and state qualified Chimney Safety Institute of America (CSIA) Certified Chimney Sweep.

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End CHIMNEY/FIREPLACE Section

1500 SPA

Inspection of the Spa was performed in accordance with the ASHI Swimming Pool & Spa SoP

General Spa Description

Spa Type: Above ground
Spa Material: Fiberglass

Spa General Condition & Operation

Spas contain plumbing, electrical, heating, and mechanical components. Inspection of these components is limited to exposed and accessible lines and fixtures. Inspected items are examined for significant nonperformance, excessive or unusual wear, leakage, and general state of repair. Spa bodies as well as components located below the water line, any non-visible and/or buried plumbing, electrical conduit, waterfalls, fountains, slides and other specialty equipment are considered beyond the ASHI SoP. Review of these items requires a qualified and licensed specialist and usually intrusive and exhaustive testing.

The Spa and associated equipment were visually examined and tested using normal operating controls, responded to testing and was generally in satisfactory condition with indications of normal, expected wear and aging.

Spa Safety

As defined by the Pool Safety Act, effective January 1, 2018, when a single-family residence with a pool or spa is transferred and a home inspection is performed on the home, the home inspection report shall identify which, if any, of seven specific drowning prevention safety features are present.

The ***Inspector*** did not observe a minimum of two of the seven specific drowning prevention safety features required as defined by the ***Pool Safety Act***, effective ***January 1, 2018***. A minimum of two of the following seven specific drowning prevention safety features are required:
(1) An enclosure that isolates the swimming pool or spa from the private single-family home;
(2) Removable mesh fencing in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable;
(3) An approved safety pool cover;
(4) Exit alarms on the private single-family homes doors that provide direct access to the swimming pool or spa;
(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors providing direct access to the swimming pool or spa**;**
(6) An alarm, when placed in a swimming pool or spa, will sound upon detection of accidental or an authorized entrance into the water;
(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the feature set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by ASTM or the American Society of Mechanical Engineers (ASME).
Although this law does not create a point of sale correction requirement (unlike water heater strapping and smoke alarm & carbon monoxide detector compliance), it does trigger a disclosure to the ***Buyer***. Refer to the ***APPENDIX – Pool/Spa Safety*** of this report for further information.

ASTM F1346 - 91 Standard Performance Specification for Safety Covers and Labeling Requirements for All Covers for Swimming Pools, Spas and Hot Tubs. ***ASTM*** International developed this standard to reduce the risk of drowning to children of less than 5 years of age. This standard is used in many States and Cities mandated pool/spa barrier codes as well as referenced nationally by day-care, adoption and fostering agencies.

Download a copy of these standards here: ***ASTM F1346-91***

How Can You Tell If A Spa Cover Meets The ASTM F1346-91 Standard?

The Pool/Spa cover companies website, literature and brochures will state ***ASTM F1346-91*** safety cover compliant and/or the pool cover itself will have the correct labels attached and the company will be able to show laboratory reports to further prove their covers compliance to the standard.

Spa Fencing & Gates

Spa Fencing

Protection against external unauthorized access to the Spa was provided by the perimeter fencing and/or walls.

The perimeter fencing and/or walls were visually examined and were generally in satisfactory condition with indications of normal, expected wear and aging.

Spa Gates

Protection against external unauthorized access to the Spa was provided by the perimeter gates.

The perimeter gates were visually examined and were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

One or more gates that restrict unauthorized access to the Spa were not self-closing and latching as required. This is an important safety feature. Recommendation: Correct as needed.

Spa Surfaces

Determining the condition of any Spa component below the waterline is beyond the ASHI SoP. Any conditions noted were obvious to the naked eye at the time of the inspection.

The Spa surfaces were visually examined and were generally in satisfactory condition with indications of normal, expected wear and aging.

Spa Electrical

General Electrical

The Spa electrical components were visually examined and were generally in satisfactory condition with indications of normal, expected wear and aging with individual exceptions noted below.

A ground bonding wire at the Spa pump motor(s) was not observed. The ground bond may be a part of the electrical conduit system. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Pool/Spa contractor (C53).

All electrical components and metal objects installed within 5 feet from the edge of the Spa should be properly grounded. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Pool/Spa contractor (C53).

Spa Lights

The Spa lights were visually examined and were tested using normal operating controls, responded to testing and was generally in satisfactory condition with indications of normal, expected wear and aging.

Spa Controls & *Timing Devices*

A timer clock was observed at the equipment assembly. Testing of time clock functions is beyond the ASHI SoP.

The Spa timing device was visually examined and was tested using normal user controls and appeared to be in serviceable condition with indications of normal, expected wear and aging.

Spa Heater

The Spa heating system consists of the heating equipment, operating, and safety controls. These items are visually examined for proper function, excessive or unusual wear, and general state of repair and if possible, tested using normal operating controls. Regular servicing and inspection of fuel burning heating systems is encouraged. The determination of adequate heating is beyond the ASHI SoP.

Due to the excessive amount of time needed to establish temperature, the Spa heater was tested for operation only. Recommendation: Verify adequate temperature capabilities prior to the expiration of the inspection contingency period.

Spa Comments & Notes

One or more of the conditions noted above may require further evaluation, including any remedial recommendations, by a qualified and licensed Pool/Spa contractor (C53).

Refer to the APPENDIX at the end of this report for further important information pertaining to this section of the report.

One or more of the comments listed above may require additional inspections prior to the expiration of the inspection contingency period and/or may require corrective action prior to the closing of escrow.

End SPA Section

1600 ENVIRONMENTAL

As per the inspection agreement, environmental concerns that may include, but are not limited to; molds and/or mildew, soil conditions, radon, asbestos, lead contamination (paint, water, etc.), toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, soil contamination and pest infestation (termite, insects, rodents, etc.) are outside the scope of this inspection and report. The ***Inspector*** may refer to one or more of these conditions in this report if evidence of these conditions is recognized during the inspection.

Based on the age of the structure, the following environmental concerns may exist; asbestos, lead based paint. Identifying these areas is beyond the scope of the inspection/report. Recommendation: Obtain a detailed and comprehensive evaluation, including any testing and/or remediation recommendations, by a qualified Environmental specialist and/or a qualified and state licensed remediation contractor, prior to the expiration of the inspection contingency period.

End ENVIRONMENTAL Section

MISCELLANEOUS PHOTOS

Any photographs provided in the MISCELLANEOUS PHOTOS section of this report are for general recognition only and not intended to describe a condition.























APPENDIX

The ***APPENDIX*** is a list of important information pertaining to each section and/or sub-section of this report.

200 PROPERTY SITE

Inspection of the property Site includes the accessible areas of the; Site Grade & Site Drainage conditions within six feet of the subject structure and, where applicable, any Walkways, Driveways, Fencing and/or Walls or Gates. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the Site of the subject property, and related components, are based on the general condition as evidenced by visual inspection.

300 STRUCTURE

Inspection of the Structural Components of the structure include the accessible and visible areas of the; Foundation, Support Framing, Roof Framing and Roof Sheathing & Seismic Bracing/Anchoring. These items, if applicable, are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases, these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the building Foundation & Structure and related components are based on the general condition as evidenced by our visual inspection. No representations as to the internal conditions or stability of soils, concrete footings, and foundations are made, except as exhibited by their performance.

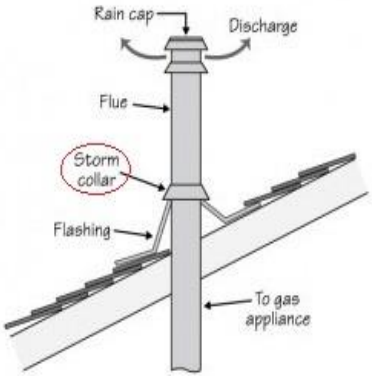
Determining the condition of the waterproofing of the foundation is beyond the scope of the inspection and report due to inaccessibility. The ***Inspector*** cannot express an opinion of the waterproofing of the foundation walls or floors. Floor and/or wall coverings can conceal moisture conditions that are not readily apparent. Destructive testing or dismantling of wall or floor covering is beyond the scope of the inspection and report. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed waterproofing specialist.

Attic

Inspection of the building Attic includes the Access Hatch, Access & Accessibility. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases, these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the building Attic and related components are based on the general condition as evidenced by our visual inspection.

400 ROOF

Inspection of the structure Roof & Roof Components includes the accessible areas of the; Roof materials, Flashings, Eaves/Soffits/Fascia and Roof Drainage. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the subject structure Roofing, and related components, are based on the general condition as evidenced by visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.



Storm Collars

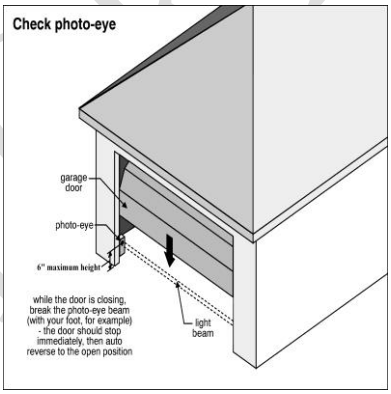
Storm collars are designed to fit on the round exhaust pipes just above the roof flashing and **is** used to maintain a weather tight resistant seal between the pipe and flashing. The upper edge of the collar should be waterproofed with sealer to prevent any water from leaking between the collar and exhaust pipe.

All roofs require regular scheduled inspections and maintenance at least every 3 to 5 years. If the roof of the subject dwelling has not been inspected or had a roof "tune-up" within the past 3 years, then it is recommended that the ***Client*** have this service performed prior to occupation of the dwelling. Recommendation: Consult with the current ***Owner*** for any documentation regarding the history of the roof and obtain a detailed and comprehensive evaluation of the entire roof surface, including any remedial recommendations, by a qualified and state licensed Roofing Contractor (C39).

500 EXTERIOR

Inspection of the building Exterior includes the accessible areas of the, Exterior Decks & Attachments, Wall Cladding, Veneers & Trim, Door & Window surfaces and any Attachments. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the subject structure Exterior, and related components, are based on the general condition as evidenced by visual inspection.

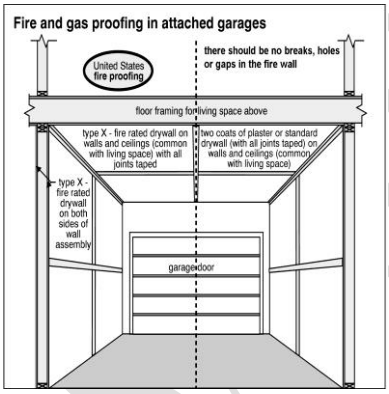
600 PARKING STRUCTURE

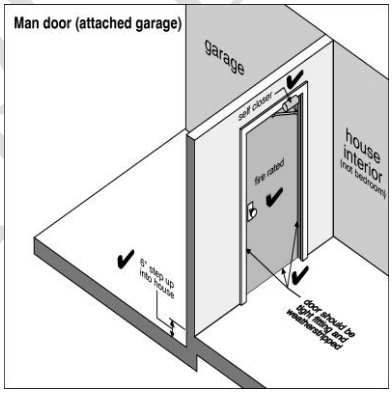


Inspection of the Garage includes the accessible areas of the; Walls, Ceilings, Floor, Garage Door(s), Garage Door Opener(s), Firewalls, & Fire Door. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the subject structure Garage, and related components, are based on the general condition as evidenced by visual inspection.

Firewall

The firewall is the wall and/or ceiling that separates the garage form the interior of the dwelling and is specifically constructed with special requirements for fire resistance. By ASTM definition, type X gypsum wallboard must provide: not less than a one-hour fire resistance rating for 5/8" board or a ¾-hour fire resistance rating for 1/2" board applied in a single layer, nailed on each face of load-bearing wood framing members, when tested in accordance with the requirements of ***ASTM E119***, ***Methods of Fire Test of Building Constructions*** and materials.





Fire Door

A fire door is a solid core door, or a door with a fire-resistance rating, used as part of a passive fire protection system to reduce the spread of fire or smoke between compartments and to enable safe egress from a structure. A fire door must also be accompanied by seals at the fire door frame and an automatic-closing device.

700 PLUMBING

Inspection of the structure Plumbing system includes the accessible areas of the; Distribution Supply Piping, Drain/Waste & Vent Piping, Water Pressure, Functional Flow, Functional Drainage, Gas Meter, Gas Supply Piping, Main Water Shut-Off, Faucet(s), Toilet(s), Sink(s), Bathtub(s), Shower(s) & Laundry. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The hidden nature of the piping prevents inspection of every pipe and joint. The opinions stated herein concerning the subject structure Plumbing system, and related components, are based on the general condition as evidenced by visual inspection. Inspection of the plumbing system does not include on site and/or private water supply and waste disposal (Septic) systems. Review of these systems requires a qualified and licensed specialist. Determination of water quality and potential additives by the municipal water supply is also beyond the scope of this inspection.

As a precautionary upgrade, a water leak detection system ***Flo by Moen*** and/or water alarms should be installed at the water heater, toilets, washing machine and dishwasher. For further information refer to: ***The Water Alarm***

Angle stop water supply shut-off valves tend to corrode and leak, because of this, these valves are not tested as part of the inspection. All angle stop water shut-off valves should be checked for tightness and checked for leaks as a part of regular maintenance. Recommendation: Upgrade the angle stop valves to new 45 degree shut-off valves.

Evidence of "***anti-scald***" valves were observed at the bathrooms. Anti-scald valves are installed in faucets to prevent hot water from leaving the tap and accidentally burning someone. They also offer protection from a sudden burst of hot water in the shower if the cold-water supply is temporarily redirected to another faucet or flushing toilet.

Drain/Waste/Vent Piping

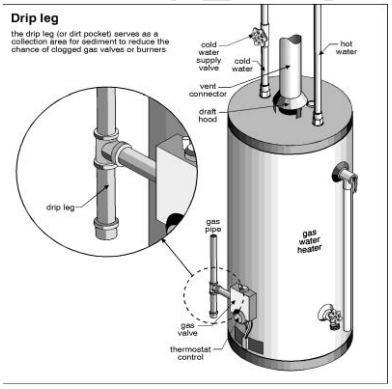
The waste lines are tested with water only, not solids. A sewer lateral video examination, necessary to determine the condition of the underground waste lines and future drainage performance is beyond the scope of this inspection and report. The drain/waste/vent lines should be video scanned, "snaked" and evaluated by a qualified and state licensed Plumbing Contractor (C36). This should be included as a part of regular scheduled maintenance.

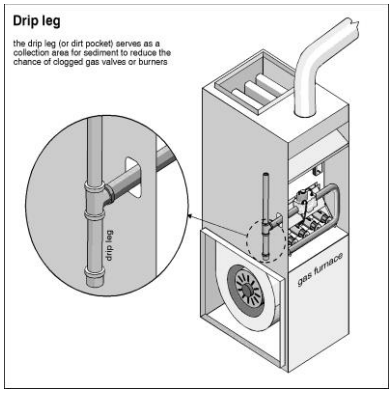
Gas Supply Meter & Piping

As per the ***ASHI SoP***, the gas supply and associated components are examined visually. Any indication of gas leaks may not be readily apparent at the time of the inspection. A full review of the gas supply system and related components by the local gas utility company, prior to the expiration of the inspection contingency period, is recommended.

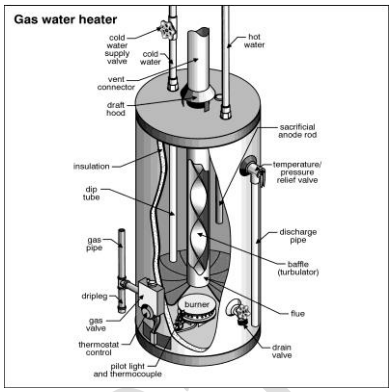
Gas Sediment Trap, Dirt Pocket or Drip Leg

At the appliance connection point, a sediment trap or dirt pocket, sometimes called a drip leg that includes a nipple and a cap is required. This pipe extension usually is at least 3 inches long and is intended to catch any water or foreign material that may be in the gas before the material gets into the appliance itself. This is simply a gravity system, with the solids and liquids falling into the pocket. For further information visit: ***Gas Piping Sediment Trap***





800 WATER HEATING



Inspection of the Water Heater includes the accessible areas of the; Water Heater Location, Operation & General Condition, Thermostat/Controls, Gas Supply Connections, Burners, Combustion Air, Exhaust Gas Venting, Water Supply Shut-off, Water Supply Connections, TPR Valve, TPR Valve Discharge & Seismic Bracing. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases, these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the subject structure Water Heating system, and related components, are based on the general condition as evidenced by visual inspection.

Use the lowest operating temperature setting necessary to provide comfortably hot water. If your household has children or elderly or disabled residents, consider using a lower temperature setting. Do not leave children, the elderly, or disabled persons unsupervised. Do not allow small children to play unsupervised in the bathroom. Water temperatures at or above 125°F (52°C) can cause instant scalding, severe burns, or death. Water Temperature Time in which a young child can suffer a full thickness (3rd degree) burn160°F (70°C)…Less than 1 second140°F (60°C)…1 second130°F (55°C)…10 seconds120°F (49°C)…10 minutes100°F (37°C) very low scald risk. Do not allow anyone to change the water temperature while hot water is running. Feel the water before using it on children, the elderly, or the disabled. If it is necessary to set the water temperature above 125°F (52°C), consider installing a thermostatically controlled mixing valve or temperature-limiting valve.

Water Heater Seismic Bracing

Water heaters must be braced, anchored, or strapped to resist toppling or horizontal displacement due to earthquake motion. As per the Division of the State Architect ***(DSA):*** Minimum requirements for water heaters to 50-gallon capacity are two approved straps (not on top of the insulation blanket) properly located (top 1/3 & bottom 1/3 but 4" above the controls) and anchored with minimum 1/4" X 3" lag bolts into the studs (or the structural equivalent where stud attachment is not an option. The DSA also recommends one additional strap for each 25 gallons of capacity over 50, 51-75 = 3 straps and 76-100 = four straps.

Seismic Bracing Notes: As of January 1, 1996 the seller of any dwelling in the state of California is required to strap the water heater tank for seismic safety in accordance with ***California State Health & Safety Code, Section 19211*** as follows; (a) Notwithstanding Section 19100, all new and replacement water heaters, and all existing residential water heaters shall be braced, anchored, or strapped to resist falling or horizontal displacement due to earthquake motion. At a minimum, any water heater shall be secured in accordance with the California Plumbing Code, or modifications made thereto by a city, county, or city and county pursuant to Section 17958.5. (b) The seller of any real property containing a water heater shall certify to the prospective purchaser that this section has been complied with. This certification shall be made in writing, and may be included in existing transactional documents, including, but not limited to, the Homeowner's Guide to Earthquake Safety, published pursuant to Section 10149 of the Business and Professions Code, a real estate sales contract or receipt for deposit, or a transfer disclosure statement pursuant to Section 1102.6 or 1102.6a of the Civil Code. Refer to your Realtor for a copy of "The Homeowner's Guide to Earthquake Safety" for further information.

All water heaters require regular scheduled inspections and maintenance at least annually. If the water heater of the subject dwelling has not been inspected or had a "tune-up" within the past year, then it is recommended that the ***Client*** have this service performed prior to occupation of the dwelling. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Plumbing contractor (C36).

900 ELECTRICAL

Inspection of the subject structure Electrical System includes the accessible areas and components of the; Incoming Service, Service & Equipment Ground, Circuit Panel(s), Circuit Breakers, Branch Circuit Wiring, Switches, Light Fixtures & Receptacles. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases, these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the building Electrical System and related components are based on the general condition as evidenced by our visual inspection.

A circuit breaker is an automatically operated electrical switch designed to protect an electrical circuit from damage caused by overcurrent, typically resulting from an overload or short circuit. Its basic function is to interrupt current flow after a fault is detected. Unlike a fuse, which operates once and then must be replaced, a circuit breaker can be reset (either manually or automatically) to resume normal operation. Circuit breakers are made in varying sizes, from small devices that protect low-current circuits or individual household appliance, up to large switchgear designed to protect high voltage circuits feeding an entire city. The generic function of a circuit breaker, RCD or a fuse, as an automatic means of removing power from a faulty system is often abbreviated as ADS (Automatic Disconnection of Supply). Required maintenance, especially for older breakers, includes annual exercising—OFF, ON, TRIP, RESET, ON. This will help to ensure that the mechanism remains operable. Conditions of service, including number of on-off cycles, number of load operations, overloads, short circuits, environmental conditions, and maintenance may affect the time of useful service. See the following for more information: ***How A Circuit Breaker Works*** **&** ***MCCB Life Expectancy***

1000 HVAC

HEATING

Inspection of the subject structure Heating System includes the accessible areas of the; Location, Operation & General Condition, Thermostat/Controls, Gas Supply Connections, Burners/Elements, Combustion Air Supply, Exhaust Gas Venting, Return Air Supply, Air Filter, Forced-Air Blower & Forced-Air Distribution System. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases, these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the building Heating System and related components are based on the general condition as evidenced by our visual inspection. Regular servicing and inspection of fuel burning heating systems is encouraged.

Heating Comments

Annual inspection and servicing of the heating system by a qualified and licensed Heating contractor (C-20) is recommended.

Estimates of the overall, long-term effectiveness and remaining useful life of any heating system is beyond the scope of this inspection and report.

All heating systems require regular scheduled inspections and maintenance annually. If the heating system of the subject dwelling has not been inspected or had a "tune-up" within the past year, then it is recommended that the ***Client*** have this service performed prior to occupation of the dwelling. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20).

VENTILATION

Inspection of the subject structure Ventilation includes the accessible areas of the; Attic, Sub-floor (if applicable), Basement (if applicable), Garage, Kitchen, Bathroom(s) & Laundry. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases, these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the subject structure Ventilation and related components are based on the general condition as evidenced by visual inspection. The ventilation fans and/or filters should be cleaned periodically for health and fire safety.

AIR CONDITIONING/COOLING

Inspection of the subject structure Cooling System includes the accessible areas of the; Operation & General Condition, Thermostat/Controls, Compressor/Condenser, System Electrical, Condensation Drain System, Ceiling Fans & Whole House Fan. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases, these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the building Cooling System and related components are based on the general condition as evidenced by our visual inspection. Forced-air cooling systems have a life expectancy of 15-20 years when new. Regular servicing and inspection of air conditioning equipment by a qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20) is recommended.

Air Conditioning Compressor/Condenser/Evaporator Coil

There are two main components to a Central Air Conditioner: the condenser and the evaporator. In most average air conditioning units, the condenser can be found outside the house or office building. The evaporator coil is usually found mounted in the junction of the main duct on top of, or adjacent to, the air distribution system plenum at the furnace, which is located inside the subject structure. The function, maintenance, repair, and upkeep are of the most vital importance to the overall output and workings of the air conditioner. Most central air conditioning units operate by means of a split system. That is, they consist of a "hot" side, or the condensing unit—including the condensing coil, the compressor and the fan—which is situated outside your home, and a "cold" side that is located inside your home. The cold side consists of an expansion valve and a cold coil, and it is usually part of your furnace or some type of air handler. The furnace blows air through an evaporator coil, which cools the air. Then this cool air is routed throughout your home by means of a series of air ducts. The evaporator coil is a series of piping connected to a furnace or air handler that blows indoor air across it, causing the coil to absorb heat from the air. The cooled air is then delivered to the house through ducting. The refrigerant then flows back to the compressor where the cycle starts over again.

Air Conditioning/Cooling Comments

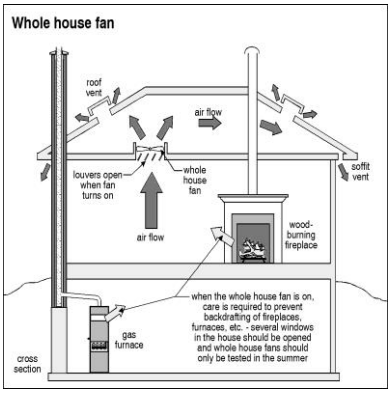
Annual inspection and servicing of the cooling systems by a qualified and licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20) is recommended.

Pressure tests on coolant systems and representations regarding the coolant charge, line integrity and subjective judgment of system capacity plus estimates of the overall, long-term effectiveness and remaining useful life of any cooling system is beyond the scope of this inspection and report.

All air conditioning/cooling systems require regular scheduled inspections and maintenance annually. If the air conditioning/cooling system of the subject dwelling has not been inspected or had a "tune-up" within the past year, then it is recommended that the ***Client*** have this service performed prior to occupation of the dwelling. Recommendation: Obtain a detailed and comprehensive evaluation, including any remedial recommendations, by a qualified and state licensed Warm-Air Heating, Ventilating, and Air Conditioning Contractor (C20).

Whole House Fan

A whole house fan is a simple and inexpensive method of cooling a house. The fan draws cool outdoor air inside through open windows and exhausts hot indoor air through the attic to the outside. Running a whole house fan whenever outdoor temperatures are lower than indoor temperatures will cool a house. For further information, refer to: Whole House Fan



A whole house fan was not installed but recommended as an upgrade.

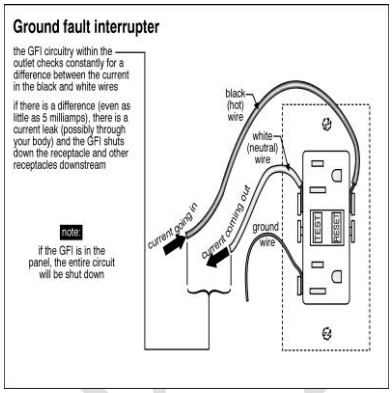
Whole House Fan Notes: When operating the whole house fan, at least 2 windows, at opposite ends of the dwelling, should be opened to allow for proper airflow. To prevent air loss, the whole house fan opening should be sealed during the use of heating or air conditioning systems.

1100 SAFETY FEATURES

Inspection of the subject structure safety features includes the: Circuit Safety Devices ~ GFCI (Ground Fault Circuit Interrupter), AFCI (Arc Fault Circuit Interrupter-if applicable), Safety Glass, Smoke Detectors & Carbon Monoxide Detectors. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the building Interior and related components are based on the general condition as evidenced by the visual inspection.

GFCI (Ground Fault Circuit Interrupter)

A GFCI is a device intended for the protection or personnel that functions to de-energize a circuit or portion within in an established period of time when a circuit to ground exceeds some predetermined value that is less than that required to operate the over-current protection device (breaker/fuse) of the supply circuit. Some GFCI circuits may share a single trip device. All GFCI devices should be tested monthly to ensure proper operation. Refer to the following:



GFCI Requirements - NFPA-Fire Causes

CPSC-GFCI - ESFI-GFCI

Safety Glass

Safety glass is glass with additional safety features that make it less likely to break, or less likely to pose a threat when broken. Common designs include toughened glass (also known as tempered glass), laminated glass, wire mesh glass (also known as wired glass) and engraved glass. Toughened or tempered glass is a type of safety glass processed by controlled thermal or chemical treatments to increase its strength compared with normal glass. Tempering puts the outer surfaces into compression and the inner surfaces into tension. Such stresses cause the glass, when broken, to crumble into small granular chunks instead of splintering into jagged shards as plate glass (a.k.a. annealed glass) does. The granular chunks are less likely to cause injury. Tempered safety glass is identified by a label usually installed on a corner of one or more of the glazing materials.

Smoke Detector/Alarms

In most jurisdictions, smoke detector/alarms are required in the following locations: ***1***) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms, ***2***) On every level of a dwelling unit including basements, ***3***) On each level of the dwelling. As of January 1, 1986, in accordance with ***Health & Safety Code § 13113.8***, any single-family dwelling and factory-built housing unit sold must have an operable smoke detector/alarms, approved and listed by the ***State Fire Marshall***, in each sleeping room. Some local ordinances impose more stringent smoke detector/alarms requirements than does ***California*** law. Therefore, it is important to check with the local city or county ***Building*** & ***Safety Department*** regarding the applicable smoke detector/alarm requirements for the subject property.

Carbon Monoxide Detectors

In accordance with the Carbon Monoxide Poisoning Prevention Act of 2010 carbon monoxide detector/alarms are required in all single-family dwellings, up to four units, by July 1, 2011, (***California Carbon Monoxide Law***) and the ***California Residential Code (CRC) R315,*** which states the following: "Carbon monoxide alarms required by Sections R315.1 and R315.2 shall be installed in the following locations: ***1***) Outside of each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms. ***2***) On every level of a dwelling unit including basements". For further information regarding CO detectors visit; ***Carbon Monoxide Detector/Alarm Placement*** - ***Carbon Monoxide Advice*** - ***Carbon Monoxide Detectors Required in California*** - ***EPA CO Detector Placement***

Miscellaneous Safety Recommendations

The installation of fire extinguishers at the following locations is recommended: ***Garage***, ***Kitchen***, ***Laundry*** (if not in ***Garage***), near ***Water Heater*** (if not in ***Garage***), near furnace (if not in ***Garage***), on each floor of the structure.

Dwellings with 2 stories, or more, should have ***Emergency Escape Ladders*** available for fire escape in each Bedroom.

1200 INTERIOR

Inspection of the subject structure Interior includes the accessible areas of the; Walls, Ceilings, Floors, Doors, Windows, Countertops/Cabinets/Closets, & Stairways. These items are visually examined for proper function, excessive or unusual wear, and general state of repair. Components may not be visible because of limited accessibility (due to personal items, furniture, etc.) and/or the nature of construction. In such cases, these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the building Interior and related components are based on the general condition as evidenced by our visual inspection. Determining the condition of all windows is limited due to personal items, temperature, weather, lighting variations, or window coverings.

Although window coverings are beyond the scope of the inspection, window blinds with pull cords are a potential safety concern. See the following for more information: ***Window Coverings Safety Alert***

1300 KITCHEN

In accordance with the ***ASHI SoP***, Inspection of the Kitchen Appliances includes the accessible areas of the ***built-in appliances*** including the ***Cooking Appliances***, ***Dishwasher*** & ***Garbage Disposal***. The inspection of instant hot water, water purification, and reverse osmosis systems and any built-in appliances not listed above are beyond the scope of this report. Additional built-in appliances, and freestanding stoves/ovens, may be included but refrigerators and other cooling devices, portable dishwashers, and portable microwave ovens are not included. Components may not be visible because of limited accessibility and/or the nature of construction. In such cases, these items are considered inaccessible. If conditions are found suggesting damage or limited remaining service life, these will be noted. Suggestions regarding repair and replacement may also be offered. The opinions stated herein concerning the Kitchen Appliances and related components are based on the general condition as evidenced by our visual inspection.

1400 CHIMNEY & FIREPLACE

The National Fire Protection Association recommends yearly chimney inspections to help prevent fire and carbon monoxide poisonings. It is recommended that these chimney and venting inspections be completed by a Chimney Safety Institute of America (CSIA) Certified Chimney Sweep which can be found at: ***Chimney Safety Institute of America***

The inspection of the subject structure chimney was limited to the readily visible portions only. The inner areas of a flue are relatively inaccessible. A distant oblique view from the top is not adequate to discover possible deficiencies or damage, even with strong lighting. For safe and efficient operation, it is recommended that annually, a ***NFPA 211***, Level I inspection by a Chimney Safety Institute of America (CSIA) Certified Chimney Sweep be performed. If the fireplace has not been inspected by a Certified Chimney Sweep within the past year, it is recommended that this be done prior to the expiration of the inspection contingency period. Further information can be found at: ***CSIA***

Due to height restrictions, shroud installation, chimney design and/or roof material restrictions, not all areas of some chimneys can be visually inspected. It is recommended that a qualified Chimney Safety Institute of America (CSIA) Certified Chimney Sweep inspect all chimneys, prior to the expiration of the inspection contingency period. As a minimum, it is recommended that a positive smoke test and video scan be performed to detect any hidden damages or defects.

Fireplace

The visual inspection of the subject structure fireplace(s) was limited to the readily visible portions only. Operational testing of the fireplace(s) is beyond the scope of the inspection. The inner areas of a flue are relatively inaccessible. A distant oblique view from the bottom is not adequate to discover possible deficiencies or damage, even with strong lighting. For safe and efficient operation, it is recommended that a review by a representative from the local gas utility provider, prior to the expiration of the inspection contingency period, and annually, a NFPA 211, Level I inspection by a Chimney Safety Institute of America (CSIA) Certified Chimney Sweep be performed. If the fireplace has not been inspected by a representative from the local gas utility provider and/or by a Certified Chimney Sweep within the past year, it is recommended that this be done prior to the expiration of the inspection contingency period. Further information can be found at: ***CSIA***

Testing of the fireplace for proper draft or a smoke test for leakage is beyond the scope of this inspection and not included in this report. For evaluation of the adequacy and efficiency of the fireplace, further evaluation by a qualified Chimney Safety Institute of America (CSIA) Certified Chimney Sweep .is recommended. Fireplaces and chimneys require periodic inspections and cleaning. This should be included as part of any annual maintenance scheduling.

New standards now classify chimney and venting system inspections into three levels -- ***Level I***, *Level II*, or ***Level III***. Each level of inspection has a specific scope of work and specific criteria. On January 13, 2000, the National Fire Protection Association (NFPA), which can be found at: ***National Fire Protection Association*** adopted these levels of inspection into code ***NFPA 211*** (Standard for Chimneys, Fireplaces, Vents and Solid Fuel Burning Appliances) is the standard upon which certified chimney sweeps base their services. Once the inspection level is determined, the scope of work is as follows:

Level I Inspection: This inspection is recommended when the chimney and venting system is easily accessible and when the homeowner is planning to maintain its current use. In general, this the level of inspection performed in most homes. In a Level I inspection, a certified chimney sweep verifies that the chimney structure is sound and that the chimney is free of obstructions and combustible deposits, such as creosote.

Level II Inspection: The addition of a new home heating appliance or a change in the type of fuel a homeowner is burning requires a Level II inspection. This inspection level is also required upon the sale or transfer of a property or after an operating malfunction or external event that is likely to have caused damage to the chimney. The scope of a Level II inspection includes that of the Level I inspection plus the inspection of accessible portions of the attics, crawl spaces, and basements. It may also include a performance test such as a smoke test or a pressure test and possibly an interior chimney video inspection if recommended by the certified chimney sweep.

Level III Inspection: When a Level I or Level II inspection suggests a hidden hazard and the evaluation cannot be performed without access to concealed areas, a Level III inspection is recommended. This type of inspection confirms the proper construction and condition of concealed portions of the chimney structure and the flue. Level III inspections are generally necessary when investigating an incident that has caused damage to a chimney or building, or where a hazard is detected and suspected.

1500 SPA

A complete operational review of the Pool/Spa equipment with the current ***Owner*** and/or a qualified and state licensed Pool/Spa contractor (C53) is recommended, prior to the expiration of the inspection contingency period. Attention to the items noted above together with routine maintenance will keep the Pool/Spa and related equipment functional and maximize their service life.

"**Swimming poo**l" or "**pool**" means any structure intended for swimming or recreational bathing that contains water over 18 inches deep. "Swimming pool" includes in-ground and above-ground structures and includes, but is not limited to, hot tubs, spas, portable spas, and non-portable wading pools.

Pools & Spas contain plumbing, electrical, heating, and mechanical components. Inspection of these components is limited to what is present, visible, operable and accessible. Inspected items are examined for significant nonperformance, excessive or unusual wear, leakage, and general state of repair. Pools & Spas bodies as well as components located below the water line, any non-visible and/or buried plumbing, electrical conduit, waterfalls, fountains, slides, diving boards, and other specialty equipment are considered beyond the scope of the inspection. Review of these items usually requires a qualified and licensed specialist and is up to the discretion of the inspector.

Spa Safety

On October 11, 2017, SB 442, known as the ***Pool Safety Act*** was signed into law. Effective ***January 1, 2018***, any home inspector performing an inspection of a home with a pool or spa, whether the inspector is performing a pool inspection, is required to identify and report which, if any, of seven specific drowning prevention safety features are present.

End APPENDIX Section