

Physical Inspection Report

LOCATED AT:
1234 Any Street
Any City, CA 12345

PREPARED EXCLUSIVELY FOR:
John And Jane Doe

INSPECTED ON:
Friday, April 10, 2020 at 8:00 AM



Inspector, James Wall
Lugar Inspection Services
(310) 798-2411



Friday, April 10, 2020
John And Jane Doe
1234 Any Street
Any City, CA 12345

Dear John And Jane Doe,

We thank you for choosing Lugar Inspections. We have enclosed the report for the physical inspection we conducted for you on Friday, April 10, 2020 at:

1234 Any Street
Any City, CA 12345

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

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

SC = Safety Concerns: Conditions noted that may pose a hazard to humans, the building or both. These conditions warrant further evaluation and corrections by a specialist in the appropriate trade.

FE = Further Evaluation: Conditions noted that warrant further evaluation by specialists in the appropriate trades.

CR = Corrections Recommended: Conditions noted in need of maintenance, repair or replacement. We recommend that all corrections be made by specialists in the appropriate trades.

RU = Recommended Upgrades: Upgrades are systems and/or components that may not have been available or have been improved since the building was constructed. These may be, but are not limited to safety related items; such as GFCI receptacle and smoke detector locations and the installation of safety glass where subject to human impact.

When the above listed items/abbreviations are stated in the report, we recommend the listed items be evaluated and/or corrected prior to the end of the contingency period.

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

Sincerely,



Inspector, James Wall
Lugar Inspection Services

INTRODUCTION

The goal of this inspection and report is to identify some of the visible risks/issues to put you in a better position to make an informed decision and is not intended to eliminate all risks associated with a home/property purchase. This report is a general guide and provides you with some objective information to help you make your own evaluation of the overall condition of the home, and is not intended to reflect the value of the property, or to make any representations as to the adversity of the purchase. This inspection is not a guarantee or warranty of any kind.

The inspection is performed and compliant with the Standards of Practices of the California Real Estate Inspection Association (CREIA). A copy is available at www.creia.org/creia-standards-of-practices.html

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

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

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

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

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

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

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard CREIA contract provided by the inspector who prepared this report.

INSPECTION CONDITIONS

WEATHER/SOIL

Clear
60-70 degrees
and the ground was dry

AGE/SIZE

Reported age: 2019, three story, 2400 reported sq. ft., Detached Townhouse

FOUNDATION

Concrete slab on grade

UTILITIES

All utilities on

ATTENDING

Buyers Agent
Client

OCCUPIED

The building is not occupied at this time

FE but access to some items such as; electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report.

INSPECTED BY

James Wall, CREIA.

IMPORTANT INFORMATION

Any statements made in the body of this inspection report pertaining to left, right, front or rear are referenced to standing in front of and facing the building.

We recommend obtaining equipment operating manuals and documentation for all warranted items of the building from the Seller/contractor.

We recommend inquiring about any/all easements, property lien, permits and inspection records with final signatures for any changes or additions that may have been made to the building, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

We recommend having the locks on all of the exterior doors re-keyed after taking possession of the building for security reasons.

The inspector has made a choice to include some photos of conditions identified in your inspection report. There are times when only a picture can fully explain the condition or location being identified. Sometimes, the client is unable to attend the inspection and the photo may make a better identification. Photo inclusion is at the discretion of the inspector and in no way meant to emphasize or highlight only conditions that were seen. We always recommend full review of the entire inspection report. Some locations, like crawlspaces, attic spaces or tight spaces are difficult to take the camera to, so generally, these areas do not have pictures unless the inspector feels comfortable in going there with the camera/phone to take photos.

This report is solely produced for the client listed. Reproduction of this report is unauthorized and not to be used for insurance purposes or any other matters.

Buildings built before 1992 may have products in them that contain some amounts of asbestos or lead, determining the presence of these products is beyond the scope of this report. Information related to these products can be found in the "Homeowners Guide to Earthquake Safety & Environmental Hazards" pamphlet.

We are not soil or geotechnical engineers and cannot render an opinion regarding soil stability or potential soil movement. If desired, qualified specialists should be consulted on these matters.

SC FE CR RU When the listed items/abbreviations are stated in the report. We recommend the listed items be evaluated and/or corrected prior to the end of the inspection contingency period.

FE This inspection is not a waterproofing/leak detection inspection. We make no representations about past/current leaks. We recommend further evaluation of waterproofing, leaks and/or mold by specialist in an appropriate trade. We also recommend inquiring with the Seller on any condition known.

Note: Unless a visible condition was noted in our inspection report, present the moment of our inspection.

SERVICEABLE

Serviceable; As defined in the Webster's Dictionary; "That can be of service; ready for use; useful; useable". Means that a system and/or component was capable of performing its intended function and/or task. It does not imply that the system and/or component was in perfect or in like new condition or that it would meet every individual's interpretation of an acceptable state.

FUNCTIONED

Functioned; as defined in the CREIA/ASHI Standards of Practice; "Performing its normal, proper and characteristic action".

FAILED

Failed; As defined in Webster's Dictionary; "To be deficient or negligent in an obligation, duty, or expectation". If an item did not function, then it was not serviceable and was considered to have failed.

SPECIALIST

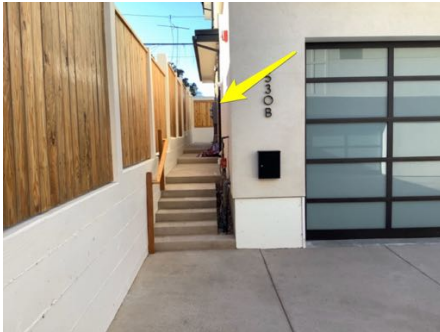
Specialist; as defined in the Websters Dictionary; "A person who specializes in a particular field of study, professional work". Any individual schooled, trained and/or otherwise holds a special knowledge of specific systems or components. Trade school or factory trained individuals in specific fields of expertise may be considered a "Specialist" as well as qualified state licensed contractors in specific occupations.

EMERGENCY SHUT-OFF LOCATIONS

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you and your family familiarize yourself with their location and operation.

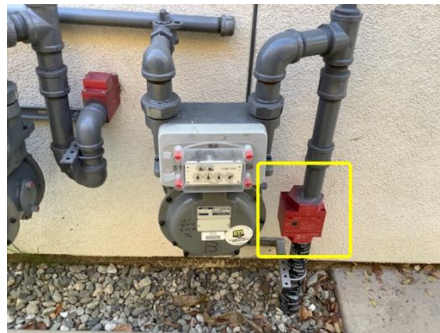
ELECTRICITY

The main electrical shutoff breaker was located at the left of the building.



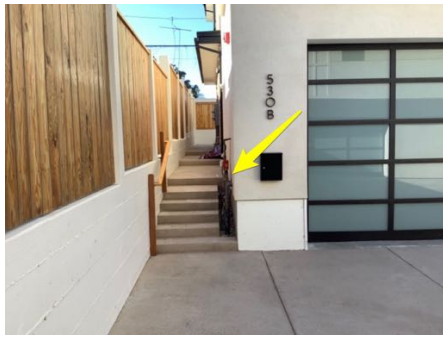
GAS

The main gas shutoff valve was located at the left of Unit A.



WATER

The main water shutoff valve was located at the front left of the building.



FOUNDATION/UNDER-FLOOR AREA

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

SLAB EXTERIOR CONDITION

There were cracks in the visible areas of the concrete slab foundation. They appeared to be the result of concrete shrinkage, seismic activity and/or settlement.

SLAB INTERIOR CONDITION

The current condition of the concrete slab could not be confirmed by visual inspection due to wall to wall floor coverings.

SLAB COMMENTS

The interior floors of the building are not required to be perfectly smooth, flat and/or level.

BOLTS/BRACING

The wall surfaces or design/configuration of the building prevented access to visually verify the presence or condition of anchor bolts

EXTERIOR & GROUNDS

The exterior surfaces of the structure are visually observed to determine their current condition. Moisture intrusion through cracks or openings in the exterior siding, trim, windows and doors are the source of moisture deterioration and damage. We recommend sealing all cracks or openings in, and between the exterior siding and trim materials, especially around windows and doors. Routine maintenance may extend the service life and minimize moisture intrusion. Areas hidden from view by vegetation and/or

stored items can not be visually observed and are not included in this inspection. This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or geotech-engineer should be consulted. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping including municipal water and sewer service piping or septic systems.

SIDING TYPE

Stucco & Wood

VENEER TYPE

Stone veneer

EXTERIOR DOOR TYPE

Wood

Wood & Metal

WINDOW TYPE

Horizontal, Vertical, Fixed & Casement

Double-paned (thermal) windows were present

WINDOW MATERIALS

Metal

STUCCO SIDING

The stucco siding appeared serviceable

FE Past repairs were noted on the stucco siding (driveway overhang). We recommend inquiring with the Sellers about the conditions noted.



FE CR There were gaps between the stucco siding, house numbers and pipe penetrations. These conditions are conducive to moisture intrusion/deterioration. We recommend correcting the conditions noted.



CR The membrane behind the stucco was exposed to the elements in areas. We recommend correcting the condition noted.



FE CR There were cracks in the stucco siding in areas, most notably at the driveway overhang. We recommend further evaluation of source and corrections by a specialist in the appropriate trade.



WOOD SIDING

CR There were gaps between the wood siding and adjacent materials at the rear roof area. These conditions are conducive to moisture intrusion/deterioration. We recommend further evaluation of all siding and corrections by a specialist in an appropriate trade.



EXTERIOR DOORS

CR The flashing below the sliding door on the rear was rusted. We recommend further evaluation of the source and corrections by a specialist in an appropriate trade.



EXTERIOR ELECTRICAL

FE The photo electric cell operated light(s) could not be checked in the day time. We recommend inquiring about the condition(s) noted.

CR An exterior light fixture at the loft balcony had gaps. We recommend correcting the condition noted.



DRIVEWAY

Concrete

The driveway appeared serviceable.

There were common cracks in the driveway, no action is needed at this time.

SC FE Uneven sections were noted in the driveway surface (drainage grate designed feature). This condition is a potential trip hazard. We recommend correcting any trip hazard conditions.



FE CR There was discoloration/staining on the driveway. We recommend further evaluation of the source and corrections by a specialist in an appropriate trade. We also recommend inquiring with the Seller on conditions known.



FE CR The angle of the driveway opening when coming from the west side of the alley may impede parking. We recommend further evaluation and corrections by a specialist in an appropriate trade.

Note: Please drive your vehicles into the driveway and see how they fit.



MAIN ENTRY

Concrete

The entry/porch appeared serviceable.

WALKWAYS

Concrete

The walkways appeared serviceable.

CR There were common cracks noted in the walkways, no action is needed at this time.

STEPS & STAIRS

Concrete

The steps were serviceable

PATIOS

Concrete and Turf

The patio appeared serviceable.

BALCONIES

The balcony/deck coating(s) appeared serviceable.

The balcony(s) is constructed with a coating which provides both the walking surface and the waterproof membrane. The membranes require periodic maintenance and/or recoating.

FE CR A section of the loft balcony near the sliding door was not sloped towards the drain. We recommend correcting the condition noted.



GUARD RAILS

The guard rails were built in a horizontal fashion, these conditions are a potential safety hazard due to they are climbable for children. We are noting this potential issue to educate the Client of the potential hazard although appears to be installed as per "building code".



FENCING & GATES

Stucco

Wood

The visible portion of the walls/fencing were in serviceable condition.

SITE GRADING

A combination of slopes

SITE DRAINAGE

FE An underground drainage system was installed, it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be noted during adverse weather.

LAWN SPRINKLERS

FE Yard sprinkler systems are outside of the scope of the inspection agreement and are not inspected.

ROOF COVERING

A roof system consists of surface materials, connections, penetrations and drainage (gutters and downspouts). The underlayment of the roof may be blocked from view and could not be inspected. We visually view these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a warranty that the roof is, or will remain free of leaks.

INSPECT METHOD

The inspector walked on the roof and viewed the accessible roofing components.

ROOF COVERING

Built-up with a cap sheet surface

ROOF LAYERS

Undetermined number of layers

BUILT UP/CAP SHEET ROOF

The visible areas of the roof appeared serviceable with signs of weathering and aging. Periodic maintenance and inspection is recommended.

FE **RU** Evidence of ponding was observed. The presence of shallow ponds of water is not unusual, regular maintenance of the areas is vital to prevent the build up of vegetation, debris, sagging and possible damage to the roof.

FE CR The roofing had been patched near the drains in areas. We recommend inquiring with the Seller on conditions known.



FE CR The roofing installation was substandard in areas (wood framing exposed). These conditions are conducive to moisture intrusion and deterioration. We recommend further evaluation of the entire roof and corrections by a specialist in the appropriate trade.



CR There were areas of the roof that require maintenance (loose/delaminated at the perimeter edge metal in areas), These conditions are conducive to moisture intrusion and deterioration. We recommend correcting the conditions noted using approved methods.



CR The roofing material was cracked/damaged in areas. We recommend further evaluation of the entire roof and corrections by a specialist in the appropriate trade.



PARAPETS

CR The metal parapet cap laps were missing/open in areas (wood framing exposed), this condition is conducive to leakage. We recommend further evaluation and corrections by a specialist in the appropriate trade.



FLASHINGS

The visible flashings appeared serviceable.

CR There was a substandard sealant (tape) at the penetration for the refrigerant lines on the rear. We recommend correcting the conditions noted.



FLUE PIPES

The visible exhaust flue pipes and weather caps appeared serviceable.

ROOF DRAINAGE

CR The gutters had debris/leaves/silt. We recommend all debris be removed to ensure proper drainage.

ATTIC AREAS & ROOF FRAMING

The attic contains roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts/components, insulation, electrical wiring and appliance vents in the attic. We visually examine the accessible attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements.

ATTIC ACCESS

Loft balcony exterior door

ACCESS

The attic was fully accessible

FE CR Day light visible under/around the door, weatherstripping was damaged/missing. We recommend correcting the condition noted.



FRAMING

Conventional framing

The visible areas of the roof framing appeared serviceable

SHEATHING

Oriented Strand Board (OSB)/(wafer board)

The visible areas of the roof sheathing appeared serviceable.

INSULATION

Fiberglass batts

The visible attic insulation appeared serviceable.

VENTILATION

Gable

ELECTRICAL SYSTEM

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

SERVICE TYPE

Underground.

MAIN PANEL

Located at the left side of the building

SERVICE RATING

120/240 volt system, rated at 200 Amperes

SERVICE WIRING

The underground service lateral was not visible to inspect

BRANCH WIRING

Copper where visible in the main panel

Non-metallic sheathed cable

DISCONNECT TYPE

Circuit breakers

GROUNDING

Water piping

The visible ground connections appeared serviceable at the exterior

BONDING

Foundation rebar system

MAIN PANEL

The circuit breakers in the panel were labeled. The accuracy of the labeling was not verified

WORKMANSHIP

The wiring within the panel appeared serviceable

BREAKERS/WIRE

The breakers to wire connections appeared compatible where visible within the panel

DOOR BELL

The door bell functioned when the button was operated

INTERCOM

FE These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system. We also recommend inquiring with the Seller on conditions known and how it functions.

ALARM SYSTEM

FE These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system. We also recommend inquiring with the Seller on conditions known.

ELEVATOR

FE These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

SUBPANEL

LOCATION

Garage

PANEL RATING

120/240 volt, rated at 200 Amperes

DISCONNECT TYPE

Circuit breakers

ELECTRIC PANEL

The circuit breakers in the panel were labeled. The accuracy of the labeling was not verified.

WORKMANSHIP

The wiring within the panel appeared serviceable.

BREAKERS/WIRE

The breakers to wire connections appeared compatible where visible within the panel

PLUMBING

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

MAIN WATER LINE

Copper piping where visible

WATER SHUTOFF

The main water shutoff valve was located at the front left side of the building.

RU The main water shut-off and the fire sprinkler valve was not labeled. We recommend it be accurately labeled to allow individual unit to be shut off for maintenance or emergency needs.

WATER PRESSURE

50-60 PSI

WATER PIPING

Copper piping where visible

The visible water supply piping appeared serviceable

WATER FLOW

A number of fixtures were operated simultaneously with a serviceable water flow.

WASTE LINES

A combination of ABS plastic, cast iron and galvanized piping where visible

WASTE PIPING

The visible waste piping appeared serviceable.

FE The underground main sewer line is not visible to inspect and no representations are made about this system. We recommend further evaluation/scope/camera by a specialist in the appropriate trade.

Note: Grey water systems/pipes (if present) are also not visible/accessible and no representations are made about these systems. We recommend inquiring with the Seller on conditions known.

WASTE FLOW

A number of drains were emptied simultaneously and appeared serviceable at the those fixtures.

GAS SHUTOFF

The gas meter and shutoff valve are located at the left side of Unit A.

GAS VALVE

The supply shutoff appeared serviceable, we do not operate these devices. There was an automatic/seismic shutoff valve installed.

FIRE SPRINKLER CONTROLS/PIPING

FE This system and controls are outside the scope of the inspection and was not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

WATER HEATER

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

LOCATION

The water heater was located in the garage.

MANUFACTURE DATE

2019

SIZE / GALLONS

199,900 btu tankless water heater

ENERGY TYPE

Natural gas

VENTING SYSTEM

The visible areas of the flue vent piping were intact and secured at the connections

WATER PIPES

The shutoff valve and visible water supply connectors appeared serviceable.

CR The visible water supply connectors/piping appeared serviceable, they had missing insulation. We recommend insulating the exposed water piping to minimize heat loss.

T&P VALVE

A temperature & pressure relief valve and discharge line were installed. The discharge line extended to the exterior and terminated close to the ground facing downward.

UNIT

The water heater tank appeared serviceable, no leakage noted.

COMBUSTION AIR

A combustion air supply for the water heater was present. Adequate ventilation for all fuel burning appliances is vital for their safe operation.

ENERGY SUPPLY

The gas shutoff valve and flexible gas connector appeared serviceable.

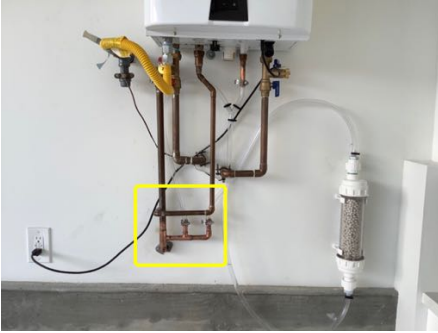
CONTROLS

The temperature control was set in the "normal range" and was serviceable.

CONDENSATE LINE

The visible areas of the condensate drain line appeared serviceable.

CR The condensate discharge lines were installed improperly (share same pipe and pressure relief valve). We recommend correcting the conditions noted.



HEATING SYSTEM

A heating system consist of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually inspected for proper function, excessive or unusual wear and general state of repair. This is a non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system nor inspect the airflow pressure to its intended location. Regular servicing and inspection of heating systems is encouraged.

LOCATION

The unit was located in the attic

MANUFACTURE DATE

2018

TYPE & FUEL

Forced air natural gas fired system

APPROX. BTU

105,000 btu's

FILTER TYPE

Disposable

VENTING SYSTEM

CR The flue vent pipe has screws penetrating the inner pipe. We recommend the pipe should be replaced.



Looking down into pipe

CR The flue vent pipe was too short and terminated improperly. We recommend correcting the condition noted.



SUPPLY PLENUM

The supply air plenum appeared serviceable

HEATING UNIT

The furnace was serviceable

COMBUSTION AIR

The combustion air supply for the furnace appeared adequate.

ENERGY SUPPLY

The gas shutoff valve and flexible gas connector appeared serviceable

CR The gas pipe sediment trap was missing. We recommend correcting the condition noted.



BURNERS

The burner flame(s) appeared typical for this type of unit

HEAT EXCHANGER

The heat exchanger was not visible to inspect without dismantling the unit, which is beyond the scope of the inspection.

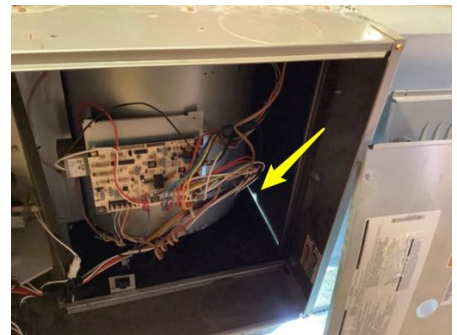
BLOWER / FILTER

The blower and filter appeared serviceable

RETURN PLENUM/DUCT

CR The return air plenum/ducting was dirty. We recommend cleaning this area and all ducting of all dirt and/or debris.

SC **CR** There were air leaks in the return air plenum at the furnace connection. We recommend correcting the condition noted.



THERMOSTAT

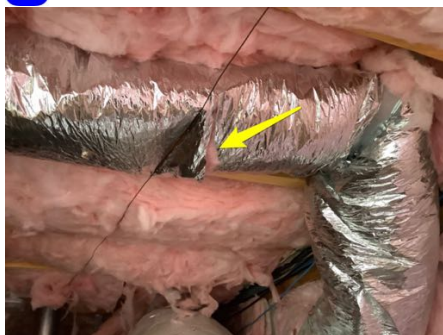
The thermostat was operated and the system responded.

DUCT TYPE

Plastic covered and insulated flexible ducting, where visible

DUCT CONDITION

CR There was torn duct insulation in the attic space. We recommend correcting the condition noted.



CENTRAL COOLING SYSTEM

A air conditioning system consist of the cooling equipment, operating and the means of distribution. These items are visually inspected for proper function (weather permitting), excessive or unusual wear and general state of repair. This is a non-invasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system nor inspect the airflow pressure to its intended location. Regular servicing and inspection of cooling systems is encouraged.

LOCATION

The unit was located on the roof

MANUFACTURE DATE

2018

SYSTEM TYPE

"Split system" The condensing unit and evaporator coils were at different locations

APPROX. SIZE

5 ton

ENERGY SUPPLY

CR The wiring entering/exiting the electrical disconnect was not properly secured. We recommend correcting the condition noted.



CONDENSING UNIT/EVAPORATOR COIL

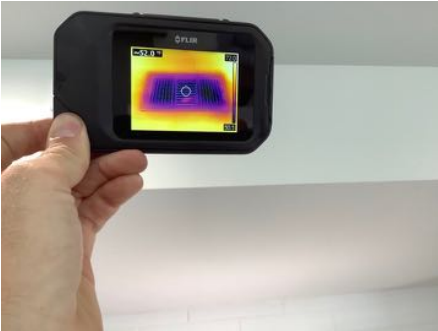
CR The insulation on the coolant lines was damaged/missing in the attic near the evaporator coil. We recommend correcting the condition noted.



SYSTEM CONDITION

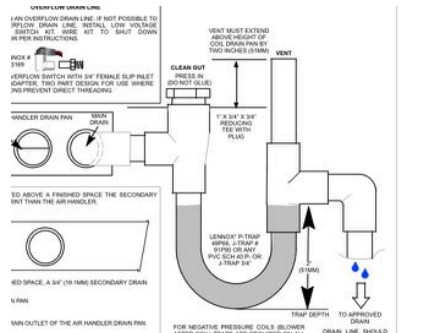
The system responded to normal operating controls and a temperature differential between the supply and return air grills was within the normal range.

Note: Supply was 68 degrees and Return was 52 degrees after the unit was operating over 20 minutes.



CONDENSATE PAN/LINE

CR There was no vent/trap in the condensate drain line at the evaporative coil unit. We recommend correcting the condition noted.



CR The attic installation of the cooling system had no secondary condensation pan/drain line to the exterior. We recommend correcting the condition noted.



KITCHEN

Our inspection of the kitchen includes a visual examination of the readily accessible portions of the appliances, floors, walls, ceilings, cabinets, and countertops. The kitchen was inspected for proper function of components, active plumbing leaks, excessive or unusual wear and general state of repair. We tested basic, major built-in appliances using normal operating controls. Where they are present, this includes the dishwasher, garbage disposal, venting system, microwave and checking the burners or

heating elements in the stove and oven. Accuracy and/or function of clocks, timers, temperature controls and self cleaning functions on ovens is beyond the scope of the inspection. Refrigerators or other appliances were not tested or inspected unless specifically noted.

WALLS/CEILING

The visible areas of the walls and ceiling appeared serviceable

FE Past repairs were noted on the ceiling near the exhaust hood. We recommend inquiring with the Seller about the condition noted.



WOOD FLOOR

The visible areas of the wood flooring appeared serviceable

LIGHTS/FIXTURES

The light(s) were serviceable

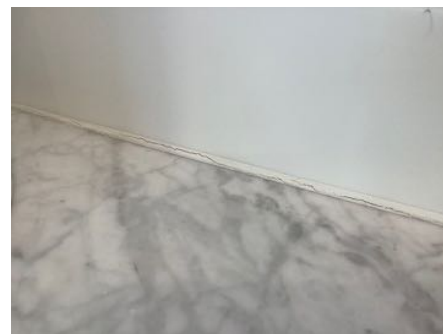
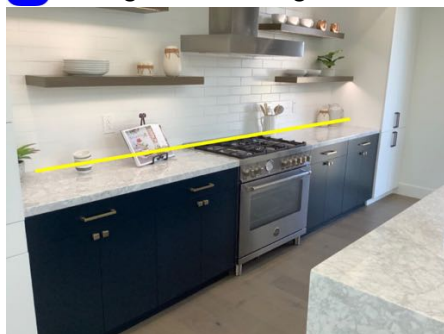
RECEPTACLES

The accessible receptacles were serviceable and GFCI protected where required

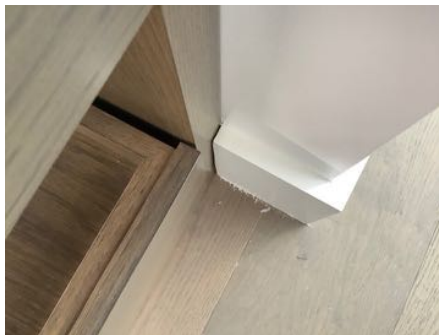
CABINETS/TOPS

The cabinet(s)/ counter were serviceable

CR The grout/caulking was cracked. We recommend correcting the condition noted.



CR The lower drawer did not close properly. We recommend correcting the condition noted.



SINK/PLUMBING

The faucet, sink and piping were serviceable, no leakage observed

DISPOSAL

The garbage disposal functioned

DISHWASHER

The dishwasher functioned through the "Normal Cycle", no leakage observed

EXHAUST VENT

The exhaust fan/light functioned

CR The exhaust vent fan was noisy when operated in the high speed setting. We recommend correcting the condition noted.

CR There was a bent filter. We recommend correcting the condition noted.



COOKTOP

Freestanding

Gas;

The range burners functioned

SC The range/oven lacked an anti-tip device at the rear as required. This condition is a topple hazard. We recommend correcting the condition noted.

MICROWAVE

The microwave oven functioned and heated a glass of water

REFRIGERATOR

FE These systems are outside the scope of the inspection and are not inspected. We recommend consulting with a specialist regarding the operation and maintenance of this system.

FE CR The ice dispenser/maker failed to function (off). We recommend correcting the condition noted. We also recommend inquiring with the Seller on conditions known and/or if a water line is provided to this component.

BUILDING INTERIOR

Our review of the interior includes inspection of walls, ceiling, floors, doors, windows, steps, stairways, balconies and railing. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

FRONT ENTRY/HALLWAY

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

CLOSET

CR There was a hole in the wall where the elevator wiring passes through. We recommend correcting the condition noted.



SMOKE DETECTOR

FE A smoke detector was present, regular testing is recommended.

To examine or test smoke detectors is outside the scope of the inspection. We recommend further evaluation by a specialist in an appropriate trade to determine if this component will function as needed during a emergency situation. We also recommend replacing these components with new photoelectric type.

SMOKE/CARBON DETECTORS

There was a carbon monoxide detector installed. We recommend maintaining as per recommendations by the carbon monoxide detector manufacturers installation instructions.

FRONT BEDROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

CLOSET

CR The door was difficult to operate. We recommend correcting the condition noted.

SMOKE DETECTOR

FE A smoke detector was present, regular testing is recommended.

To examine or test smoke detectors is outside the scope of the inspection. We recommend further evaluation by a specialist in an appropriate trade to determine if this component will function as needed during a emergency situation. We also recommend replacing these components with new photoelectric type.

REAR BEDROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

WOOD FLOOR

CR The wood flooring was scratched. We recommend correcting the condition noted.

INTERIOR DOOR

CR The lock failed to function. We recommend correcting the condition noted.

SMOKE DETECTOR

FE A smoke detector was present, regular testing is recommended.

To examine or test smoke detectors is outside the scope of the inspection. We recommend further evaluation by a specialist in an appropriate trade to determine if this component will function as needed during a emergency situation. We also recommend replacing these components with new photoelectric type.

LOWER STAIRWAY

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

WALLS/CEILING/FLOOR

FE **CR** The paint was unfinished in areas. We recommend further evaluation and corrections by a specialist in an appropriate trade.



FE **CR** The baseboard/casing has gaps in areas. We recommend correcting the condition noted.

HANDRAILS

FE **CR** The middle handrail was loose. We recommend correcting the condition noted.

FAMILY ROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

WALLS/CEILING/FLOOR

FE **CR** The paint was unfinished above the fireplace. We recommend further evaluation and corrections by a specialist in an appropriate trade.



FIREPLACE(S) TYPE

Manufactured (zero clearance) gas appliance

FIREPLACE

FE The interior fireplace/chimney and/or gas appliance/flue is not visible to inspect and no representations are made about this system. We recommend further evaluation/scope/camera by a specialist in the appropriate trade.

The NFPA (National Fire Protection Association) 211 standards state that upon a sale or transfer of property a Level II camera inspection should be conducted on a fireplace and chimney. Please note that a change in burning habits can result in a fire loss or personal injury if the system does not meet or exceed the industry standards and/or manufacturers requirements. This means that a change in operation or use, such as a property resale, is a time of higher risk. We suggest a Level II inspection by a F.I.R.E qualified fireplace and chimney specialist during your inspection contingency.

FE CR The visible portion of the unit was serviceable, the access panel below the unit was dirty and in need of service. We recommend having the unit and related components cleaned and serviced by a specialist in the appropriate trade.

SC Gas appliances (i.e. Fireplace type unit) pose a possible safety/burn hazard at the glass and stone above (when in operation). We are noting this potential issue to educate the Client of the potential hazard (mostly to smaller children) although appears to be installed as per "building code".

SC FE The wood surround at the firebox appeared to be too close to the fireplace opening (tested at 162°F after operating for 20 minutes). This condition may be a potential fire hazard. We recommend further evaluation and corrections by a specialist in an appropriate trade. We also recommend inquiring with the fireplace Manufacturer on this installation.



FE Ventless gas appliances (i.e. fireplace) pose a possible heat hazard when a TV component is installed over the unit. We recommend further evaluation by Manufacturers and corrections by a specialist in an appropriate trade.

DINING ROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

LIGHTS/FIXTURES

CR The light fixture was crooked. We recommend correcting the condition noted.



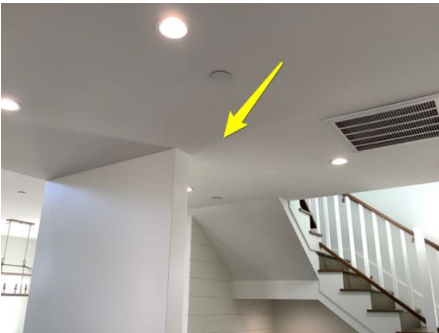
UPPER HALLWAY

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

WALLS/CEILING/FLOOR

FE Past repairs were noted on the walls/ceiling. We recommend inquiring with the Sellers about the condition noted.



SMOKE DETECTOR

FE A smoke detector was present, regular testing is recommended.

To examine or test smoke detectors is outside the scope of the inspection. We recommend further evaluation by a specialist in an appropriate trade to determine if this component will function as needed during a emergency situation. We also recommend replacing these components with new photoelectric type.

SMOKE/CARBON DETECTORS

There was a carbon monoxide detector installed. We recommend maintaining as per recommendations by the carbon monoxide detector manufacturers installation instructions.

COMMENTS

SC There were holes in the fire resistive wall between the elevator shaft and living space. We recommend correcting the condition noted.



UPPER MASTER BEDROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

WALLS/CEILING/FLOOR

FE CR The baseboard/casing was missing caulking in areas. We recommend correcting the condition noted.

INTERIOR DOOR

CR The door lock failed to function. We recommend correcting the condition noted.

SMOKE DETECTOR

FE A smoke detector was present, regular testing is recommended.

To examine or test smoke detectors is outside the scope of the inspection. We recommend further evaluation by a specialist in an appropriate trade to determine if this component will function as needed during a emergency situation. We also recommend replacing these components with new photoelectric type.

UPPER STAIRWAY

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

STAIRWAY

CR The stairs at the top of the stairway had holes. We recommend correcting the condition noted.



LOFT

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

EXTERIOR DOOR

CR The upper portion of the sliding door frames had missing screws. We recommend correcting the conditions noted.



SMOKE DETECTOR

FE A smoke detector was present, regular testing is recommended.

To examine or test smoke detectors is outside the scope of the inspection. We recommend further evaluation by a specialist in an appropriate trade to determine if this component will function as needed during a emergency situation. We also recommend replacing these components with new photoelectric type.

SMOKE/CARBON DETECTORS

There was a carbon monoxide detector installed. We recommend maintaining as per recommendations by the carbon monoxide detector manufacturers installation instructions.

BATHROOM

Our review of the interior includes inspection of walls, ceiling, floors, doors, windows, steps, and plumbing fixtures. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

HALL BATHROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

TILE FLOOR

CR The tile floor/wall had loose or missing grout. We recommend correcting the condition noted.

CABINETS/COUNTER TOPS

CR The drawer finish was cracked/damaged. We recommend correcting the conditions noted.



SINK/PLUMBING

FE CR The left sink surface was scratched near the drain. We recommend correcting the condition noted.



BATHTUB

CR There were visible cracks noted in the shower/tub. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.



SHOWER

CR The faucet handle was missing the trim cover. We recommend correcting the condition noted.



CR The spout was not sealed to the wall, this is a potential leak source. We recommend correcting this condition to prevent moisture intrusion into concealed spaces.



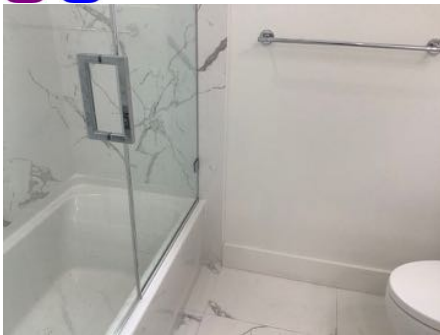
FE CR The hot water flow from the mixer valve was minimal (adjustment needed). We recommend correcting the condition noted.



91°F

ENCLOSURE

FE CR There was leakage from the shower enclosure. We recommend correcting the condition noted.



UPPER POWDER ROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

UPPER MASTER BEDROOM BATHROOM

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

CABINETS/COUNTER TOPS

CR The lower left drawers did not close properly. We recommend correcting the condition noted.

SHOWER

CR The grout/caulking was cracked. We recommend correcting the condition noted.



FE CR There bench seat was improperly sloped (holding water). We recommend further evaluation and corrections by a specialist in the appropriate trade.



FE CR The underside of the bench seat was unfinished. Caulking was missing and the metal supports were exposed. We recommend corrections by a specialist in an appropriate trade.



ENCLOSURE

FE CR There was leakage from the shower enclosure at the metal support brackets. We recommend correcting the condition noted.

LAUNDRY ROOM

LOCATION

Located in the garage

GENERAL OBSERVATION

The overall room/area was visually inspected and was generally in serviceable condition based on the buildings age.

WASHER SERVICE

The laundry faucets were present, no visible leaks, no machine connected. We do not operate the faucets.

Note: We recommend installing braided steel flexible water hoses for washing machine hook up. The rubber hoses are more prone to possible rupturing and potential flooding.

DRYER SERVICE

The dryer hookup was provided for a gas unit only.

The hook-ups were present, no machine was connected.

DRYER VENTING

CR The dryer vent hood was not sealed to the exterior wall. This condition is conducive to moisture intrusion and deterioration. We recommend correcting the condition noted.



CR The dryer vent hood was damaged and the damper door failed to function (stuck open). We recommend correcting the condition noted.

GARAGE - CARPORT

TYPE & LOCATN

Under main house structure

ROOF COVERING

The same as the main structure

SIDING TYPE

The same as the main structure

INTERIOR WALLS

The visible areas of the walls and ceiling appeared serviceable

FE CR Screws appear to be popping through the walls in areas. We recommend further evaluation of the source and corrections by a specialist in an appropriate trade.

FE CR The depth in the garage appears limited, which may restrict the parking of some vehicles. We recommend further evaluation and corrections by a specialist in an appropriate trade.

Note: Please drive your vehicle(s) inside, close the door and see how they fit.

GARAGE FLOOR/FOUNDATION

The visible areas of the garage floor appeared serviceable, with common cracks present.

CR The exterior portion of the garage slab was discolored. We recommend correcting the condition noted.



FIRE WALL

The visible areas of the garage firewall/ceiling appeared serviceable.

FIRE DOOR

CR The fire door between the garage and living space appeared to be of fire resistive construction. The automatic self closing hinges was were disabled. We recommend correcting the condition noted.

CR The fire door finish was damaged/flaking. We recommend correcting the condition noted.



CAR DOOR

Metal/Glass sectional, The car door was operated and appeared serviceable.

The car door was operated and appeared serviceable.

DOOR OPENER

The unit was operated and the secondary safety system (electric eyes) functioned.

Note: The inspector did not operate/function the tactile edge sensor/reverse sensor as it would hit an object in its path while closing, due to damage can be caused to hardware/garage doors during this type of testing. We recommend further evaluation by a specialist in an appropriate trade.

SC The secondary safety system (electric eyes) were mounted higher than the manufacturer's recommendation of 4" to 6" above the floor. We recommend correcting the condition noted.



LIGHTS/FIXTURES

The lights were serviceable

RECEPTACLES

The accessible receptacles were serviceable and GFCI protected where required



CREIA Standards of Practice

CREIA STANDARDS OF PRACTICE

Residential Standards - Four or Fewer Units

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

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

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I. Definitions and Scope

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

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building*, which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action, which may result in damage to the property or personal injury to the *Inspector*. The purpose of the *inspection* is to provide the Client with information regarding the

general condition of the *building(s)*. Cosmetic and aesthetic conditions shall not be considered.

B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems and components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.

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

II. Standards of Practice

A *real estate inspection* includes the *readily accessible systems and components* or a *representative number* of multiple similar *components* listed in Sections 1 through 9 subject to the limitations, exceptions, and exclusions in Part III.

1. Foundation, Basement, and Under-floor Areas

A. Items to be inspected:

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

B. The inspector is not required to:

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

2. Exterior

A. Items to be inspected:

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

B. The inspector is not required to:

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

3. Roof Covering

A. Items to be inspected:

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

B. The inspector is not required to:

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

4. Attic Areas and Roof Framing

A. Items to be inspected:

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

B. The inspector is not required to:

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

5. Plumbing

A. Items to be inspected:

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

6. *Functional flow and functional drainage*

B. The inspector is not required to:

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

6. *Electrical*

A. Items to be inspected:

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

B. The inspector is not required to:

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

7. *Heating and Cooling*

A. Items to be inspected:

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

B. The inspector is not required to:

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

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5. *Inspect electronic air filtering or humidity control systems or components*

8. Fireplaces and Chimneys

A. *Items to be inspected:*

1. *Chimney exterior*
2. *Spark arrestor*
3. *Firebox*
4. *Damper*
5. *Hearth extension*

B. *The inspector is not required to:*

1. *Inspect chimney interiors*
2. *Inspect fireplace inserts, seals, or gaskets*
3. *Operate any fireplace or determine if a fireplace can be safely used*

9. Building Interior

A. *Items to be inspected:*

1. *Walls, ceilings, and floors*
2. *Doors and windows*
3. *Stairways, handrails, and guardrails*
4. *Permanently installed cabinets*
5. *Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposals*
6. *Absence of smoke and carbon monoxide alarms*
7. *Vehicle doors and openers*

B. *The inspector is not required to:*

1. *Inspect window, door, or floor coverings*
2. *Determine whether a building is secure from unauthorized entry*
3. *Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices*
4. *Use a ladder to inspect systems or components*

III. Limitations, Exceptions and Exclusions

A. *The following are excluded from a real estate inspection:*

1. *Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected*
2. *Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories*

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

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

IV - Glossary of Terms

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

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

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