

Confidential Inspection Report

LOCATED AT:

4745 Riverside Drive
Studio City, California

PREPARED EXCLUSIVELY

FOR:

Mr. & Mrs. John Smith

INSPECTED ON:
Tuesday, March 29, 2011



Executive Summary

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

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

Air Conditioning

CONDENSING UNIT

Item #1: - The condensing unit is not secured (strapped) as is the current standard.

HVAC DISCONNECT

Item #2: - "The protective ""deadfront"" cover for the local disconnect, which helps prevent hazardous shocks, is missing. We recommend it be replaced."

Heat

Forced Hot Air

GAS SUPPLY

Item #3: - The heating unit is equipped with a gas supply connector considered hazardous in its present condition. We recommend it be replaced with an approved connector.

Electrical System

SERVICE DROP

Item #4: - The overhead service wires are deflected by trees. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the utility provider.

MAIN CIRCUITRY

Item #5: - "Multiple wires are installed on individual terminals. This ""double lugging"" is not permitted because positive connection for all wires is not assured. We recommend reconfiguration of the circuitry so that each wire connects to only one terminal."

GFI PROTECTION

Item #6: - No GFCI protection is installed. We recommend upgrading by installing ground fault receptacles in all locations required by present standards. These include receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior.

Domestic Hot Water

T/P RELEASE VALVE

Item #7: - The temperature and pressure relief valve lacks a proper discharge pipe. We recommend the installation of approved piping to an approved location.

Exterior/Site/Ground

EXTERIOR PLUMBING

Item #8: - The hose bib at the rear is dripping. We recommend the washer be replaced and/or the packing nut be tightened.

Attic

WIRING

Item #9: - We found exposed wiring in the area near the attic access. Even if insulated, we recommend this wiring be encased in a conduit or otherwise protected in this area, in accordance with present standards.

Crawl Space

VENTILATION

Item #10: - Several crawl space vent screens are torn. We recommend they be repaired or replaced to prevent access by rodents or other pests.

PEST CONTROL

Item #11: - There is scrap wood on the soil in the crawl space. Cellulose debris can result in wood-destroying organism activity. We recommend the wood scrap be removed.

Kitchen

WIRING

Item #12: - The power cord is not secured where it enters the bottom of the disposal, and can be easily damaged. For maximum safety, we recommend the power cord be properly connected to the disposal.

Tuesday, March 29, 2011
Mr. & Mrs. John Smith
4745 Riverside Drive
Studio City, California

Dear Mr. & Mrs. John Smith,

We enclosed the report for the home inspection we conducted for you on Tuesday, March 29, 2011 at:

4745 Riverside Drive
Studio City, California

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

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

Sincerely,

Inspector, Steve Archer
CalSpec Inspection Service

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Introduction

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

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

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 home on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

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

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

Introductory Notes

ORIENTATION

We will describe the locations of this property, left or right, as though viewing it from the front door.

NOTES

The house was estimated to be approximately 45 years old.

The weather was sunny at the time of our inspection.

Over the course of this inspection the temperature was estimated to be between 70 and 80 degrees.

We make no representations as to the extent or presence of code violations, nor do we warrant the legal use of this building. This information would have to be obtained from the local building and/or zoning department.

There may be information pertinent to this property which is a matter of public record. A search of public records is not within the scope of this inspection. We recommend the client or their representative review all appropriate public records.

Sections of this building may have been remodeled. We recommend consultation with the owner to determine if all necessary permits were obtained, inspections performed and final signatures obtained.

The soil in this area is considered "expansive" because it expands and contracts with variations in moisture content. This may, in turn, cause movement in the support structure. We saw no conditions requiring immediate attention.

Comment on the nearby water course is not within the scope of our inspection. The owner/occupant may have information regarding the volume of water during adverse weather and if there has been flooding or erosion in the past.

For additional information regarding environmental issues, we suggest you obtain and review the State of California publication, "Environmental Hazards: Guide for Homeowners and Buyers" available from your real estate professional.

There are conditions conducive to the growth of Fungi and/or related Pathogenic Organisms. These substances may be present at this time.

The inspection does not include reporting on the presence of these substances and/or their possible health issues. We recommend further evaluation by a fungal expert in this field.

The scope of this inspection is limited to reasonably accessible areas. We make no attempt to move furnishings, stored personal property, and/or vegetation. Although no problems are anticipated, removal of these items may reveal reportable items.

Air Conditioning

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

BASIC INFORMATION

Method of cooling: Gas compression

Type of system: Gas heat with air conditioning

Number of units: 1

Location of equipment: Split or remote system

Condenser location: Left side of structure

Electrical disconnect location: Adjacent to condensing unit

Estimated to be approximately 10 years old.

LIMITATIONS

Operating an air condition system in cold weather can damage the compressor.

CONDENSING UNIT

The condenser contains all the equipment necessary to reclaim the refrigerant gas and convert it back to a liquid. It consists of a compressor, condenser, hot gas discharge line, condenser fan, electrical panel box, and some accessory components.

The condensing unit appears to be properly installed and in serviceable condition.

The condensing unit is not secured (strapped) as is the current standard.

REFRIGERANT LINES

Insulation is deteriorated and missing from a portion of the refrigerant lines near the condensing unit. We recommend that all missing insulation be replaced to increase energy efficiency.

THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

HVAC DISCONNECT

The equipment local disconnect acts as a shut off switch for use in an emergency or while servicing.

"The protective ""deadfront"" cover for the local disconnect, which helps prevent hazardous shocks, is missing. We recommend it be replaced."

GENERAL COMMENT

The air conditioning is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

Our inspection of the central air conditioning is limited to visible components and their basic functions. A full evaluation requires extensive testing and is beyond the scope of our inspection.

For further evaluation and/or attention to the condition(s) noted, we recommend the advice and services of a licensed air conditioning contractor.

Heat

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. Regular servicing and inspection of fuel burning heating systems is encouraged.

Forced Hot Air

BASIC INFORMATION

Furnace location: Attic

Energy source: Natural gas

Furnace btu input rating: 80,000 btu's

Age: 10 years old

SYSTEM NOTES

Forced air furnaces operate by heating a stream of air moved by a blower through a system of ducts. Important elements of the system include the heat exchanger, exhaust venting, blower, controls, ducting, and combustion air supply.

GAS SUPPLY

The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

The heating unit is equipped with a gas supply connector considered hazardous in its present condition. We recommend it be replaced with an approved connector.

HEAT EXCHANGER

The heat exchanger was inaccessible and could not be visually examined.

BLOWER/MOTOR

Dust and debris have built up on the blower and in the blower compartment. We recommend servicing.

FAN/LIMIT SWITCH

The devices controlling the internal temperatures of the system and the opening and closing of the fuel valve appears to be working properly and is in serviceable condition.

PLENUM

"The plenum is the ""box"", or portion of the ductwork, attached directly to the furnace acting as the termination or collector for all the individual supply or return ducts attached to it."

AIR FILTERS

The air filter for the heating unit is a conventional, disposable filter.

The filter has accumulated debris which decreases its effectiveness and blocks air flow. This can dramatically decrease the efficiency of the heating system. We recommend the filter be removed, cleaned and replaced if necessary.

VENT

The heating system vent is properly installed and appears in serviceable condition.

COMBUSTION AIR

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

There is adequate combustion air for this heating unit.

THERMOSTAT

The thermostat appears to be properly installed and the unit responded to the basic controls. This is a programmable device with many options for setback settings, timed events, etc. No attempt was made to test all functions of the thermostat.

GENERAL COMMENT

The heating is in the middle of its expected service life, responded to normal operating controls and with routine maintenance should be reliable for a number of years.

Until eventual replacement of the heating system, we suggest periodic review by the local utility company and servicing by a qualified contractor for continued safe and efficient operation.

Horizontal furnaces have a history of safety concerns. Because furnace(s) of this configuration were found at this property, we recommend a heating contractor be retained for further evaluation.

Our inspection of the heating system is non-invasive and is limited to visible components and their basic function. A full evaluation requires extensive testing and is beyond the scope of our inspection.

For attention to the items noted above, we recommend a licensed heating contractor be retained for evaluation and a determination of the necessary corrective measures.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation of aluminum wiring, lack of grounding, overfusing, exposed wiring, running splices, reversed polarity and fused neutrals. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BASIC INFORMATION

Service entry into building: Overhead service drop

Voltage supplied by utility: 120/240 volts

Capacity (available amperage): 100 amperes

System grounding source: Water supply piping

System grounding source: Driven copper rod

Branch circuit protection: Circuit breakers

Wiring material: Copper wiring where seen.

Wiring method: Flexible conduit

METER & MAIN

The meter and main electrical service panel are outside on the right side of the building.

MAIN DISCONNECT

The main disconnect is incorporated into the electrical service panel.

SERVICE DROP

The overhead service wires are deflected by trees. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the utility provider.

The height of the service mast does not conform to present standards. This condition has existed for many years and upgrading would be considered optional.

CB MAIN PANEL

The main service panel is in good condition with circuitry installed and fused correctly.

"There are holes in the service panel where ""knockouts"" have been removed and left open. This is not an approved practice and we recommend the holes be closed with approved filler plates."
The circuitry is not completely labelled. We recommend that each circuit be identified, allowing individuals unfamiliar with the equipment to properly operate it when and if necessary.

For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed electrical contractor.

MAIN CIRCUITRY

"Multiple wires are installed on individual terminals. This ""double lugging"" is not permitted because positive connection for all wires is not assured. We recommend reconfiguration of the circuitry so that each wire connects to only one terminal."

SERVICE CAPACITY

Our statement regarding service capacity is based upon the labeled rating of the main electrical service disconnect.

SERVICE GROUNDING

The system and equipment grounding appears to be correct.

RECEPTACLES: OVERALL

For reference, as receptacles are discussed in this report, present standards for typical room plugs require grounded, 3 prong receptacles within six feet of any point on all walls. Upgrading is required in older buildings only during remodeling.

Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL

We checked a representative number of switches and found they were operating and in serviceable condition.

We tested a representative number of switches and found several to be without an obvious function. This is not necessarily a deficiency, but we suggest consultation with the owner as to their purpose.

LIGHTS: OVERALL

The light fixtures in this building are generally in serviceable condition.

Several lights were not working at the time of this inspection. The bulbs may have burned out. Where bulbs are not the problem, the condition of these fixtures and/or wiring should be verified.

GFI PROTECTION

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to prevent shock hazards. GFCI breakers and receptacles function to deenergize a circuit or a portion of a circuit when a hazardous condition exists.

GFCI protection is inexpensive and can provide a substantial increased margin of safety.

No GFCI protection is installed. We recommend upgrading by installing ground fault receptacles in all locations required by present standards. These include receptacles near sink basins, in bathrooms, garages, crawl spaces, and the exterior.

GENERAL COMMENT

The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

Interior

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

BASIC INFORMATION

Number of bedrooms: Three
Number of bathrooms: Three
Window material: PVC plastic
Window type: Horizontal sliding windows
Window glazing: Double pane
Finished ceiling material: Plaster
Finished floor material: Carpet, tile and wood

Finished wall material: Plaster

SURFACES: OVERALL

There is wear and tear throughout the house, of the type generally resulting from age and heavy use. We make no attempt to list all cosmetic flaws and suggest that most of these deficiencies will be addressed by routine maintenance and upgrading.

WALLS & CEILINGS

There are minor cracks in the walls and/or ceilings. This is a common condition with this type of construction and does not indicate a structural deficiency. The cracks can be repaired or painted over during routine maintenance.

As with any recently refinished and freshly painted surface, conditions may be present that were not readily apparent at the time of our inspection. We do not suggest or represent that this inspection will identify all such conditions.

STAIRS

The stairs are nonconforming. Ideally, the stairs should be modified for maximum safety, but this may be impractical. Action is considered optional.

RAILINGS

The railing construction is deficient by present standards. Modifications to eliminate hazards, especially for children, are recommended as an upgrade. The local building authority can supply minimum present standards.

DOORS: OVERALL

The interior doors appear to be properly installed and in good condition.

WINDOWS: OVERALL

We operate a representative sample of the windows, but do not necessarily open, close, and latch every window. Our inspection standards require testing a minimum of one window in every room.

The windows tested appear to be properly installed and in serviceable condition. We operate a representative sample of the windows, but do not necessarily open, close, and latch every window.

A number of windows do not operate smoothly and/or are difficult to latch. We recommend all windows be detailed, including cleaning, lubricating, and adjusting hardware where necessary.

Commenting on window and/or door screens is beyond the scope of this inspection.

DETECTORS: OVERALL

The smoke detectors were tested with their test buttons. This method only verifies battery and horn function, but does not test the sensor in the unit. After occupancy, and regularly thereafter, we advise testing with real or simulated smoke.

The smoke detectors are appropriately located and were found in operating condition.

GENERAL COMMENT

The interior surfaces, hardware, fixtures, doors and windows appear to be properly installed and in serviceable condition.

Insulation/Energy

Insulation, weatherstripping, dampers, double-glazed glass and set-back thermostats are features that help reduce heat loss and/or gain and increase system and appliance efficiency. Our visual inspection includes review to determine if these features are present in representative locations and we may offer suggestions for upgrading. Our review of insulation is based upon uniformly insulated or are insulated to current standards.

ATTIC INSULATION

Portions of the insulation were obstructed and could not be inspected.

Due to access limitations, the insulation was only spot checked.

The attic has fiberglass batt insulation.

The level of insulation would appear to provide an R-19 insulating value. This provides only moderate resistance to heat transfer and was the standard until recently. An insulation contractor could be consulted regarding upgrading.

For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed insulation contractor.

GENERAL COMMENT

This structure appears to be partially insulated and energy efficient. Upgrading can further reduce heat loss, cold air infiltration and increase overall energy efficiency.

We recommend you retain a qualified energy conservation professional to evaluate this structure and identify the most effective manner to increase energy efficiency.

Plumbing

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

BASIC INFORMATION

Domestic water source: Public supply
Landscape water source: Public supply
Supply piping: Copper where seen.

Waste disposal: Municipal
Waste piping: Cast iron and galvanized steel
Water pressure: High-range of normal water pressure
Other installed systems: Landscape watering, not inspected.

WATER SHUTOFF

The domestic water supply shut-off valve is in the garage.

MAIN SUPPLY

There was evidence of surface corrosion/oxidation, but no leakage, at the exposed and accessible main supply. This piping should be monitored and repaired if necessary.

INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WATER PRESSURE

The system water pressure, as measured at the exterior hose bibs, is within the range of normal.

FIXTURES: OVERALL

The plumbing fixtures were operating, but many had nuisance dripping which will worsen over time. Routine maintenance, will keep them functional and maximize their useful life.

DRAIN LINES

The visible drain piping appears to be properly installed and in serviceable condition.

SEWER CLEANOUT

The sewer cleanout is located in the crawl space.

VENT LINES

The vent piping for the waste system appears to be properly installed and in good condition.

GAS METER COMMENT

There is no meter wrench attached to the gas meter. We recommend leaving a wrench chained to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

GAS PIPING

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GAS METER LOCATION

The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

GENERAL COMMENT

The plumbing system appears to be in good condition.

Roofing

A roof system consists of the surface, connections and penetrations and drainage (gutters and downspouts). We evaluate the condition of the roof components by inspecting the surface materials, connections and penetration and drainage for damage and deterioration. If we find conditions suggesting damage or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions state herein concerning the roof are based on the general condition of the roof system as evidenced by our visual inspection. These do not constitute a warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION

Location: Covers whole building
Roof slope: Medium
Material: Composition shingles
Layers: Unknown, would require destructive testing
Age: Approximately 7+- years old
Connections and penetrations: Sealed with a combination of metal and mastic seals
Roof drainage system: Gutters and downspouts

INSPECTION METHOD

Our inspection of this roof was conducted from the roof surface. The inspector walked upon the surface and visually examined the accessible roofing components.

FLASHINGS: OVERALL

"A combination of asphalt sealing compound or ""mastic"" and metal flashings has been used to seal the connections and penetrations."

"The asphalt mastic used as flashing will almost certainly deteriorate before the rest of the roof. Drying and cracking are typical problems. Periodic examination and ""mastic maintenance"" is suggested to prevent future leaks."

GUTTERS

Debris was present in the gutters, which limited our visual inspection. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.

DOWNSPOUTS

Not all downspouts were inspected due to the bushes and landscaping.

The downspouts terminate in the plumbing waste lines, as required by local ordinance.

Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.

GENERAL COMMENT

This is a newer roof, and with routine maintenance should remain watertight for a number of years.

For further evaluation of the conditions of the roof we recommend you consult a licensed roofing contractor.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper

function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

BASIC INFORMATION

Slab material: Poured concrete

FOUNDATION

We noted minor cracks, within normal tolerances. This type of cracking is often a result of shrinkage and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

MUDSILL

The mudsill is the first wood member of the framing, resting directly on the slab foundation. The majority of the mudsill is inaccessible and was not inspected.

ANCHOR BOLTS

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

Because of the design and/or configuration of the structure, we cannot verify the presence or condition of anchor bolts. Because of the age of the structure, we assume that proper bolting was installed, as per standards in effect at the time.

The foundation is anchored using older technology. The original configuration has performed adequately to date. Upgrades might be considered as part of any future modernization and/or remodeling, but we do not consider this an urgent matter.

MOISTURE

Although access to the slab was limited due to the installation of finished flooring, we found no visible evidence of seepage or other moisture related conditions.

GENERAL COMMENT

All the visible structural elements appear to be performing as would be expected for a dwelling of this age and type of construction. However, we direct your attention to the items noted above.

Domestic Hot Water

Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

BASIC INFORMATION

Location: In the garage

Capacity: 50 gallons

Age: Estimated to be 5 years old.

Unit type: Free standing tank

Water heater temperature settings should be maintained in the mid-range to avoid injury from scalding.

Insulation: None present

T/P RELEASE VALVE

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

The temperature and pressure relief valve lacks a proper discharge pipe. We recommend the installation of approved piping to an approved location.

GAS SUPPLY

The gas connector is an approved flexible type in good condition.

VENTING

The vent connector terminates within a transite (asbestos cement) flue pipe which does not meet present standards. No problems were noted, but the local building department may require upgrading at the time the water heater is replaced.

COMBUSTION AIR

Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

The combustion air supply is adequate.

WATER CONNECTORS

The water connections are corroded and leakage may become apparent over time. These connections should be monitored for leakage and repaired or replaced if necessary.

SEISMIC RESTRAINT

The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

ELEVATION/LOCATION

The water heater has been elevated above the garage floor in accordance with present standards. This is a beneficial configuration which helps prevent the ignition of fumes from spilled flammable liquids.

GENERAL COMMENT

This water heater is in the middle of its expected service life, was operating and with routine maintenance should be reliable for a number of years.

There is no metal pan under the water heater to catch and divert any dripping water to the exterior. This is required by some jurisdictions for water heaters in this location. We suggest installation of such a pan be considered.

Exterior/Site/Ground

BASIC INFORMATION

Site grading: Sloped towards structure.

General lot topography: Uneven lot

Driveway: Concrete on grade

Walkways: Concrete

Patio: Pavers set on a compacted gravel and/or sand bed

Primary exterior wall covering: Stucco

Secondary exterior wall covering: Wood siding

Primary exterior window material: Vinyl/plastic or vinyl clad

Secondary exterior wall covering: Stone veneer

LIMITATIONS

Portions of the building exterior and/or the building site and grounds could not be inspected due to the presence of storage/vegetation. No adverse conditions are suspected, but clearing obstructions may reveal reportable conditions.

FOUNDATION

Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

EXTERIOR PLUMBING

Testing of the irrigation system is beyond the scope of this inspection. However, as a courtesy, the irrigation system was operated and appeared to be in need of only minor maintenance.

The hose bib at the rear is dripping. We recommend the washer be replaced and/or the packing nut be tightened.

OUTDOOR RECEPTACLES

The receptacles were found to be properly installed and in serviceable condition.

WOOD SIDING

The siding appears to be properly installed and in good condition.

Gaps in the siding were observed at one or more of the pipe and/or vent penetrations. We recommend all such gaps be sealed or plugged in the course of routine property maintenance.

STUCCO

The stucco exterior is in good condition, with a few minor cracks. These hairline cracks are typical and no action is indicated. They can be patched and sealed in the course of routine maintenance.

The stucco extends over the foundations below the finished grade. This configuration is no longer approved but was accepted practice when installed. Because hidden fissures may facilitate infestation, a periodic pest inspection would be prudent.

As with any recently refinished and freshly painted surface, the stucco may have conditions present that were not readily apparent at the time of our inspection. We do not suggest that this inspection has identified all such conditions.

MASONRY WALLS

The masonry walls are only a veneer over the basic wood frame construction. The masonry is not a structural element of the house. Minor cracks are fairly typical and not considered a structural deficiency.

The method or condition of attachment between the wood frame and the masonry veneer is not visible and cannot be determined.

The masonry walls are cracked in a few locations. These are cosmetic items and repair for a better appearance would be considered optional.

DOORS

The exterior doors appear to be properly installed and in serviceable condition.

WINDOWS

The windows appear to be properly installed and in serviceable condition.

TRIM

There are openings at seams and joints of the trim . We recommend recaulking and sealing to prevent moisture entry and damage.

As with any recently refinished and freshly painted surface, trim conditions may be present that were not readily apparent at the time of our inspection. We do not suggest or represent that this inspection will identify all such conditions.

FASCIA

The fascia appears to be properly installed and in good condition.

EAVES/SOFFITS

The eaves and overhangs appear to be properly installed and in good condition.

PAINT/STAIN

"If caulking is needed for maintenance, or in preparation for the next paint job, we suggest a high quality urethane sealant such as ""Sikaflex"". Latex, butyl, oil based, silicone or ""architectural grade"" sealants should be avoided on the exterior."

The exterior finishes are generally in good condition and have an attractive appearance, with exceptions noted below.

GRADING

Grading is sloped toward the structure in some areas. Low spots and negative grading promote water accumulation near the building, leading to foundation problems. Regrading would help ensure that surface water flows away from the structure.

An examination of the grounds revealed standing water . The water does not appear to be directly affecting the structure, however, it is indicative of poorly drained and/or moisture retentive soil.

DRAINAGE

A surface drainage system is designed to collect and divert roof runoff and other surface water. It is installed in solid pipe and flows continuously downhill to a point of discharge.

The surface water drainage system is below grade and cannot be viewed. Designs and materials for these systems vary widely, making it impossible to evaluate the integrity of the system with any certainty.

We could not determine the discharge location of the drainage system. We suggest inquiries and/or observation during a heavy rain to discover the discharge location and effectiveness of the system.

The drainage system appears to be properly installed, but it was not water tested during the inspection. We make no representations as to its effectiveness and recommend its operation be observed during adverse weather.

We observed some, but possibly not all, of the intake and discharge points for the drainage system. The property owner should identify and flag them for future reference.

The drainage system should be checked for debris and cleaned regularly to ensure proper operation during heavy weather.

GUTTERS

Roof runoff water is channeled to the downspouts by a metal gutter system attached to the fascia boards or to the ends of the rafters along the edge of the roof.

The gutters are filled with debris. We recommend all debris be removed to ensure proper drainage. The condition of the gutters can be better assessed at that time.

DOWNSPOUTS

Not all downspouts were inspected due to the bushes and landscaping.

The downspouts terminate in the plumbing waste lines, as required by local ordinance.

Runoff water from the roof discharges next to the house. We recommend the downspouts be routed sufficiently away from the structure to prevent puddling, pooling, and saturation of the soil around the building.

PUBLIC WORKS

There are minor cracks in the concrete curbs and/or gutters. Action would only be necessary if these cracks increase to become trip hazards.

There are minor cracks of a cosmetic nature in the public sidewalks. Action would only be required if any of the cracks develop into trip hazards in the future.

DRIVEWAY

The minor cracks in the driveway are of a cosmetic nature only. No action is indicated.

WALKWAYS

There are minor cracks of a cosmetic nature in the walkways. Action would only be required if any of the cracks develop into trip hazards in the future.

STAIRS

"The steps are nonconforming. Standards require all steps to be almost identical in ""rise"" and ""run"" for safety. Ideally, the stairs should be rebuilt. If not, we recommend caution in the use of this stairway."

RAILINGS

There are no railings where needed at the rear. As a safety measure, we recommend that railings be installed.

FENCING

The fencing is generally serviceable but shows signs of routine wear and is in need of minor maintenance.

It should be stated that wood fences do have a finite service life. Maintaining the bases of the fence posts free and clear of rotting leaves, and an occasional treatment with a wood preservative will be most effective in prolonging service life.

There is deterioration/damage to the fencing. We recommend the fencing be monitored and repaired and/or replaced as necessary.

The fencing/walls are overgrown with vegetation and we were not able to determine their condition. We recommend the vegetation be trimmed/removed for maximum service life and further review.

GATES

The gates were operating. Routine maintenance will keep them functional and maximize service life.

GENERAL COMMENT

"The exterior features of the building generally appear to be properly installed and in serviceable condition. Exceptions are discussed above and elsewhere in this report. Regular maintenance will prolong the service life of the ""weather shell""."

As preventive maintenance, caulking and sealing the gaps in the exterior of the building around the doors, windows, plumbing and electrical entry points will help prevent heat loss, cold air infiltration and moisture entry.

Attic

The attic contains the roof framing and serves as a raceway for components of the mechanical systems. There are often heating ducts, electrical wiring and appliance vents in the attic. We visually examine the attic components for proper function, excessive or unusual wear, general state of repair, leakage, venting and misguided improvements. Where walking in an unfinished attic can result in damage to the ceiling, inspection is from the access opening only.

ACCESS/ENTRY

Attic access hatches are located in the hallway and the master bedroom closet.

Because of limited clearances, a partial inspection of the attic space was performed from the furnace planking only.

PEST CONTROL

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

Containers of bait and/or traps have been placed in the attic, indicating past problems with rodents. No obvious recent activity was evident and it might be assumed that this problem has been solved.

RAFTERS

Rafters are boards that support the roof sheathing, which in turn, supports the roof covering.

SHEATHING

The roof sheathing is the material directly supporting the roof covering.

The roof sheathing is boards nailed solidly across the rafters with no gaps between them.

The underside of the roof sheathing is water stained. Although there is no visible evidence of damage, this should be monitored for active leakage and repaired if necessary.

COLLAR TIES

Collar ties are structural members connecting opposing rafters in a pair and are significant elements in the roof structure.

CEILING JOISTS

Ceiling joists are the structural members which support the finished ceiling and often serve as an important component of the roof structure.

INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

WIRING

We found exposed wiring in the area near the attic access. Even if insulated, we recommend this wiring be encased in a conduit or otherwise protected in this area, in accordance with present standards.

RECEPTACLES

The receptacles were found to be properly installed and in serviceable condition.

DUCTS

The ducts appear to be properly installed and are in serviceable condition.

DUCT INSULATION

The ducts are insulated with fiberglass. The insulation appears to be properly installed and in good condition.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls.

MAIN FLOOR / HALLWAY

BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish

Wash basin: Ceramic unit with a porcelain finish

Bathtub: Molded fiberglass

Shower walls: Mortar set ceramic tile

DRAIN TRAP

The drain trap and associated piping are ABS plastic.

TOILET

The toilet was flushed and appeared to be functioning properly.

WATER BASIN

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

BATHTUB

The bathtub is a free-standing tub.

There are mineral deposits on the bathtub surface. There is no guarantee that they can be cleaned and removed.

SHOWER

The shower was operated for the inspection and appeared to be in serviceable condition.

A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

HYDROTHERAPY TUB

The hydrotherapy tub was filled and activated by the controls and was functional.

Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be flushed regularly.

RECEPTACLES

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SHOWER WALLS

The shower walls appear to be properly installed and in serviceable condition.

GLASS ENCLOSURE

The glass shower enclosure is safety labeled and appears to be in good condition.

BATHROOM FLOOR

It is important to maintain the caulking around bathtubs and showers, especially at the intersection between the tub or shower and the floor. Failure to maintain this seal will often result in damage to flooring materials, subflooring and framing.

COUNTERTOPS

The countertop is a man-made acrylic or other polymer material.

The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

VENTILATION

Ventilation in this bathroom is adequate.

Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

MAIN FLOOR / MIDDLE

BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish

Wash basin: Ceramic unit with a porcelain finish

Shower walls: Mortar set ceramic tile

DRAIN TRAP

The drain trap and associated piping are ABS plastic.

WATER BASIN

The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

SHOWER

The shower was operated for the inspection and appeared to be in serviceable condition.

A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

RECEPTACLES

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SHOWER WALLS

The shower walls appear to be properly installed and in serviceable condition.

GLASS ENCLOSURE

The glass shower enclosure is safety labeled and appears to be in good condition.

BATHROOM FLOOR

The finish floor in this bathroom is tile.

It is important to maintain the caulking around bathtubs and showers, especially at the intersection between the tub or shower and the floor. Failure to maintain this seal will often result in damage to flooring materials, subflooring and framing.

COUNTERTOPS

The countertop is tile.

VENTILATION

Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

MAIN FLOOR / MASTER

BASIC INFORMATION

Toilet: Ceramic unit with a porcelain finish

Wash basins: Ceramic units with a porcelain finish

Bathtub: Molded fiberglass

Shower walls: Mortar set ceramic tile

DRAIN TRAP

The drain trap and associated piping are ABS plastic.

TOILET

The toilet was flushed and appeared to be functioning properly.

WATER BASIN

The wash basins appear to be properly installed. When operated, they were observed to be fully functional and in serviceable condition.

BATHTUB

The bathtub is a sunken bathtub.

There are mineral deposits on the bathtub surface. There is no guarantee that they can be cleaned and removed.

SHOWER

The shower was operated for the inspection and appeared to be in serviceable condition.

A water test of the shower pan is beyond the scope of this inspection. This test is often performed as a part of a standard pest inspection.

HYDROTHERAPY TUB

Failure to follow proper cleaning and maintenance procedures for the whirlpool bath circulation system can result in the growth and transmission of infectious bacteria. The circulation system should be flushed regularly.

The hydrotherapy tub was filled and activated by the controls and was functional.

RECEPTACLES

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

SHOWER WALLS

The shower walls appear to be properly installed and in serviceable condition.

GLASS ENCLOSURE

The glass shower enclosure is safety labeled and appears to be in good condition.

BATHROOM FLOOR

The finish floor in this bathroom is tile.

It is important to maintain the caulking around bathtubs and showers, especially at the intersection between the tub or shower and the floor. Failure to maintain this seal will often result in damage to flooring materials, subflooring and framing.

COUNTERTOPS

The countertop is tile.

The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

VENTILATION

Ventilation in this bathroom is adequate.

Ventilation in this bathroom is provided by a ceiling fan. This fan was operated and was found to be working satisfactorily.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection.

Bedroom

MAIN FLOOR / LEFT REAR

WINDOWS

Windows are over forty four inches above the floor. Present standards require that each sleeping area have an operable window not more than forty four inches above the floor to provide a means of a secondary egress in the event of a fire.

Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

BASIC INFORMATION

Foundation type: Raised perimeter with isolated piers

Foundation material: Poured concrete

ACCESS

The crawl space is accessible from an exterior hatch.

Access to the crawl space was restricted by plumbing lines, moisture and/or low clearances. The crawlspace could be only partially inspected.

FOUNDATION

Hairline and/or small cracks, within normal tolerances, are visible. This type of cracking is often a result of shrinkage of materials and/or minor settlement and usually does not affect the strength of the foundation. No action is indicated.

"There is a condition known as efflorescence on portions of the foundation walls. This whitish, fuzzy material is a ""salt"" deposit left when moisture in the foundation evaporates on the inside of the foundation."

This indicates an occasional surplus of moisture on the outside of the foundation. Steps could be taken to improve the exterior drainage but not other action is indicated at this time.

MUDSILL

The mudsill is the first wood member of the framing, resting directly on the foundation. The accessible sections of mudsill are in good condition.

SUBFLOORING

There were water stains in several areas. The areas were dry at the time of this inspection. However, inspection by a licensed pest control operator is suggested.

Generally, the subfloor is in good condition. However, the floors do squeak in some areas. This condition can usually be eliminated with additional securing of the subflooring to the joists and should not be considered a structural defect.

POSTS

The floor system is supported by wooden posts set over concrete pier blocks.

ANCHOR BOLTS

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

Because of the design and/or configuration of the structure, we cannot verify the presence or condition of anchor bolts. Because of the age of the structure, we assume that proper bolting was installed, as per standards in effect at the time.

The foundation is anchored using older technology. The original configuration has performed adequately to date. Upgrades might be considered as part of any future modernization and/or remodeling, but we do not consider this an urgent matter.

HOLD DOWNS

Holdowns are structural hardware connections that tie the wall framing to the foundation. They strengthen the structure and allow it to resist lateral forces and uplift during an earthquake.

Holdowns are not installed, as would be required in more modern construction of this type. As an upgrade, installation of holdowns might be considered at the time of other improvements and/or remodeling.

MOISTURE

The soil was damp at the time of our inspection, however, there were no adverse conditions or damage observed resulting from the moisture conditions present to date.

VENTILATION

Ventilation in the crawl space is adequate. Good ventilation in the crawl space is important to keep moisture levels down. Keeping the vents clear of debris and vegetation should be part of regular maintenance.

Several crawl space vent screens are torn. We recommend they be repaired or replaced to prevent access by rodents or other pests.

PEST CONTROL

Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

There is scrap wood on the soil in the crawl space. Cellulose debris can result in wood-destroying organism activity. We recommend the wood scrap be removed.

INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

DRAIN LINES

The visible drain piping appears to be properly installed and in serviceable condition.

GENERAL COMMENT

All of the structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction. Additional crawl space comments can be found under the heading crawl space.

Garage

INTERIOR SUPPLY

The exposed and accessible supply piping generally appears to be properly installed and in good condition.

GAS PIPING

The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GAS SUPPLY

The gas connector is an approved flexible type in good condition.

RECEPTACLES

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

GARAGE DOOR OPENER

The garage door opener(s) operated properly to raise and lower the doors, including the auto-reverse mechanisms, which stopped and reversed the direction of the doors when they struck objects in their path.

WALLS

The walls are drywall.

The wall surfaces are blemished, and can be repaired in the course of routine maintenance.

CEILING

The ceiling has surface blemishes but is in serviceable condition.

FLOOR

The floor is a concrete slab.

There is cracking in the floor slab but there is no vertical displacement of any portion of the slab. No action is indicated.

GARAGE DOORS

The garage door is a single roll up design.

Operation of the door(s) is controlled by a motorized mechanism, more commonly referred to as an automatic opener.

The garage door was operated and appears to be properly installed and in generally serviceable condition.

VENTILATION

The ventilation in the garage is adequate.

FIRE SEPARATION

The wall between the garage and the living space is of fire resistive construction as required by today's building standards.

PASSAGE

The door between the garage and the living space seems to be of fire resistive construction as required by today's building standards and includes an approved automatic closer. This is a positive feature which provides a greater margin of safety.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Hallway

FLOOR

There is a minor slope in the flooring. We noted no resulting weakness, failure or nonperformance as a result of the slope. No immediate corrective actions are required. See foundation and/or other sections of this report regarding this issue.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

Energy: Gas (or propane) cook top and electric oven.

Ventilation: Exhaust ducted to the exterior.

Refrigerators, wine coolers, and other cooling appliances are beyond the scope of this inspection.

Microwave ovens and trash compactors, although operated, are beyond the scope of this inspection.

DRAIN TRAPS

The drain trap and associated piping are ABS plastic.

AIR GAP

The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

SINK

The sink is metal.

WIRING

The power cord is not secured where it enters the bottom of the disposal, and can be easily damaged. For maximum safety, we recommend the power cord be properly connected to the disposal.

For attention to the condition(s) noted above, and/or cost estimates, if necessary, we recommend the advice and services of a licensed electrical contractor.

RECEPTACLES

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

COUNTERTOPS

The countertop is granite.

The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

VENTILATION

Kitchen ventilation is provided by a range hood over the burners, venting to the exterior. The fan appears to be properly installed and in serviceable condition.

DISPOSAL

The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

DISHWASHER

The dishwasher was turned on with the normal operating controls and found to be working. However, it was unusually noisy. Noisy operation suggests bearing or pump wear. The need for repair or replacement should be anticipated.

GENERAL COMMENT

This area is in need of repair as noted above or in other sections of this report.

Laundry Area

DRAIN TRAP

The drain trap and associated piping are ABS plastic.

LAUNDRY TUB

The laundry tub is plastic.

GAS SUPPLY

The gas connector is an approved flexible type in good condition.

RECEPTACLES

GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

COUNTERTOPS

The countertop is tile.

The countertop shows typical wear and tear, normal for this heavily used component. We considered the flaws cosmetic in nature with no action indicated.

DRYER VENT

The dryer vent appears properly installed and in serviceable condition.

WASHER/DRYER

The hookups for the washer and dryer are properly installed and in serviceable condition. The appliances themselves were not tested.

The dryer hookup is intended for a gas unit only.

GENERAL COMMENT

The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. However, this area is in need of routine maintenance as noted above or in other sections of this report.

Location of Emergency Controls

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 familiarize yourself with their location and operation.

METER & MAIN
ELECTRICAL SYSTEM

The meter and main electrical service panel are outside on the right side of the building.

MAIN DISCONNECT
ELECTRICAL SYSTEM

The main disconnect is incorporated into the electrical service panel.

WATER SHUTOFF
PLUMBING

The domestic water supply shut-off valve is in the garage.

SEWER CLEANOUT
PLUMBING

The sewer cleanout is located in the crawl space.

GAS METER LOCATION
PLUMBING

The gas meter is outside on the left side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.

Environmental Concerns

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

Comments

CONCLUSION

This structure appears to be of standard quality, in need of miscellaneous repair and upgrading. There is also maintenance in need of attention. Examples of these conditions have been described in this report.

If performed routinely, this type of construction requires average maintenance to keep it in serviceable condition.



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STANDARDS OF PRACTICE

RESIDENTIAL STANDARDS – FOUR OR FEWER UNITS

Originally Adopted September 13, 1983
Revised November 1, 1996
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Part 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 end 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*.

Part 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.

SECTION 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

SECTION 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
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

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*

SECTION 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

SECTION 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

SECTION 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* 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*

SECTION 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*

SECTION 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*

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

SECTION 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

SECTION 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 disposers
6. Absence of smoke 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* or test smoke alarms or vehicle door safety *devices*
4. Use a ladder to *inspect systems* or *components*

Part III. Limitations, Exceptions, and Exclusions

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

1. *Systems* or *components* of a *building*, or portions thereof, which are not *readily accessible*, not *permanently installed*, or not *inspected* due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*

2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their *components* or accessories
3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
4. *Systems* or *components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase

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*

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

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