

PROPERTY INSPECTION REPORT

PROPERTY ADDRESS

3113 SILVERLAND DRIVE, SAN JOSE



Prepared by:

HOME INSPECTION SERVICES CORPORATION
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Confidential Inspection Report

This report is the exclusive property of the Home Inspection Services Corporation and the client and its use by any unauthorized persons is prohibited. Report Not Valid if Delivered to a Third Party, Whether in Present or Electronic Form. This report is only valid in its Entirety and is protected by Copyright and other Applicable Laws.

Buyers Initials:

Sellers Initials:

July 6, 2010

EXECUTIVE SUMMARY

The summary report is a list of the "Marginal & Unserviceable" calls. Repairs are needed at this time. All repairs should be completed by a competent specialist. The following items should be addressed:

ROOF & ATTIC AREA

ATTIC VENTILATION: Sec 4.12

Comments: MARGINAL:

The attic area is in need of additional ventilation. The sheathing, framing, and other components could be damaged due to trapped moisture and/or excessive heat buildup. Recommended ventilation rate is one square foot of ventilation for every two hundred square feet of attic space.

PLUMBING SYSTEM

INTERIOR FIXTURE AND DRAIN LEAKAGE: Sec. 6.8

Comments: MARGINAL:

The shower valve is leaking in the Master bath.

ELECTRICAL SYSTEM

INTERIOR, SWITCHES, OUTLETS, and FIXTURES: Sec 7.9

Comments: MARGINAL:

One or more outlets are loose in the wall box and represents a potential electrocution hazard. This was noted at the following location(s): Living room. wall 1

One or more dimmer switches are defective and/or did not operate. The circuit could not be traced as this is beyond the scope of the report. This was noted at the following location(s): Living room. wall 3.

SMOKE DETECTORS: Sec 7.10

Comments: UNSERVICEABLE:

One or more smoke detectors have been removed and/or are missing from the first floor. This device is required for safety.

GFCI DEVICES: Sec 7.11

Comments: UNSERVICEABLE:

There is no GFCI protection with some of the outlets. These devices are designed to protect the user from possible electric shock if water and electricity come into contact. This was noted at the following location(s): Exterior and bath.

BUILDING INTERIOR

INTERIOR DOORS and WINDOW SILLS: Sec 9.1

Comments: MARGINAL:

The door(s) is damaged. Replacement is generally the preferred method of repair. This was noted at the following location(s): Common bath.

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GARAGE - CARPORT STRUCTURE

STRUCTURE, DOORS and WINDOWS: Sec 11.3

Comments: UNSERVICEABLE:

The door between the structure and the garage at the rear is not a fire rated door as required. This is a fire barrier and is required for fire safety.

The service door leading from the garage to the structure at the rear, does not a self closing spring installed as required. This is a fire barrier and is required to be self closing for fire safety.

FIRE RESISTIVE WALL: Sec 11.5

Comments: MARGINAL:

One or more breeches (openings or holes) at the wall separating the structure from the garage to the right was noted. This wall is a fire barrier that must be sealed at all times. All breeches should be sealed with approved material.

Each of these items will likely require further evaluation and repair by a competent specialist. Obtain competitive estimates for these items. Other minor items are noted in the following report and should receive eventual attention, but none of them affect the habitability of the house and their correction is typically considered the responsibility of the purchaser. The majority are the result of normal wear and tear.

Thank you for selecting Home Inspection Services Corporation to perform your property inspection. If you have any questions regarding the inspection report, please feel free to call us.

Sincerely,

HOME INSPECTION SERVICES CORPORATION

RICK S. PEPITONE

Chief Inspector

Buyers Initials:

Sellers Initials:

FOREWARD

General

It is the intention of HOME INSPECTION SERVICE CORPORATION provide our clients an honest, professional, and through inspection report that is unbiased and is generally consistent with the *Standards of Practice of the California Real Estate Inspection Association (CREIA)*. HOME INSPECTION SERVICE CORPORATION cannot perform any corrective work nor recommend another firm or individual to do so. We recommend that only competent specialist or licensed contractors be consulted for advice and services.

Standards of Practice

This report is based upon a *visual inspection only*. Any operational assessments are made by using normal user controls, and that no special tools, devises, or destructive probing is used during the inspection process. The inspector follows the degree of care and skill ordinarily exercised, under similar conditions, by reputable inspectors practicing in this area, and within the *Standards of Practice of the California Real Estate Inspection Association*.

Responsibility

The buyer, seller, and/or prospective agents all have a duty to perform a visual examination and final walk through, as well as other discovery, by conversations between all parties involved in the transaction. This report is not intended to replace these duties, but only to enhance the process. This report is not a home warranty, guarantee, insurance policy, or a substitute for the Real Estate Transfer Disclosure. All questions should be answered prior to the close of escrow. If any errors or omissions in the report are in question, Do Not perform any corrective work (unless there is a direct threat to health and safety) until our inspector (s) can assess the condition of the system or component. Any claims must be supported by visual, tangible evidence. Third party or hearsay opinion does not constitute evidence. CREIA standards will be applied. Remember that an inspection is a snap shot in time and cannot detect each and every defect.

Report Usage

This report is intended for the purchaser and/or identified client of the inspection report. HOME INSPECTION SERVICE CORPORATION as publisher of the inspection report, reserves the exclusive rights of the report, which is non-transferable. The report is for single use only, weather or not the transaction is completed. We are not responsible if this report is given to any other party and will not honor claims by any parties other than the identified client and/or purchaser of the report. Only the purchaser and/or identified client of the report or their agents can authorize distribution of the report or request any follow up assessments or actions.

Code Compliance

The inspection and resulting report is *not a code compliance inspection*, but is based upon the *Standards of Practice of the California Real Estate Inspection Association*. Codes have been used as a foundation of the standards. The inspection is primarily designed to determine the serviceability of the systems and components within the structure. Due to wide variances of installation dates between components and systems within a structure, it is difficult to apply codes as the codes themselves change from year to year. Only a certified ICBO or local municipal inspector should provide Code inspections on a component-by-component basis.

Buyers Initials:

Sellers Initials:

Assessments

Included in the report are condition assessments of systems and components. The report does not include assessments of cosmetic conditions. Consider the following as it applies to the inspection report:

- 1. Unserviceable:** A severe condition exists and a moderate to high exposure to the health and safety of the occupants, further damage or failure of a system or component. Immediate corrections are needed. Competent specialists are needed for further evaluation, bids, or repairs.
- 2. Marginal:** There is a small to moderate exposure to the health and safety of the occupants. Minor repairs are needed. The possibility of further damage and/or failure of a component or system exist. Competent specialists are needed for further evaluation, bids, or repairs.
- 3. Advisory:** Further attention and/or follow up is needed. A hazard to health and safety, damage to a system or component could exist due to the reported deficiencies. Note: *Some of these conditions are as built conditions.*
- 4. Serviceable:** Indicates the system or component is serving as intended with normal wear and tear. Does not indicate that the system or component is defect free, rather that the condition is normal.
- 5. No Assessment:** The area or areas could not be inspected due to inaccessibility, hazards, safety of the inspector or other unforeseen circumstances, and these area(s) are considered beyond the scope of this report.
- 6. HOA Area:** These areas are those that are *typically* governed by a Home Owners Association (HOA) and no evaluation is made. Consult with the CC&R documents for complete assessments, maintenance and replacement schedules. HOA governed areas can vary from association to association. The inspector has no actual knowledge of what are or are not governed.

Limitations

The following exclusions and limitations apply to the report:

1. All areas and conditions outlined on the *Pre-Inspection Agreement*.
2. Areas, conditions, systems, or components that are not included in the *California Real Estate Inspection Association (CREIA) Standards of Practice*.
3. Actual, suspected or controlling methods for environmental hazards or conditions of any kind (*i.e. Asbestos, EMF, Lead, radon, etc.*).
4. Areas or conditions related to animals, rodents, insects, termites, or other wood destroying insects, organisms, mold, mildew, or water damage.
5. Permits or areas, systems, or components that can achieve or pass the permit process.
6. Operation or assessment of each and every door, window, outlet, or switch that is replicated throughout the structure.
7. Specifications for corrective work, repair bids, or materials needed.
8. A watertight roof warranty or any other warranty.
9. Current or future defects or deficiencies due to improper manufacturing or product defects weather publicly known or under investigation.

We at **HOME INSPECTION SERVICES CORPORATION** would like to thank you for selecting us for your inspection needs.

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PROPERTY SITE AREA

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Report *Not* Valid if Delivered to a Third Party, Whether in Present or Electronic Form.
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This inspection is a visual assessment. All cementitious and asphalt surfacing material will crack and deteriorate over time. Assessments are made based upon what is reasonable for a particular age or material. Surface movement of topsoil can also damage surfacing material especially with hillsides or expansionary type soils. The flatwork and other sections herein is limited to the first four feet surrounding the structure and cannot anticipate all conditions, including but not limited to tree roots, surface failure, seismic activity, defective material and/or poor workmanship. Any openings or offsets of 1/2" or greater should be considered a potential trip hazard and remedies should be undertaken. Retaining walls, regardless of location or materials cannot be assessed by a property inspection and require the specialty of a licensed engineers. Site drainage can only be assessed by visual evidence and is limited to the first four feet surrounding and within the footprint of the structure. All hillside properties should have a geo-technical engineering assessment of the soil and substrate integrity, as well as, improvement suggestions. Any subterranean systems or components cannot be assessed and is beyond the scope of this report. Only visual evidence is used during this assessment. This report is not intended to be an exhaustive evaluation, but rather a generic overview of the property site. The inspector follows the degree of care and skill exercised, under similar conditions by reputable inspectors practicing in the area, and in accordance with the *Standards of Practice of the California Real Estate Inspection Association (CREIA)*.

ON SITE INSPECTOR:

Inspected by:

Rick S. Pepitone.

Date

The inspection was conducted on: Tuesday July 6 , 2010.

SITE DESCRIPTION: Sec 1.1

General Description:

The residence is a two story structure. The structure is placed upon a level or nearly level lot. The predominant material for the driveway of the structure is slab concrete. The predominant material for the front walk of the structure is slab concrete. The predominant walk material for the side of the structure is slab concrete. The front porch is predominantly a concrete slab. The front porch provided the structure is a deck. The yard of the property is provided with a standard wood fence.

DRIVES: Sec 1.2

Comments: SERVICEABLE:

There are no abnormalities to report.

FRONT WALK AND STEPS: Sec 1.3

Comments: SERVICEABLE:

There are no abnormalities to report.

SIDEWALKS: Sec 1.4

Comments: SERVICEABLE:

There are no abnormalities to report.

PORCH & PATIO HARDSCAPING: Sec 1.5

Comments: ADVISORY:

Buyers Initials:

Sellers Initials:

There are minor settlement/expansion cracks noted at the porch area. The cracks should be sealed or patched to prevent further damage due to erosion. The material should be monitored periodically so that preventative measures can be undertaken when needed.



DRAINAGE AND GRADING: Sec 1.6

Comments: *SERVICEABLE:*

There are no abnormalities to report.

ATTACHED FENCES (optional): Sec 1.7

Comments: *SERVICEABLE:*

There are no abnormalities to report.

GENERAL NOTES: Sec 1.9

Comments:

For the purposes of this report, when wall numbers are used they are as follows: Wall 1 (entry door), Wall 2 (left of entry door), Wall 3 (opposite entry door), and Wall 4 (right of entry door).

For the purposes of this report, when a defect is found in more than three locations, the reference comment will state "Throughout" . It is therefore recommended that all items in the subject area be checked for the stated condition.

Buyers Initials:

Sellers Initials:

BUILDING EXTERIOR

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The following report is based on an operational and visual assessment of the exterior areas, doors, and windows. This report is not intended as an all season assessment: as the operation of doors and windows are affected by weather and seasonal changes. Hardware and weather-stripping must be maintained and changed periodically and should be considered routine homeowner maintenance. Routine lubrication of all moving components is also needed to assure operational longevity. All doors and windows should be operational for emergency egress. Every home should have a tested and proven fire escape plan well known to all occupants in the structure. Second level sleeping rooms should be provided with a safety ladder, approved by the fire authorities, for emergency egress. Each and every window and door is not assessed during the inspection. Product defects, recalls, or quality of materials are not assessed and is beyond the scope of the report. The integrity of thermo pane glass (a.k.a. double pane) seals cannot be guaranteed, as voids can be present but not evident at the time of the inspection. Fogging associated with defective seals can come and go based upon several factors including but not limited to: Temperature, humidity, window location, installation, etc. It is our intention to perform the most thorough and comprehensive inspection as reasonably possible. The inspector follows the degree of care and skill exercised, under similar conditions by reputable inspectors practicing in the area, and in accordance with the *Standards of Practice of the California Real Estate Inspection Association (CREIA)*.

DESCRIPTION: Sec 2.1

General Description:

The primary wall covering for the structure is stucco. The eave/soffit areas are primarily constructed of plywood. The predominate window type for the structure are metal sliders. The windows for the property have stucco sills. There is an attached cover installed at the patio area. The structure is provided with a deck structure.

EXTERIOR WALLS: Sec 2.2

Comments: ADVISORY:

There are minor settlement/expansion cracks noted. The cracks should be sealed or patched to prevent further damage due to erosion. The material should be monitored periodically so that preventative measures can be undertaken when needed at various areas.

SOFFITS/EAVES: Sec 2.3

Comments: SERVICEABLE:

There are no abnormalities to report.

ABUTMENTS: Sec. 2.4

Comments: SERVICEABLE:

There are no abnormalities to report.

DOORBELL (optional): Sec 2.5

Comments: SERVICEABLE:

There are no abnormalities to report.

PERIMETER DOORS: Sec 2.6

Comments: SERVICEABLE:

There are no abnormalities to report.

WINDOWS: Sec 2.7

Comments: ADVISORY:

One or more windows are "fogged" which indicate defective thermo pane glass seals. This was noted at the following location(s): Right front bedroom, wall 2 sliding glass door.

Buyers Initials:

Sellers Initials:

EXTERIOR WINDOW SILLS/STOOPS: Sec 2.8

Comments: SERVICEABLE:

There are no abnormalities to report.

Buyers Initials:

Sellers Initials:

FOUNDATION

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The inspection is based on the visible portions of the foundation and structure. This report is not intended as a pest/termite assessment. We recommend you obtain the services of a licensed pest control operator to determine the presence of pest infestation, wood rot, and/or water damage. Licensed pest control companies in accordance with the structural pest control board must assess these areas. This report is not intended to be a geo-technical/geological, engineering, or distress survey. Some portions of the sub area and slab areas could be subject to unforeseen deterioration. Some movement is expected due to annual soil expansion and contraction. With some structures, the presence of foundation anchor bolts and other components cannot be determined because of concealment from the design of the structure. In most cases the presence rebar reinforcement cannot be determined as it is encased within the concrete foundation. *Structures, which have been modified, should be provided with a completed ("signed off") permit from the building department.* Permit review is beyond the scope of the report. In some structures, the perimeter foundation walls and internal piers are subject to seismic weakness as identified in most recent edition of the *California Seismic Safety Commission's* publication "*The Homeowners Guide to Earthquake Safety*". This inspection is intended to be a general overview, and not an exhaustive evaluation. The inspector follows the degree of care and skill exercised, under similar conditions by reputable inspectors practicing in the area, and in accordance with the *Standards of Practice of the California Real Estate Inspection Association (CREIA)*

DESCRIPTION: Sec 3.1

General Description:

The structure is constructed over a concrete monolithic slab type foundation. The sub floor material could not be determined due to inaccessibility. The existence of foundation bolts could not be confirmed due to inaccessibility, structure design, and/or construction. The presence of metal reinforcement (rebar) within the perimeter foundation could not be determined. These components were not accessible due to structure design and/or construction.

FOUNDATION COMPONENTS: Sec 3.2

Comments: NO

ASSESSMENT:

The following area(s) are considered beyond the scope of the report due to full or partial inaccessibility, hazards, building style or components, storage or other factors.

SUB FLOORING: Sec 3.3

Comments: NO

ASSESSMENT:

The following area(s) are considered beyond the scope of the report due to full or partial inaccessibility, hazards, building style or components, storage or other factors.

WOOD COMPONENT SEPARATION FROM SOIL: Sec 3.6

Comments: SERVICEABLE:

There are no abnormalities to report.

FOUNDATION BOLTING and ANCHORING: Sec 3.8

Comments: ADVISORY:

The existence of sill plate bolts could not be confirmed due to inaccessibility, therefore this is beyond the scope of the report.

Comments: NO

ASSESSMENT:

The following area(s) are considered beyond the scope of the report due to full or partial inaccessibility, hazards, building style or components, storage or other factors.

Buyers Initials:

Sellers Initials:

COMPONENT CONNECTIONS: Sec 3.10

Comments: NO

ASSESSMENT:

The following area(s) are considered beyond the scope of the report due to full or partial inaccessibility, hazards, building style or components, storage or other factors.

Buyers Initials:

Sellers Initials:

ROOF & ATTIC AREA

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This inspection is based on visible and accessible areas of the roof on the day of the inspection. All roof coverings require periodic maintenance and should be inspected annually. All interested parties should always inquire about current or past roof leaks and/or repairs. Unanticipated surface conditions can develop during normal roof life that cannot be determined from a visual inspection. Roof areas and support structures not attached to the main structure are not included in this report unless specified. Attached abutments should be provided with a completed permit. The inspection is not intended for past or present code compliances, nor is it a warranty of water-tightness or life expectancy. For an accurate cost estimate for repairs and/or warranties, a licensed and insured roofing contractor should be contacted. Repair work should be guaranteed by the contractor. It is beyond the scope of the report to assess for faulty workmanship, defective materials, latent defects, damage, repairs, or alterations. Not each and every area of the roof or attic can be inspected. In some cases the roof style, slope, surface material, height, or inaccessible areas prevent assessments due to inspector safety or to prevent damage of the materials. Some attic areas, which are insulated, cannot be entered due to the potential for damage or inspector safety. . It is our intention to perform the most thorough and comprehensive inspection as reasonably possible. The inspector follows the degree of care and skill exercised, under similar conditions by reputable inspectors practicing in the area, and in accordance with the *Standards of Practice of the California Real Estate Inspection Association (CREIA)*.

GENERAL DESCRIPTION: Sec 4.1



ROOF SURFACE

The roof to this structure is a hip and gable design, with a dura tile type surface. The roof is equipped with metal flashings. The water channeling for the roof is handled by a galvanized steel gutter system. The roof framing is constructed with prefabricated trusses. The supporting roof sheathing is constructed with

Buyers Initials:

Sellers Initials:

plywood (solid sheathing). The attic ventilation is provided by soffit and gable vents. The attic area has approximately 8-12 inches of the following type(s) of insulation: blown fiberglass. The access opening/hatch for the attic area is located inside the structure at the following location(s): Hallway.

ROOF SURFACE: Sec 4.2

Comments: SERVICEABLE:

There are no abnormalities to report.

METHOD USED TO OBSERVE ROOF: Sec 4.2.B

The roof could only be observed from a ladder placed at the eaves.

FLASHINGS & VALLEYS: Sec 4.3

Comments: SERVICEABLE:

There are no abnormalities to report.

PLUMBING VENTS & FLUE PENETRATIONS: Sec 4.4

Comments: SERVICEABLE:

There are no abnormalities to report.

ROOF DRAINAGE: Sec 4.6

Comments: SERVICEABLE:

There are no abnormalities to report.

GUTTERS & DOWNSPOUTS: Sec 4.7

Comments: SERVICEABLE:

There are no abnormalities to report.

ROOF FRAMING & ATTIC AREAS: Sec 4.8

Comments: SERVICEABLE:



ATTIC AREAS

There are no abnormalities to report.

Buyers Initials:

Sellers Initials:

ROOF SHEATHING: Sec 4.9

Comments: SERVICEABLE:

There are no abnormalities to report.

ATTIC ACCESS: Sec 4.10

Comments: SERVICEABLE:

There are no abnormalities to report.

ATTIC INSULATION: Sec 4.11

Comments: SERVICEABLE:

There are no abnormalities to report.

ATTIC VENTILATION: Sec 4.12

Comments: MARGINAL:

The attic area is in need of additional ventilation. The sheathing, framing, and other components could be damaged due to trapped moisture and/or excessive heat buildup. Recommended ventilation rate is one square foot of ventilation for every two hundred square feet of attic space.

AREAS NOT INSPECTED: Sec 4.13

Comments: NO

ASSESSMENT:

The roof surface and/or structure(s) are too high to access from a ladder. A very limited assessment was made from the observable areas only.

Buyers Initials:

Sellers Initials:

CHIMNEY & FIREPLACE

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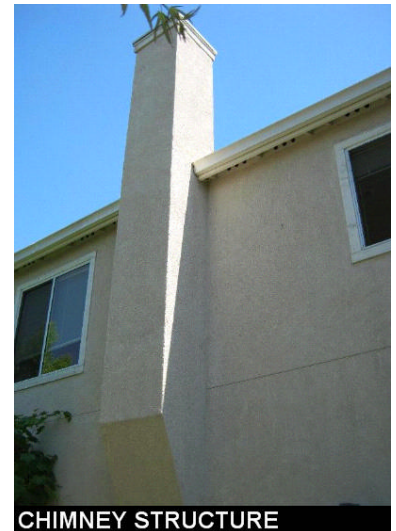
Report *Not* Valid if Delivered to a Third Party, Whether in Present or Electronic Form.
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This inspection is based on visible and accessible areas of the roof on the day of the inspection. Not all areas (internally and externally) of the chimney are visible for a complete assessment. All chimney components require periodic maintenance and repairs. Chimneys should be inspected and cleaned annually to prevent a fire hazard. For an accurate assessment of what repairs or replacement costs will be, a licensed and insured masonry contractor should be contacted. All interested parties should inquire current or past deficiencies and cleaning history. This inspection is not a warranty of the chimney structure nor its service life expectancy. The inspection is not an engineering or a specialty assessment. Seismic activity can greatly compromise the integrity of the structure. It is encouraged to have an evaluation after such events. Seismic anchoring of the structure is also highly suggested. Freestanding units and inserts that do not bear a visible manufacturer's nameplate cannot be assessed, as manufacturer installation guidelines are used for clearance assessment. This report is not an exhaustive evaluation, and is intended to be a general overview. The inspector follows the degree of care and skill exercised, under similar conditions by reputable inspectors practicing in the area, and in accordance with the *Standards of Practice of the California Real Estate Inspection Association (CREIA)*.

CHIMNEY STRUCTURE DESCRIPTION: Sec 5.1

PRIMARY CHIMNEY

The primary chimney structure has a stucco covering with either a wood frame or concrete block. This could not be determined by a visual assessment. The chimney is fitted with a metal flue. The crown is constructed of metal. The flue termination is equipped with spark cap, arrester, or rain hood.



CHIMNEY STRUCTURE

FIREBOX COMPONENT DESCRIPTION: Sec 5.2

PRIMARY FIREBOX

Buyers Initials:

Sellers Initials:

The primary firebox is a zero clearance model. The throat area is equipped with a metal damper. The area in front of the firebox is provided with a masonry hearth. The mantle is constructed of wood. The primary firebox is located in the following area: Family room.



CHIMNEY STRUCTURE: Sec 5.3

Comments: SERVICEABLE:

There are no abnormalities to report.

CHIMNEY CROWN/WASH: Sec 5.4

Comments: SERVICEABLE:

There are no abnormalities to report.

CHIMNEY FLUE: Sec 5.5

Comments: SERVICEABLE:

There are no abnormalities to report.

TERMINAL CAPS: Sec 5.6

Comments: SERVICEABLE:

There are no abnormalities to report.

CHIMNEY FIREBOX: Sec 5.7

Comments: SERVICEABLE:

There are no abnormalities to report.

FIREBOX DAMPER: Sec 5.8

Comments: SERVICEABLE:

There are no abnormalities to report.

HEARTH EXTENTION & MANTLE: Sec 5.9

Comments: SERVICEABLE:

There are no abnormalities to report.

FIREBOX APPLIANCES: Sec 5.10

TYPE OF APPLIANCE:

The firebox has a gas burner installed. This is designed for gas only. Gas fired appliances are not lit during the inspection, as this is beyond the scope of the report.

Comments: SERVICEABLE:

There are no abnormalities to report.

AREAS NOT INSPECTED: Sec 5.12

NO ASSESSMENT:

The roof surface and/or structure(s) are too high to access from a ladder. A very limited assessment was made from the observable areas only.

Buyers Initials:

Sellers Initials:

PLUMBING SYSTEM

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This report is primarily a visual assessment. Operation of fixtures or equipment is made by using normal user controls. It is not within the scope of this report to determine the purification, quality, or volume of water regardless of municipal or well sources. Well systems, water treatment systems, or septic systems are not assessed, as this requires the services of special professionals versed in these systems. Leakage assessment is limited to the visual areas only. The inspector cannot assess pipes or lines inside of walls, between floors, or other concealed areas. The proper design of a distribution system or adequacy of purpose cannot be assessed and is beyond the scope of the report. Internal corrosion within the pipes cannot be assessed by a visual inspection. Plumbing systems or components do wear out over time and require periodic maintenance or replacement. The evaluation or integrity of substrate materials, sealants, workmanship, or defective materials cannot be assessed and is beyond the scope of the report. Water heating units do collect sediment and should be flushed biannually. Consult the manufacturers guidelines for directions. If a gas appliance is not installed, operated, or maintained in accordance with the manufacturers instructions, persons could be exposed to substances found in gas or from the products of gas combustion, which are known to the state to cause cancer, birth defects, or other reproductive harm. Consult your gas supplies for more information. *The temperature setting on water heating units should be set as low as possible. This appliance is capable of scalding and causing injury.* All gas fired appliances installed in automobile garages must be raised so that all sources of ignition are higher than 18" above the floor. This is regardless of home construction date. Any system that is shut down, or does not have an active pilot light cannot be operated due to unforeseen safety reasons. The inspector does not light gas appliances. This report is not an exhaustive evaluation, and is intended to be a general overview. The inspector follows the degree of care and skill exercised, under similar conditions by reputable inspectors practicing in the area, and in accordance with the *Standards of Practice of the California Real Estate Inspection Association (CREIA)*.

SYSTEM DESCRIPTION: Sec 6.1

SUPPLY, WASTE & VENT, AND GAS PIPING

The water service is provided by a municipal source. The primary distribution pipes for the structure are copper. The waste system is supplied by a city sewer system. The drain, waste, and vent pipes for this system are predominantly ABS plastic. The gas service to the structure is provided by a municipal source. The gas supply piping is predominantly galvanized steel.

WATER HEATER DESCRIPTION: Sec 6.2

PRIMARY WATER HEATER

The primary water heater provided for the structure is a natural gas fired unit. The unit has a capacity of 50 gallons. The appliance is located in the garage. The unit has a water shutoff valve. The unit has a water shutoff valve. The unit has an installed PTR valve. (this device cannot be tested during the inspection)



WATER HEATER

Buyers Initials:

Sellers Initials:

WATER SUPPLY LINES: Sec 6.3

Comments: SERVICEABLE:

There are no abnormalities to report.

SUPPLY LINE LEAKAGE: Sec. 6.4

Comments: SERVICEABLE:

There are no abnormalities to report.

WASTE & VENT PROVISIONS: Sec 6.5

Comments: SERVICEABLE:

There are no abnormalities to report.

WASTE & VENT LEAKAGE: Sec. 6.6

Comments: SERVICEABLE:

There was no active leaks noted in the visible and accessible areas.

INTERIOR FIXTURES & DRAINS: Sec 6.7

Comments: ADVISORY:

The drain stopper is defective or missing. This was noted at the following location(s): Master Bath tub.

INTERIOR FIXTURE AND DRAIN LEAKAGE: Sec. 6.8

Comments: MARGINAL:

The shower valve is leaking in the Master bath.



EXTERIOR FIXTURES: Sec 6.9

Comments: SERVICEABLE:

There are no abnormalities to report.

EMERGENCY WATER SHUTOFF VALVE: Sec 6.10a

Comments: LOCATION:

The structure is equipped with a main water shutoff. The operation of this valve was not assessed and is beyond the scope of the report. This was noted at the following location: Front.



Comments WATER SOURCE

SERVICEABLE:

There are no abnormalities to report.

Buyers Initials:

Sellers Initials:

EMERGENCY GAS SHUTOFF VALVE: Sec 6.10b*Comments: LOCATION:*

The structure is equipped with a main gas shutoff. The operation of this valve was not assessed and is beyond the scope of the report. This was noted at the following location(s): Left side.

*Comments: GAS SOURCE**SERVICEABLE:*

There are no abnormalities to report.

CROSS CONNECTIONS: Sec 6.11*Comments: SERVICEABLE:*

There are no abnormalities to report.

SOURCE PRESSURE: Sec 6.12*SOURCE WATER**PRESSURE:*

The water supply pressure is measured in pounds per square inch (PSI). Proper working pressure (excluding well systems) is between 40 and 80 PSI. The approximate water pressure at the time of the inspection was: 65lbs.

Comments: SERVICEABLE:

There are no abnormalities to report.

FUNCTIONAL FLOW / DRAINAGE: Sec 6.13*Comments: SERVICEABLE:*

There are no abnormalities to report.

GAS PIPING: Sec 6.14*Comments: SERVICEABLE:*

There are no abnormalities to report.

WATER HEATING UNITS & RELATED FITTINGS: Sec 6.15*Comments: SERVICEABLE:*

There are no abnormalities to report.

WATER HEATER LOCATION: Sec 6.16*Comments: SERVICEABLE:*

There are no abnormalities to report.

WATER HEATER TEMPERATURE & PRESSURE RELIEF: Sec 6.17*Comments: SERVICEABLE:*

There are no abnormalities to report.

WATER HEATER COMBUSTION & VENTILATING AIR and DRAFT & VENT COMPONENTS: Sec 6.18*Comments: SERVICEABLE:*

There are no abnormalities to report.

WATER HEATER SEISMIC RESTRAINT: Sec 6.19*Comments: SERVICEABLE:*

There are no abnormalities to report.

WATER HEATER SHUTOFF VALVES: SEC 6.20*Comments: SERVICEABLE:*

There are no abnormalities to report.

Buyers Initials:**Sellers Initials:**

ELECTRICAL SYSTEM

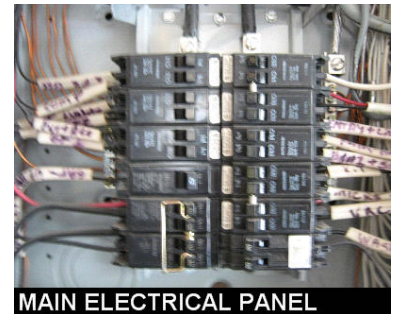
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The following is primarily a visual assessment. The operation of components is done by using standard switches and an outlet tester. No special tools are used. The integrity of conductors within walls, between floors, or in other concealed areas cannot be assessed. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. No electrical repairs should be conducted by anyone other than licensed professionals. Injury or death could result. The polarity and grounding of two prong outlets cannot be confirmed. The compatibility of breakers, connection of breakers to panel components, defective products, panel ground integrity, faulty workmanship, or product recalls cannot be assessed and are beyond the scope of the report. Systems or components that are disconnected de-energized, or shut down cannot be assessed due to unforeseen safety reasons. Operation of breakers or fuses are not tested. Circuit breakers should be exercised (operated) biannually to assure proper lubrication and operation. *Breakers should never be replaced with larger sized breakers or fuses.* This could lead to overheating, fire, or death. All GFI and GFCI breakers or outlets should be tested monthly to assure proper operation. *Dimmers not approved for ceiling fans should never be installed on such circuits, as this could lead to overheating of the fan unit, the dimmer, or the wires.* Proper sizing for building use of the main over current breakers cannot be assessed. For this determination, the service of a licensed electrician is needed for the load calculations. . This report is not an exhaustive evaluation, and is intended to be a general overview. The inspector follows the degree of care and skill exercised, under similar conditions by reputable inspectors practicing in the area, and in accordance with the *Standards of Practice of the California Real Estate Inspection Association (CREIA)*.

DESCRIPTION: Sec 7.1

The electrical power for the property is supplies by underground cables. The primary electrical supply for this property is 120/240 volts. The structure is provided with a dedicated main circuit breaker. This was noted at the following location: Exterior left side of the structure. The main over current protection, as measured in Amperes, is rated at: 125. The ground termination was unable to be determined due to inaccessibility. The structure is provided with a dedicated main panel. This was noted at the following location(s): Garage. The primary branch circuit wiring uses copper conductors (wire). A determination of the load distribution could not be made and is beyond the scope of the report. The structure is equipped with GFCI protection. Be advised this protection is now required for outlets in garages, exterior locations, and interior locations within 6 feet of wet area location (sinks, tubs, etc.). This was noted at the following location(s): Kitchen, Garage, and Common bath 2. The structure is equipped with smoke detector(s) as required. A detector is required on all floors and within 10 feet of bedrooms. New provisions require a detector in every bedroom. Smoke detector(s) were noted at the following location(s): The structure is also equipped with an alarm system. These systems are not assessed and are beyond the scope of the report. The structure is also equipped with an intercom system. These systems are not assessed and are beyond the scope of the report.



SERVICE ENTRANCE: Sec 7.2

Comments: SERVICEABLE:

There are no abnormalities to report.

Buyers Initials:

Sellers Initials:

MAIN OVERLOAD PROTECTION: Sec 7.3*Comments: SERVICEABLE:*

There are no abnormalities to report.

**MAIN ELECTRICAL DISCONNECT****MAIN PANEL: Sec 7.4***Comments: SERVICEABLE:*

There are no abnormalities to report.

CIRCUIT OVERLOAD PROTECTION: Sec 7.6*Comments: SERVICEABLE:*

There are no abnormalities to report.

EXTERIOR ELECTRICAL COMPONENTS: Sec 7.7*Comments: SERVICEABLE:*

There are no abnormalities to report.

WIRING: Sec 7.8*Comments: SERVICEABLE:*

There are no abnormalities to report.

INTERIOR, SWITCHES, OUTLETS, and FIXTURES: Sec 7.9*Comments: ADVISORY:*

The outlet and switch cover plates are missing. Replacement is needed for safety. This was noted at the following location(s): Right middle bedroom. wall 4, Right rear bedroom. wall 3, and 1/2 Bath, wall 1.

Comments: MARGINAL:

One or more outlets are loose in the wall box and represents a potential electrocution hazard. This was noted at the following location(s): Living room. wall 1

One or more dimmer switches are defective and/or did not operate. The circuit could not be traced as this is beyond the scope of the report. This was noted at the following location(s): Living room. wall 3.

SMOKE DETECTORS: Sec 7.10*Comments:**UNSERVICEABLE:*

One or more smoke detectors have been removed and/or are missing from the first floor. This device is required for safety.

GFCI DEVICES: Sec 7.11*Comments:**UNSERVICEABLE:*

There is no GFCI protection with some of the outlets. These devices are designed to protect the user from possible electric shock if water and electricity come into contact. This was noted at the following location(s): Exterior and bath.

Buyers Initials:**Sellers Initials:**

HVAC SYSTEMS

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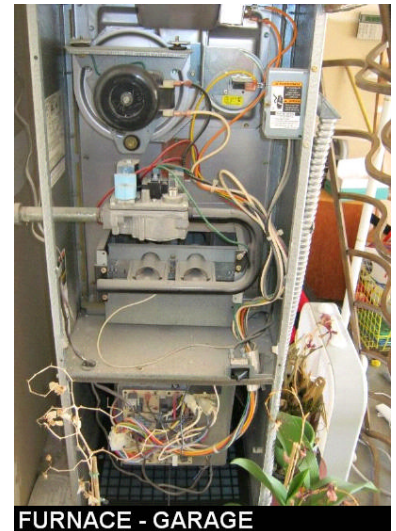
Report *Not Valid* if Delivered to a Third Party, Whether in Present or Electronic Form.
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This report is primarily a visual assessment. Operation of fixtures or equipment is made by using normal user controls. Evaporator cooling coils periodically need cleaning by an HVAC specialist to assure optimum performance. Debris and foliage should be kept clear from around external compressors, and maintain a minimum of 12" clearance. Metal drip pans should always be installed beneath evaporator units installed inside the structure or in attic areas to prevent damage in the event of leakage. In some buildings, the absence of such pans are as built conditions. This report is not a warranty of the air conditioning system or a determination of how long the system will operate. Components can wear out during normal operation, and require periodic replacement or maintenance. System refrigeration can leak or become discharged and will require periodic recharging by an HVAC contractor. No operational assessment can be made of air conditioning systems when the outside temperature is less than 60 degrees. This report is not an exhaustive evaluation, and is intended to be a general overview of the air conditioning system. The inspector follows the degree of care and skill exercised, under similar conditions by reputable inspectors practicing in the area, and in accordance with the *Standards of Practice of the California Real Estate Inspection Association (CREIA)*.

DESCRIPTIONS: Sec 8.0

Primary Furnace

The structure is provided with a warm air forced system. The system operates on natural gas. The circulating air filter is installed in the plenum in the blower cabinet at the bottom of the furnace. The duct work provided for the system is through flexible fiberglass wrapped ducts. The thermostat controls the furnace and air conditioning unit. The primary furnace was located in the following location: Garage.



Secondary Furnace

Buyers Initials:

Sellers Initials:

The structure is provided with a second a warm air forced system. The system operates on natural gas. The circulating air filter is installed behind the air intake register. The duct work provided for the system is through flexible fiberglass wrapped ducts. The thermostat controls the furnace and air conditioning unit. The primary furnace was located in the following location: Attic.



FURNACE - ATTIC

Primary A/C

The primary air conditioning unit is a standard packaged unit with the furnace and an external compressor. The primary evaporator is located in the cabinet above the furnace unit. The main condenser service disconnect is in a service box located near the unit. Power is disconnected by a breaker switch. The primary condenser unit is located in the following area: Rear.

Second A/C

The second air conditioning unit is a standard packaged unit with the furnace and an external compressor. The second evaporator is located next to or near the furnace unit. The main condenser service disconnect is in a service box located near the unit. Power is disconnected by a breaker switch. The secondary condenser unit is located in the following area: Rear.

HEATING UNIT(s): Sec 8.1

Comments: SERVICEABLE:

There are no abnormalities to report.

SYSTEM CONTROLS: Sec 8.2

Comments: SERVICEABLE:

There are no abnormalities to report.

DRAFT& VENTING COMPONENTS: Sec 8.3

Comments: SERVICEABLE:

There are no abnormalities to report.

COMBUSTION & VENTILATING AIR: Sec 8.4

Comments: SERVICEABLE:

There are no abnormalities to report.

CONDENSER UNIT(s): Sec 8.5

Comments: ADVISORY:

The condenser unit(s) is not Secure. This could allow for breakage of the coolant and/or electrical lines.



A/C CONDENSER UNITS

Buyers Initials:

Sellers Initials:

SHUTOFF VALVES & ELECTRICAL COMPONENTS and DISCONNECTS: Sec 8.6

Comments: SERVICEABLE:

There are no abnormalities to report.

EVAPORATOR UNIT(s): Sec 8.7

Comments: SERVICEABLE:

There are no abnormalities to report.

ELECTRICAL SUPPLY & REFRIGERATION CONNECTIONS: Sec 8.8

Comments: SERVICEABLE:

There are no abnormalities to report.

LOCATION: Sec 8.9

Comments: SERVICEABLE:

There are no abnormalities to report.

COOLANT LINES & CONDENSATE DRAINS: Sec 8.10

Comments: ADVISORY:

There is not a vent tube installed on the condensate drain line. This is a current provision. This was noted at the following location(s): Both.

FLUID TRANSFER (Heat Pump Systems) & PTR and DRAIN SYSTEMS (if applicable): Sec 8.12

Comments: SERVICEABLE:

There are no abnormalities to report.

Buyers Initials:

Sellers Initials:

BUILDING INTERIOR

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The scope of this report does not include the assessment of cosmetic deficiencies. Most small cracks at interior walls and ceilings should be considered cosmetic flaws. Repairs include patching and/or caulking, then repainting. During the inspection, no effort is made to move furniture, debris, or other stored items, which are sometimes present and restrict viewing of interior areas. Smoke alarms should be installed within 10 feet of all sleeping rooms and tested regularly. If upgrades or improvements have been made exceeding an aggregate of \$1000.00, most jurisdictions require a smoke detector in every room. Consult with the local fire department regarding specific regulations for the placement of smoke alarms and fire equipment. The following report is based upon the visual evidence only. No assessment could be made of the substrate material behind tubs, showers, floors, or walls. Interior components sometimes wear out and require routine maintenance. Railings, stairs, cabinets and components, doors and door hardware can become damaged over time. Water related damage is not assessed and is beyond the scope of the report. Water and insect related damage can only be assessed by licensed inspectors. This report should not be misconstrued as a water damage or pest inspection. The inspector follows the degree of care and skill exercised, under similar conditions by reputable inspectors practicing in the area, and in accordance with the *Standards of Practice of the California Real Estate Inspection Association* (CREIA).

FLOORS, WALLS, and CEILINGS: Sec 9.0

Conditions: ADVISORY:

The floor tile is loose and/or cracked. The condition could allow water to penetrate the substrate and cause further damage. Periodic monitoring is recommended. This condition was noted at the following location(s): 1/2 bath.

INTERIOR DOORS and WINDOW SILLS: Sec 9.1

Comments: ADVISORY:

One or more interior door hinges were loose. This condition was noted at the following location(s): Right middle bedroom, wall 1

The door latch is defective. Adjustments are needed. This was noted at the following location(s): 1/2 bath, wall 1.

Comments: MARGINAL:

The door(s) is damaged. Replacement is generally the preferred method of repair. This was noted at the following location(s): Common bath.



DAMAGED DOOR

Buyers Initials:

Sellers Initials:

SECURITY BARS & STAIRS and RAILS: Sec 9.2

Comments: SERVICEABLE:

There are no abnormalities to report.

CABINETS & COUNTERTOPS: Sec 9.3

Comments: SERVICEABLE:

There are no abnormalities to report.

ROOM VENTILATION: Sec 9.4

Comments: SERVICEABLE:

There are no abnormalities to report.

SAFETY GLAZING/GLASS: Sec 9.5

Comments: SERVICEABLE:

There are no abnormalities to report.

Buyers Initials:

Sellers Initials:

BUILT-IN APPLIANCES

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This inspection is a visual assessment. Operation of appliances is made by using normal user controls. No special tools are used. Operation of clocks, motors, locks, cleaning cycles or the integrity of self cleaning surfaces are not assessed and are beyond the scope of the report. This report is not a warranty of the appliances or a determination of how long the system will operate. Components can wear out during normal operation, and require periodic maintenance and replacement. If a gas appliance is not installed, operated or maintained in accordance with the manufacturers instructions, persons can be exposed to substances found in gas or from the products of gas combustion, which is known to the state to cause cancer, birth defects, or other reproductive harm. Consult the local providing utility for more details. The effectiveness or suitability for purpose, including house or attic fans cannot be determined. No warranty of appliances is expressed or implied. Free standing or non-permanent appliances are not assessed. The purchaser of this report should make their own determination of appliances, which are to remain on the property. Any system that is shut down, appears to be unsafe to operate, or does not have an active pilot light cannot be operated due to unforeseen safety reasons. The inspector follows the degree of care and skill exercised, under similar conditions by reputable inspectors practicing in the area, and in accordance with the *Standards of Practice of the California Real Estate Inspection Association* (CREIA).

DESCRIPTION: Sec 10.0

The kitchen is equipped with a gas range top. The kitchen is provided with a standard two resistive element electric oven. Self cleaning systems and components are not assessed and are beyond the scope of the report. The range area is provided with a hood type ventilator. The sink area is provided with a food waste disposal. A dishwasher is also provided the structure.

APPLIANCE INSTALLATION: Sec 10.1

Comments: SERVICEABLE:

There are no abnormalities to report.

APPLIANCE CONDITION: Sec 10.2

Comments: SERVICEABLE:

There are no abnormalities to report.

APPLIANCE OPERATION: Sec 10.3

Comments: SERVICEABLE:

There are no abnormalities to report.

AIR GAP: SEC 10.4

Comments: SERVICEABLE:

There are no abnormalities to report.

Buyers Initials:

Sellers Initials:

GARAGE - CARPORT STRUCTURE

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The inspection is made on the basis of what is visible and accessible on the day of the inspection and is not a warranty of the garage structure or components. Garage door openers should be checked monthly to assure proper operation of the auto reverse feature. Handyman wiring is highly discouraged, including the extensive use of extension cords in permanent installations. Any penetrations from the garage to the home (fire barrier), such as, hatches or openings, should be sealed for fire safety reasons. The integrity of the fire door and hardware should always be maintained. Auto doors, components and hardware can break under normal operation and require periodic maintenance. Safety cables should always be used on garage door springs. Inspecting for the presence of safety cables is beyond the scope of the report and should be conducted by the owner of the home. Flammable liquids should never be stored in the garage area. This report should not be misconstrued as a termite, water damage or other specialty inspection, as these services should be conducted by licensed professionals. This inspection report is intended to be an overview of the garage structure. The inspector follows the degree of care and skill exercised, under similar conditions by reputable inspectors practicing in the area, and in accordance with the *Standards of Practice of the California Real Estate Inspection Association (CREIA)*.

DESCRIPTION: Sec 11.0

The garage structure is attached to the building structure or is intrinsic to the design of the structure. The vehicle parking structure is a two car garage. The foundation and floor for the garage is a concrete floating slab system. The walls are fully or partially covered with drywall type material. The vehicle door(s) are provided with electric door opener(s). The rear of the garage area has been modified or converted. No assessment of permits was conducted. There was no assessment of proper conversion, workmanship, or usability of purpose. This is beyond the scope of the report.

FOUNDATION & FLOOR: Sec 11.2

Comments: ADVISORY:

There were minor cracks noted at the floor. This is a common deficiency.

STRUCTURE, DOORS and WINDOWS: Sec 11.3

Comments:

UNSERVICEABLE:

The door between the structure and the garage at the rear is not a fire rated door as required. This is a fire barrier and is required for fire safety.

The service door leading from the garage to the structure at the rear, does not have a self closing spring installed as required. This is a fire barrier and is required to be self closing for fire safety.

VEHICLE DOORS & DOOR OPENERS: Sec 11.4

Comments: SERVICEABLE:

There are no abnormalities to report.

FIRE RESISTIVE WALL: Sec 11.5

Comments: MARGINAL:

One or more breaches (openings or holes) at the wall separating the structure from the garage to the right was noted. This wall is a fire barrier that must be sealed at all times. All breaches should be sealed with approved material.

FIXTURES & DRAINS: Sec 11.6

Comments: SERVICEABLE:

There are no abnormalities to report.

Buyers Initials:

Sellers Initials:

FIXTURE & DRAIN LEAKAGE: Sec 11.7

Comments: SERVICEABLE:

There are no abnormalities to report.

ELECTRICAL: Sec 11.8

Comments: SERVICEABLE:

There are no abnormalities to report.

GFCI Devises: Sec 11.9

Comments: SERVICEABLE:

There are no abnormalities to report.

Buyers Initials:

Sellers Initials:

GLOSSARY OF TERMS

THIS GLOSSARY OF TERMS HAS BEEN PREPARED TO ASSIST THE REALTOR AND THEIR CLIENTS TO BETTER UNDERSTAND THE TERMS USED IN THE HOME INSPECTION REPORT. WE AT **HOME INSPECTION SERVICE CORPORATION** HOPE THIS DOCUMENT WILL BE OF SERVICE TO YOU.

Air Gap - A device installed atop the corner of the sink. This device prevents waste water in the basin from traveling back into the dishwasher. This device is a current code requirement.

Amps - The flow of electricity in a home is called current, which is measured in amperes (amps). Circuit breakers are rated in amps. When the rated amps of the circuit breaker are reached or exceeded, the breaker is tripped (off). This helps prevent fires and/or electrocution.

Anchor Bolts - A bolt that secures the mud sill (sill plate) of the structure to the concrete foundation wall. Note: This should not be confused with *seismic bolting*, which is designed to secure the wall and foundation assemblies as a unit in the event of a seismic event. _ _

Angle Stop - These are valves located beneath the kitchen or bathroom basins, which cut off the water to the faucets (fixtures). These are provided so that the fixture or faucet can be serviced or replaced.

Asbestos - Asbestos is a fibrous mineral that is processed into a number of building products. Asbestos was used in building products up to the early 1980's because of its excellent heat and fire insulating qualities, pliability, and binding ability as an additive. Asbestos and the resulting building materials are listed by the EPA as a carcinogen and should never be handled by persons other than a qualified professional.

Bonnet - A bonnet is generally atop of a water heater. This is the point at which hot air and exhaust gases are first collected prior to exiting the structure.

Ceiling Joist - The horizontal structural members to which the ceiling is attached.

Cleanout - A cleanout or waste cleanout is a small opening, covered by a cap that is located in the sewer line. Many times located on the lower portion of an exterior wall. This is provided as an access to flush, snake (unclog), or pressure test the waste system.

Chimney Crown - Concrete, metal, or ornamental stone atop the chimney stack that helps protect the masonry from the elements.

Condensate Line - This is a small pipe or tube, usually constructed of PVC plastic that carries the condensation water from an air conditioning or other appliance. Current codes require that this pipe discharge or terminate outside of the structure.

Continuous Footer - This is one of the most common foundation types in this part of the country. A concrete wall is poured to form a continuous pattern that matches the outside perimeter walls of the structure. The perimeter walls sit atop the footer, while piers or foundation blocks support the interior of the structure.

Crawl Space - A shallow space between the floor of the structure and the ground. This is where waste lines, main water pipes, and heating ducts are commonly found.

Creosote - This is an oily residue that is a byproduct of burning wood products. The residue collects on the inside of the flue and can ignite. Creosote buildup is the cause of many chimney fires. The substance can be removed by cleaning.

Damper - A damper is an adjustable gate or door that regulates or prevents air flow. In a chimney, the damper can be closed when a fire is *NOT* burning. This will prevent air exchanges from occurring.

Dedicated Circuit - A dedicated circuit is a circuit (circuit breaker) that is dedicated to a specific usage. Often for larger amperage

Buyers Initials:

Sellers Initials:

requirements such as electric ranges, microwaves, or clothes dryers.

Dielectric Union - A dielectric union is installed where galvanized metal pipe and copper pipe are joined. This prevents the two dissimilar metals from reacting to each other, which can cause accelerated corrosion and/or premature failure.

Down Spout - A vertical pipe that carries rain water from the gutters to the ground.

Dry Wall - This is another name for sheetrock. Dry wall is the predominate material used for lining walls and ceilings. Some older dry wall material may contain asbestos.

Electrolysis - A chemical decomposition of the interior of pipes as they react with the elements in water. Excessive electrolysis could cause premature failure.

Element - Elements are sometimes referred to as burners. Elements are generally on top of a range or inside of an oven.

Eave - The overhang of a sloping roof that extends beyond the walls of the structure. Attic vents are usually located in the eaves. Also see *Soffit*.

Fascia - The principal exterior face of a structure. As a roof component, the fascia is generally where the gutter system is attached. As a component of the exterior, a nonbearing (structural) brick, rock, or stone against a wall of the structure is often referred to as a fascia.

Felt (Tar) Paper - Paper used for sheathing on walls and roofs to serve as a barrier against heat, cold, and moisture. Felt paper is not designed to resist the sun's radiation and will deteriorate rapidly.

Firebox and Damper - A firebox is located inside the fireplace. Masonry fireplaces generally are made of brick, concrete block, or stone with a firebrick liner. Often they include a metal damper.

Firebrick - Firebrick is a clay brick capable of resisting high temperatures. The brick is used to line the firebox.

Flashing - Flashing are made of sheet metal or other water resistive material to protect a structure from water seepage.

Floating Slab - This type of foundation is found primarily in garages. The floating slab is entirely independent of the surrounding foundation.

Flue - An enclosed passage in a pipe, chimney, or duct through which hot air, smoke, or combustion gases pass upward to the exterior of the structure. Improperly fitted or incorrectly installed flues could allow toxic carbon monoxide gas to enter the structure.

Footers - footer is a concrete support beneath a foundation, chimney, or column that usually rests on solid ground. The footer transfers the weight of the structure evenly to the ground.

Glazing - Glazing is pliable putty used to panes of glass in place for various types of windows. This is also known as window putty.

Grounding - A conductor (wire) lead directly or indirectly to the earth. This is a safety feature to discharge electricity to the ground. Grounding should never be compromised as electrocution could occur.

Hearth - The hearth generally represents the tiled, brick or marbled flooring surface directly in front of the firebox. The hearth extends into the room for the purpose of catching burning ash and/or sparks.

Heat Exchanger - The heat exchanger in a home furnace, is a metal shield separating the combustion chamber inside the unit and the air flow chamber. Cracks in the heat exchanger could allow toxic carbon monoxide gas, a byproduct of combustion, to enter the structure.

Hood (spark arrestor) - A chimney hood, (or spark arrestor), is placed atop the flue of the chimney to stop burning ash and sparks from escaping the chimney. The is required in many jurisdictions.

Buyers Initials:**Sellers Initials:**

Junction Box - When electrical wires are connected together, (other than low voltage), they should always be inside of a junction box to prevent mechanical impact, electrocution, overheating, and/or fire.

Lead Contamination - Lead contamination in the home can occur in the plumbing system. Most frequently from the solder of very old copper pipes. Some older faucets also have been found to contain lead. The EPA has specific action levels set whereby if the lead detected in the home is above the level, action should be taken to reduce the lead contaminant to a lower level.

Mandoor - This is also referred to as the exterior service door. The mandoor is generally located on the side of a garage leading to the exterior.

Mantle - The decorative facing placed around a fireplace. Mantles usually are made of wood, tile, marble, or brick and are topped with a shelf.

Mastic - This is a tar-like material that is used to seal various areas of a roof to prevent leakage. In the interior, mastic is used as an adhesive for vinyl or linoleum flooring. Some mastic contains asbestos, which has been determined by the EPA to be a carcinogen.

Monolithic Slab - Concrete poured in a continuous process so that there are no separations or joints. Walls are built directly up from concrete.

Mortar - Mortar is the cement type material found between bricks or stone.

Mud Sill - Also known as a sill plate. Originally mud sills were placed directly on the soil. Currently, the mud sill or sill plate is bolted to the foundation.

Neutral Lead - In a typical three-wire system, one of the wires is called the neutral wire.

Open Ground - When a receptacle (outlet) is found to have an open ground, a dangerous condition exists. This means the grounding feature has been eliminated and in the event of a short or other electrical problem, electrocution could occur.

P-Trap - A P-trap is found beneath basins and is part of the drain system. The trap is curved in such a way as to keep a portion of the trap filled with water at all times. The water acts as a plug keeping sewer gases and odors from entering the home.

Piers - Piers are used in conjunction with continuous footer foundations. The piers support the interior while the continuous footer supports the perimeter. The piers generally are constructed of wood or metal.

Rafter - Rafters are the timbers that carry the roof load and support the roof sheathing and roof surface.

Rebar - This is a type of reinforcing steel that is commonly used in foundations, driveways, and other large concrete area. Rebar serves to keep concrete together and resist cracking.

Register - A register is found at the end of a duct in a central air system. In some older homes, the registers are insulated with asbestos containing material. (please see Asbestos for an explanation of the dangers) Generally this material is outside of the air flow.

Retaining Wall - Any wall erected to hold back or support a bank of earth. Retaining walls should be professionally engineered.

Reversed Polarity - When the hot (black) wire is connected to the silver terminal and neutral (white) wire is connected to the brass terminal. Some appliances may not operate when the outlet is reversed. Some may even be damaged.

Ridge - This is the horizontal top portion of the roof where the two slopes meet.

Rockwool - Rockwool is a type of insulation material. This type of insulation is fire resistant.

Buyers Initials:

Sellers Initials:

Romex - This is a trade name for plastic sheathed cable. Romex is used for permanent installations and should not be exposed to the weather.

Seam Cracks - This is a term used to describe the cracking observed inside the structure at the seams of drywall. These cracks are cosmetic in nature.

Service Drop - The overhead wires leading from the utility pole to the structure.

Sheathing - Sheathing is made of plywood type material or straight wood timber boards. The sheathing is attached to the rafters and supports the roof covering.

Shingle - A covering for roofs or walls. Shingles are applied in overlapping layers and are typically made of wood, slate, asphalt, or tile.

Soffit - A soffit is the underside area of an overhanging roof. (Also referred to as Eaves) Generally attic vents (referred to as Soffit Vents) will be located in the here. Soffit vents provide proper ventilation to the attic area.

Spalling - This is the deterioration of concrete or mortar by excessive moisture or poor material. The material will become a sand like substance and lose its mechanical strength.

Splash Block - This is designed to be placed beneath the downspout to dissipate the force of the moving water from the gutter system and direct it away from the foundation. Typically made of concrete, fiberglass, or plastic.

Spigot - This is another name for faucet.

Stack Vents - Stack vents are the vertical pipe protruding through the roof surface. In the waste and drain system of a structure vents are required to prevent vacuum stoppage.

Step Flashing - This is a special type of metal flashing used around a chimney, where the chimney contacts the roof slope.

Stucco - A cement or plaster wall covering that is installed wet and dries to a hard surface. This is the most common wall covering for exterior walls.

Stud - In wall framing, these are the vertical members to which horizontal pieces are attached. Typically made of wood or metal.

Thermocouple - This is a device inside of a thermostat used to control the furnace or air conditioning units. Also found in other appliances.

Throat - The throat is in a chimney where the damper is installed. It is above the firebox near the flue.

Valley - A valley is an internal angle formed by the junction of two sloping sides of a roof. It is the lower portion where the two sides meet. With a single or shake roof, the valleys are constructed with galvanized steel.

Waste Line - A pipe that carries waste water from a lavatory, shower, bathtub, or any fixture or appliance, except a toilet. Typically made of ABS plastic, galvanized steel, or cast iron.

Weather Head - Atop metal pipe runway the weather head is where the electrical service drop, from the utility provider enters the structure. The cap is insulated where the main cables enter.

Weather Protection - This is a term used whenever electrical outlets, switches, or wires are exposed to the elements. It is a protective cover to seal out moisture. With newer construction, weather protection is also achieved by the use of a GFI or GFCI (ground fault circuit interrupter).

Weather Strip - This is an insulating material made of rubber, vinyl, or foam that seals openings around doors and windows.

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CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA)

Standards of Practice

I. Definitions and Scope

These Standards of Practice provide guidelines for a real estate inspection and define certain terms relating to these inspections.

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.

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:

10. Foundation system
11. Floor framing system
12. Under-floor ventilation
13. Foundation anchoring and cripple wall bracing
14. Wood separation from soil
15. 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:

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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

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

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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

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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

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 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

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3. Operate or test smoke alarms or vehicle door safety devices
4. Use a ladder to inspect systems or components

III. Limitations, Exceptions and Exclusions

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

1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
3. Auxiliary features of appliances beyond the appliance's basic function
4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come into contact with water Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
5. Determining compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
6. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
7. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
8. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
9. 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
10. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
11. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
12. Determining the integrity of hermetic seals at multi-pane glazing
13. Differentiating between original construction or subsequent additions or modifications
14. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
15. Specifying repairs/replacement procedures or estimating cost to correct
16. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
17. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
18. Elevators, lifts, and dumbwaiters
19. 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

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20. Operating shutoff valves or shutting down any system or component
21. 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.

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