

# Building Inspection Report

## Hermosa Beach, CA

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**Inspection Date:**  
2/15/19 10:00am

**Prepared For:**  
John & Jane Doe

**Prepared By:**  
Beachside Property Inspection, LLC  
5318 E. 2<sup>nd</sup> St., #707  
Long Beach, CA, 90803  
ph. (562) 433-2288

**Inspector:**  
Marc Morin



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# Report Overview

## THE PROPERTY IN PERSPECTIVE

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This is a mixed occupancy, multi-level, 60+ year old (approximate age) four-unit residential dwelling. As with all property, ongoing maintenance is required and improvements to the systems of the property will be needed over time. Please remember that there is no such thing as a perfect property.

Additions/Modifications have been made (copper re-pipe, re-roof, vehicle doors, 'A' unit window/slider door retrofit, re-stucco, some GFCI outlets, water heaters replaced, flooring, some waste pipe repairs, interior finishes, etc.). Client is advised to review all permits including certificates of completion prior to close of escrow.

A water intrusion/mold specialist was conducting an independent inspection concurrent with this property inspection where damp materials were noted at the 'A' unit; suggest further review of their documentation prior to the close of escrow or contingency period.

## INSPECTION/PRESENTATION ATTENDEES

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Client     Client's Agent     Seller     Seller's Agent     'D' Occupant

## CONVENTIONS USED IN THIS REPORT

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For your convenience, the following conventions have been used in this report.

- **Major Concern:** denotes a major improvement recommendation that is uncommon for a property of this age or location.
- **Safety Issue:** denotes an observation or recommendation that is considered an immediate safety concern.
- **Improve:** denotes improvements that should be anticipated over the short term.
- **Monitor:** denotes a normal operating condition or (as specified in the comment itself) that there was insufficient information during the inspection and further review is required by a specialist who may suggest that repairs are needed.

Please note that those observations listed under "Discretionary Improvements" are not essential repairs, but represent logical long term improvements.

**NOTE:** For the purpose of this report, it is assumed that the property faces south.

## IMPROVEMENT RECOMMENDATION HIGHLIGHTS

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**IMPORTANT NOTE – PLEASE READ:** The Report Overview is provided to allow the reader a brief overview of the findings of the report. This page is not all encompassing. Reading this page alone is not a substitute for reading the report in its entirety. The entire Inspection Report, including the CREIA® Standards of Practice, Scope of Inspection, limitations, and Standard Inspection Agreement must be carefully read to fully assess the findings of the inspection. This list is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding the sale contract should be clarified by consulting an attorney or your real estate agent.

It is strongly recommended that any deficiencies and the components/systems related to these deficiencies noted in the report (which includes comments accompanying any photos) be evaluated/inspected as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW.** It is not the intent of this report to identify or describe the scope of work contractors or similarly licensed professionals suggest are needed. Further evaluation **PRIOR** to the close of escrow is recommended so properly licensed professionals can evaluate our concerns further and inspect the remainder of the system(s) or component(s) for additional concerns and/or needed repairs that may be outside our area of expertise or the Scope of the Inspection.

1. **Major Improve:** Maintenance of the exterior wood elements/features has been abandoned for some time and wood shows considerable deterioration that will require (in various degrees) replacement, repair, and paint. Areas of concern include: the fascia boards at both buildings, the kitchen exterior doors, the lower area of the 'D' Unit garage door, detached garage stucco trim, deck rail wall cap boards, etc., Suggest a review of the pest report for the condition of this and all wood.
2. **Major Improve:** The 'A' Unit had 4 of its 5 radiant ceiling heating zones not respond (only the living room zone functioned). This type of heating system can be difficult to repair and requires specialists with proper diagnostic equipment, hardware, listed wiring and expertise. Thermostats and electrical connections should be inspected first. If it is determined that the problem is within the ceiling, it should be noted that the majority of system failures occur from contact between the wiring's staple fastener rubbing through and grounding against the metal conductor. Other causes

are at areas of obvious ceiling damage where any fixture, accessory or equipment has been installed upon or through the ceiling. Most electrical contractors will not attempt repairs to these system and recommend replacement with an electric wall unit.

3. **Safety Issue/Major Improve:** Areas of past moisture intrusion or current leakage noted at the A & B units often create conditions that are favorable for the growth of many fungus-like organisms (bacteria, mold, mildew, fungus and many other types of growth) that comprise indoor air quality. Damaged/stained materials should be replaced and/or the stained areas covered with an approved brush/roller application of mold encapsulating/neutralizing paint/surface treatment by licensed specialists following established protocols to assure organics do not ‘kick-off’ if re-wetted. Inspection for and identification of these conditions is beyond the scope of the CREIA Standards of Practice and would require consultation with an environmental specialist or licensed/Certified Industrial Hygienist.
4. **Safety Issue:** ‘Bonding’ of the cold & hot water piping must be provided (this is not to be confused with ‘grounding’ as this is a separate safety system addressing transient lower voltages that unintentionally energize conductive piping systems). “Bonding” (wiring the utility pipes together usually at the water heaters where it is both convenient and conspicuous) provides an unobstructed equipotential grid should these utilities become accidentally electrically charged; suggest improvements by a licensed electrician.
5. **Safety Issue:** Improper strapping of all four water heaters noted (units can be rocked, upper strap too high, no blocking behind the tanks, off-set wall anchors, wrapped over and insulation blanket, etc.). Water heaters in seismic zones must be double-strapped **snug to the wall (and if needed provided ‘blocking’ material between the tank and wall to prevent the unit from falling back).** The straps should be 1½ to 2” wide and located at the top and bottom third of the unit (**the upper strap should be no closer than 9-inches from the top or bottom of the unit) to resist any horizontal movement** during earthquake conditions. Note: **The straps should encompass the tank, each of the four separate strap ends secured to the 1<sup>st</sup> studs that are not directly behind the unit that should be centered between the wall anchors, mounted below insulation blankets** and not cover the water heater manufacture’s date plate; although strapped, the **boldface underlined** sections above require improvement.
6. **Safety Issue:** Some breakers within the B & C electrical panels are of different models/makes from the balance of the breakers and have slight variations of shape and fit within the panel. The ‘B’ Unit panel breakers are actually bulging away from the bussing bar and may well have compromised fitment where arcing can occur; suggest further immediate review and repairs as needed by a licensed electrical contractor. Each breaker must be listed for these panels as substituting improper breakers can require on-site modifications to the back of the breaker housing to jam it into place.
7. **Safety Issue:** The ‘A’ Unit electrical panel has two sets of circuits that are doubled up (referred to as “double taps”) to two breakers that must be separated achieve sufficient fastening torque and prevent overheating; suggest repairs by a licensed electrical contractor.
8. **Safety Issue:** The ‘A’ Unit water heater TPR valve is fitted with a seismic water connector which is prohibited (the spiral constrictions and tapered fittings on this kind of flexible pipe can restrict high pressure water purging from the valve). Water heater TPR valve discharge pipes must be of rigid metal consistent in diameter with the valve orifice and extend facing down between 6” & 24” above grade; suggest conforming installation by a licensed plumbing contractor.
9. **Safety Issue:** The ‘C’ Unit electrical panel has a 120V breaker with a damaged toggle and lacks a ‘link bar’ at the 30-amp/240V breaker set that joins the two toggles together. This ensures that the entire circuit is shut off whenever a breaker is tripped or operated; suggest repairs by a licensed electrical contractor as the lack of a link bar presents a shock hazard.
10. **Safety Issue:** The door between the D Unit and garage must be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
11. **Safety Issue:** The four kitchen disposal units are powered by flexible metal electrical conduit which is no longer allowed and requires the conduits be routed to added wall mounted outlet boxes and the disposals provided power cords; suggest repairs by a licensed electrical contractor.
12. **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at all outlets located at the exterior (decks, etc.), B & D bathrooms as well as the B & D kitchen countertop areas. GFCI’s are strongly recommended at clothes washers, disposal units and ‘A’ Unit dishwasher. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution; suggest repairs by a licensed electrical contractor.
13. **Safety Issue:** The main electrical distribution panel ground conductor’s earth electrode connection could not be verified. ***This is an essential safety component of the electrical system that requires further review by a licensed electrical contractor.*** The connection to the earth electrode is required to be easily accessible and visible.
14. **Improve:** The garage flat roof is older and shows granule lose, delaminating edges and, most importantly, the N-edge has been lifted/curled back from the roof deck by dense foliage (some of which has grown into the garage). The foliage should be ripped away and that lifted roofing system repaired as needed. Further, this roof may be a candidate for a coating of elastomeric roof paint; suggest repairs by a licensed roofing contractor. **Note:** Flat roofs, although not uncommon, have a higher potential for unexpected problems. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior.

15. **Improve:** Additional gutters and downspouts are needed at both buildings to control roof water. The downspout(s) should discharge water at least five (5) feet from the building. Storm water should flow away from the building at the point of discharge.
16. **Improve:** Evidence of wood destroying insect activity was observed at the attic and crawl space; suggest further review by a licensed structural pest control operator prior to the close of escrow or contingency period.
17. **Improve:** Minor repairs to the multi-unit roofing are recommended where damaged shingle tabs at the starter course of the S-slope require repair, the heavily rusted attic dormer vents prepped/painted and all pipe penetrations re-sealed as needed; suggest repairs by a licensed roofing contractor.
18. **Improve:** Some of the water heater TPR valve drain pipe routed through the crawl space cannot drain by gravity due to reversed slopes; suggest improving as needed.
19. **Improve:** Stucco damage was noted at lower areas of the 'D' Unit living room W-wall, the rear wall of the detached garage, etc.; suggest improving as needed.
20. **Improve:** The 'C' Unit water heater Temperature Pressure Relief valve's discharge pipe may not drain to the provided drip pan. The pipe must be routed to the exterior and face down between 6" & 24" above grade at a (preferably) conspicuous location; suggest repairs by a licensed plumbing contractor.
21. **Improve:** The 'D' Unit's clothes dryer exhaust duct's exterior termination is missing a back draft cover; suggest improving.
22. **Improve:** The 'House' electrical panel was not located or inspected and should be reviewed by the same licensed electrical contractor tending the other issues cited in this report.
23. **Improve:** The clothes dryers at A, B & C discharge exhaust directly into the crawl space (allowing lint and moisture into a confined area) which is prohibited. *The dryers must be provided with exterior terminals with the installation of a rigid metal ducting run no more than 14 feet in length (which may include up to two 90-degree bends); suggest repairs by a licensed contractor.*
24. **Improve:** The crawl space waste piping exhibits a few issues that can obstruct drainage, where the pipes are improperly supported, etc. The N-crawl space area ('D' Unit kitchen) waste piping is supported atop a stack of scrap lumber, the waste piping below the 'C' Unit kitchen has reversed slope, rubber coupler fittings at ABS-to-cast iron waste pipes connections require corrugated metal jackets to prevent off-sets at the connections (an offset was noted at the 'C' Unit lower bath crawl space) and "Sanitary tee" fittings installed lying on their backs were noted at the 'A' Unit laundry area and kitchen (the steep, short sweep of these fittings do a poor job of transitioning vertical waste water flow to horizontal runs). Compounding these issues are the pin-hole leaks noted at a number of older cast iron pipes and that newer ABS pipe sections indicate this system is aging-out; suggest repairs by a licensed plumbing contractor. **Note:** This system should be camera inspected prior to the close of escrow or contingency period.
25. **Improve:** The indoor water heaters are provided drip pans are required, but the pan drains discharge to the crawl space when they must be routed to a conspicuous exterior area; suggest improving as needed. **Note:** water heaters sitting within drip pans as noted here should be slightly elevated so standing water within the pan will not corrode the appliance.
26. **Improve:** The masonry chimney is in need of re-pointing (replacing the mortar between the bricks) at a few areas and a rain cap/vermin screen should be installed; suggest repairs by a licensed chimney contractor.
27. **Improve:** The three storage lockers at the E-side of the building were not entered; suggest seller demonstration
28. **Improve:** Various screens are damaged/missing; suggest repair as needed.
29. **Monitor/Improve:** The garage lacks electrical power; suggest improving as needed.
30. **Monitor/Safety Issue:** Paint over-spray noted at the electrical panels. Although not allowed by local building departments; improvements are difficult and cleaning solvents may not be used (panel replacement is the only option). As the paint may interfere with proper contact between conducting materials and cause them to overheat, an electrician should review this panel for possible problems. No evidence of overheating was noted.
31. **Monitor/Safety Issue:** The older electrical panels can be prone to failure due to age, exposure to moisture, lack of annual switch operation/testing, etc. As well, a few breakers toggles appear to have tripped, but are in fact active where the toggle action has developed some play. No statement can be made as to the reliability of this older equipment; suggest further review and repair by a licensed electrical contractor prior to the close of escrow or contingency period.

#### **A UNIT** Vacant 3 Bedroom, 1¾-Bath

1. **Major Improve:** The lower level walls and ceiling areas exhibit patching, cracks and blistered finishes at areas below the upper deck where comprehensive improvements are likely needed to the deck (that appears to have been re-finished at one point) as the water intrusion specialist's inspection of these areas revealed they are currently wet indicating a compromised water management system. Older decks system surrounded by wood framed, stucco-clad rail walls and multiple door openings that face south can require comprehensive rebuild that replaces the wall abutment flashings systems embedded within the structure; suggest immediate assessment by a licensed deck contractor.

2. **Safety Issue:** A smoke and carbon alarm is needed at the lower level living area and a carbon alarm is needed at the upper hallway. Smoke alarms were noted at all three bedrooms as well as the upper hallway as required.
3. **Improve/Safety Issue:** The fireplace firebox and chimney are dirty and should be inspected/cleaned by a licensed specialist prior to the close of escrow or contingency period. Note: Repairs can be expensive. It is not unusual for specialists to discover additional defects that will require repair for the safe operation of this unit.
4. **Improve:** The lower level hallway has a large painted ceiling stain located below the upper bath that, although no leaks were noted at those fixtures, requires further investigation and repairs as needed.
5. **Improve:** The kitchen sink cabinet shelf had standing water from an indeterminate source. Although the faucet was operated in both basins and the dishwasher was also running, no active leak was observed. Further, the shelf itself shows past water damage that was painted over where hibernating organics may exist at inaccessible areas where additional investigation is needed to assess if this shelf area requires remediation.
6. **Improve:** The lower oven controls emitting a buzzing sound when turned to any setting. Note: this is a very old appliance.
7. **Improve:** The glass cooktop has a chipped right edge.
8. **Improve:** The dishwasher lacks an airgap device (air gaps assure a separation between supply and waste water), the soap dish door would not latch and the touch pad control display light for the 'Normal' option was inoperative.
9. **Improve:** The upper bath tub/shower faucet has reversed hot/cold functions, the drain stopper is missing, the tub spout is not snug or sealed to the wall and some of the tub's perimeter grout is missing.

**B UNIT** Occupied 2 Bedroom, 1½ -Bath—This unit is not well maintained by the tenant and shows the most wear.

1. **Safety Issue:** A smoke and carbon alarm is needed at the lower level living area and a carbon alarm is needed at the upper hallway. Further, the upper hallway and bedroom smoke alarms are either too high or low (the units must be 6-inches from the highest ceiling/wall line).
2. **Major Improve:** The kitchen and lower bath areas exhibit wall patching and blistered finishes suggesting leaks from the upper bath (above the lower bath) and from indeterminate areas above the kitchen where comprehensive improvements are likely needed as the water intrusion specialist's inspection of these areas were determined to be wet; suggest repairs by a licensed contractor.
3. **Improve:** The kitchen exterior door rubs the jam (all three of the kitchen exterior doors are mentioned on the exterior page as water damaged).
4. **Improve:** The upper bath wall adjacent to the tub/shower shows tile off-sets and patching (due to common chronic leaks from the enclosure and framing settlement).
5. **Improve:** The laundry area drain pipe shows corrosion at the trap fitting.
6. **Improve:** The lower toilet seat is detached and the sink drain tail pipe fitting is prone to leak.
7. **Improve:** The electrical range is old, dirty and the oven door is missing its gasket where escaping oven heat has damaged the paint (and darkened the paint at the abutting refrigerator).
8. **Improve:** The kitchen hot water faucet is inoperative.
9. **Improve:** The upper toilet bowl has scale and mineral build-up.
10. **Monitor/Improve:** The kitchen exhaust fan is the re-circulating type.

**C UNIT** Occupied 2 Bedroom, 1½ -Bath—A well maintained unit although full of furnishings, wall coverings & storage.

1. **Safety Issue:** A smoke and carbon alarm is needed at the lower level living area and a carbon alarm is needed at the upper hallway. Further, the upper hallway smoke alarm appears to have its battery removed. Smoke alarms were noted at both bedrooms.
2. **Safety Issue:** The kitchen exhaust hood outlet cover plate is damaged/off-set.
3. **Improve:** The kitchen sink cabinet shelf exhibits damage & stains consistent with past water exposure that may have created conditions where hibernating organics exist at inaccessible areas. Areas of past moisture intrusion or current leakage often create conditions that are favorable for the growth of many fungus-like organisms (bacteria, mold, mildew, fungus and many other types of growth) that comprise indoor air quality. Damaged/stained materials should be replaced and/or the stained areas covered with an approved brush/roller application of mold encapsulating/neutralizing paint/surface treatment by licensed specialists following established protocols to assure organics do not 'kick-off' if re-wetted. Inspection for and identification of these conditions is beyond the scope of the CREIA Standards of Practice and would require consultation with an environmental specialist or licensed/Certified Industrial Hygienist.
4. **Improve:** The tub gas chipped and rusted finishes at the drain area.
5. **Improve:** The sliding glass door is difficult to operate.
6. **Improve:** The lower bath door has a reversed strike bolt (its ramp faces away from the door strike plate).
7. **Monitor:** The kitchen sink disposal lock ring is rusted suggesting past leaks (given it was dry to the touch).

**D UNIT** Occupied 2 Bedroom, 1½ -Bath—The cleanest of occupied units

1. **Safety Issue:** The W-bedroom smoke alarm has been removed and the hallway smoke alarm appears more than 10-years old. The lower level requires a combination smoke/carbon alarm and the upper hallway requires a carbon alarm as well. A smoke alarm was noted at the E-bedroom.
2. **Safety Issue:** The toilets have added personal hygiene hand sprayers lacking 'back-flow' protection to prevent a waste water/potable water cross connection and the upper unit has a damaged valve that allows constant discharge from the sprayer that require it be extended to the tub (otherwise it would flood the bathroom). These fixtures must be removed by a licensed plumbing contractor.
3. **Safety Issue:** The stairway closet has exposed wiring and connections at door bell transformer and light fixture within the stairway closet that present shock & fire hazards; suggest repairs by a licensed electrical contractor.
4. **Improve:** The tub/shower area plaster walls are covered in surface mildew due to poor ventilation that requires a wipe-down cleaning protocol and perhaps newer paint containing a mildewcide.
5. **Improve:** The upper bath tub/shower faucet has reversed hot/cold functions, a slow drain and the sink is missing a drain stopper.
6. **Improve:** The kitchen sink light did not respond.
7. **Monitor/Improve:** The kitchen sink deck exhibits corrosion at the faucet mount area.

## THE SCOPE OF THE INSPECTION

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### WEATHER CONDITIONS

Dry weather conditions prevailed at the time of the inspection. Weather conditions leading up to the inspection have been very wet

All components designated for inspection in the CREIA® Standards of Practice are inspected, except as may be noted in the "Limitations of Inspection" sections within this report.

This inspection is visual only. A representative sample of building components are viewed in areas that are accessible at the time of the inspection. No destructive testing or dismantling of building components is performed.

It is the goal of the inspection to put a client in a better position to make a buying decision. Not all improvements will be identified during this inspection. Unexpected repairs should still be anticipated. The inspection should not be considered a guarantee or warranty of any kind.

Please refer to the pre-inspection contract for a full explanation of the scope of the inspection.

### Important note:

**Due to the potential for water damage to systems or property, Beachside Property Inspection does not physically test under-sink angle stops, laundry supply valves, water heater fill valves, water softener/conditioner valves, Pressure Relief Valves or Temperature/Pressure Relief Valves. We strongly urge that the seller demonstrate the operability of these items to the buyer prior to the close of escrow.**

# Structural Components

## DESCRIPTION OF STRUCTURAL COMPONENTS

<b>Foundation:</b>	•Poured Concrete •Crawl Space Configuration •Crawl Space Access: Exterior •Crawl Space Method Of Inspection: Entered
<b>Floor Structure:</b>	•Wood Floor Joist •Wood Columns •Wood Floor Beams •Plywood Sub Floor
<b>Wall Structure:</b>	•Wood Frame
<b>Ceiling Structure:</b>	•Joist
<b>Roof Structure:</b>	•Rafters
<b>Roof Sheathing:</b>	•Solid Plank
<b>Attic Access Location:</b>	•Attic Method Of Inspection: Entered - Inaccessible Areas•'D' Unit

## STRUCTURAL COMPONENT OBSERVATIONS

The spans of all visible joists appear to be within acceptable limits. The building exhibited no observed conditions of substantial structural movement. As is expected of buildings this age, it exhibits conditions/dated building practices where improvements could be undertaken. However, most buildings of this nature are improved on an as needed basis only. Many less than ideal conditions are simply tolerated. It is not the intention of this report to provide guidelines for making this old building new again. Improvements will only be recommended where they are considered critical so it is important that one have an "old building mentality" when it comes to living/owning a property of this nature.

### RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Evidence of wood destroying insect activity was observed at the attic and crawl space; suggest further review by a licensed structural pest control operator prior to the close of escrow or contingency period.
- **Monitor/Improve:** Although correct at the time of construction, the anchor-bolt configuration for this structure does not meet current standards; further, old anchors can be significantly corroded within the foundation footing. Additional seismic hardware can be installed to improve the building's structural performance from lateral forces during earthquake conditions.
- **Monitor/Improve:** The attic area framing shows gaps at a number of roof rafter/ridge board connections that may require additional 'blocking' or framing hardware; suggest further review by a licensed contractor.
- **Monitor:** A few tight vertical cracks were observed in the foundation walls. This implies that some structural movement of the building or curing of the concrete has occurred, as is to be expected.
- **Monitor:** Water stains were noted at various areas of the sub-floor. These can represent past leaks from bath, kitchen, laundry area, water heater areas, etc., or where wet weather worked through exterior door threshold assemblies. All accessible areas investigated were dry to the touch; suggest further review by a licensed structural pest control operator prior to the close of escrow or contingency period.
- **Monitor:** The crawl space has a few enlarged foundation wall openings to provide access for service personnel. The modifications are not compromising the assembly at this time.

### DISCRETIONARY IMPROVEMENTS

Connectors should be installed between the floor beams and the support posts. This will add an extra measure of stability to the structure should movement occur.

## LIMITATIONS OF STRUCTURAL COMPONENT INSPECTION

As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a typical real estate inspection. A certified professional engineer is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Roofing System

## DESCRIPTION OF ROOFING SYSTEM

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<b>Roof Covering:</b>	<b>Multi-Unit:</b> •Composition Shingle <b>Garage:</b> •Roll Roofing •Number of roofing layers observed: One
<b>Chimneys:</b>	•Masonry •Lined
<b>Gutters and Downspouts:</b>	•Partial Installation
<b>Method of Inspection:</b>	•Walked On Roof

## ROOFING OBSERVATIONS

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In all, the roof coverings show evidence of normal wear and tear for this age and location. During re-roofing of the multi-unit, it appears that the old roofing materials were removed before the installation of the existing roofing materials.

### RECOMMENDATIONS / OBSERVATIONS

- **Improve:** Minor repairs to the multi-unit roofing are recommended where damaged shingle tabs at the starter course of the S-slope require repair, the heavily rusted attic dormer vents prepped/painted and all pipe penetrations re-sealed as needed; suggest repairs by a licensed roofing contractor.
- **Improve:** The garage flat roof is older and shows granule lose, delaminating edges and, most importantly, the N-edge has been lifted/curled back from the roof deck by dense foliage (some of which has grown into the garage). The foliage should be ripped away and that lifted roofing system repaired as needed. Further, this roof may be a candidate for a coating of elastomeric roof paint; suggest repairs by a licensed roofing contractor. **Note:** Flat roofs, although not uncommon, have a higher potential for unexpected problems. Leaks can be difficult to repair, as the source of the leakage can be far removed from the water stain that shows up on the interior.
- **Improve:** The garage roof's W-parapet wall is covered in thick foliage that should be removed.
- **Improve:** The masonry chimney is in need of re-pointing (replacing the mortar between the bricks) at a few areas and a rain cap/vermin screen should be installed; suggest repairs by a licensed chimney contractor.
- **Improve:** Additional gutters and downspouts are needed at both buildings to control roof water. The downspout(s) should discharge water at least five (5) feet from the building. Storm water should flow away from the building at the point of discharge.
- **Monitor:** The multi-unit's roof has a few non-conforming installation details: the roofing paper should overlap the flashing at the eaves (here the reverse was done), the pipe penetrations lack visible flashings (some roofers will bury the flashing pans entirely below the shingle system) that have exposed sealant easily weathered and the roof has been 'high-nailed' (the nails set higher up the shingle which prevents the fastener from passing through the top edge of the previous shingle course). As well, this roof is the 'bargain' 3-tab product with a 15-20 year service life. Combined, these conditions may (or may not) be problematic in the short term.
- **Monitor:** Water stains were noted at various areas at the roof's underside. These can represent past leaks (since corrected by re-roofs) or current issues, yet, all accessible areas were dry to the touch.

## LIMITATIONS OF ROOFING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. Roofing life expectancies can vary depending on several factors. Any estimates of remaining life are approximations only. This assessment of the roof does not preclude the possibility of leakage. Leakage can develop at any time and may depend on rain intensity, wind direction, ice build up, etc. The inspection of the roofing system was limited by (but not restricted to) the following conditions:

- The entire underside of the roof sheathing is not inspected for evidence of leakage.
- Evidence of prior leakage may be disguised by interior finishes.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Exterior Components

## DESCRIPTION OF EXTERIOR

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<b>Lot Grading:</b>	•Level Grade
<b>Driveways:</b>	•Concrete
<b>Walkways / Patios:</b>	•Concrete
<b>Fencing:</b>	•Wood •Masonry •Steel
<b>Sprinkler System:</b>	•Automatic Timers (Not Tested)
<b>Porches, Decks, and Steps:</b>	•Elastomeric •Concrete
<b>Soffit and Fascia:</b>	•Stucco •Wood
<b>Wall Cladding:</b>	•Stucco •Stone
<b>Window Frames:</b>	•Vinyl •Metal
<b>Entry Doors:</b>	•Wood •Sliding Glass
<b>Overhead Garage Doors(4):</b>	•1 Wood Tilt-up (not operated due to storage) • 3 Steel Roll-up

## EXTERIOR OBSERVATIONS

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The stucco cladding, deck finishes and detached garage vehicle doors are in good condition

*Please refer to a licensed Structural Pest Control operator for information regarding any activity of wood destroying pests and organisms as well as the condition of wood components at the subject property.*

### RECOMMENDATIONS / OBSERVATIONS

- **Major Improve:** Maintenance of the exterior wood elements/features has been abandoned for some time and wood shows considerable deterioration that will require (in various degrees) replacement, repair, and paint. Areas of concern include: the fascia boards at both buildings, the kitchen exterior doors, the lower area of the 'D' Unit garage door, detached garage stucco trim, deck rail wall cap boards, etc., Suggest a review of the pest report for the condition of this and all wood.
- **Safety Issue:** Unable to determine if all window glass located within 18-inches of the floor, within a door, adjacent to an entry, patio or walkway is safety rated; suggest further review and installation of safety film as needed at these locations.
- **Safety Issue:** The door between the D Unit and garage must be weather-stripped and fitted with an automatic closer. This will reduce the potential of toxic automobile gases entering the house.
- **Improve/Safety Issue:** It is suggested that the clothes dryers in the 'D' Unit garage be on a raised platform so that the pilots, burner or heating elements are not closer than 18 inches from the garage floor.
- **Improve:** The 'D' Unit's clothes dryer exhaust duct's exterior termination is missing a back draft cover; suggest improving.
- **Improve:** The three storage lockers at the E-side of the building were not entered; suggest seller demonstration
- **Improve:** Various screens are damaged/missing; suggest repair as needed.
- **Improve:** Stucco damage was noted at lower areas of the 'D' Unit living room W-wall, the rear wall of the detached garage, etc.; suggest improving as needed.
- **Improve:** The front yard has rusted steel fencing, tipped wood fencing and the decorative block wall privacy screen has damaged masonry.
- **Improve:** The exterior wall has upper level metal access panels to bathroom plumbing where a number of those panels are bent or deformed resulting in gaps that are open to the weather or nuisance pest entry. The hatches require repairs that allow them to fully seat within their openings.
- **Monitor/Improve:** Cracks/settling noted at sections of the walkways, patio, porches, garage floor and driveway. The driveway presents trip hazards and has poor drainage at the E-end.
- **Monitor:** As is common in older neighborhoods, the detached garage is a low quality structure where keeping the roof watertight is a typical priority. These structure's exposed interior framing make them susceptible to insect attack and auto impact damage so repairs are usually done when critical.

## LIMITATIONS OF EXTERIOR INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the exterior was limited by (but not restricted to) the following conditions:

- **Storage in the center garage restricted the inspection.**
- **Foliage on the N-fencing restricted the inspection of this component.**
- A representative sample of exterior components was inspected.
- The inspection does not include an assessment of geological conditions and/or site stability.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

CONFIDENTIAL

# Electrical System

## DESCRIPTION OF ELECTRICAL SYSTEM

<b>Size of Electrical Service:</b>	•200+ Amps, 120/240 Volt Main Service
<b>Service Entrance Wires:</b>	•Overhead
<b>Main Disconnects:</b>	•Breakers •Located NW-corner of the Building •Main Service Rating 200+ Amps
<b>Service Ground:</b>	•Copper •Ground Connection Not Visible
<b>Main Distribution Panel:</b>	•Breakers •Located Lower Hallway of Each Unit •Panel Rating 100 Amps
<b>Branch/Auxiliary Panel(s):</b>	•Breakers •Located Lower Hallway of Each Building
<b>Distribution Wiring:</b>	•Copper
<b>Receptacles:</b>	•Grounded
<b>Ground Fault Circuit Interrupters:</b>	•Bathrooms & Kitchens at Unit's A & C

## ELECTRICAL OBSERVATIONS

The size of the electrical service is sufficient for typical single family needs. All 3-prong outlets that were tested were appropriately grounded. Ground fault circuit interrupter (GFCI) devices have been provided in some areas. These devices are extremely valuable, as they offer an extra level of shock protection. All GFCI's that were tested responded properly. Dedicated 220 volt circuits have been provided for all 220 volt appliances within the home. All visible wiring within the home is copper. This is a good quality electrical conductor.

### RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** Some breakers within the B & C electrical panels are of different models/makes from the balance of the breakers and have slight variations of shape and fit within the panel. The 'B' Unit panel breakers are actually bulging away from the bussing bar and may well have compromised fitment where arcing can occur; suggest further immediate review and repairs as needed by a licensed electrical contractor. Each breaker must be listed for these panels as substituting improper breakers can require on-site modifications to the back of the breaker housing to jam it into place.
- **Safety Issue:** Improper use of pointed screws noted securing the main electrical service panel cover may pierce wiring and create shock hazards. Only 'listed', blunt tipped screws can be used to fasten the panel; suggest improving.
- **Safety Issue:** The 'A' Unit electrical panel has two sets of circuits that are doubled up (referred to as "double taps") to two breakers that must be separated achieve sufficient fastening torque and prevent overheating; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** The four kitchen disposal units are powered by flexible metal electrical conduit which is no longer allowed and requires the conduits be routed to added wall mounted outlet boxes and the disposals provided power cords; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** The main electrical distribution panel ground conductor's earth electrode connection could not be verified. *This is an essential safety component of the electrical system that requires further review by a licensed electrical contractor.* The connection to the earth electrode is required to be easily accessible and visible.
- **Safety Issue:** The 'C' Unit electrical panel has a 120V breaker with a damaged toggle and lacks a 'link bar' at the 30-amp/240V breaker set that joins the two toggles together. This ensures that the entire circuit is shut off whenever a breaker is tripped or operated; suggest repairs by a licensed electrical contractor as the lack of a link bar presents a shock hazard.
- **Safety Issue:** The installation of ground fault circuit interrupter (GFCI) devices is advisable at all outlets located at the exterior (decks, etc.), B & D bathrooms as well as the B & D kitchen countertop areas. GFCI's are strongly recommended at clothes washers, disposal units and 'A' Unit dishwasher. A ground fault circuit interrupter (GFCI) offers protection from shock or electrocution; suggest repairs by a licensed electrical contractor.
- **Safety Issue:** 'Bonding' of the cold & hot water piping must be provided (this is not to be confused with 'grounding' as this is a separate safety system addressing transient lower voltages that unintentionally energize conductive piping systems). "Bonding" (wiring the utility pipes together usually at the water heaters where it is both convenient and conspicuous) provides an unobstructed equipotential grid should these utilities become accidentally electrically charged; suggest improvements by a licensed electrician.
- **Improve/Safety Issue:** Missing anti-oxidant paste noted where the aluminum feeder conductors terminate at the five main disconnects and at each of the electrical panel bus lugs; suggest improving (the past prevents aluminum degradation which does not appear to be an issue here).
- **Improve:** Suggest labeling each circuit breaker within the four electrical distribution panels.

- **Improve:** The 'House' electrical panel was not located or inspected and should be reviewed by the same licensed electrical contractor tending the other issues cited in this report.
- **Improve:** The balcony outlets at B, C & D lack weather covers; suggest improving as needed.
- **Monitor/Safety Issue:** Paint over-spray noted at the electrical panels. Although not allowed by local building departments; improvements are difficult and cleaning solvents may not be used (panel replacement is the only option). As the paint may interfere with proper contact between conducting materials and cause them to overheat, an electrician should review this panel for possible problems. No evidence of overheating was noted.
- **Monitor/Safety Issue:** The older electrical panels can be prone to failure due to age, exposure to moisture, lack of annual switch operation/testing, etc. As well, a few breakers toggles appear to have tripped, but are in fact active where the toggle action has developed some play. No statement can be made as to the reliability of this older equipment; suggest further review and repair by a licensed electrical contractor prior to the close of escrow or contingency period.
- **Monitor/Improve:** The garage lacks electrical power; suggest improving as needed.

### DISCRETIONARY IMPROVEMENTS

New outlets feature 'tamper-resistant' safety features where the receptacles are designed to prevent objects other than a plug from entering and prevent children from shock hazards due to jamming conductive items within the receptacles.

Outlet circuits with 'arc fault circuit interrupter' (AFCI) devices may be desirable in some areas (and required in new construction). These breaker devices are extremely valuable, as they offer an extra level of protection from over-heated and damaged wiring/outlets.

### LIMITATIONS OF ELECTRICAL INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection does not include low voltage systems, telephone wiring, intercoms, alarm systems, TV cable, timers or smoke detectors. The inspection of the electrical system was limited by (but not restricted to) the following conditions:

- Electrical components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of outlets and light fixtures were tested.
- Furniture and/or storage restricted access to some electrical components.
- Determining the operability and effectiveness of any security system including, but not limited to, video cameras, sensors and alarms is beyond the scope of this inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Heating System

## DESCRIPTION OF HEATING SYSTEM

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<b>Primary Energy Source:</b>	•Electricity
<b>Heating System Type:</b>	•Radiant # <b>Of Zones:</b> 5 at Unit A, 3 per Units B, C & D (9 total)
<b>Heat Distribution Methods:</b>	•Radiant Ceiling Wires/Panels

## HEATING OBSERVATIONS

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The heating systems are in generally good condition and should provide adequate heating capacity. Electric radiant heating is an uncommon form of heat that was a fad feature decades ago. Like all heating systems, there are advantages and disadvantages. Electric radiant heat that malfunctions can be difficult to repair if the wiring is damaged and the system is often abandoned in favor of baseboard heaters. Electric heat is a more expensive form of heat; however, heat control is permitted because individual rooms are controlled by their own thermostat. Heating costs may also be offset slightly by lower regular maintenance costs. Other than those listed below, the balance of zones responded to commands where the limited inspection time at each of the dwelling units demonstrated a 5-10 degree rise in ceiling temperatures.

### RECOMMENDATIONS / OBSERVATIONS

- **Major Improve:** The 'A' Unit had 4 of its 5 radiant ceiling heating zones not respond (only the living room zone functioned). This type of heating system can be difficult to repair and requires specialists with proper diagnostic equipment, hardware, listed wiring and expertise. Thermostats and electrical connections should be inspected first. If it is determined that the problem is within the ceiling, it should be noted that the majority of system failures occur from contact between the wiring's staple fastener rubbing through and grounding against the metal conductor. Other causes are at areas of obvious ceiling damage where any fixture, accessory or equipment has been installed upon or through the ceiling. Most electrical contractors will not attempt repairs to these system and recommend replacement with an electric wall unit.
- **Monitor:** Never puncture the ceiling finish as damage to the imbedded heating system wiring grid is likely and very difficult to repair.
- **Monitor:** Some of the heating system breakers had to be turned-on to test the systems as many occupants will disable radiant heaters for perceived savings on their electrical bill.

## LIMITATIONS OF HEATING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the heating system is general and not technically exhaustive. A detailed evaluation of the furnace heat exchanger is beyond the scope of this inspection. The inspection was limited by (but not restricted to) the following conditions:

- **We do not test for indoor air pollution, which the Consumer Product Safety Commission rates fifth among contaminants. As health is a personal responsibility, we recommend that indoor air quality be tested as a prudent investment in environmental hygiene particularly if you or any member of your family suffers from allergies or asthma.**
- The adequacy of heat distribution is difficult to determine during a one time visit to a property.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Insulation / Ventilation

## DESCRIPTION OF INSULATION / VENTILATION

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<b>Attic Insulation:</b>	•3+ inches Fiberglass
<b>Roof Cavity Insulation:</b>	•None visible
<b>Exterior Wall Insulation:</b>	•Unknown (none suspected)
<b>Floor Cavity Insulation:</b>	•None visible
<b>Roof / Attic Ventilation:</b>	•Roof Vents
<b>Crawl Space Ventilation:</b>	•Wall Vents

## INSULATION / VENTILATION OBSERVATIONS

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Observed attic insulation levels are as expected when added to a building of this age and construction.

### RECOMMENDATIONS / ENERGY SAVING SUGGESTIONS

- **Improve:** The clothes dryers at A, B & C discharge exhaust directly into the crawl space (allowing lint and moisture into a confined area) which is prohibited. *The dryers must be provided with exterior terminals with the installation* of a rigid metal ducting run no more than 14 feet in length (which may include up to two 90-degree bends); suggest repairs by a licensed contractor.
- **Improve:** The attic insulation was noted to be missing or sparse at the stairwell ceilings and abutting walls; suggest improving as needed.
- **Monitor:** The level of attic ventilation is not ideal given the openings are at the upper area of the roof slopes when paired openings at the lower and upper parts of the roof are recommended (here, no soffit vents are present). Proper ventilation will help to keep the house cooler during warm weather and extend the life of roofing materials.

## LIMITATIONS OF INSULATION / VENTILATION INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of insulation and ventilation was limited by (but not restricted to) the following conditions:

- **Insulation/equipment/framing within the attic restricted inspection of some electrical, plumbing and structural components.**
- Insulation/ventilation type and levels in concealed areas cannot be determined. No destructive tests are performed.
- Potentially hazardous materials such as Asbestos and Urea Formaldehyde Foam Insulation (UFFI) cannot be positively identified without a detailed inspection and laboratory analysis. This is beyond the scope of the inspection.
- An analysis of indoor air quality is beyond the scope of this inspection.
- Any estimates of insulation R values or depths are rough average values.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Plumbing System

## DESCRIPTION OF PLUMBING SYSTEM

<b>Water Supply Source:</b>	•Public Water Supply
<b>Service Pipe to House:</b>	•Copper •Service Pipe Size: 1 1/4 inch
<b>Main Valve Location:</b>	•Exterior
<b>Supply Piping:</b>	•Copper •Water Pressure: 50# static
<b>Bath Fixtures:</b>	•8 toilets •4 tub/shower enclosures •1 shower stall •8 sinks
<b>Waste Disposal System:</b>	•Public Sewer System
<b>Drain / Waste / Vent Piping:</b>	•Plastic •Galvanized Steel •Cast Iron
<b>Cleanout Location:</b>	•Crawl Space •Exterior
<b>Water Heaters(4):</b>	<b>A Unit: Mfr:</b> American •38 gal •Age: 13 years •Electric •Location: Closet <b>B Unit: Mfr:</b> State •40 gal •Age: 9 years •Electric •Location: Closet <b>C Unit: Mfr:</b> State •40 gal •Age: 11 years •Electric •Location: Closet <b>D Unit: Mfr:</b> State •30 gal •Age: 4 years •Electric •Location: Closet

## PLUMBING OBSERVATIONS

The water pressure supplied to the fixtures is reasonably good. Only a slight drop in flow was experienced when a few fixtures were operated simultaneously. The 'D' Unit water heater is a relatively new unit with a typical life expectancy of water heaters is 10-15 years so it should have several years of remaining life.

### RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue:** Improper strapping of all four water heaters noted (units can be rocked, upper strap too high, no blocking behind the tanks, off-set wall anchors, wrapped over and insulation blanket, etc.). Water heaters in seismic zones must be double-strapped **snug to the wall (and if needed provided 'blocking' material between the tank and wall to prevent the unit from falling back).** The straps should be 1½ to 2" wide and located at the top and bottom third of the unit (**the upper strap should be no closer than 9-inches from the top or bottom of the unit) to resist any horizontal movement** during earthquake conditions. Note: **The straps should encompass the tank, each of the four separate strap ends secured to the 1<sup>st</sup> studs that are not directly behind the unit that should be centered between the wall anchors, mounted below insulation blankets** and not cover the water heater manufacture's date plate; although strapped, the **boldface underlined** sections above require improvement.
- **Safety Issue:** The 'A' Unit water heater TPR valve is fitted with a seismic water connector which is prohibited (the spiral constrictions and tapered fittings on this kind of flexible pipe can restrict high pressure water purging from the valve). Water heater TPR valve discharge pipes must be of rigid metal consistent in diameter with the valve orifice and extend facing down between 6" & 24" above grade; suggest conforming installation by a licensed plumbing contractor.
- **Safety Issue:** All exterior hose bibs should provided vacuum breakers to prevent hose water from being drawn back into the water supply system.
- **Improve:** The 'D' Unit water heater cold water valve show signs of past leaks that can become problematic; suggest repairs by a licensed plumbing contractor.
- **Improve:** Some of the water heater TPR valve drain pipe routed through the crawl space cannot drain by gravity due to reversed slopes; suggest improving as needed.
- **Improve:** The crawl space waste piping exhibits a few issues that can obstruct drainage, where the pipes are improperly supported, etc. The N-crawl space area ('D' Unit kitchen) waste piping is supported atop a stack of scrap lumber, the waste piping below the 'C' Unit kitchen has reversed slope, rubber coupler fittings at ABS-to-cast iron waste pipes connections require corrugated metal jackets to prevent off-sets at the connections (an offset was noted at the 'C' Unit lower bath crawl space) and "Sanitary tee" fittings installed lying on their backs were noted at the 'A' Unit laundry area and kitchen (the steep, short sweep of these fittings do a poor job of transitioning vertical waste water flow to horizontal runs). Compounding these issues are the pin-hole leaks noted at a number of older cast iron pipes and that newer ABS pipe sections indicate this system is aging-out; suggest repairs by a licensed plumbing contractor. **Note:** This system should be camera inspected prior to the close of escrow or contingency period.
- **Improve:** The indoor water heaters are provided drip pans are required, but the pan drains discharge to the crawl space when they must be routed to a conspicuous exterior area; suggest improving as needed. Note: water heaters sitting within drip pans as noted here should be slightly elevated so standing water within the pan will not corrode the appliance.

- **Improve:** The 'C' Unit water heater Temperature Pressure Relief valve's discharge pipe may not drain to the provided drip pan. The pipe must be routed to the exterior and face down between 6" & 24" above grade at a (preferably) conspicuous location; suggest repairs by a licensed plumbing contractor.
- **Monitor:** Electric water heaters have a typical life expectancy of 10-15 years. The A, B & C units are either entering or within this age range. One cannot predict with certainty when replacement will become necessary so it would be wise to budget for new units that could be needed at anytime.
- **Monitor:** The main water shut-off valve was partially operated to verify it will turn. However, the valve was not shut-off as this test is only to verify the valve will budge with moderate effort.

## LIMITATIONS OF PLUMBING INSPECTION

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As prescribed in the pre-inspection contract, this is a visual inspection only. The inspection of the plumbing system was limited by (but not restricted to) the following conditions:

- Portions of the plumbing system concealed by finishes and/or storage (below sinks, etc.), below the structure, and beneath the yard were not inspected.
- Water quality is not tested. The effect of lead content in solder and or supply lines is beyond the scope of the inspection.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

CONFIDENTIAL

# Interior Components

## DESCRIPTION OF INTERIOR

<b>Wall Finishes:</b>	•Drywall/Plaster
<b>Ceiling Finishes:</b>	•Drywall/Plaster
<b>Floor Surfaces:</b>	•Laminate •Carpet •Tile •Vinyl/Resilient
<b>Doors:</b>	•Hollow Core
<b>Window Styles and Glazing:</b>	•Sliders •Fixed Pane •Single Pane •Double Glazed
<b>Fireplace:</b>	‘A’ Unit •Masonry Firebox
<b>Kitchen Appliances Tested:</b>	•4 Electric Ranges •1 Dishwasher (A Unit) •4 Waste Disposers •4 Exhaust Hoods
<b>Laundry Facility:</b>	<b>Within Each Unit:</b> •240 Volt Circuit for Dryer •120 Volt Circuit for Washer •Hot and Cold Water Supply for Washer •Waste Standpipe for Washer

## INTERIOR OBSERVATIONS

On the whole, the interior finishes are considered to be in good/average condition at A, C & D. Typical flaws were observed in some areas. The ‘A’ Unit windows are good quality. The B, C & D windows are modest quality units. The majority of the doors are modest quality. While there is no rush to substantially improve these older doors and the remaining older windows, replacement units would be a logical long term improvement. The floors are relatively level and walls are relatively plumb. The A, C & D appliances are considered to be in generally good condition. Most appliances that were tested responded satisfactorily.

### RECOMMENDATIONS / OBSERVATIONS

- **Safety Issue/Major Improve:** Areas of past moisture intrusion or current leakage noted at the A & B units often create conditions that are favorable for the growth of many fungus-like organisms (bacteria, mold, mildew, fungus and many other types of growth) that comprise indoor air quality. Damaged/stained materials should be replaced and/or the stained areas covered with an approved brush/roller application of mold encapsulating/neutralizing paint/surface treatment by licensed specialists following established protocols to assure organics do not ‘kick-off’ if re-wetted. Inspection for and identification of these conditions is beyond the scope of the CREIA Standards of Practice and would require consultation with an environmental specialist or licensed/Certified Industrial Hygienist.
- **Improve/Safety Issue:** Indoor laundry areas should include steel braided water supply hoses, a washer over-flow drip pan with a drain piped to the exterior (or the pan provided a water sensor alarm), fire-rated flexible metal transitional duct connector for the clothes dryer and the dryer duct run immediately cleaned (clogged ducts are the largest contributor to the 15,000 clothes dryer house fires caused annually).
- **Safety Issue:** Smoke alarms are not inspected for their age and have a 10 year service life. Some units appear older and are mentioned as needed in the following comments organized by Dwelling Unit designation.

### A UNIT Vacant 3 Bedroom, 1¼-Bath

- **Major Improve:** The lower level walls and ceiling areas exhibit patching, cracks and blistered finishes at areas below the upper deck where comprehensive improvements are likely needed to the deck (that appears to have been re-finished at one point) as the water intrusion specialist’s inspection of these areas revealed they are currently wet indicating a compromised water management system. Older decks system surrounded by wood framed, stucco-clad rail walls and multiple door openings that face south can require comprehensive rebuild that replaces the wall abutment flashings systems embedded within the structure; suggest immediate assessment by a licensed deck contractor.
- **Safety Issue:** A smoke and carbon alarm is needed at the lower level living area and a carbon alarm is needed at the upper hallway. Smoke alarms were noted at all three bedrooms as well as the upper hallway as required.
- **Improve/Safety Issue:** The fireplace firebox and chimney are dirty and should be inspected/cleaned by a licensed specialist prior to the close of escrow or contingency period. Note: Repairs can be expensive. It is not unusual for specialists to discover additional defects that will require repair for the safe operation of this unit.
- **Improve:** The lower level hallway has a large painted ceiling stain located below the upper bath that, although no leaks were noted at those fixtures, requires further investigation and repairs as needed.
- **Improve:** The kitchen sink cabinet shelf had standing water from an indeterminate source. Although the faucet was operated in both basins and the dishwasher was also running, no active leak was observed. Further, the shelf itself shows past water damage that was painted over where hibernating organics may exist at inaccessible areas where additional investigation is needed to assess if this shelf area requires remediation.

- **Improve:** The lower oven controls emitting a buzzing sound when turned to any setting. Note: this is a very old appliance.
- **Improve:** The glass cooktop has a chipped right edge.
- **Improve:** The dishwasher lacks an airgap device (air gaps assure a separation between supply and waste water), the soap dish door would not latch and the touch pad control display light for the 'Normal' option was inoperative.
- **Improve:** The upper bath tub/shower faucet has reversed hot/cold functions, the drain stopper is missing, the tub spout is not snug or sealed to the wall and some of the tub's perimeter grout is missing.

**B UNIT** Occupied 2 Bedroom, 1½ -Bath—This unit is not well maintained by the tenant and shows the most wear.

- **Safety Issue:** A smoke and carbon alarm is needed at the lower level living area and a carbon alarm is needed at the upper hallway. Further, the upper hallway and bedroom smoke alarms are either too high or low (the units must be 6-inches from the highest ceiling/wall line).
- **Major Improve:** The kitchen and lower bath areas exhibit wall patching and blistered finishes suggesting leaks from the upper bath (above the lower bath) and from indeterminate areas above the kitchen where comprehensive improvements are likely needed as the water intrusion specialist's inspection of these areas were determined to be wet; suggest repairs by a licensed contractor.
- **Improve:** The kitchen exterior door rubs the jam (all three of the kitchen exterior doors are mentioned on the exterior page as water damaged).
- **Improve:** The upper bath wall adjacent to the tub/shower shows tile off-sets and patching (due to common chronic leaks from the enclosure and framing settlement).
- **Improve:** The laundry area drain pipe shows corrosion at the trap fitting.
- **Improve:** The lower toilet seat is detached and the sink drain tail pipe fitting is prone to leak.
- **Improve:** The electrical range is old, dirty and the oven door is missing its gasket where escaping oven heat has damaged the paint (and darkened the paint at the abutting refrigerator).
- **Improve:** The kitchen hot water faucet is inoperative.
- **Improve:** The upper toilet bowl has scale and mineral build-up.
- **Monitor/Improve:** The kitchen exhaust fan is the re-circulating type.

**C UNIT** Occupied 2 Bedroom, 1½ -Bath—A well maintained unit although full of furnishings, wall coverings & storage.

- **Safety Issue:** A smoke and carbon alarm is needed at the lower level living area and a carbon alarm is needed at the upper hallway. Further, the upper hallway smoke alarm appears to have its battery removed. Smoke alarms were noted at both bedrooms.
- **Safety Issue:** The kitchen exhaust hood outlet cover plate is damaged/off-set.
- **Improve:** The kitchen sink cabinet shelf exhibits damage & stains consistent with past water exposure that may have created conditions where hibernating organics exist at inaccessible areas. Areas of past moisture intrusion or current leakage often create conditions that are favorable for the growth of many fungus-like organisms (bacteria, mold, mildew, fungus and many other types of growth) that comprise indoor air quality. Damaged/stained materials should be replaced and/or the stained areas covered with an approved brush/roller application of mold encapsulating/neutralizing paint/surface treatment by licensed specialists following established protocols to assure organics do not 'kick-off' if re-wetted. Inspection for and identification of these conditions is beyond the scope of the CREIA Standards of Practice and would require consultation with an environmental specialist or licensed/Certified Industrial Hygienist.
- **Improve:** The tub gas chipped and rusted finishes at the drain area.
- **Improve:** The sliding glass door is difficult to operate.
- **Improve:** The lower bath door has a reversed strike bolt (its ramp faces away from the door strike plate).
- **Monitor:** The kitchen sink disposal lock ring is rusted suggesting past leaks (given it was dry to the touch).

**D UNIT** Occupied 2 Bedroom, 1½ -Bath—The cleanest of occupied units

- **Safety Issue:** The W-bedroom smoke alarm has been removed and the hallway smoke alarm appears more than 10-years old. The lower level requires a combination smoke/carbon alarm and the upper hallway requires a carbon alarm as well. A smoke alarm was noted at the E-bedroom.
- **Safety Issue:** The toilets have added personal hygiene hand sprayers lacking 'back-flow' protection to prevent a waste water/potable water cross connection and the upper unit has a damaged valve that allows constant discharge from the sprayer that require it be extended to the tub (otherwise it would flood the bathroom). These fixtures must be removed by a licensed plumbing contractor.
- **Safety Issue:** The stairway closet has exposed wiring and connections at door bell transformer and light fixture within the stairway closet that present shock & fire hazards; suggest repairs by a licensed electrical contractor.
- **Improve:** The tub/shower area plaster walls are covered in surface mildew due to poor ventilation that requires a wipe-down cleaning protocol and perhaps newer paint containing a mildewcide.

- **Improve:** The upper bath tub/shower faucet has reversed hot/cold functions, a slow drain and the sink is missing a drain stopper.
- **Improve:** The kitchen sink light did not respond.
- **Monitor/Improve:** The kitchen sink deck exhibits corrosion at the faucet mount area.

#### Environmental Issues

- **Monitor:** Based on the age of this building, there is a likelihood that remaining older materials apart of the structure, systems and components may contain some asbestos. This can only be verified by laboratory analysis which is beyond the scope of this inspection. *The Environmental Protection Agency (E.P.A.) reports that asbestos represents a health hazard if "friable" (damaged, crumbling, or in any state that allows the release of fibers).* If any sections of the above listed areas are indeed friable, or become friable over time, a specialist should be engaged. Due to the age of construction, there may be other materials that contain asbestos but are not identified by this inspection report and is the sole responsibility of the client to further investigate prior to the close of escrow or contingency period.
- **Monitor:** There is the potential for lead content in the drinking water. Lead in water may have two sources; the piping system of the utility delivering water and/or the solder used on copper pipes prior to 1988. This can only be confirmed by laboratory analysis. An evaluation of lead in water is beyond the scope of this inspection.
- **Monitor:** Lead based paint was in use until approximately 1978. According to the Federal Department of Housing and Urban Development, a lead hazard can be present in a building of this age. This can only be confirmed by laboratory analysis. An evaluation of lead in paint is beyond the scope of this inspection.

#### Further Information

- For more information, consult the Environmental Protection Agency (E.P.A.) for further guidance and a list of testing labs in your area.

## LIMITATIONS OF INTERIOR INSPECTION

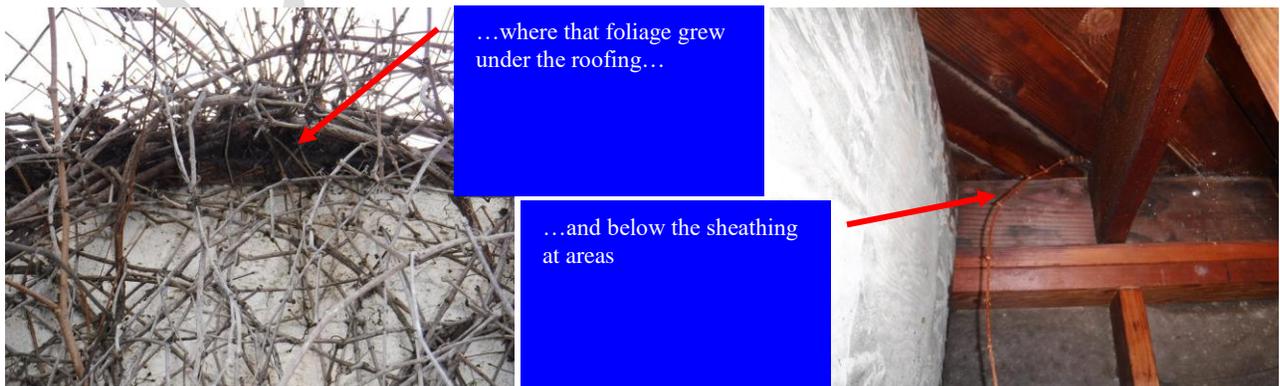
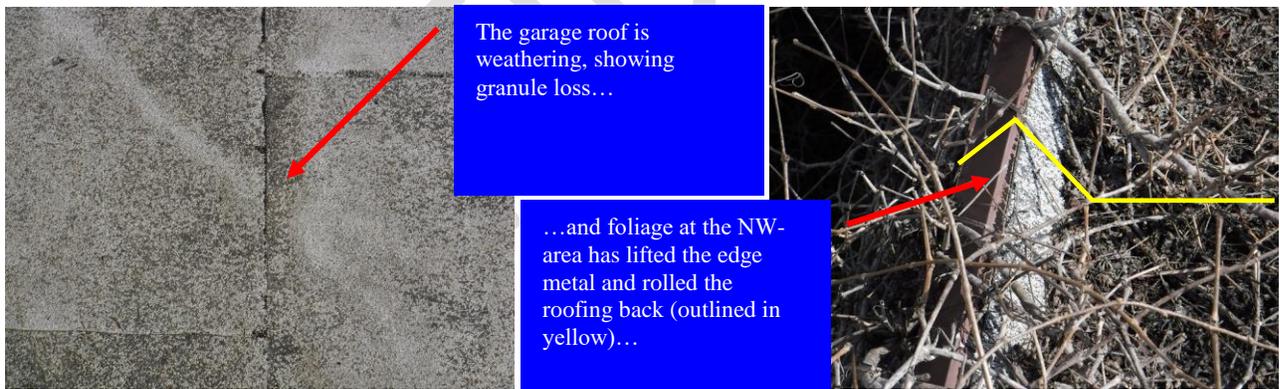
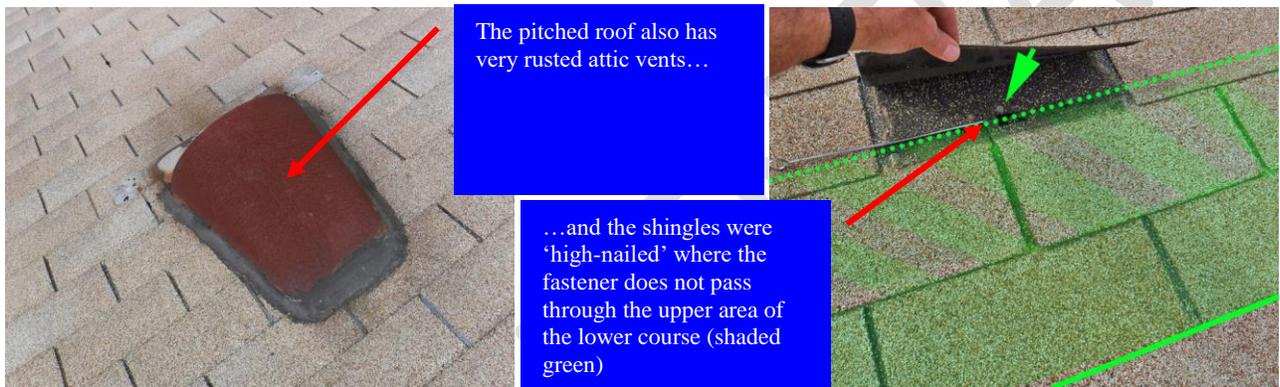
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As prescribed in the pre-inspection contract, this is a visual inspection only. Assessing the quality and condition of interior finishes is highly subjective. Issues such as cleanliness, cosmetic flaws, quality of materials, architectural appeal and color are outside the scope of this inspection. Comments will be general, except where functional concerns exist. No comment is offered on the extent of cosmetic repairs that may be needed after removal of existing wall hangings and furniture. The inspection of the interior was limited by (but not restricted to) the following conditions:

- **Testing of smoke and carbon alarms or verifying if they are hardwired is outside the scope of a property inspection.**
- Furniture, storage, appliances and/or wall hangings restricted the inspection of the interior.
- The inspector is not qualified to detect the presence of Chinese Drywall. Accordingly the issue of Chinese Drywall (and its potential problems) is beyond the scope of the inspection report.

Please also refer to the pre-inspection contract for a detailed explanation of the scope of this inspection.

# Assorted Photos



# Assorted Photos



The garage roof is also starting to lift off the S-edge metal...a sign of an old roof

The wood throughout the property is weathered such as here at the garage fascia...



...at the D Unit vehicle door and stucco trim...

...at the multi-unit fascia...



...throughout the building

All of the decks have weathered rail wall cap boards...



...and the kitchen exterior doors show extensive damage...

...from delaminating, blisters and damaged stucco trim

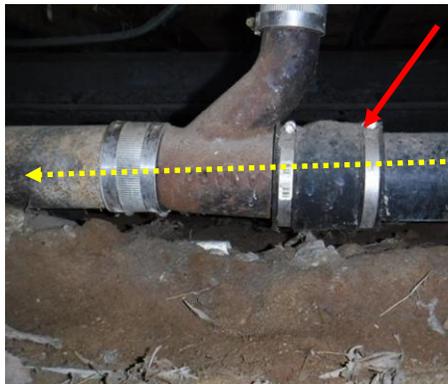


# Assorted Photos



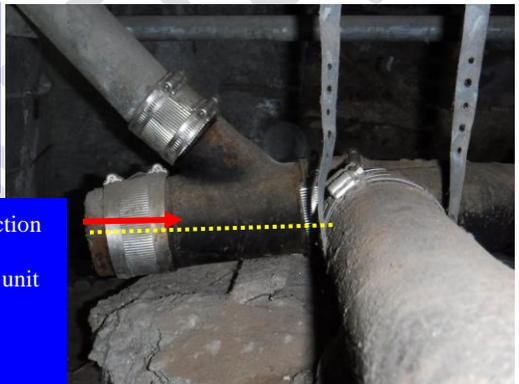
The D Unit clothes dryer duct lacks an exterior terminal and is packed with lint

The crawl space waste piping has a number of issues from improper support where stacked scrap lumber is atop scrap concrete...



...where rubber couplers lacking steel jackets are used causing off-sets (here a slight reversed slope at the C unit bath area)...

...and an older pipe section has deflected causing reversed slope at the C unit bath area...



...as well, the older cast iron waste piping shows pin-hole leaks...

...and rust blossoms

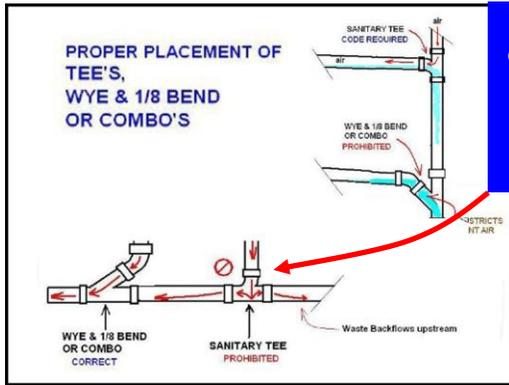


Repairs were also made where 'sanitary-t' fittings are used...

...lying on their backs...



# Assorted Photos



...that can slow drainage

The water heater drip pan drains are discharging to the crawl space...



...when they must be routed to the building exterior

The dryer exhaust ducts at Unit's A, B & C all discharge to the crawl space...



...that must be routed to the building exterior

Termite activity was noted at the D Unit sub-floor...



...that requires action

A crawl space vent screen at the NW-corner of the home is missing



# Assorted Photos



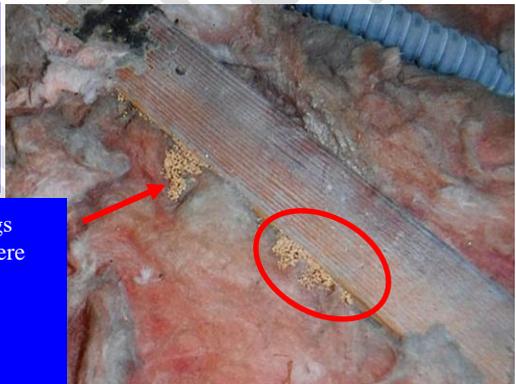
The building has a number of plumbing access hatches that are not seated and allow nuisance pest or water entry



The attic areas above and abutting the stairways lack insulation



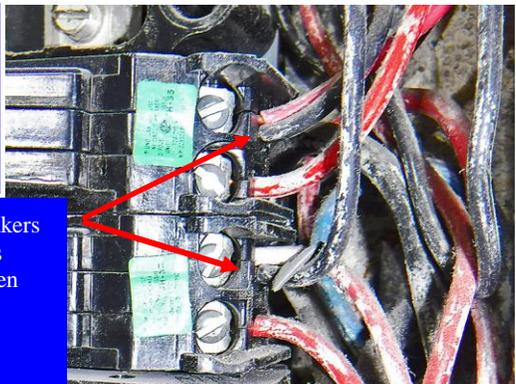
Past roof leaks were noted at some attic areas where pipe penetrations are made...



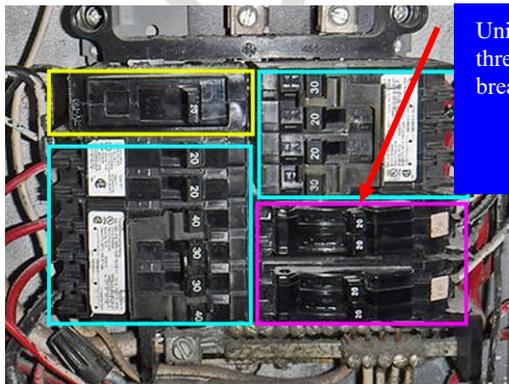
...and termite droppings were noted here and there



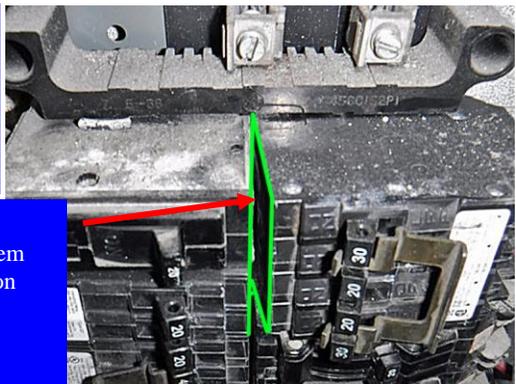
The rafters have pulled a bit away from the ridge board where additional 'blocking' may be desired



Unit A: two of the breakers have sets of conductors landed at their lugs when only one conductor is allowed

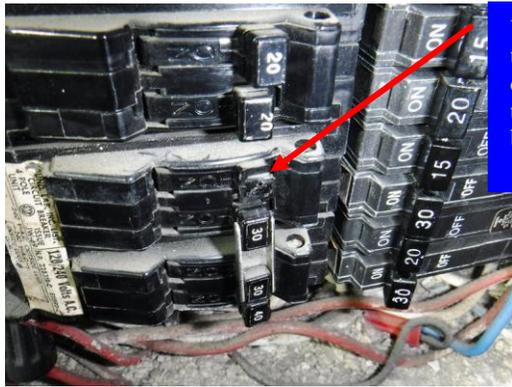


Unit B: This panel has three different types of breaker models...



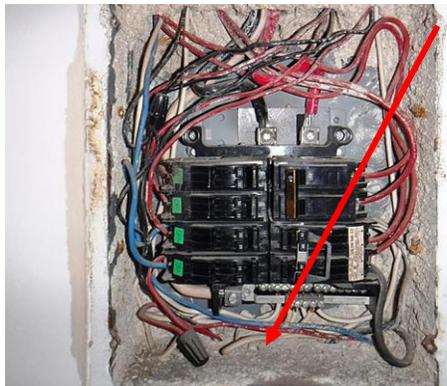
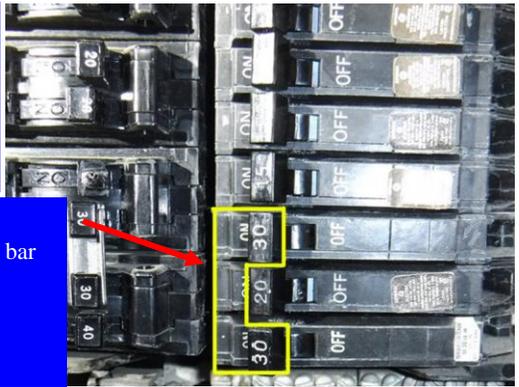
...resulting in a wedge shaped gap between them due to poor fitment upon the bussing

# Assorted Photos

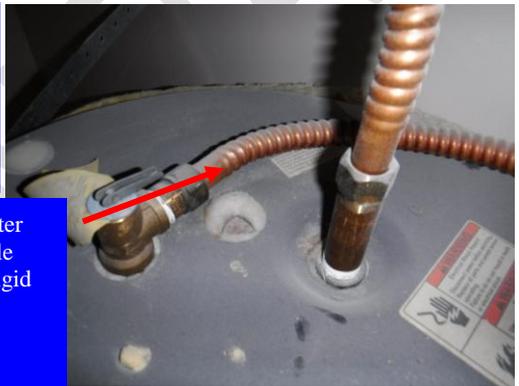


Unit C: A breaker toggle handle is damaged, the panel has two different models of breaker...

...and a 30amp/240V breaker-set lacks a link bar joining the toggles



Many panels are full of wall putty, paint, etc



Unit A: The water heater TPR valve has a flexible drain pipe when only rigid is allowed...



...and the seismic straps may not be over insulation blankets...

Unit B: Like all of the tanks, the upper strap is too high and loose

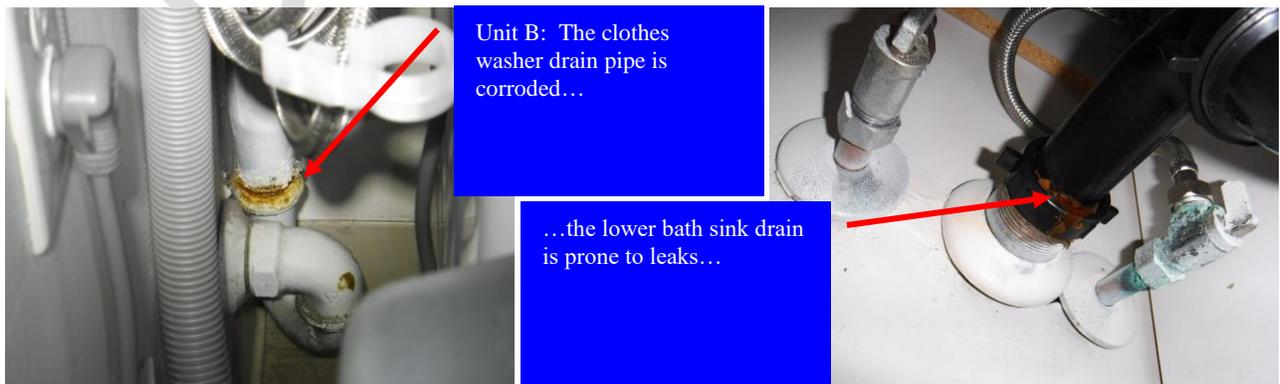
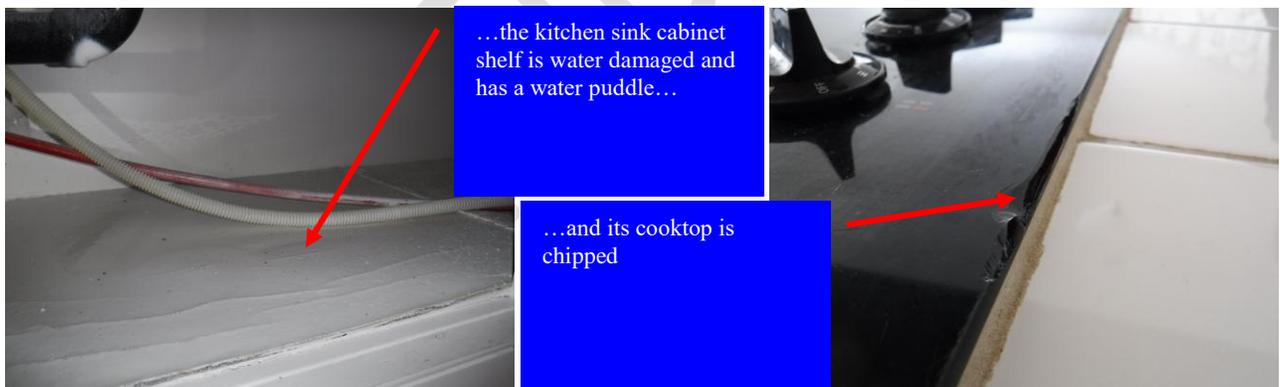
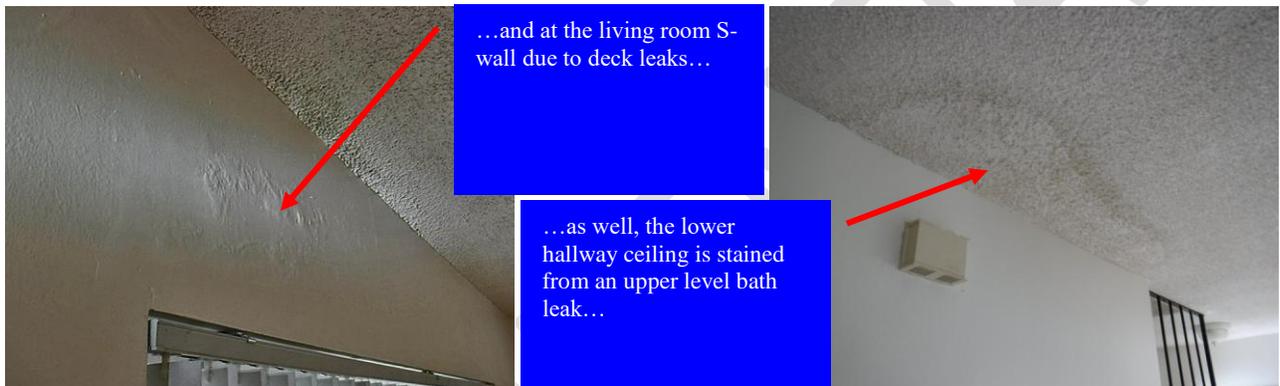
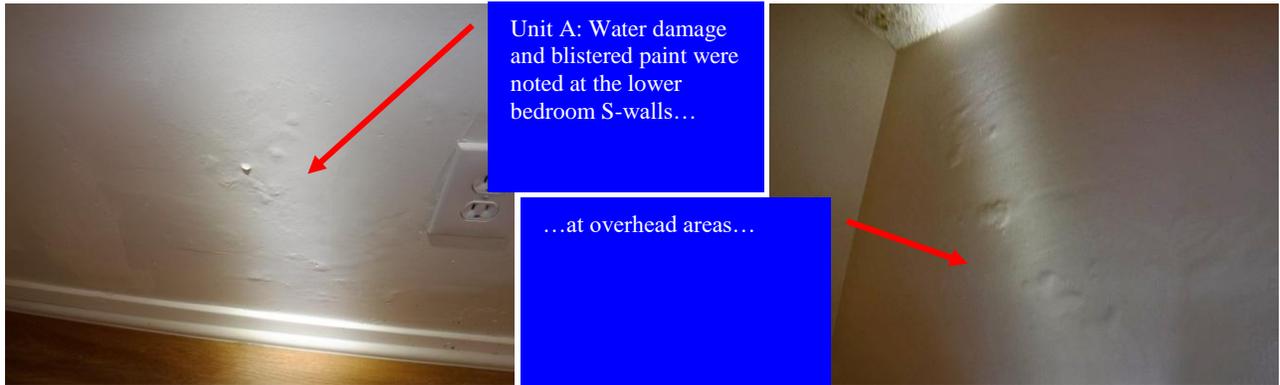


Unit C: The TPR valve discharge pipe drains to the drip pan...

...and the tank's cold water valve exhibits corrosion



# Assorted Photos



# Assorted Photos



...the oven door gasket is missing resulting in scorching paint...



...water damaged wall finishes were noted adjacent to the kitchen exterior door...



...and at the lower bath...



...the tub area shows damaged tile and wall repairs



Unit C: The hall smoke alarm battery has been removed...



...the tub area shows damaged tile and wall repairs...

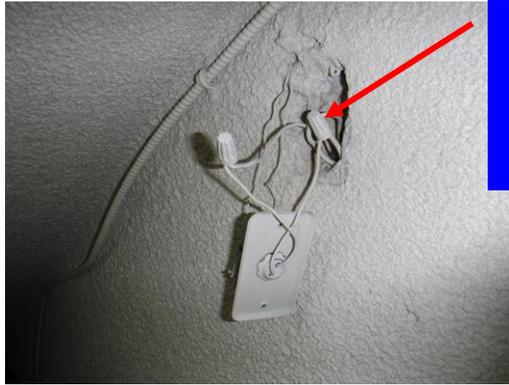


...the kitchen exhaust fan outlet has a loose cover plate...



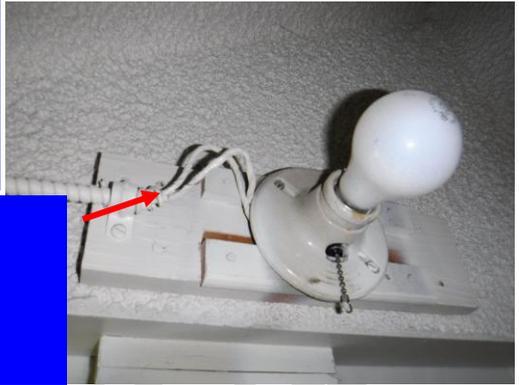
...and the kitchen sink shelf shows extensive water damage

# Assorted Photos



Unit D: The stairway closet has exposed wiring and connections at the door bell transformer...

...and closet light...



...the toilets have added hand operated sprayers...

...of which the upper bath unit runs continuously...



...the tub/shower enclosure has surface mildew...

...and the kitchen sink deck exhibits rust



## RESIDENTIAL STANDARDS OF PRACTICE – FOUR OR FEWER UNITS

### 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 with out difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.
- B. A *real estate inspection* report provides written documentation of material defects discovered in the *inspected building's systems and components* which, in the opinion of the *Inspector*, are *safety hazards*, are not *functioning* properly, or appear to be at the ends of their service lives. The report may include the *Inspector's* recommendations for correction or further evaluation.
- C. *Inspections* performed in accordance with these Standards of Practice are not *technically exhaustive* and shall apply to the *primary building* and its associated *primary parking structure*.

### 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 or *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*

#### 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 arrester
  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

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6. Absence of smoke or carbon monoxide alarms
7. Vehicle doors and openers
- B. The *Inspector* is **not** required to:
  1. *Inspect* window, door, or floor coverings
  2. *Determine* whether a *building* is secure from unauthorized entry
  3. Operate or test smoke or carbon monoxide 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
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
10. *Conditions* related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
13. *Determining* the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage *systems* and remote, timer, sensor, or similarly controlled *systems* or *components*
18. Fire extinguishing and suppression *systems* and *components* or *determining* fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*

21. *Operating* shutoff valves or *shutting down* any *system* or *component*
22. Dismantling any *system*, *structure*, or *component* or removing access panels other than those provided for homeowner maintenance

**B. The Inspector may, at his or her discretion:**

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

**Part IV. Glossary of Terms**

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

**Appliance:** An item such as an oven, dishwasher, heater, etc. which performs a *specific function*

**Building:** The subject of the *inspection* and its *primary parking structure*

**Component:** A part of a *system*, *appliance*, *fixture*, or *device*

**Condition:** Conspicuous state of being

**Determine:** Arrive at an opinion or conclusion pursuant to a *real estate inspection*

**Device:** A *component* designed to perform a particular task or *function*

**Fixture:** A plumbing or electrical *component* with a fixed position and *function*

**Function:** The normal and characteristic purpose or action of a *system*, *component*, or *device*

**Functional Drainage:** The ability to empty a plumbing *fixture* in a reasonable time

**Functional Flow:** The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

**Inspect:** Refer to Part I, "Definition and Scope", Paragraph A

**Inspector:** One who performs a *real estate inspection*

**Normal User Control:** Switch or other *device* that activates a *system* or *component* and is provided for use by an occupant of a *building*

**Operate:** Cause a *system*, *appliance*, *fixture*, or *device* to *function* using *normal user controls*

**Permanently Installed:** Fixed in place, e.g. screwed, bolted, nailed, or glued

**Primary Building:** A *building* that an *Inspector* has agreed to *inspect*

**Primary Parking structure:** A *building* for the purpose of vehicle storage associated with the *primary building*

**Readily Accessible:** Can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may harm persons or property

**Real Estate Inspection:** Refer to Part I, "Definitions and Scope", Paragraph A

**Representative Number:** Example, an average of one *component* per area for multiple similar *components* such as windows, doors, and electrical outlets

**Safety Hazard:** A *condition* that could result in significant physical injury

**Shut Down:** Disconnected or turned off in a way so as not to respond to *normal user controls*

**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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