Home Savvy Inspections

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# Commercial Inspection Report

Inspection Date:
**03/25/2024**

Prepared For:
**Carolyn S. Ziegler TTE**

Prepared By:
**Home Savvy Inspections**
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Report Number:
**20240325**

Inspector:
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ICC Member

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Inspection Address:
## 1655 San Carlos, San Carlos, CA

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# Client Advisory

**Please note:** This Advisory is **not** a "summary" of the inspection report. That is why we urge you to **read** the *entire* inspection report *before* you review this section. As an additional service to our Clients and their Real Estate Professionals, we have provided this listing of the items which, in the professional opinion of your Inspector, merit further attention, investigation, or improvement at this time. Some of these conditions may be of such a nature as to require repair or modification by a skilled craftsman, technician or other specialist. A homeowner such as you can easily handle others. In listing these items, your Inspector is not offering any opinion as to who, among the parties to your transaction, should take responsibility for addressing any of these concerns. As with most other facets of your transaction, we recommend consultation with your Real Estate Professional, Attorney or Home Builder for further advice with regards to the items listed below.

Finally, we remind you that following the Inspector's advice will often result in enhanced safety for the occupants of the home or improved performance and/or extended life for the component in question.

***Notes which are found in an "Italic" style are items that need attention, but, are not as critical as those found under "Client Advisory". Italicized notes should be repaired within a maintenance type time frame or when budget allows for repair.***

## STRUCTURAL SYSTEM

### Subflooring

One or more sections of the flooring located in unit 6 was damaged and cupping. The damage and cupping underneath the carpet could potentially lead to more problems if not addressed. It's important to investigate the extent of the damage and take appropriate measures to repair or replace the affected sections of the flooring to prevent further issues. We recommend the advice of a licensed professional; followed by corrective action as needed to improve its current condition.

## BUILDING EXTERIOR

### Brick Veneer

Large cracks have been observed within the brick veneer, indicating structural instability. It is essential to take immediate action as this poses a safety hazard. Standing nearby is not recommended due to the risk of collapse or further damage. We recommend the advice of a licensed professional, followed by corrective action as needed to improve its current condition and safety.

### Exterior Railing

The handrails located on both sides of the staircase are not properly secure and are loose. This poses a safety risk as handrails are essential for providing support and stability while ascending or descending stairs. Loose handrails increase the likelihood of accidents or falls, particularly for individuals who rely on them for balance and support. It's important to promptly address this issue by securely fastening the handrails to ensure they provide the necessary stability and safety for anyone using the staircase.

We recommend the advice of a licensed professional, followed by next corrective action as needed to improve their current condition.

### Exterior GFCI

The presence of a non-GFCI (Ground Fault Circuit Interrupter) receptacle in the courtyard, where GFCI devices are required by industry standards, poses a safety concern. GFCI outlets are essential for protecting against electrical shocks in outdoor or damp environments like courtyards where there's an increased risk of water exposure. It's crucial to ensure compliance with industry standards by replacing the non-GFCI receptacle with a GFCI device. This corrective action will enhance electrical safety in the courtyard and reduce the risk of electrical accidents or injuries. We recommend the advice of a licensed professional, followed by next corrective action as needed to improve their current condition.

## ELECTRICAL SYSTEM

### Lights: Overall

The light fixture in unit 6 failed to function as intended when tested. This issue needs to be addressed promptly to ensure proper lighting within the unit. A malfunctioning light fixture not only affects visibility but also poses potential safety hazards, such as increased risk of trips and falls in poorly lit areas.

We recommend the advice of a licensed professional, followed by corrective action where needed to improve its current condition.

### Ground Fault Circuit Protection

**(Washrooms & Kitchen)**

One GFCI located in the washrooms for 7 and 10 unit 2 when tested failed to function as intended. This device was noted with reverse polarity is the opposite of normal polarity. Normal polarity in electronics is when you have the positive hooked up to the positive terminal and the negative to the negative terminal. Reverse polarity would be having the positive hooked up to the negative terminal and the negative to the positive terminal.

As of the latest safety standards and regulations, GFCI outlets are now required to be installed underneath the kitchen sink. This update is aimed at enhancing electrical safety in kitchens, where the proximity of water sources increases the risk of electrical hazards.

We recommend the advice of a licensed professional, followed by corrective action where needed to improve its current condition.

## INTERIOR COMPONENTS

### Smoke Alarms

Smoke alarms were not installed or located for unit 1, 2, 6 hallway and 2, 6 bedroom. Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. Installing the smoke devices in the mention located prior to COE is recommended.

### Carbon Monoxide

Carbon monoxide detectors were not installed or located for unit 1, 2, 6, 9 hallway and 6 bedroom. Installing the Carbon monoxide detectors in the mention located prior to COE is recommended.

### Hall - Washrooms

### Washbasin and Pedestal

Unit 1washroom pedestal was not properly secure. Unit 6 washroom sink was noticeably stained and chipping. We recommend the advice of a licensed professional, followed by next corrective action as needed to improve its current condition.

### Shower & Tub Surround

Unit 1, 6, 7 washroom tub surface was noticeably stained and noted with fungus between the tiles grout lines. Unit 1 shower tiles were noted with crack tiles, which is a pathway for moisture intrusion.

We recommend the advice of a licensed professional, followed by next corrective action as needed to improve its current condition.

### Toilet

The toilets for units 1, 7 were not securely attached to the soil pipe flange at the floor. While no damage was evident, this condition should be addressed so that leakage does not develop and cause damage.

We recommend the advice of a licensed professional, followed by next corrective action as needed to improve its current condition.

## Laundry

### Clothes Washer and Dryer

The absence of a water line discharge, or standpipe, for the washer as required poses a significant concern. Instead, dark water is being drained into a tub, which can lead to cross contamination. Cross contamination is a serious issue that can compromise the cleanliness and safety of water sources. Installing a proper water line discharge, such as a standpipe, for the washer is essential to ensure that wastewater is safely and effectively removed from the unit without risk of contamination. Additionally, addressing the drainage issue promptly is crucial to prevent further potential health hazards.

We recommend the advice of a licensed professional; followed by corrective action as needed to improve its current condition.

## Kitchen

### Kitchen Exhausts

The remaining kitchen exhaust located on the ceiling was found to be non-functional when tested. This is a significant issue as kitchen exhaust systems play a crucial role in removing cooking fumes, odors, and potentially harmful airborne particles from the kitchen area. A malfunctioning kitchen exhaust can lead to poor indoor air quality, increased risk of grease buildup, and potential fire hazards. It's essential to address this issue promptly by diagnosing the cause of the malfunction and repairing or replacing the exhaust system as needed.

The absence of an exhaust ceiling fan located directly above the gas cooktop in unit 3 poses a significant safety concern. Kitchen exhaust systems, including ceiling fans, are crucial for removing smoke, grease, and other pollutants generated during cooking. Without proper ventilation directly above the gas cooktop, there's an increased risk of indoor air pollution, accumulation of cooking odors, and potential fire hazards underneath the exposure cabinets.

We recommend the advice of a licensed professional; followed by corrective action as needed to improve its current condition.

# Inspection Overview

## DESCRIPTIVE INFORMATION

| | |
|---|---|
| **Inspection Date and Tine:** | • 03/25/2024 Time: 8:30 am to 11:45 am |
| **Client Information:** | • Carolyn S. Ziegler TTE |
| **Weather Conditions:** | • Cloudy Day |
| **Rain in last 3 days:** | • Yes |
| **Radon Test:** | • No |
| **Water Test:** | • No |
| **Temperature Range:** | • 50 - 55 Degrees F |
| **Style of the Dwelling:** | • Multiplex (10 units) |
| **Orientation of the Dwelling:** | • The front entrance Northwest |
| **Unofficial Square Footage:** | • 7,000 as reported Online |
| **Estimated Year Built:** | • 1948, as reported Online |
| **Structure Type:** | • Wood Frame |
| **Main Water Shutoff Location:** | • Front Left |
| **Electrical Panel Location:** | • Exterior Right • Hallway • Bedroom |
| **Main Gas Shut-Off Location:** | • Exterior Right |
| **Site Number Visible:** | • Yes |
| **Structure Occupied:** | • Yes |
| **Furnished:** | • Yes |
| **Number of Stories:** | • Two levels |
| **Persons in Attendance:** | • Property Manager • Tenants |
| **Inspected By:** | • Felix Pena |

## ADVICE, PRECAUTIONS & CONDITIONS AFFECTING THE SCOPE OF THE INSPECTION

**Location/Direction Conventions Used In This Report**

Over the years, we have found that our clients appreciate information on the location of thermostats, furnace filters, electrical panels, ground fault circuit interrupt devices, and the main water, electricity and gas shutoffs, especially if they are normally hidden or hard to get to. Specifying these critical locations becomes even more valuable for those of our clients who are not able to accompany the inspector on the inspection. Not only does this information aid you in operating and maintaining your home, but the abundance of information contained in our Report is reassurance that your inspector did, in fact, crawl into all those nasty places and examine all those "nitty-gritty" details. Here is how we are going to call out locations and directions in your report: When we talk about the "right" or "left side" of the house, we are assigning direction as we would if we were standing at the street and were looking towards the front door. For features inside the home, they will be located by imagining that you are standing in the doorway of the main entrance looking towards the center of the house. Then locations will be described as "left" or "right", and "front" or "rear". (For example, "the left rear corner of the right front bedroom"). The floors or levels are referenced from the level which we enter from the front (main) entrance.

The level that you walk in on will be called the "Main Level". For the purpose of clarity, we use several abbreviations throughout for the purpose of brevity. HVAC stands for Heating Ventilation Air Conditioning.

WDO stands for Wood Destroying Organism and is the term used to describe the termite inspector or report.

**Important Information on the Scope of this Inspection**

This Overview is intended to provide a convenient and cursory preview of the conditions and components that we have identified within the body of the report as needing further evaluation and or service. The conditions and components in the Overview should not be considered the only significant findings or issues.

This Overview is obviously not intended to be comprehensive, and should never be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this brief overview. The reader must establish their own priorities after thoroughly studying all the comments/recommendations in the entire report and consulting with other experts and or specialists as the reader may deem necessary. We recommend that any service/repairs, safety upgrades, etc. be completed only by licensed/qualified specialists and only with the benefit of permit. The prospective buyer is specifically cautioned to obtain any further evaluations, information, price quotes, et cetera pertaining to the comments, service and or safety recommendations made in this report before the removal of transaction contingencies. These qualified specialists may well identify additional issues/defects and or recommend additional upgrades, the scope and price of which could affect your evaluation of the property.

NOTICE TO THIRD PARTIES: The inspection report was created for the sole benefit and reliance of the Client named in the original report and is nontransferable. The report is issued subject to the terms, conditions and limitations under which the inspection was performed which are attached hereto and incorporated by reference herein. This report is not a substitute for disclosures required by California Civil Code 1102 et. seq.

This report is a work product and is copyrighted as of the date of this report. The inspection report is for the sole benefit and reliance of the Client named in the original report and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client and is issued subject to the terms, conditions and limitations under which the inspection was performed. The terms, conditions and limitations are a part of this report and are attached hereto and incorporated by reference herein. Inspector assumes no liability for third party interpretation and or use of the report. Third parties are encouraged to obtain a property inspection from a qualified inspector of their choice. Unauthorized duplication and/or distribution of, use of or reliance on this report by any party other than the clients has the effect of all parties agreeing to hold harmless, individually, jointly, and/or otherwise, the inspector, the Company, their successors and assigns from any third party claims arising out of unauthorized distribution of the inspection report. Any use or reliance, whether authorized or unauthorized, of the information contained herein, constitutes your ascent to the terms of use and scope of work governing this document and to the scope and limitations of the inspection as described in the terms of use, the written agreement and in the ASHI Standards of Practice. We recommend that any and all repairs, safety issues or upgrades, be completed only by licensed specialists and only with the benefit of permit. The prospective buyer is specifically cautioned to obtain any further evaluations, information, price quotes, et cetera pertaining to the service and or safety recommendations made in this report well before the close of escrow. These licensed and or qualified specialists may well identify additional defects and or recommend additional upgrades, the scope and price of which could affect your evaluation of the property. We provide an overview of this inspection at the front of the report where we list the recommendations we believe may be important to the client. These recommendations should not be considered the only significant findings or issues. You must establish your own priorities after thoroughly studying this report, reviewing all the recommendations in this report, and consulting with other experts, and or specialists as you may deem necessary.

## SCOPE OF WORK

You have contracted for us to perform a general property inspection in accordance with the ASHI Standards of Practice. A property inspection is not intended to be technically exhaustive. It is limited to the visible and or accessible portions of the dwelling and is non-invasive. It is distinct from a specialist inspection, which requires a person with very specialized knowledge, licensing and/or training. Specialist inspections can be costly, take days to complete, involve the use of specialized instruments, the dismantling of equipment, video-scanning, destructive testing, and laboratory analysis.

By contrast, the general property inspection is completed within a few hours and at a fraction of the cost. Consequently, a general inspection report will not be as comprehensive as that generated by specialists - nor is it intended to be. Our goal is to identify visible defects or adverse conditions that, in the opinion of the inspector, might result in injury or lead to costs that could have a significant impact on your overall evaluation of the property, and to alert you to the need for a specialist to perform further evaluation.

We evaluate conditions, systems, or components, and report on their condition at the time of inspection, which does not mean that they are ideal but that they are either functional or met a reasonable standard at a given point in time. We do take into consideration when a dwelling was built and allow for the predictable deterioration that would occur naturally through time and use, such as the cracks that appear in concrete and in the plaster around windows and doors, scuffed walls or woodwork, worn or squeaky floors, stiff or stuck windows, and cabinetry that does not function as it did when new. Therefore, we tend to ignore insignificant and predictable issues and may not annotate them - particularly those that would be apparent to the average person and or to someone without any trade/construction experience. This property evaluation and report are not a building code or zoning compliance inspection. Any inference that this is a "Code" inspection would be is incorrect. The observations and recommendations made are based upon a wide variety of standards that were either in place at the time of original construction of the dwelling or may have developed into the standards, trade practices, etc. since the period of installation/construction. The building codes are intended as a minimum standard for construction/safety and local interpretations of the codes varies widely. The building codes may not necessarily reflect the best method of installation. Our evaluation is not intended to determine whether or not an area or component is "Code Compliant", but rather in the opinion of the inspector, that a condition(s) exists, which requires further evaluation and or attention by an appropriate trade specialist.

We are generalists and are not authorized, nor do we have the expertise to test for environmental contaminants, or comment on termite, dry rot, fungus or mold, or pests but we may alert you to indications of their presence if visible to us. Similarly, we do not test the quality of the air within a residence. Any comments made regarding any such environmental or, insect, pest or other related issues are those of a lay person only and should NEVER be considered a substitute for an evaluation by a qualified specialist.

Therefore, interested parties should schedule any such specialized inspections with the appropriate specialist well before the removal of transaction inspection contingencies.

A dwelling and its components are complicated, and because of this and the limitations of a visual inspection, we offer unlimited follow-up consultation via telephone and e-mail. We encourage you to ask questions. In fact, we encourage candid and forthright communication between all parties, because we believe that it is the only way to avoid stressful disputes and costly litigation. Remember, if you were

present at the time of inspection, we can only summarize the report on-site - so it is essential that you read the entire report to obtain full benefit of the information, and that any recommendations that we make for service or further evaluation by specialists should be completed and documented well before the removal of transaction inspection contingencies, because additional defects or issues could be revealed by specialists, and or some upgrades recommended that could potentially affect your evaluation of the property.

Our service necessarily cannot include any form of warranty or guarantee. We cannot predict the remaining life of a given system and or component. This report was produced specifically for the subject dwelling, the site within approximately six feet of the dwelling and the associated primary parking area. This report does not include any other portions and or features of the site except as agreed to by the inspector and client prior to the inspection. The purpose of this inspection and written report is to provide an unbiased opinion of the material defects and conditions visible at that point in time. Further, it is to describe the physical condition of the selected key systems and components and parking area. We provide an overview of this inspection at the front of the report where we list the recommendations we believe may be important to the client. These recommendations should not be considered the only significant findings or issues.

You must establish your own priorities after thoroughly studying this report, reviewing all the recommendations in this report, and consulting with other experts, and or specialists as you may deem necessary.

## Commercial Inspection

The inspection of this property was conducted in conformance with the ASHI Standards of Practice and the requirements of the State of California Business and Professions Code 7195-7196. The evaluation of installed fireplaces and or related systems for the subject property is performed to those standards of practice. An NFPA Level exhaustive evaluation of these systems was not performed and any such issues are excluded from the scope of work governing this report. Interested parties should consult with a qualified fireplace specialist for further information and or evaluation.
The report contained herein is CONFIDENTIAL, and is given solely for the use and benefit of the client, and is not intended to be for the benefit of or relied upon by any other buyer, lender, title insurance company, or other third party. The inspection is essentially a performance inspection and as such should not be construed as a code compliance inspection. Code compliance inspections are performed by city/ county building inspection departments.
The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this property. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property. Please read the entire report - including photos and related comments for all items.
Representative samples of building components are viewed in areas that are readily accessible at the time of the inspection. No destructive testing or dismantling of building components is performed. This inspection is visual only. The purpose of this inspection is to identify and disclose visually observable major deficiencies of the inspected systems and items at the time of the inspection. Detached structures or buildings are not included.
This inspection is not intended to be technically exhaustive nor is it considered a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected. The inspection and report should not be relied on as such.
The Inspector shall not be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein. The Inspector is neither a guarantor nor insurer. Not all improvements will be identified during this inspection.
The inspection and related report do not address and are not intended to address code and/or regulation compliance, mould, mildew, indoor air quality, asbestos, radon gas, lead paint, urea formaldehyde, soils contamination and any other indoor or outdoor substances.
The client is urged to contact a competent specialist if information, identification or testing of the above is desired.
The acceptance of this report by the client acknowledges the client's agreement to all of the terms and conditions of the inspection contract. Please refer to the inspection contract for a full explanation of the scope of the inspection.

## Not Inspecting for Building Code Violations

The presence or extent of building code violations was not the subject of this inspection, nor was it included in the report. No warranty is offered on the legal use, or uses of the building or property. Information with regard to these issues may be available from the appropriate building and/or zoning agency.

## Environmental Issues Are Excluded

Comments on environmental hazards or conditions, including, but not limited to, toxic, radon, reactive, combustible or corrosive contaminants, wildfire, geologic or flood hazards are specifically excluded from this inspection and report.

## We Evaluate for Function, Operability and Condition

The purpose of a home inspection is to evaluate the home for function, operability and condition of systems and components. Its purpose is not to list or attempt to address cosmetic flaws. It is assumed that the client will be the final judge of aesthetic issues and not the home inspector, as the inspector’s tastes and values will always be different from those of the client.

## Floor Coverings Are Not Included in a Standard Home Inspection

Floor coverings are not considered a part of a standard home inspection and, in most cases; no comment on their condition will be made. Floor coverings are not lifted for inspection of the underlying finishes, and hidden conditions may be present. We do not represent that cleaning, in and of it; will remove any or all stains or odors.

## Important Information Concerning Mold and Mildew

We hope that the following facts and considerations regarding mold and mildew, the scope of this home inspection and your family's health, will aid in your understanding of this important and timely topic:

- Mold spores are present in the outside air everywhere, even in the driest of the so-called desert climates. Thus, every home contains mold both inside and on all surfaces. But the mold will remain dormant until the right conditions of moisture and food become present. Accurately identifying those conditions often takes specialized skill and experience.
- Mold generates a number of mold byproducts. Particles include the mold organism, spores and fragments. Chemical byproducts include enzymes, mycotoxins and gasses.

  Many of these byproducts can affect susceptible people in a variety of ways, and from a health point of view it often makes no difference if the mold is dead or alive.
- Mold spores are present on the surfaces and in the cracks and pores of building materials as they are incorporated into new construction, no matter where in the world a new home is being built.
- While it is true that molds usually do not propagate if removed from a source of moisture, nevertheless they can remain in a dormant state for years waiting for the right conditions to spring into life and fill the atmosphere both inside and outside of a building with their progeny.
- Some molds give off toxic gases as an offensive "weapon". These toxic gases aid them in killing competing molds and expanding their "territory". These same gases can be dangerous to humans as well.
- Human reaction to, and the possible effects of, exposure to specific molds and other fungi can vary widely, *even between members of the same family exposed to the same conditions*.
- Many experts consider all molds to be potential allergens and irritants, including some toxins. Heath concerns from exposure to mold in humans varies with each individual and can range from simple allergy symptoms to asthma, watery eyes, sneezing, wheezing, difficulty breathing, sinus congestion, blurry vision, sore throat, dry cough, aches/pains, fever, skin irritation, bleeding of the lungs, headaches, and memory loss.
- Searching for environmental hazards of *any* kind, including molds and/or mildew is not a part of this home inspection, or *any* standard home inspection and report.
- Many times, mold infestations occur inside wall cavities or in an under building space or attic where they cannot be seen without the destructive disassembly of the building, an activity specifically prohibited by all nationally recognized Standards of Practice governing the Home Inspection profession.
- Remember, also, that *you* as the Client would be financially responsible for the repair of any damage resulting from any invasive methods used to find hidden mold growth in a building that you do not yet own!
- Unfortunately, there have been many documented cases of significant and harmful mold growths that were totally concealed and which left absolutely *no* outwardly visible symptoms of their presence.
- During your inspection, if we did come across conditions that, in our opinion, could cause or suggest the presence of these organisms, we have made every effort to note them in the report.
- No matter whether or not we have mentioned any visible evidence or even suspicious symptoms in your report, and whether or not you or any member of your family have been known to have ever had an adverse reaction to possible mold exposure, or if you are concerned at all about these organisms being present in this home, we strongly recommend that you engage the services of a qualified expert that specializes in the identification of these organisms and follow their recommendations.

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# Structural System

## DESCRIPTIVE INFORMATION

**Foundation Type:** • Combination of Perimeter wall and Slab on grade
**Foundation Material:** • Poured in place concrete
**Exterior Wall System:** • Carpenter framed wood stud
**Interior Bearing Walls:** • Carpenter framed wood partitions
**Floor System:** • No Visible

## OBSERVATIONS & RECOMMENDATIONS

Structures are not uniform, and need only meet the standards of the year in which they were built or renovated. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with ASHI and industry standards of practice. If the foundation is a crawl type, we examine the visible portions on the interior surfaces and the exposed portions between grade and the exterior cladding. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are *generalists and not specialists*. However, in the absence of any major defects, we may not recommend that you consult with a geo-technical or structural engineer, but this should not deter you from seeking the opinion of any such expert.

**Raised Foundation**

This residence has a raised foundation. Such foundations permit access, and provide a convenient area for the distribution of water pipes, drain pipes, vent pipes, electrical conduits, and ducts. However, although raised foundations are far from uniform, most include concrete footings and walls that extend above the ground with anchor bolts that hold the house onto the foundation, but the size and spacing of the bolts vary.

In the absence of major defects, most structural engineers agree that the one critical issue with raised foundations is that they should be bolted. Our inspection of these foundations conforms to ASHI and industry standards of practice, which is that of a generalist and not a specialist, and we do not use any specialized instruments to establish that the structure is level. We enter the accessible areas, to confirm that foundations are bolted and to look for any evidence of distress or damage in the structure. We may not comment on lessor issues such as on commonplace shrinkage cracks in the stem walls and slight deviations from plumb and level in the intermediate floor framing, which would not normally be an area of concern. There is no absolute standard for evaluating cracks. In general, cracks that are 1/8" or less and which do not exhibit any vertical or horizontal displacement are not regarded as being a concern. All other cracks should be evaluated by a specialist. We may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist; However, this should not deter an interested party from seeking the opinion of any such expert should they desire further information and or should this be an area of particular concern.

**Description of Foundation Type**

The foundation is raised with poured in place concrete stem walls. The visible portions of the foundation appear to have bolts and or restraints installed. There are intermediate supports consisting of concrete piers/pads, support posts and dimensional lumber framing. We are not qualified to elaborate on the structural adequacy of the construction, but the methods appear consistent with the practices for the period of apparent installation/construction. We evaluated the foundation walls by examining the portions visible above grade on the exterior and from within the lower level. The interior wall finishes in the garage and or lower level/basement area prevented a complete evaluation of the intermediate framing system. Our evaluation is strictly limited to the visible portions. No representations can be made as to the conditions within inaccessible or concealed areas.

### Foundation

The foundation is raised with poured in place concrete stem walls. The visible portions of the foundation appear to have bolts and or restraints installed. There are intermediate supports consisting of concrete piers/pads, support posts and dimensional lumber framing. We are not qualified to elaborate on the structural adequacy of the construction, but the methods appear consistent with the practices for the period of apparent installation/construction. The visible areas of the foundation and other exposed elements of the under building support structure were in satisfactory condition for the age of the dwelling. No abnormal sags (foundation), cracks, or deterioration were observed. Visible lines, called “cold joints”, were evident in this foundation. These were part of the foundation design and/or a function of installation and were not cracks. Cracks which are less than 1/8" and show no indication of rotation and or separation would not typically be regarded as being an area of concern. It is suggested that the foundation be periodically inspected for any change in condition - especially any existing cracks - as they may move imperceptibly over time. In our opinion, given the limitations of the inspection, the age and conditions observed - no further evaluation of the poured concrete stem walls appears warranted at this time. The visible portions of the foundation stem walls appear in fair to satisfactory condition. ***One or more sections of the foundation in the garage were spalling. Spalling usually occurs for one of three reasons, or sometimes a combination of these reasons. Efflorescence or Salt, particularly the sodium chloride can result oxidation on surface of the foundation. But spalling is more likely to occur due to the curing process or the way the concrete hardened, which with age can exposed the aggregate. No abnormal sags (foundation), cracks, or unstable condition were observed.***

### Slab Foundation (Garage)

No sign of significant settlement or related interior cracking was observed, with exception noted below. Note: It is common for moisture to penetrate garages, because their slabs are on-grade. Evidence of this is typically apparent in the form of efflorescence, or salt crystal formations, that result when moisture penetrates the sidewalls or the slab. This is also quite common if a garage is below grade, and some sidewalls are even cored to relieve the pressure that can build up behind them, and which actually promotes drainage through the garage. If there is living space above the garage, it may be seismically vulnerable. Ideally, the columns and beams around the garage door will be made of structural steel, but in many residences these components are made of wood but could include some structural accessories, such as post-straps and hold-downs, and plywood shear paneling. Regardless, we are generalists and not engineers, and we recommend that you read about this in a booklet that should have been given to you by your realtor. Interested parties desiring further information should consult with a registered design professional. Garage door openings are not standard, and you may wish to measure the opening to ensure that there is sufficient clearance to accommodate your vehicles.

### Efflorescence

We observed efflorescence on the stem walls of the raised foundation, which confirms that moisture has penetrated several areas at some point. This is evident by the white powdery formation of salt crystals on the concrete stem walls. Given the apparent age of the dwelling, general site topography and or location this would not be considered an unusual finding. This may be from over irrigation or from improper surface and or subsurface drainage.

We suggest adjusting the sprinklers away from the house, etc. and directing all downspouts away from the foundation. It would be prudent to monitor the crawlspace for indications of further moisture intrusion and call a drainage contractor, if warranted.

### Seismic Considerations

Anchor bolts are fasteners that connect the wood framing to the foundation. They limit the ability of the framing to move independently on the foundation in the event of seismic activity. Because of the age, design and/or configuration of the structure, we could not verify the presence and condition of several anchor bolts.

### Floor Girder and Joist

The girders and support floor joists between the units were performing of this type and current era. No anomalies were found.

### Subflooring

The portions of the sub-flooring where not visible, the construction methods appear consistent with a dwelling of this type and current era, with exception noted. **One or more sections of the flooring located in unit 6 was damaged and cupping. The damage and cupping underneath the carpet could potentially lead to more problems if not addressed.**


**It's important to investigate the extent of the damage and take appropriate measures to repair or replace the affected sections of the flooring to prevent further issues.**


**We recommend the advice of a licensed professional; followed by corrective action as needed to improve its current condition.**

**This item will be found in the Client Advisory.**

### Sill Plate

The sill plates where not visible were in serviceable condition and were performing as intended for its age.

### Support Posts & Framing

The support posts not visible were in serviceable condition and were performing as intended for its age.

### Garage Ventilation

The garage vents had performed adequately over time and could be expected to continue to do so for its age.

### Summary Comments On The Structure

All the visible structural elements and components in this dwelling were in fair to satisfactory condition and were performing as would be expected for a dwelling of this age and type of construction.

# Building Exterior & Garage

## DESCRIPTIVE INFORMATION

| | |
|---|---|
| **Lot Topography:** | • Flat |
| **Driveway Surface:** | • Concrete |
| **Walkway Surface:** | • Concrete |
| **Patio Surface:** | • Concrete |
| **Primary Exterior Cladding:** | • Stucco |
| **Primary Exterior Cladding:** | • Brick Veneer |
| **Garage Type:** | • Ten Cars' and Storage |
| **Property Site I.D.:** | • Visible street level |

## OBSERVATIONS & RECOMMENDATIONS

Structures are not uniform, and need only meet the standards of the year in which they were built or renovated. We describe and identify the various foundation types, and the floor, wall, ceiling, and roof structures in accordance with ASHI and industry standards of practice. If the foundation is a crawl type, we examine the visible portions on the interior surfaces and the exposed portions between grade and the exterior cladding. If it is a raised foundation, we either enter the crawlspace to inspect its structural components, or indicate in what manner it was evaluated. Similarly, we identify the structure of walls and the roof framing. However, we are *generalists and not specialists*. However, in the absence of any major defects, we may not recommend that you consult with a geo- technical or structural engineer, but this should not deter you from seeking the opinion of any such expert.

**A Home Inspection, Not a Pest Inspection**

Any observations, which the inspector might make in this report regarding evidence of pests or wood destroying organisms, are not a substitute for inspection by a licensed pest control operator or exterminator. Your inspector may only report on a *portion* of the currently visible conditions and cannot render an opinion regarding their cause or remediation.

**Site ID:**

A system-generated code that uniquely identifies each site or dwelling is required by local jurisdictions.

House numbers should be as follow;
1-Bigger is better. The number should be at ***least four inches*** tall if displayed on a house or street curb. On a mailbox, no less than ***three inches tall***.

2-Numbers should be boldface type. Thick and wide is better. 3- Mailbox. Show only your number. We don't need your name and street. Don't get small numbers and cram all that information on the side of your little mailbox. Only your house number is needed. The site I.D for this property was in serviceable condition.

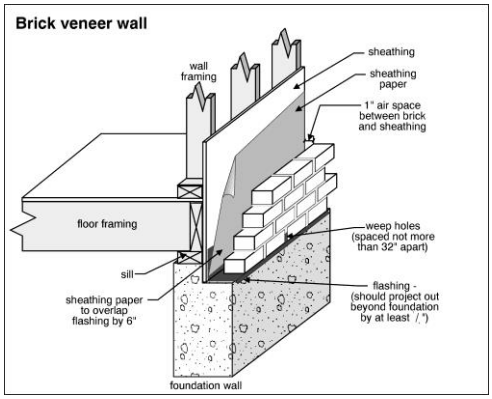
**Stucco**

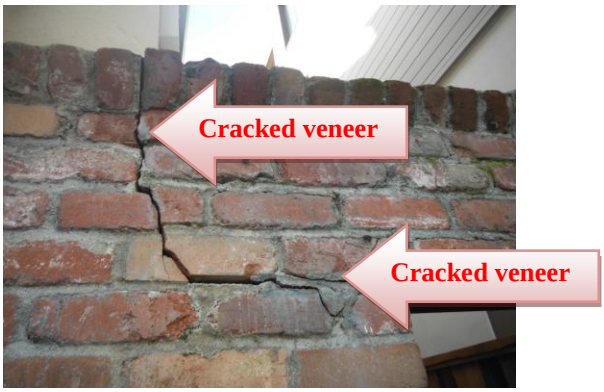
Stucco consists of cement and sand plaster mixture reinforced with wire mesh and is installed over a water resistant membrane. Newer stucco installations are typically pigmented rather than painted. These pigmented installations may show stains from moisture absorption from rains, etc. Stucco cracking is common and may be caused by a variety of issues such as movement of the building framing due to temperature/humidity changes, foundation settling, and seismic activity. Minor cracks would not necessarily need repair as they will fill when the stucco is painted. However, cracks large enough to permit water entry should be properly caulked or patched. In newer construction, the bottom of the stucco has a metal drip edge installed called a "weep screed".

It is important that proper soil clearances be maintained below this edge to prevent moisture and unseen wood destroying organism entry behind the stucco cladding. The stucco exterior was in acceptable condition, with exception noted below. Hairline cracks are typical of this material and no immediate action is necessary to correct them as noted above. ***One or more sections of the stucco for both building show signs of past repairs. We recommended seeking the advice of the current owner for details.***

### Brick Veneer

**Large cracks have been observed within the brick veneer, indicating structural instability. It is essential to take immediate action as this poses a safety hazard. Standing nearby is not recommended due to the risk of collapse or further damage.**




**We recommend the advice of a licensed professional, followed by corrective action as needed to improve its current condition and safety.**

**This item will be found in the Client Advisory.**

Note: The masonry walls were a veneer over conventional wood frame construction. Brick veneer refers to a non-structural layer of bricks applied to the exterior of a building, often for aesthetic purposes. The masonry was not a structural element of the building. Masonry veneer is often used for its architectural and aesthetic appeal as well as its durability and low maintenance requirements.

### Exterior Door

The exterior unit doors were in serviceable condition, no anomalies were found. ***The lower exterior door to the garage and water heater appears to have been installed with a glass pane. However, it's concerning that no tempered safety label was found on the glass. This omission makes the door potentially unsafe, particularly during windy conditions. Without tempered glass, there's an increased risk of breakage and potential injury from shattered glass if the door were to be impacted or exposed to strong winds. It's advisable to address this issue promptly by either installing tempered glass or replacing the door with one that meets safety standards for wind resistance and glass integrity. Corrective action is recommended.***

### Exterior Windows

The exterior aspects of the windows were in serviceable condition. The windows on this dwelling were double-single glazed windows. This type of window relies on a caulking seal at the edge to prevent water from entering the wall cavity. We recommend monitoring the condition of this caulking seal frequently and resealing the edges when appropriate.

### Driveway, Walkway and Carport slab

***The hard surfaces, such as driveways, walkway, flatwork, etc., appear in poor to fair condition. Cracks in concrete are normally caused by the curing process, subtle movement, thermal expansion/contraction, In general, this type of cracking or unstable surface should considered serious and a tripping hazard. Cracks, holes, settlement, heaving and/or deterioration were found in the walkway. One or more sections of the walkway in the courtyard were uneven, making them a tripping hazard.***



***We recommend the advice of a licensed professional, followed by corrective action as needed to improve their current condition and safety rating.***

**Exterior Balcony, Threads and Railing**

Slip strips were installed for each step, which helps prevents slippage when wet. The aspects of the wood balconies and spacing were found to be in serviceable condition. The spacing between the spindles does meet industry standards. ***Using a plastic mesh to prevent small children from falling through the guardrail spacing is a proactive safety measure. Guardrails are designed to prevent falls, but the spaces between railings can sometimes pose a hazard, especially for small children who may be able to slip through them. The plastic mesh acts as an additional barrier to enhance safety and prevent accidents. It's important to ensure that the mesh is securely installed and meets safety standards to effectively protect children from potential falls. Regular inspections and maintenance of such safety features are also advisable to ensure their continued effectiveness.***


The handrails and raisers located for the units were in serviceable condition, with exception noted. **The handrails located on both sides of the staircase are not properly secure and are loose. This poses a safety risk as handrails are essential for providing support and stability while ascending or descending stairs. Loose handrails increase the likelihood of accidents or falls, particularly for individuals who rely on them for balance and support. It's important to promptly address this issue by securely fastening the handrails to ensure they provide the necessary stability and safety for anyone using the staircase.**





**We recommend the advice of a licensed professional, followed by next corrective action as needed to improve their current condition.**

**This item will be found in the Client Advisory.**

### Exterior Light fixtures & GFCI

The exterior light fixtures surrounding the building appear to be in serviceable condition; however, they were not tested, since they are on a sensor system. **The presence of a non-GFCI (Ground Fault Circuit Interrupter) receptacle in the courtyard, where GFCI devices are required by industry standards, poses a safety concern. GFCI outlets are essential for protecting against electrical shocks in outdoor or damp environments like courtyards where there's an increased risk of water exposure. It's crucial to ensure compliance with industry standards by replacing the non-GFCI receptacle with a GFCI device. This corrective action will enhance electrical safety in the courtyard and reduce the risk of electrical accidents or injuries.**



**We recommend the advice of a licensed professional, followed by next corrective action as needed to improve their current condition.**

**This item will be found in the Client Advisory.**

### Exterior Fencing

The left and right gates when tested were in satisfactory working condition. The retaining wall located to the left was in satisfactory condition. ***Sections of the rear fencing were damaged and leaning. Corrective action is recommended.***


### Exterior Fire Extinguisher

The exterior staircases for both buildings and garage were noted with fire extinguishers. These devices were not tested, as it's not within the scope of our inspection. Check the fire extinguishers date tag for the last inspection and when they were calibration is recommended. Fire extinguisher calibration certificate is required annually.



**NOTE:** No fire extinguisher was noted in the water heater utility room. Not having a fire extinguisher in the water heater utility room, as required by safety standards, is a concerning oversight. A fire extinguisher is an essential safety device that can help contain small fires and prevent them from spreading.

It's crucial to rectify this issue promptly to ensure compliance with safety regulations and to mitigate the risk of fire-related incidents. Installing a fire extinguisher in the water heater utility room is recommended as a corrective action to address this deficiency and enhance fire safety measures within the premises.

**The Fire Escape Was *Not* Operated, and *Not* Inspected**

No formal or "complete", inspection of the fire escape and its mechanics will be included as it not within the scope of this Home Inspection.



If further information is desired concerning the condition, function and operation of the fire escape and its mechanics, as well as maintenance tips and information, we recommend arranging for an inspection and orientation from a competent fire escape and spa maintenance company.

### General Comments On This Area

Features associated with this area were in fair to satisfactory condition, see notes above. ***One section of the upper hall level appears to have hand a garbage chute, which is current permanently secure.*** One or more section of the patio and walkway was installed with a French drain.


# Garage

### Vehicles Limited Our Access

The garage included a few vehicles at the time of inspection and because of this, our access to and view of the components; systems and surfaces within in the dwelling are necessarily limited. We recommend that the purchaser conduct a thorough pre-closing walkthrough inspection immediately before the close of escrow at which time the dwelling will, hopefully, be empty.

### Garage Floor, Ceiling & Walls

The garage floor was a concrete slab was in satisfactory condition. The wall between the garage and the exterior space was of fire resistive construction as required by today's building standards. The garage ceilings and walls were concealed, they were found to be in serviceable condition.

### Garage Door

The garage door and its hardware were found to be in serviceable condition. However, the garages doors were not tested as a controller or remote was found in the garage. We assume no responsibility for any damage to adjacent areas caused by this further inspection.

### Photoelectric Eyes Location

The photoelectric eyes were property located and within the requirement manufacture height. Never block the eyes, as this will prevent the eyes to perform as intended. The large garage door opener raised and lowered the door, and it even stopped and reversed when the light beam was interrupted.

### Manual Release Location

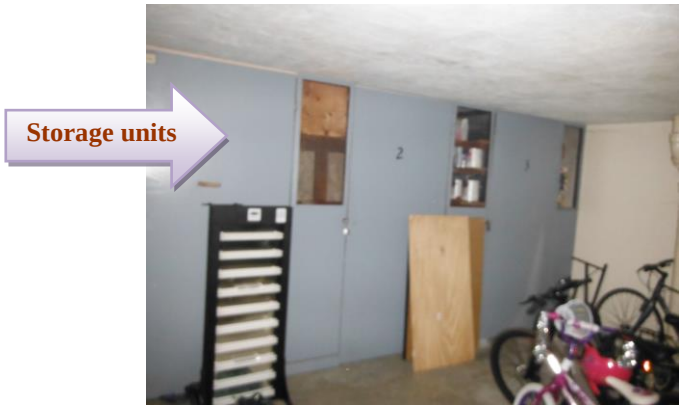
The manual release handles was properly located and within the requirement manufacture height. The manual release was tested and was found to be in serviceable condition.

### Garage Ventilation

The garage area was adequately vented for the square footage and for the time of construction.


### Garage Storage

The garage included several private storage units; they were not part of our inspection.




### General Comments On This Area

Features associated with this area were in serviceable condition.

# Roof System

## DESCRIPTIVE INFORMATION

**Roof Coverage Area:** • The entire dwelling
**Roof Covering Material:** • Built up Roof (BUR) & EPDM
**Slope, or Pitch, of the Roof:** • Flat • Slight slope
**Number of Layers:** • Unknown
**Estimated Age of Covering:** • Unknown
**Roof Drainage System:** • Suppers and Downspout drainage
**Method of Inspection:** • Inspected from the Roof
**Penetrations Sealed With:** • Sheet metal
**Edges/Sides Flashed With:** • Sheet metal

## OBSERVATIONS & RECOMMENDATIONS

Our evaluation of roof coverings, the components and drainage systems, conforms to ASHI and industry standards of practice. We access every roof in order to examine it, or we indicate our unwillingness or inability to do so. There are many different roof types, and every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or to other prevalent weather conditions, and its maintenance. However, regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roofing material, and this is equally true of almost all roofs. It is always recommended that the installation documentation and permit be obtained as they will indicate the precise age of the roof, any applicable guarantees or warranties that may be transferable. There are two basic roof types, pitched and flat. Pitched roofs are the most common, and the most dependable. They are variously pitched, and typically finished with composition shingles that have a design life of twenty to twenty-five years, or concrete, composite, Spanish, or metal tiles that have a design-life of forty to fifty years, and gravel roofs that have a lesser pitch and a shorter design-life of ten to fifteen years.

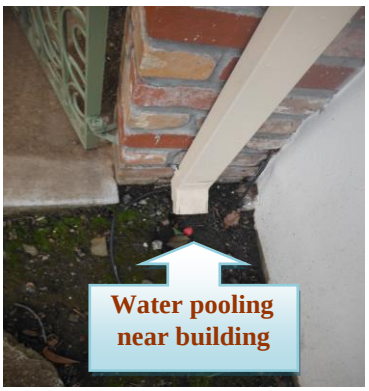
The material on most pitched roofs is not designed to be waterproof only water-resistant. These roofs may be layered, or have one roof installed over another, which is a common practice but one that is never recommended because it reduces the design-life of the new roof by several years, can impede emergency service by fire department personal, and requires a periodical service of the flashings. These are serviced with mastic, which eventually shrinks and cracks and provides a common point of leakage. However, among the pitched roofs, gravel ones are the least dependable, because the low pitch and the gravel prevent them from draining as readily as other roofs. For this reason, they must be conscientiously maintained. In this respect, the least dependable of all roofs are flat or built-up ones. Some flat roofs are adequately sloped toward drains but many are not, and water simply ponds and will only be dispersed by evaporation. However, the most common cause of leak result when roofs are not serviced, and foliage and other debris blocks the drainage channels. What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot, and do not give any such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we can not predict the remaining life-expectancy of the roof, nor guarantee that it will not leak. Naturally, the sellers or the occupants of a residence will have the most intimate knowledge of the roof and of its history. We recommend that you inquire of the sellers about history of the roof, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company.

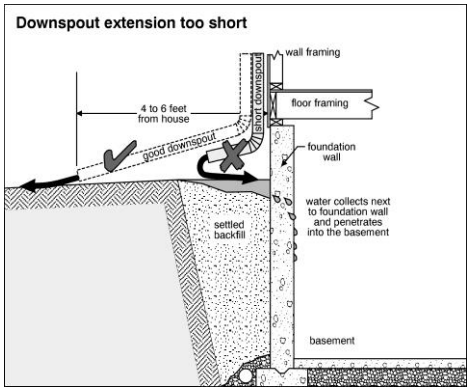
## Roof Inspected

The roof and its surrounding were inspected from the roof.

### Downspouts

***Several of the exterior scuppers and downspouts were in fair condition. Several of the exterior downspouts did not properly extend within the underground. Allowing roof water to pool near the foundation, often leading to excess moisture around the foundation or in the basement and/or the under building. This condition will allow roof water to pool near the foundation, often leading to excess moisture around the foundation or in the basement and/or the under building crawl space.***





***The discharge from this downspout should be routed sufficiently away from the structure (usually at least 6' to 10') to prevent puddling, pooling, and saturation of the soil around the building.***

### EDPM- Bitumen Built Up Roof

EPDM rubber (ethylene propylene diene methylene rubber), is a type of synthetic rubber, which can be used in a wide range of applications. This is an M-Class rubber where the 'M' in M-Class refers to its classification in ASTM standard D-1418; the M class comprises elastomers having a saturated chain of the polyethylene type (the M deriving from the more correct term polymethylene). EPDM is made from ethylene, propylene and a diene comonomer that enables crosslinking via sulphur vulcanisation systems. The earlier relative of EPDM is EPR, ethylene-propylene rubber that contains no diene units and can only be crosslinked using radical methods such as peroxides. Dienes used in the manufacture of EPDM rubbers are ethylidene norbornene (ENB), dicyclopentadiene (DCPD), and vinyl norbornene (VNB). EPDM is related to polyethylene, into which high amounts, from 45% to 85% by weight, of propylene have been copolymerised to reduce the formation of the typical polyethylene crystallinity. EPDM is a semi-crystalline material with ethylene-type crystal structures at higher ethylene contents, becoming essentially amorphous at ethylene contents that approach 50 wt%. Rubbers with saturated polymer backbones, such as EPDM, have much better resistance to heat, light and ozone compared to unsaturated rubbers such as natural rubber, SBR or polychloroprene (Neoprene). As such, EPDM can be formulated to be resistant to temperatures as high as 150°C, and, properly formulated, can be used outside for many years or decades without degradation. EPDM has good low temperature properties, with elastic properties to temperatures as low as -40°C depending on the grade and the formulation.

Regular maintenance will certainly extend the life of any roof, and will usually avert most leaks that only become evident after they have caused other damage. This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. We recommend that the buyers schedule regular maintenance of the roof, flashings, drainage, etc. This would include cleaning the roof surface and scuppers, inspecting the roof for deterioration or damage and using roofing mastic to seal any exposed fasteners, seams, etc.

***We evaluated the roof and its components on the roof***. The roof installation ***does not appear*** original to the property. Interested parties are encouraged to obtain copies of any relevant installation documentation, warranties, guarantees and or building permit that would indicate the work was completed by a qualified specialist with appropriate jurisdictional oversight.

This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and any latent issues that may be present. ***The roof is age is unknown, checking with the seller or listing agent for details is recommended.*** This is important, because in accordance with industry standards our inspection service does not include a guarantee against leaks. For such a guarantee, you would need to have a roofing company perform a water test and issue a roof certification. Sections of EDPM field were found serviceable condition at the time of our inspection.



The roof field did provide the required slope to allow water to discharge to the nearby scuppers (drainage system), thus, the water is trap causing black stains through-out the roof. Any roof that still has water on it forty-eight hours after a rain is defined as a ponding roof and can cause additional damaged in those areas.

### Scuppers & Gutters

Scuppers and downspouts surrounding this dwelling were found to be in satisfactory.


### Parapet wall

A parapet is a barrier that is an upward extension of a wall at the edge of a roof or other structure. Where extending above a roof, a parapet may simply be the portion of an exterior wall that continues above the edge line of the roof surface, or may be a continuation of a vertical feature beneath the roof such as a fire wall or party wall. Parapets were originally used to defend buildings from military attack, but today they are primarily used as guard rails, to conceal rooftop equipment, reduce wind loads on the roof, and to prevent the spread of fires.

### Edge Flashings

The roof edge flashings were found to be in satisfactory condition. We recommend the advice of a roof professional, since this is an air visual inspection.

### Exhaust Ducts

Our visibility of the roof ducts were found to be in satisfactory condition. We recommend the advice of a roof professional, since this is an air visual inspection.

### Plumbers Pipe

Our visibility of the roof plumbing stacks was found to be in satisfactory condition. We recommend the advice of a roof professional, since this is an air visual inspection.

### Roof Access Entry Information

The roof hatch located on the upper level hallway. No ladder was attached to the wall; the home inspector used his own personal ladder to enter the roof.


### Attic Access Entry Information

***The attic hatch located on the upper level hallway; however, we were unable to open the hatch during our inspection. We assume no responsibility for any damage to adjacent areas caused by this further inspection.***


### General Commentary on the Roof

Our comments do not constitute a warranty that the roof is free of leaks, or will remain free of leaks.

# Plumbing System

## DESCRIPTIVE INFORMATION

| | |
|---|---|
| **Domestic Water Source:** | • Municipal/Community supply |
| **Landscape Water Source:** | • Public, same as domestic water source |
| **Main Supply Line Material:** | • Copper, where visible |
| **Supply Piping Material:** | • Copper, where visible |
| **Dwelling Level:** | • Three Story |
| **Water Pressure:** | • At the mid-range of normal (59-62 psi) |
| **Waste Disposal:** | • Municipal/Community collection system |
| **D,W,V Pipe Material:** | • Cast Iron • PVC • ABS |

## OBSERVATIONS & RECOMMENDATIONS

We evaluate plumbing systems and their components in accordance with ASHI and industry standards of practice, which include testing for pressure and functional flow. Plumbing systems have common components but they are not uniform. In addition to fixtures, components typically consist of gas pipes, potable water pipes, drain and vent pipes, shut-off valves, which we do not test, pressure regulators, pressure relief valves, and water-heating devices. The best and most dependable water pipes are copper, because they are not subject to the build-up of minerals that bond to the inside of galvanized pipes and gradually reduce their inner diameter and restrict the volume of water. A water softener will remove most of these minerals, but not once they are bonded within the pipes, for which there would be no remedy other than a re-pipe. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. In fact, whenever the street pressure exceeds eighty pounds per square inch a regulator is recommended, which typically comes factory preset between forty-five and sixty-five pounds per square inch. However, regardless of the pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, and commonly when the regulator fails and high pressure begins to stress the washers and diaphragms within the various components. Waste pipes are equally varied and are comprised of older ones, such as those made of clay, or others that are made of a material like cardboard coated with tar, and modern plastic ones referred to as ABS. Typically, the condition of these pipes is directly related to their age. ABS pipes, for instance, are virtually impervious to deterioration. However, some ABS pipes are alleged to have manufacturing defects.

Regardless, inasmuch as most drainpipes are concealed, we can only infer their condition by observing the draw at drains. Nonetheless, blockages will occur at some point in the life of any system, but blockages in the waste lines, and particularly in a main sewer line, can be costly, and it would be prudent to have the main sewer line video scanned. This would also confirm that the house is connected to the public sewer system, which is important because such systems should be evaluated by a specialist before the close of escrow.

Both the waste drain pipes and water supply pipes for the dwelling are typically concealed. In the case of slab foundations, they may be partially or substantially run under the slab. In all cases, significant portions of these pipes are routinely located inside wall cavities or are otherwise not visible. This can make service on these pipes difficult should an issue arise. It is possible that issues with these pipes may exist and go undetected for some time because they do not visually manifest themselves in any way. While we make every reasonable effort to determine the condition of all systems evaluated, this inspection is a visual inspection and not technically exhaustive.

It would take specialized equipment and a trained specialist to test the hidden portions of these systems, which is beyond the scope of this limited visual inspection. We would not discourage you from seeking a specialist opinion, particularly on older homes where many of these systems may be nearing or even past what would be considered the typical design life of the materials involved.

This is why it is advisable to obtain prior water usage records for the property. The water consumption for a dwelling will obviously vary with the occupant's usage patterns and types of fixtures or systems installed, but they may give clues to issues that might otherwise go undetected. For example, a sudden significant rise in water usage might indicate a leak in the underground portion of a pipe or it may simply be the result of installing a lawn sprinkler system. This is why it is important to ask the occupants about such issues as they often have the most intimate knowledge of the property and its unique conditions.

**Senate Bill No. 407**

This bill would require, on or before January 1, 2017, that all noncompliant plumbing fixtures in any single-family residential real property shall be replaced by the ***property owner*** with water-conserving plumbing fixtures. Please check with your Realtor or licensed professional for details. "Noncompliant plumbing fixture" means any of the following:
(1) Any toilet manufactured to use more than 1.28 gallons of water per flush.
(2) Any urinal manufactured to use more than one gallon of water per flush.
(3) Any showerhead manufactured to have a flow capacity of more than 2.5 gallons of water per minute.
(4) Any interior faucet Residential faucets from 2.2 gpm to 1.2 gallons of water per minute.

### Water Shut Off Valve Condition

The main water supply shut-off valve was located at the front left of the building but testing the operation of this valve is not within the scope of a home inspection. Operation of the valve from time to time will keep it functional and maximize its useful life. The main supply to the property appears to be a two and three-quarter inch copper supply pipe. This would be considered the minimum size main water supply for a property of this size.

### Water Pressure

The water pressure is within what would be considered the normal range for most areas. Water pressure is a function of the pressure that the city feels is adequate and the age/condition of the water supply pipes from and in the street. As well as local demand at the time of the reading. A pressure range of between 40 PSI to 80 PSI is considered within the acceptable range by most people. The water supply water pressure was 65-68 PSI (Pounds Per Square Inch) and was measured between 09:40AM to 12:00PM. Water pressure may vary with time of day and local demands. The pressure shown is only a snapshot in time and should not be taken as an absolute number. Interested parties desiring further information should consult with a qualified plumbing contractor. Functional flow of water at the fixtures on the medium level was judged to be adequate. Several fixtures were operated simultaneously. Minor changes in flow, when other fixtures are turned on or turned off, are considered normal.

### Interior Water Supply Piping

The visible portions of the exposed copper lines were in servable condition. However, the interior wall finishes coverings preclude a complete evaluation of the copper water supply distribution system. No opinions are offered as to the conditions within concealed or inaccessible areas.

### Drain & Waste Lines

The visible drain & waste piping were found to be serviceable condition. Based on industry recommended water tests for functional flow, the draw observed at the fixture/drainpipes appeared to be adequate at the time on inspection except as noted elsewhere. However, only a video-scan of the sanitary sewer pipe system can confirm the actual condition of the drain pipes and or system. No opinions can be offered as to the conditions within concealed and or inaccessible areas.

**Sewer and Camera Inspection**

Properly maintaining the drains and sewer pipes in any structure, no matter what its age, is very important to making sure that you have clean, potable water and waste water disposal. When it comes to newer structures, owners rarely have to worry about drain clogs or pipe breakages. Modern materials such as PVC pipes are less likely to break or corrode, and new homeowners can often go several years before worrying about maintaining their sewers and drains. ***For older homes, however, this is not often the case. Older clay and iron pipes can crack, break, corrode and become clogged with grease and tree roots, in addition to other dangers.***

There are many people who would much rather own an older home because an appreciation for more traditional architecture and lower potential purchasing prices. Along with these benefits, however, come many disadvantages that come along with owning an older home. One of them is the quality of the sewer and drain pipes in the home. The older the home, the more likely it is that you will have to have drain cleaning services, and even sewer replacement, in the near future. Cast iron pipes in older homes are subject to corrosion and scaling, which can lead to major problems and require complete replacement of your sewer. The cost of replacement depends on the length of the pipe that is affected by corrosion, and in some cases simply having the iron drain cleaned properly will solve your problem and cost much less money. But never put off having your iron sewer drain pipes inspected by a professional if you suspect that they are suffering from corrosion or scaling. Additionally, older homes often were constructed with clay footer drain tiles and main sewer lines that can crack and break over the years. Tree roots are especially a problem when dealing with clay pipes, since they can find their way into minute cracks and clog or break your drain over the years. Luckily, most drain cleaning companies nowadays are equipped with drain snake augers that can effectively cut through tree root obstructions and leave things running like new again.

***Remember, if you do decide to purchase an older home,*** it will come with additional maintenance requirements that could call for extra diligence on your part. By having a drain cleaning professional check your sewer lines (camera inspection) for any potential costly problems, you could end up saving yourself a good deal of time and money in the future. Check with your Realtor for full detail.

### Main Sewer Cleanout

The sewer cleanout provides access to the system if the line is obstructed. Typically, it is a 4-inch ABS or cast iron pipe that is sealed using a threaded or mechanically capped cover. Clean-outs were located in the garage (4" & 2 ½").

### Gas Piping

The gas piping was found to be in serviceable condition. Pressure testing may reveal leaks, but this procedure would be considered beyond the scope of a home inspection.

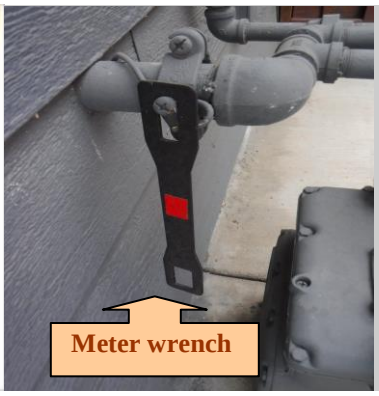
### Water Heater Gas Supply & Drip leg/Sediment trap

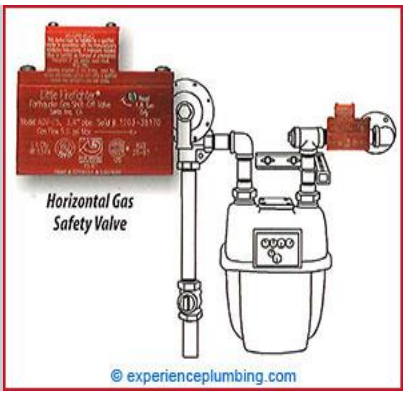
Drip leg/sediment traps were not installed with a gas connection for the water heater. The installation of a drip leg/sediment trap at the appliance is recommended and may be required as part of the manufacturers installation instructions and or by the local jurisdiction. The drip leg is a small vertical pipe that is installed to catch any debris in the gas stream before it can reach the appliance gas control. Debris that reaches a gas control may damage the control module and or cause it to operate unsafely.

### Gas Meter Installation

The gas main shutoff appears serviceable but was not tested. ***No meter wrench*** could be located in the vicinity of the gas meter as recommended in areas subject to seismic activity. The wrench should be chained to the meter to provide a convenient means for shutoff in an emergency. The valve can be turned 90 degrees in either direction to shut the gas supply off. We suggest that the occupants/homeowner become familiar with how to shutoff the gas in case of emergency. You should be aware that gas leaks are not uncommon, particularly after an earthquake or seismic event. Therefore, we recommend that you keep an emergency gas shutoff wrench in an accessible area and become familiar with how to shutoff gas should an emergency arise.

Specialized equipment is necessary to detect a gas leak. Only the local gas utility or a trained professional should turn service back on after an emergency. In an emergency, your gas can be turned off at the main gas service shutoff valve normally located near your gas meter.


Using a 12 to 15 inch adjustable pipe or crescent-type wrench or other suitable tool, give the valve a quarter turn in either direction; the valve is closed when the tang (the part you put the wrench on) is crosswise to the pipe. Some insurance companies and municipalities require a gas seismic valve be installed prior to insuring or selling the property. ***The gas main did not include*** an automatic seismic gas shut-off valve. These devices are designed to automatically shut off the main gas service to the dwelling when an earthquake occurs. For discount or a low rate, we recommend questioning your insurance carrier regarding this component.

### General Comments about the Plumbing System

The plumbing system was in working condition and was functioning as designed and intended.

# Water Heater

## DESCRIPTIVE INFORMATION

**Water Heater Location:** • In the Utility room
**Energy Source:** • Gas
**Storage Capacity:** • 378.52 Gallons
**Water Heater BTU:** • 250,000
**Water Heater Age:** • 4/3/2021
**Vessel Insulation:** • Manufactured with Blanket Insulation

## OBSERVATIONS & RECOMMENDATIONS

### Water Heater

There are a wide variety of residential gas water heaters that range in capacity from forty to one hundred gallons. They can be expected to last at least as long as their warranty which is typically fifteen to twenty years. Many will last longer. However, few of them last longer and many will eventually leak. It is always wise to have them installed over a drain pan, and preferably one plumbed to the exterior. Also, they can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve. The water heaters are not original to the property, but are showing signs of its age. We suggest obtaining copies of all relevant installation documentation, manuals and or permit that would indicate the work was completed by a qualified specialist with appropriate jurisdictional oversight. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and any latent issues that may be present.

### Water Heater Ignition System

The pilot light was controlled by a thermocouple, which ensures that the pilot gas valve will close, if the pilot light is extinguished. No anomalies were noted for this area.

### Water Heater Combustion Air Supply

Combustion air provides the oxygen needed for the safe and efficient operation of fuel burning appliances. An adequate supply of fresh air around all fuel burning appliances with open combustion compartments is vital for their safe operation. Years ago, the air could come from inside or outside the building, however, more recent standards prefer for combustion air to come from the outside, only. The combustion air supply for the water heaters was adequate.

### Water Connections

Electrical bonding connection/jumper was installed for the water heater which does meet industry Code. This is done so that any stray electrical currents, short-circuits, etc have a clear path to ground allowing the appropriate circuit protection device to trip safely, this is generally done at the hot water heater area. The cold water inlet and hot water outlet connections were in serviceable condition.

**NOTE:** The water heater was installed with a Hot Water Recirculating System with Built-In Timer.

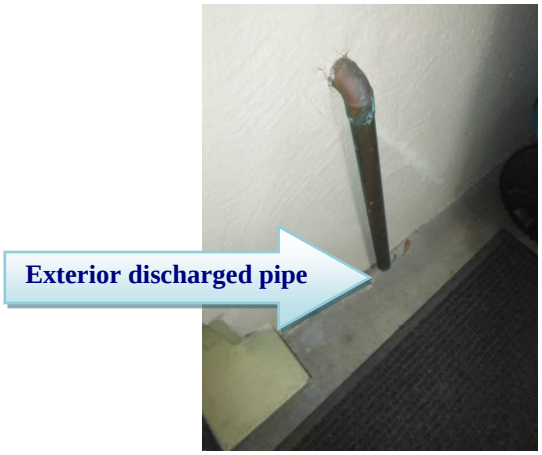
The Watts Hot Water Recirculating Pump provides hot water at every faucet or shower when needed, eliminating wasted water. It is easy to install on any water system and requires no additional piping. The unique design of the pump ensures quiet, maintenance-free operation. The system includes a built-in 24 hour, dual setting programmable timer to activate the pump only when needed.

### Water Drain Valve

A drain valve is installed on the water heater. The valve was not tested for proper operation. The water heater should be flushed per the manufacturer's instructions to forestall sediment build-up in the tank. Flushing the water heater usually involves connecting a garden hose from the drain valve to the exterior or a sink. The system would be flushed by opening the valve for a period of time. This flushes sediment build-up out of the tank. For specific information on recommended service for this particular hot water heater please refer to the manufacturer's instruction booklet. The drain valve did not show any anomalies during our inspection.

### Temperature and Pressure Relief Valve

The water heaters were installation with the required temperature and pressure relief valve. This device is an important safety feature and should not be altered or tampered with. The discharged pipe was directed to the exterior as required today's in dusty standards.




The purpose of the discharge line is to provide an important safety mechanism that allows for the immediate discharge of excess temperature (180 degree) and pressure that builds up inside the tank as the water is heated. As high pressure steam hits the wall and ground, it can bottleneck, and splash upward which can cause personal property damage.

### Advanced Safety System

A quick shut-off valve operated this unit. This valve was not tested during inspection, however, no anomalies during our inspection.

### Water Heater Gas Supply

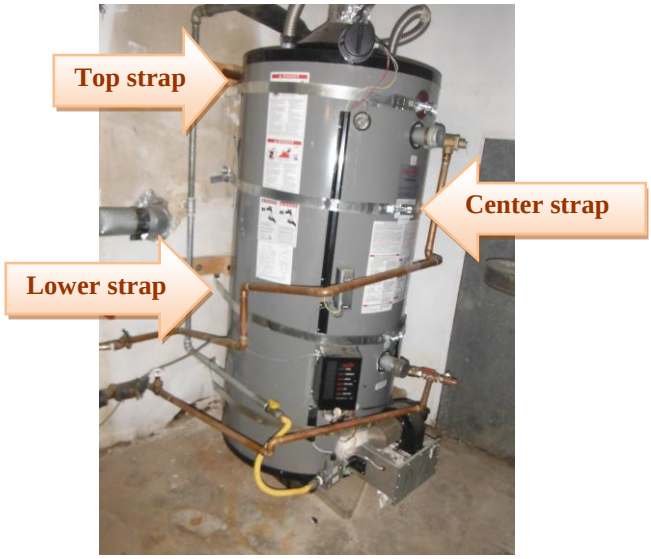
The gas supply piping did include a 90-degree shutoff valve in the vicinity of the heater for service personnel and emergency use. The flexible gas supply lines for tank was found to be industry approve type. Testing for leaks Is not within the scope of our inspection.

### The Water Heater Venting System

The exhaust hoods should be on-center. View the vent stack for proper rise. There should be at least three screws per connection. View where the water heater vent joins the main vent stack and /or top base. If joined in a horizontal portion of the vent, the connection should be at no more than a 45-degree angle. If joined in a vertical portion of the stack, the higher BTU appliance should be on the bottom.

### Seismic Restraint For The Water Heater

The water heater is strapped in accordance with current seismic safety practices as required for a property transfer in the State of California. Current guidelines require a minimum of three straps for water heaters over 52 gallons to 300 gallons, one in the top third of the unit, one in the center and one in the bottom third located 4-inches above the gas controls if on a gas unit.




The strapping must be sufficient to resist lateral and horizontal displacement in a seismic event. If the water heater sits away from the wall, blocking or struts may need to be installed to properly secure the unit. Installation of strapping material over insulation blankets is not generally allowed. Please refer to your local authority having jurisdiction and or the California Division of State Architects (DSA) for approved guidelines for water heater seismic strapping and for examples of acceptable methods.

### Other Installation Considerations

The water heaters were located in the utility closet; this area should never be used as a storage area. This water heater is in the early of it life span, as most water heater life span is 30 -35 years. Never use or store flammable liquids near your gas water heater. The vapor or fumes from these liquids ignite easily. Fumes can travel invisibly throughout your home and be ignited by a spark or gas appliance. The vapor trail acts like a wick, and the flames can run back to the flammable liquid with disastrous consequences. No drip pan was located underneath the water heaters.

# Electrical System

## DESCRIPTIVE INFORMATION

| | |
|---|---|
| **Service Entry Type:** | • Underground lateral |
| **Service Voltage Supplied:** | • 120-240 V |
| **Main Amperage Capacity:** | • 600 CAT 1 |
| **System Amperage Capacity:** | • 100 / 60 Amps |
| **Main & Subpanel location:** | • Exterior Right • Hallways • Bedrooms |
| **Based Upon:** | • The rated capacity of the main distribution panel |
| **Circuit Protection:** | • Circuit breakers |
| **Conductor Material:** | • Copper • Alum |
| **Wiring Type:** | • Non-metallic sheathed cable (“Romex”) • EMT • BX Amor |

## OBSERVATIONS & RECOMMENDATIONS

We evaluate electrical systems in accordance with ASHI and industry standards of practice, which includes identifying the type and capacity of the service, and evaluating panels, overload conductors, wires, panel grounds, and a representative number of switches and outlets. However, there are a wide variety of electrical systems with an equally wide variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. We are generalists and not specialists. In compliance with industry standards, we do not perform load-calculations to determine if the supply meets the demand of the household. It is essential that any service recommendations or upgrades recommendations that we make should be further evaluated by specialist well before the close of escrow. They may well provide further evaluation, information, price quotes, et cetera and may well identify additional defects and or recommend further upgrades, the scope and price of which could affect your evaluation of the property.

### The Underground Electrical Supply

The main service conductor lines are run underground, or part of a lateral service entrance. This is typical of a modern electrical service installation. The service lines are run underground and are not visible, no evaluation was made.

### Service Grounding

The electrical system appears grounded; however, we were unable to visually confirm its contention as the ground is underground.

### Commercial Electrical panel

Wiring Material Visible at Accessible Areas: Copper and Aluminum residence is served by a 600 CAT 1, located to the right of the building. The electric panel covers were not removed because these are commercial panels that require an expertise electrician to remove them. To have the interior panels incepted, contact a licensed electrician. Accepted safety standards require electrical panels to be weatherproof, readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. They should also have a main disconnect and each circuit within the panel should be clearly labeled.


**The Sub Distribution Panel**

Several sub-electrical panels were located with the bedrooms, living space and hallways. Each sub-panel has a disconnect for each circuitry breaker within the panel, they are clearly labeled. Each unit is rated for 60 amps, however, unit 8 has a 100 rated panel.

**Receptacles; Cover Overall**

Based upon the inspection of a representative number, the receptacle covers were in serviceable condition.

**Receptacles; Overall**

Based upon the inspection of a representative number, the receptacles were properly grounded, in serviceable condition and operating properly.

**Switch; Overall**

Based upon the inspection of a representative number of wall switches, they were in serviceable condition and operating properly. No ceiling fixtures were present in one area. Building practices require the ability to turn on a light from a switch in every room. In this case, receptacles were connected to a switch at the entrance to the room, allowing control of cord connected lamps when they are plugged into the appropriate switched receptacles.

**Lights: Overall**

The light fixtures in this dwelling were operational and in serviceable condition, with exception noted below. Choosing the right light bulb can help save energy dollars. Deciding between compact fluorescent light bulbs, halogen light bulbs, or LED light bulbs can make more sense when you know what to look for. **The light fixture in unit 6 failed to function as intended when tested. This issue needs to be addressed promptly to ensure proper lighting within the unit. A malfunctioning light fixture not only affects visibility but also poses potential safety hazards, such as increased risk of trips and falls in poorly lit areas.**


**We recommend the advice of a licensed professional, followed by corrective action where needed to improve its current condition.**

**This item will be found in the Client Advisory.**

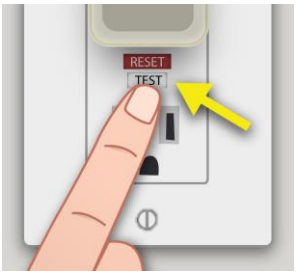
## What is a GFCI Outlet - How does a GFCI Work?

A GFCI (ground fault circuit interrupter) outlet is a device that adds a greater level of safety by reducing the risk of electric shock. Most building codes now require that a GFCI outlet be used in wet locations such as bathrooms, kitchens, laundry rooms and outdoors. A GFCI outlet monitors for a current imbalance between the hot and neutral wires and breaks the circuit if that condition occurs. A circuit breaker usually will trip if you receive a shock, but it may not act fast enough to protect you from harm. A GFCI outlet is more sensitive and acts faster than a circuit breaker or fuse and is thus an important safety feature. A GFCI outlet may be wired in a branch circuit, which means other outlets and electrical devices may share the same circuit and breaker (or fuse).

When a properly wired GFCI trips, the other devices down the line from it will also lose power. Note that devices on the circuit that come before the GFCI are not protected and are not affected when the GFCI is tripped. If the GFCI outlet is improperly wired, none the other loads, neither upstream nor downstream are be protected. If you have an outlet that doesn't work, and the breaker is not tripped, look for a GFCI outlet which may have tripped. The non-working outlet may be down line from a GFCI outlet. Note that the affected outlets may not be located near the GFCI outlet; they may be several rooms away or even on a different floor. GFCI outlets should be tested periodically, at least once a year. A GFCI outlet has a "Test" and a "Reset" button. Pressing the "Test" button will trip the outlet and break the circuit. Pressing the "Reset" will restore the circuit. If pressing the test button does not work, then replace the GFCI outlet. If the outlet does pop when you press the "Test" button, but the outlet still has power, the outlet is miswired. A miswired outlet is dangerous and it should be fixed immediately.

### How to Reset a Tripped GFCI Outlet

When a GFCI outlet is not working, chances are it was tripped. There are several reasons a GFCI outlet might trip, including an internal short in the appliance you're using, moisture in the GFCI outlet itself, dust or debris in the outlet or around the plug, or worn insulation on the plug. First, unplug the appliance you were using and any other appliances plugged into the same circuit as the GFCI. To reset a GFCI outlet, look carefully at the two little buttons on the front of the outlet. Press the one that says RESET. Usually, the RESET button is red, while the TEST button is black. If your GFCI outlet is older, the lettering and coloring may have worn down, and the TEST and RESET buttons may be difficult to distinguish from one another. If this is the case, you may want to replace the GFCI outlet.




You should hear a click when you press the RESET button, and your appliance should start working again. If the GFCI outlet keeps tripping, you may be overloading the circuit with too many appliances, or you may have a faulty appliance. Unplug everything from the circuit and plug the appliances back in one at a time to see which one is responsible for repeatedly tripping your GFCI. If you are using extension cords on the circuit, you may need to plug things directly into the wall outlet to avoid overloading the circuit.

### Ground Fault Circuit Protection

GFCI (ground fault circuit interrupter) protection is a modern safety feature designed to help prevent shock hazards. GFCI breakers and receptacles function to de-energize a circuit or a portion of a circuit when a hazardous condition exists. GFCI protection is inexpensive and can provide a substantially increased margin of safety. Required locations for GFCI protected receptacles are defined by the year the building was constructed. In 1971 all receptacles within 15 feet of interior walls of pools and pool lights were required to be on GFI protected circuits. In 1974, all exterior outlets were required to be on GFCI circuitry. In 1976, it was required that all bathroom receptacles be on a GFCI protected circuit.

In 1979, garage, spas and hydro-massage tub receptacles were required to have GFI protection. In 1988, the Kitchen was added as part of the requirement. In 1990, all crawl space outlets were added to the list. In 1993, receptacles in wet bars were required to be on GFCI protected circuits. Finally in 1996 all receptacles serving kitchen countertops were required to be protected. If more information regarding the installation of GFCI protection is required.

**(Washrooms & Kitchen)**

GFCI's located in the washrooms and kitchens when tested were function as intended, with exception noted. **One GFCI located in the washrooms for 7 and 10 unit 2 when tested failed to function as intended. This device was noted with reverse polarity is the opposite of normal polarity. Normal polarity in electronics is when you have the positive hooked up to the positive terminal and the negative to the negative terminal. Reverse polarity would be having the positive hooked up to the negative terminal and the negative to the positive terminal.**


**As of the latest safety standards and regulations, GFCI outlets are now required to be installed underneath the kitchen sink. This update is aimed at enhancing electrical safety in kitchens, where the proximity of water sources increases the risk of electrical hazards.**

**We recommend the advice of a licensed professional, followed by corrective action where needed to improve its current condition.**

**This item will be found in the Client Advisory.**

### Arc Fault Circuit Protection

An arc-fault circuit interrupter is a device intended to provide protection from the effects of arc faults by recognizing characteristics unique to arcing and by functioning to de-energize the circuit when an arc-fault is detected. Arc-fault protection is now required in new construction for all branch circuits that supply 125-volt, single phase, 15 and 20- amp receptacle outlets installed in dwelling units. If more information regarding the installation of AFCI protection is required, we recommend the advice and services of a C-10 Electrical Contractor. ***There are no arc-fault protection breakers for the newer sub-panels as required during an upgrade. We recommend the advice of a licensed professional, followed by corrective action where needed to improve its current condition.***

### General Comments On The Electrical System

Review of any low voltage electrical devices and their associated wiring, including, telephone, TV antenna, stereo systems, fire and burglar alarm, intercom is not within the scope of a home inspection.

# Heating System

## DESCRIPTIVE INFORMATION

**Heat Plant Location:** • Hall and Living space
**Heating Fuel:** • Gas
**Heating Plant Age:** • 2009 & 2011 (Williams)
**Heating Type:** • Wall Heaters
**BTU Input Rating:** • 25,000 & 35, 000 BTU
**Thermostat Type:** • Single-Zone

## OBSERVATIONS & RECOMMENDATIONS

We evaluate heating systems in accordance with ASHI and industry standards of practice, which includes identifying, testing, and evaluating systems and their components All operational testing is done using normal user controls - no special tools or devices are employed. However, there are a wide variety of systems, which range from older floor, wall, and gravity furnaces to newer forced-air furnaces. Older ones, such as gravity furnaces and most floor and wall furnaces, are the least energy-efficient and the most dangerous. Therefore, it would be prudent to consider replacing them with more economical and reliable forced-air units. However, if they are not replaced, you should be aware that many of them and their parts may no longer be available, and you should also be aware of common safety concerns associated with their use. We do test and describe each system, but we do not attempt to dismantle any portion of it, nor do we evaluate the following concealed components: the heat exchanger, or firebox, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Similarly, we do not check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace. However, the airflow and the efficiency of any system can be compromised by poor maintenance, such as by the filters not being changed regularly, which will contaminate the ducts and have an adverse effect on air quality.

Regardless, the sellers or the occupants of a property are often the best judges of how well a system works, and it would be prudent to ask them about its maintenance history and if they have been satisfied with its performance, or you may wish to have a comprehensive evaluation by a specialist. Most heating systems have a design life of twenty years, but if any system is more than ten years old, or if poor maintenance is suspected, it would be wise to schedule a comprehensive service that includes cleaning motors, fans, and ducts. Then, change the filters every two to three months, and schedule biannual maintenance service.

You should also be aware that we do not evaluate or endorse any heating device that utilizes fossil fuels and is not vented. The presence and use of these within a residence commonly indicates the inadequacy of the primary heating system or of its distribution. However, these and every other fuel burning appliances that are not vented are potentially hazardous. Such appliances include open flames or heated elements, which are capable of igniting any of the myriad flammable materials found in the average home. Also, even the most modern of these appliances can produce carbon monoxide, which in a tightly sealed modern home or a poorly ventilated room can result in sickness, debilitating injury, and even death. We perform a conscientious evaluation of heating systems, but we are not specialists and cannot see inside ducts. Therefore, it is imperative that any recommendation that we may make for service or a second opinion be scheduled well before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property. Our inspection reflects the operational/installation conditions at the time of inspection and does not constitute of warranty or guarantee as the future functionality of the system.

**Wall Heaters**

Wall heaters operate by heating a stream of air moving through the unit by “gravity” or convection. There usually is no blower. Important elements include the heat exchanger, exhaust venting, controls, and clearances from combustible materials. Wall heaters were provided for units. The interior doors should be kept open to facilitate heat distribution.

### Heat Element

The accessible portions of the ***newer*** heat exchanger were visually examined and no cracks, holes or other severe conditions were observed. However, the wall heaters mention above was noted with surface corrosion and a void, see notes above.

### Fuel Supply

The gas supply piping installation included a 90-degree shutoff valve in the vicinity of the heating plant for service personnel and emergency use. The valve was not operated, but this age and style of valve is normally found to be operable by hand and trouble free.

### Ignition and Controls –Standing Pilot Lite

The burner was equipped with a standing pilot light system, which is not energy saving. The pilot feature allows operation with a continuously burning pilot light. Standing pilot light system was active for several while a few units the pilot light system was off during our inspection.

### System Controls

A thermostat was installed on the wall for the wall heater, when tested they were functioning s intended. **Note:** The thermostat in this dwelling was not a programmable set-back type device.

### Exhaust Venting System

The visible sections (roof) of the heating venting system were in satisfactory condition.

### General Comments About The Wall Heating System

***The casing for the wall heater located in units 8, 1 was found to be improperly secured. This is a safety concern as loose casings can pose various risks including potential fire hazards or physical harm to occupants. Properly securing the casings is essential to ensure the safe operation of the wall heater and to prevent any accidents or damage. It's advisable to promptly address this issue by securely fastening the casings according to manufacturer's instructions or with the assistance of a qualified technician to ensure compliance with safety standards and the overall safety of the premises. Regular maintenance checks should also be conducted to identify and address any similar issues in the future.***


***The heat exchange and gas burners were noticeable dusty with debris. The area around the burners is one of the most critical areas. Often the grill cover and combustion chamber area are covered with lint or animal hair. Dust and debris around the burners, gas orifices or venturis can lead to oxygen deprivation and incomplete combustion, resulting in carbon monoxide production. Excessive lint or debris can also ignite or cause flame impingement onto the metal wall of the heat exchange. A wall heater so dirty will allow flames to rollout; this condition poses an immediate life safety hazard.***

# Interior Components

## DESCRIPTIVE INFORMATION

| | |
|---|---|
| **Dwelling Occupied:** | • Yes |
| **Number of Bedrooms:** | • One |
| **Number of Bathrooms:** | • One |
| **Window Glazing:** | • Dual pane |
| **Wall Finish:** | • Drywall |
| **Ceiling Finish:** | • Drywall |
| **Floor Covering:** | • Vinyl • Tile • Carpet |

## OBSERVATIONS & RECOMMENDATIONS

In accordance with ASHI and industry standards of practice, our inspection of the interior of the living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a geologist or a structural engineer. Similarly, there are a number of environmental pollutants that can contaminate a home, such as asbestos, carbon monoxide, radon, and a variety of molds and fungi that require specialized testing equipment, which is beyond our expertise and the scope of our service. There are also lesser contaminants, such as odors that are typically caused by moisture penetrating concealed slabs, or those caused by household pets. And inasmuch as the sensitivity to such odors is not uniform, we recommend that you make this determination for yourself, and particularly if domestic pets are occupying the premises, and then schedule whatever service may be deemed appropriate before the close of escrow.

**Furnishings and Storage Limited Our Access**

The residence was furnished at the time of inspection and because of this, our access to and view of the components; systems and surfaces within in the dwelling are necessarily limited. For instance, the placement of furniture prevented access to every electrical receptacle. In accordance with ASHI standards and industry practices we only inspect those components or surfaces that are exposed and or readily accessible. We do not move furniture, lift carpets, nor remove or rearrange or move items within closets and cabinets. No opinions are offered as to the conditions within any such inaccessible and or otherwise concealed areas. We recommend that the purchaser conduct a thorough pre-closing walkthrough inspection immediately before the close of escrow at which time the dwelling will, hopefully, be empty. Instructions and a checklist for conducting this pre-closing walkthrough should be supplied by your realtor.

### Windows

All of the windows were functional and in serviceable condition. The windows on this dwelling were double-glazed windows. This type of window relies on a caulking seal at the edge to prevent water from entering the wall cavity. We recommend monitoring the condition of this caulking seal frequently and resealing the edges when appropriate. All of the windows that were examined during this inspection were adequately weather-stripped, in our judgment.

While we thoroughly inspect all accessible double pane window and door glass for evidence of failed double pane window seals (fogged lenses) we can not warrant that our inspection identified *all* failed double pane window seals in the home. The symptoms of some failed thermal seals may be visible under certain weather conditions but probably will not be visible under others. Since, during this inspection we could not possibly have experienced all possible weather conditions; we may not have been able to detect *all* failed thermal seals. One or more windows were found to be single panel, upgraded to dual is recommended.

### Interior Doors

The interior doors were properly installed and in serviceable condition. This property may have had multiple occupants over the course of its "life". Additionally, a variety of trades people, etc. may have had access to the property over time. Consequently, there may be multiple copies of the keys in existence for the property. We recommend that the buyers have all locks re-keyed prior to occupancy. Additionally, all access points should be reviewed for both security and egress. The evaluation of property security issues is outside the scope of this inspection and is specifically disclaimed in the scope of work governing this inspection and the ASHI Standards of Practice. However we may note areas of concern should they become apparent during the course of our inspection. Any comments are made for the convenience of the client only and are not intended to be comprehensive. Interested parties desiring further information should consult with a state licensed locksmith.

### Floors

The floors had a good appearance and were in fair to satisfactory condition, with exception noted above under sub-flooring. Any carpet stains, wear, tear and/or cosmetic issues were commensurate with both age and use.

### Interior Walls & Ceilings

The walls and ceiling or the underside of the roof in this dwelling was in serviceable condition, with exception noted below. Any blemishes or slight wall stains found on the ceilings and walls are cosmetic and should be, repaired for a better appearance. The units in 1, 6, 9, were noted with surface cracks and blistering for ceiling and walls. ***Unit 6 has been noted with water stains on one of the bedroom walls, indicating past water leaks from the roof. Water stains are not only unsightly but also indicate potential damage to the structural integrity of the wall and ceiling. It's crucial to address this issue promptly to prevent further water damage and potential fungus growth, which can pose health risks to occupants.***


***We recommend the advice of a licensed professional, followed by next corrective action as needed improve its current condition.***

### Alarm Specifications

***Section 310.9.1.3*** states that all smoke alarms installed in California should appear on the approved list of the State Fire Marshal. There is no specific stipulation regarding the particular smoke detection technology. However, virtually all commercially available smoke alarms marketed today use either photoelectric or photoionization technology to detect smoke. In new residences, the smoke alarms must be hardwired into the home's electrical system plus incorporate a battery backup in the event of power failure. Smoke alarms retrofitted into existing residences may be solely battery powered.

**How Many Alarms?**

The number and location of smoke alarms is specified in section 310.9.1.4 of the California Building Code. One smoke alarm should be placed on each floor in non-sleeping areas. In addition, one smoke alarm must be installed in each room where sleeping occurs and one smoke alarm should be located in each hallway that leads directly to sleeping rooms.

**Interconnectivity**

Interconnected smoke detectors all sound an alarm when smoke is detected by any one of the detectors anywhere in the home. This helps alert sleepers and other occupants in diverse areas of the home where smoke has not yet reached. Wherever more than one smoke alarm is required in new construction, the California Building Code requires that all smoke alarms shall be interconnected.

### Smoke Alarms

Smoke detector was located in the bedrooms and hallways, with exception noted below. Testing of the smoke detectors is not within the scope of our inspection. We can not guarantee that the detectors will active during a smoky environment. See additional notes regarding the two types of smoke detectors which are used today. Replacing the smoke detector batteries annually is recommended. There are two main types of smoke detectors: ionization detectors and photoelectric detectors. A smoke alarm uses one or both methods, sometimes plus a heat detector, to warn of a fire. The devices may be powered by a 9-volt battery, lithium battery, or 120-volt house wiring. Replacing the smoke detector batteries annually is recommended. **Smoke alarms were not installed or located for unit 1, 2, 6 hallway and 2, 6 bedroom. Smoke alarms that are properly installed and maintained play a vital role in reducing fire deaths and injuries. Installing the smoke devices in the mention located prior to COE is recommended.**

**This item will be found in the Client Advisory.**

**Ionization Detectors**

Ionization detectors have an ionization chamber and a source of ionizing radiation. The source of ionizing radiation is a minute quantity of americium-241 (perhaps 1/5000th of a gram), which is a source of alpha particles (helium nuclei). The ionization chamber consists of two plates separated by about a centimeter. The battery applies a voltage to the plates, charging one plate positive and the other plate negative.

Alpha particles constantly released by the americium knock electrons off of the atoms in the air, ionizing the oxygen and nitrogen atoms in the chamber. The positively-charged oxygen and nitrogen atoms are attracted to the negative plate and the electrons are attracted to the positive plate, generating a small, continuous electric current. When smoke enters the ionization chamber, the smoke particles attach to the ions and neutralize them, so they do not reach the plate. The drop in current between the plates triggers the alarm.

**Photoelectric Detectors**

In one type of photoelectric device, smoke can block a light beam. In this case, the reduction in light reaching a photocell sets off the alarm. In the most common type of photoelectric unit, however, light is scattered by smoke particles onto a photocell, initiating an alarm. In this type of detector there is a T-shaped chamber with a light-emitting diode (LED) that shoots a beam of light across the horizontal bar of the T. A photocell, positioned at the bottom of the vertical base of the T, generates a current when it is exposed to light. Under smoke-free conditions, the light beam crosses the top of the T in an uninterrupted straight line, not striking the photocell positioned at a right angle below the beam. When smoke is present, the light is scattered by smoke particles, and some of the light is directed down the vertical part of the T to strike the photocell. When sufficient light hits the cell, the current triggers the alarm.

**Which Method is Better?**

Both ionization and photoelectric detectors are effective smoke sensors (see note below). Both types of smoke detectors must pass the same test to be certified as UL smoke detectors. *Ionization detectors respond more quickly to flaming fires with smaller combustion particles; photoelectric detectors respond more quickly to smoldering (smoke) fires. In either type of detector, steam or high humidity can lead to condensation on the circuit board and sensor, causing the alarm to sound.* Ionization detectors are less expensive than photoelectric detectors, but some users purposely disable them because they are more likely to sound an alarm from normal cooking due to their sensitivity to minute smoke particles. However, ionization detectors have a degree of built-in security not inherent to photoelectric detectors. When the battery starts to fail in an ionization detector, the ion current falls and the alarm sounds, warning that it is time to change the battery before the detector becomes ineffective. Back-up batteries may be used for photoelectric detectors. Note: As of January 1, 2011 photoelectric detectors are now being required in several cities. However, your city (jurisdiction) has yet to adopt this requirement. To improve the fire- prevention for this dwelling, replacing the found ionization to photoelectric detectors is our recommendation.

**Details of SB 183**

***This bill*** requires that a carbon monoxide device be installed in existing dwellings intended for human occupancy that have a fossil fuel burning appliance, fireplace, or an attached garage, provides that the exclusive remedy for failure to install a device is actual damages not to exceed $100, exclusive of any court costs and attorney's fees, revises the statutory Real Estate Transfer Disclosure Statement to require the seller of a one-to-four residential property or manufactured home to make certain disclosures regarding carbon monoxide devices, smoke detectors, and water heaters, and requires the owner of a rental dwelling unit to maintain carbon monoxide devices in the unit.

This bill revises the statutory transfer disclosure statement as follows:

1. Requires the seller to check off whether or not the property has one or more carbon monoxide devices.

2. Adds a footnote to the statement advising buyers that installation of a carbon monoxide device is not a precondition of sale.

3. Requires a ***seller*** to certify, as opposed to checking off as under existing law, which the property is in compliance with laws requiring smoke detectors and the bracing of water heaters. This bill requires that a carbon monoxide device be installed in existing dwellings intended for human occupancy that have a fossil fuel burning appliance, fireplace, or an attached garage beginning ***January 1, 2011*** for single-family dwelling units and January 1, 2012 for all other units. This bill provides that failure to install a carbon monoxide device is an infraction. Under the bill, an owner must first be given a 30-day notice to correct the violation and, if it is not corrected within that time period, the owner is subject to a fine of $200 for each offense. This bill requires a property owner to maintain carbon monoxide devices in a rental dwelling unit and would require that the devices be operable at the time the tenant takes possession of the unit. This bill requires a tenant to notify the landlord if the tenant becomes aware that the device is inoperable or deficient and would require the landlord to correct the reported inoperability or deficiency. This bill provides that a landlord is not in violation if he/she has not received the notification from the tenant. This bill provides that a landlord may enter the dwelling unit for the purpose of installing, repairing, testing, and maintaining carbon monoxide devices pursuant to the requirements of Civil Code Section 1954.

**Carbon Monoxide**

Several appliances in this home were installed with a gas fire component. Carbon monoxide weighs about the same as air and distributes evenly throughout the room/house. When you decide where to install a carbon monoxide detector, choose a location where the CO2 alarm will stay clean and out of the way of children or pets. It is important to refer to your user's manual for specific installation requirements as to where to install your carbon monoxide detector. Effective July 1, 2011, there is a phased requirement for carbon monoxide alarms in ALL dwellings. These are relatively inexpensive but important safety devices. In general, CO alarm should be installed adjacent to sleeping areas and at least ne per level. Each alarm should provide coverage for approximately 400 – 1,000 square feet. Please consult with the Authority Having Jurisdiction and the manufactures installation instruction for specific recommendations. The units should be replaced periodically as indicted by the manufactures to ensure proper function.

Carbon monoxide detectors were located for each unit, as required by industry standards, with exception noted.

**Carbon monoxide detectors were not installed or located for unit 1, 2, 6, 9 hallway and 6 bedroom. Installing the Carbon monoxide detectors in the mention located prior to COE is recommended.**

**This item will be found in the Client Advisory.**

## Washrooms

Our evaluation of bathrooms conforms to ASHI and industry standards of practice. We do not comment on cosmetic deficiencies, and we do not evaluate window treatments, steam showers and saunas, nor do we leak-test shower pans, which is the responsibility of the pest control inspector. However, because of the possibility of water damage, most pest control inspectors will not leak-test second floor shower pans without the written consent of the owners.

## Hall - Washrooms

### Washbasin and Pedestal

The washbasin, stopper, overflow drain and water supply lines when operated, were fully functional and in serviceable condition. The pedestals for each unit were properly secure to the wall, with exception noted. **Unit 1washroom pedestal was not properly secure. Unit 6 washroom sink was noticeably stained and chipping.**


**We recommend the advice of a licensed professional, followed by next corrective action as needed to improve its current condition.**

**This item will be found in the Client Advisory.**

### Shower Enclosure

The shower surround in each unit includes a curtain. It's important for occupants to exercise caution when operating the shower head, especially in relation to the curtain. If the shower head is not positioned properly or if water pressure is too high, it may cause water to splash outside the shower area and onto the floor, potentially leading to slippery conditions or water damage. To mitigate these risks, it's advisable to ensure that the shower curtain is properly closed or positioned to contain water within the shower area during use. Additionally, regular inspection and maintenance of the shower head and curtain are recommended to address any issues and maintain a safe showering environment.

### Shower & Tub Surround

The shower and tub surround found washrooms were in serviceable condition, with exception noted below. The area around the spigot, handles and or shower head etc. should be properly sealed to forestall moisture intrusion. The water supply lines (diverter valve) when operated, were fully functional and in serviceable condition. **Unit 1, 6, 7 washroom tub surface was noticeably stained and noted with fungus between the tiles grout lines. Unit 1 shower tiles were noted with crack tiles, which is a pathway for moisture intrusion.**


**We recommend the advice of a licensed professional, followed by next corrective action as needed to improve its current condition.**

**This item will be found in the Client Advisory.**

### Toilet

The toilet was properly installed, with exception noted below. They were fully functional and in serviceable condition**.** We recommend monitoring this component for movement, followed by repairs as needed to restore its functionality. The toilet base should be properly sealed/caulked at the base/floor seam. A caulk seal at the base will help prevent the toilet from loosening up and potentially leaking. Interested parties should consult with a qualified trade's person for further information and or service. **The toilets for units 1, 7 were not securely attached to the soil pipe flange at the floor. While no damage was evident, this condition should be addressed so that leakage does not develop and cause damage.**

**We recommend the advice of a licensed professional, followed by next corrective action as needed to improve its current condition.**

**This item will be found in the Client Advisory.**

### Bathroom Ventilation

A nearby exhaust windows were found in this area provided exterior ventilation. When tested it was found to be in working condition at the time of this inspection. The bathroom depended solely upon a window for ventilation and removal of excess moisture. In colder climates, a window is often not practical for wintertime use, and thus, would only be rarely used. While this may not have been required at the time of original construction, it is recognized that proper ventilation in this area is important. Current standards require that bathrooms have a properly installed mechanical vent system. We suggest that bring the ventilation into conformance with current standards as remodeling and or renovations are undertaken over time. Interested parties should consult with a qualified trade specialist.

### Cabinet & Countertop

The cabinets and countertop were in fair to acceptable condition, with exception noted. The interior portions of one or more cabinets were not fully visible due to stored personal property. Our inspection is strictly limited to the readily accessible and or visible portions of the dwelling. ***Unit 1 and 7 were noted with damaged tiles for the washroom countertop and loose cabinet doors. We recommend the advice of a licensed professional; followed by corrective action as needed to improve its current condition.***

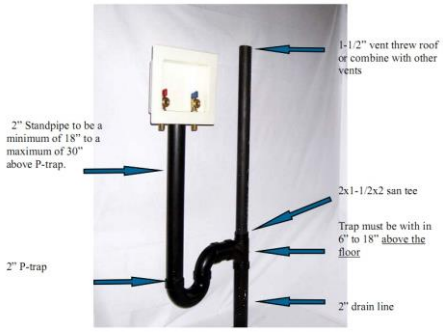
### General Comments On This Area

Features associated with this area were in poor to serviceable condition, with exception noted above.

## Laundry

### Clothes Washer and Dryer

The laundry room in the garage was not inspected as it's a public coin operated. The utility connections (water) for the clothes washer were in serviceable condition, no leaks were noted. **The absence of a water line discharge, or standpipe, for the washer as required poses a significant concern. Instead, dark water is being drained into a tub, which can lead to cross contamination. Cross contamination is a serious issue that can compromise the cleanliness and safety of water sources. Installing a proper water line discharge, such as a standpipe, for the washer is essential to ensure that wastewater is safely and effectively removed from the unit without risk of contamination. Additionally, addressing the drainage issue promptly is crucial to prevent further potential health hazards.**




**We recommend the advice of a licensed professional; followed by corrective action as needed to improve its current condition.**

**This item will be found in the Client Advisory.**

### Dryer Vent

***The clothes dryer was vented to the exterior and found to be in poor condition. The accumulation of heavy lint in the dryer hood and louvers poses a significant fire hazard. Lint is highly flammable, and when it accumulates in dryer vents, it restricts airflow and can lead to overheating.***

***This increases the risk of a lint fire, which can spread quickly and cause extensive damage to the property and pose a serious threat to occupants' safety. It's imperative to address this issue immediately by thoroughly cleaning the dryer hood and louvers to remove the lint buildup. Corrective action is recommended.***

### The Laundry tub

When the laundry tub faucets and drainage system when tested were in serviceable condition. ***The tub was found to be improperly secured to the ground or wall, which is not in compliance with safety standards. Properly securing the tub is essential to prevent movement or displacement, which can lead to water leakage, structural damage, and potential safety hazards for occupants. It's important to address this issue promptly by ensuring that the tub is securely anchored to both the floor and the wall according to manufacturer specifications and local building codes. Corrective action is recommended.***

### General Comments On This Area

Features associated with this area were in serviceable condition, with exception noted above.

## Kitchen

The heat source used for cooking was Gas.

### The Kitchen Sink

When the sinks were operated, they were fully functional and in serviceable condition, no leaks were noted. The faucets and drainage system when tested were fully functional and in serviceable condition.

### Cook top/Oven

The cook-top and oven when tested was functioning as intended and was in serviceable condition. ***No anti-tip bracket was installed on the back of the range. Without this bracket, the range could tip forward and possibly cause serious burns or injury to both children and adults. Proper anti-tip hardware should be installed for safety. We recommend referring to the label on the inside of the oven door and/or the range installation instructions for more information.***

### Kitchen Exhausts

The cooktop exhaust for unit 8 was installed above the cooking surface. When tested it was in satisfactory working it provided exterior ventilation as required by industry standards, with exception noted. **The remaining kitchen exhaust located on the ceiling was found to be non-functional when tested. This is a significant issue as kitchen exhaust systems play a crucial role in removing cooking fumes, odors, and potentially harmful airborne particles from the kitchen area. A malfunctioning kitchen exhaust can lead to poor indoor air quality, increased risk of grease buildup, and potential fire hazards. It's essential to address this issue promptly by diagnosing the cause of the malfunction and repairing or replacing the exhaust system as needed.**


**The absence of an exhaust ceiling fan located directly above the gas cooktop in unit 3 poses a significant safety concern. Kitchen exhaust systems, including ceiling fans, are crucial for removing smoke, grease, and other pollutants generated during cooking.**

**Without proper ventilation directly above the gas cooktop, there's an increased risk of indoor air pollution, accumulation of cooking odors, and potential fire hazards underneath the exposure cabinets.**


**We recommend the advice of a licensed professional; followed by corrective action as needed to improve its current condition.**

**This item will be found in the Client Advisory.**

### Garbage Disposals

The garbage disposals which is located underneath the kitchen sink, when tested was functioning as intended at the time of this inspection.

### Cabinets & Countertops

The cabinets and countertop were in acceptable condition, with exception noted. ***The cabinets and countertops for unit 6 were noted crack tiles for the countertop and loose cabinet doors. Corrective action is recommended.***


The interior portions of one or more cabinets were not fully visible due to stored personal property. Our inspection is strictly limited to the readily accessible and or visible portions of the dwelling.

### Appliances in General

We test most built-in appliances for their basic functionality. We cannot evaluate them for their performance nor for the variety of their settings or cycles. We do not inspect the following items: free-standing appliances, refrigerators, built-in toasters, coffee-makers, can-openers, blenders, water-purifiers, barbecues, grills, or rotisseries, timers, clocks, thermostats, the self-cleaning capacity of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and powered by extension cords or ungrounded conduits.

The inspection of an appliance or system does not constitute a guarantee or warranty as to their future operation or remaining life. Rather our inspection simply reflects the appliances basic functionality at the time of inspection.

If you desire an insurance policy on these types of systems they are available from your Realtor or other sources through a Home Warranty policy. These policies are available at the time of purchase for a nominal fee.

## *American Society of Home Inspectors*
## STANDARDS OF PRACTICE AND CODE OF ETHICS

**Home Inspection**
Home inspection began as a consumer service in the early 1970's in direct response to the growing demand by home buyers to learn about the condition of a house prior to purchase. It is a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection, and as such requires its own set of professional guidelines and qualifications. It was for this reason that the American Society of Home Inspectors (ASHI®) was formed in 1976. A home inspection in accordance with ASHI's® Standards of Practice helps buyers to make a sound purchasing decision based on accurate, objective information.

**American Society of Home Inspectors**
ASHI® is the oldest and most respected professional organization of home inspectors in North America. Its purpose is to build public awareness of home inspection and enhance the technical and ethical performance of professional home inspectors.

**Standards of Practice**
The ASHI® Standards of Practice guide home inspectors in the performance of their inspections. They are the most widely accepted home inspection guidelines in use, and include all of the home's major systems and components. The ASHI® Standards of Practice and Code of Ethics are recognized by many government, professional, and legal authorities as the definitive standard for professional performance.

**Code of Ethics**
The American Society of Home Inspectors' Code of Ethics stresses the home inspector's responsibility to act in a strictly fair, impartial, and professional manner, and protects consumers from conflicts of interest.

**Inspector Qualifications**
Selecting the right home inspector can be as important as finding the right home. Members of ASHI® have demonstrated their proficiency by performing no fewer that 250 fee-paid home inspections in accordance with the ASHI® Standards of Practice; they have also passed a series of written examinations testing their knowledge of residential construction, inspection techniques, report-writing, and ASHI's® Standards of Practice and Code of Ethics. Membership in the American Society of Home Inspectors is an earned credential, and the best evidence of an inspector's competence and professionalism.

**1.0 INTRODUCTION**
1.1 The American Society of Home Inspectors, Inc. (ASHI) is a not-for-profit professional society established in 1976 whose volunteer membership consists of private, fee-paid home inspectors. ASHI's objectives include promotion of excellence within the profession and continual improvement of its member's inspection services to the public.

1.2 These Standards of Practice:
A. provide inspection guidelines
B. make public the services provided by private fee-paid inspectors
C. define certain terms relating to these inspections

**2.0 PURPOSE AND SCOPE**
2.1 Inspections performed to these guidelines are intended to provide the client with a better understanding of the property conditions, as observed at the time of the inspection.

2.2 Inspectors shall:
A. observe readily accessible installed systems and components listed in these Standards.
B. submit a written report to the client which shall:

1. describe those components specified to be described in sections 4-12 of these Standards
2. state which systems and components designated for inspection in these Standards have been inspected
3. state any systems and components so inspected which were found to be in need of immediate major repair

2.3 These Standards are not intended to limit inspectors from:

A. reporting observations and conditions in addition to those required in Section 2.
B. excluding systems and components from the inspection if requested by the client

**3.0 GENERAL LIMITATIONS AND EXCLUSIONS**
3.1 General limitations:
A. Inspections done in accordance with these Standards are visual and are not technically exhaustive.
B. These Standards are applicable to buildings with four or less dwelling units and their garages or carports.

3.2 General exclusions:
A. Inspectors are NOT required to report on:

1. life expectancy of any component or system
2. the causes of the need for a major repair
3. the methods, materials and costs of corrections
4. the suitability of the property for any specialized use
5. compliance or non-compliance with applicable regulatory requirements
6. the market value of the property or its marketability
7. the advisability or inadvisability of purchase of the property
8. any component or system which was not observed
9. the presence or absence of pests such as wood damaging organisms, rodents, or insects
10. cosmetic items, underground items, or items not permanently installed

B. Inspectors are NOT required to:
1. offer or perform any act or service contrary to law
2. offer warranties or guarantees of any kind
3. offer or perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the client that he/she is so licensed, and is therefore qualified to go beyond the ASHI Standards of Practice, and for an additional fee, perform additional inspections beyond those within the scope of the basic ASHI inspection
4. calculate the strength, adequacy, or efficiency of any system or component
5. enter any area or perform any procedure which may damage the property or its components or be dangerous to the inspector or other persons
6. operate any system or component which is shut down or otherwise inoperable
7. operate any system or component which does not respond to normal operating controls
8. disturb insulation, move personal items, furniture, equipment, plant life, soil, snow, ice, or debris which obstructs access or visibility
9. determine the presence or absence of any suspected hazardous substance including but not limited to toxins, carcinogens, noise, contaminants in soil, water, and air
10. determine the effectiveness of any system installed to control or remove suspected hazardous substances
11. predict future conditions, including but not limited to failure of components
12. project operating costs of components
13. evaluate acoustical characteristics of any system or component

3.3 Limitations and exclusions specific to individual systems are listed in the following sections.

**4.0 SYSTEM: STRUCTURAL COMPONENTS**
4.1 The inspector shall observe:
A. structural components including:
1. foundation
2. floors
3. walls
4. columns
5. ceilings
6. roofs

4.2 The inspector shall:
A. describe the type of:
1. foundation
2. floor structure
3. wall structure
4. columns
5. ceiling structure
6. roof structure
B. probe structural components where deterioration is suspected. However, probing is NOT required when probing would damage any finished surface
C. enter under floor crawl spaces and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected.
D. report the methods used to observe under floor crawl spaces and attics
E. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components.

**5.0 SYSTEM: EXTERIOR**
5.1 The inspector shall observe:
A. wall cladding, flashings and trim

B. entryway doors and representative number of windows
C. garage door operators
D. decks, balconies, stoops, steps, areaways, and porches including railings
E. eaves, soffits, and fascias
F. vegetation, grading, drainage, driveways, patios, walkways and retaining walls with respect to their effect on the condition of the building

5.2 The inspector shall:
A. describe wall cladding materials
B. operate all entryway doors and representative number of windows, including garage doors, manually or by using permanently installed controls of any garage door operator.
C. report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing

5.3 The inspector is NOT required to observe:
A. storm windows, storm doors, screening, shutters, awnings and similar seasonal accessories
B. fences
C. safety glazing
D. garage door operator remote control transmitters
E. geological conditions
F. soil conditions
G. recreational facilities
H. outbuildings other than garages and carports

**6.0 SYSTEM: ROOFING**
6.1 The inspector shall observe:
A. roof coverings
B. roof drainage systems
C. flashings
D. skylights, chimneys and roof penetrations
E. signs of leaks or abnormal condensation on building components

6.2 The inspector shall:
A. describe the type of roof covering materials
B. report the methods used to observe the roofing
6.3 The inspector is NOT required to:
A. walk on the roofing
B. observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors

**7.0 SYSTEM: PLUMBING**
7.1 The inspector shall observe:
A. interior water supply and distribution system including:
1. piping materials, including supports and insulation
2. fixtures and faucets
3. functional flow
4. leaks
5. cross connections
B. interior drain, waste and vent system including:
1. traps; drain, waste, and vent piping; piping supports and pipe insulation
2. leaks
3. functional drainage.
C. hot water systems including:
1. water heating equipment
2. normal operating controls
3. automatic safety controls
4. chimneys, flues, and vents
D. fuel storage and distribution systems including:
1. interior fuel storage equipment, supply piping, venting, and supports
2. leaks
E. sump pump
7.2 The inspector shall:
A. describe:
1. water supply and distribution piping materials
2. drain, waste, and vent piping materials
3. water heating equipment

B. operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house.
7.3 The inspector is NOT required to:
A. state the effectiveness of anti-siphon devices
B. determine whether water supply and waste disposal systems are public or private
C. operate automatic safety controls
D. operate any valve except water closet flush valves, fixture faucets and hose faucets
E. observe:

1. water conditioning systems
2. fire and lawn sprinkler systems
3. on-site water supply quantity and quality
4. on-site waste disposal systems
5. foundation irrigation systems
6. spas, except as to functional flow and functional drainage

**8.0 SYSTEM: ELECTRICAL**
8.1 The inspector shall observe:
A. service entrance conductors
B. service equipment, grounding equipment, main over current device, main and distribution panels
C. amperage and voltage ratings of the service
D. branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages
E. the operation of a representative number of installed lighting fixtures, switches and receptacles located inside the house, garage, and on its exterior walls
F. the polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures
G. the operation of Ground Fault Circuit Interrupters.

8.2 The inspector shall:
A. describe:
1. service amperage and voltage
2. service entry conductor materials
3. service type as being overhead or underground
4. location of main and distribution panels

B. report any observed aluminum branch circuit wiring
8.3 The inspector is NOT required to:
A. insert any tool, probe, or testing device inside the panels
B. test or operate any over current device except Ground Fault Circuit Interrupters
C. dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels
D. observe:
1. low voltage systems
2. smoke detectors
3. telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system

**9.0 SYSTEM: HEATING**
9.1 The inspector shall observe:
A. Permanently installed heating systems including:
1. heating equipment
2. normal operating controls
3. automatic safety controls
4. chimneys, flues, and vents
5. solid fuel heating devices
6. heat distribution systems including fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers, radiators, fan-coil units, convectors
7. the presence of an installed heat source in each room

9.2 The inspector shall:
A. describe:
1. energy source
2. heating equipment and distribution type
B. operate the systems using normal operating controls
C. open readily open able access panels provided by the manufacturer or installer for routine homeowner maintenance

9.3 The inspector is NOT required to:
A. operate heating systems when weather conditions or other circumstances may cause equipment damage
B. operate automatic safety controls.
C. ignite or extinguish solid fuel fires.
D. observe:

1. the interior of flues
2. fireplace insert flue connections
3. humidifiers
4. electronic air filters
5. the uniformity or adequacy of heat supply to the various rooms

**10.0 SYSTEM: CENTRAL AIR CONDITIONING**
10.1 The inspector shall observe:
A. Central Air Conditioning including:
1. cooling and air handling equipment
2. normal operating controls

B. distribution systems including:
1. fans, pumps, ducts and piping, with supports, dampers, insulation, air filters, registers and fan-coil units
2. the presence of an installed cooling source in each room

10.2 The inspector shall:
A. describe:
1. energy sources.
2. cooling equipment type.

B. operate the systems using normal operating controls.
C. open readily open able access panels provided by the manufacturer or installer for routine homeowner maintenance

10.3 The inspector is NOT required to:
A. operate cooling systems when weather conditions or other circumstances may cause equipment damage.
B. observe non-central air conditioners
C. observe the uniformity or adequacy of cool-air supply to the various rooms

**11.0 SYSTEM: INTERIORS**
11.1 The inspector shall observe:
A. walls, ceilings, and floors
B. steps, stairways, balconies, and railings
C. counters and a representative number of cabinets
D. a representative number of doors and windows
E. separation walls, ceilings, and doors between a dwelling unit and an attached garage or another dwelling unit
F. sumps
11.2 The inspector shall:
A. operate a representative number of primary windows and interior doors
B. report signs of water penetration into the building or signs of abnormal or harmful condensation on building components
11.3 The inspector is NOT required to observe:
A. paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors
B. carpeting
C. draperies, blinds, or other window treatments
D. household appliances
E. recreational facilities or another dwelling unit

**12.0 SYSTEM: INSULATION & VENTILATION**
12.1 The inspector shall observe:
A. insulation and vapor retarders in unfinished spaces
B. ventilation of attics and foundation areas
C. kitchens, bathroom, and laundry venting system
12.2 The inspector shall describe:
A. insulation and vapor retarders in unfinished spaces
B. absence of same in unfinished space at conditioned surfaces
12.3 The inspector is NOT required to report on:
A. concealed insulation and vapor retarders

B. venting equipment which is integral with household appliances

**Glossary**

Automatic Safety Controls:
Devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions.

Central Air Conditioning:
A system which uses ducts to distribute cooled and/or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and which is not plugged into an electrical convenience outlet.

Component:
A readily accessible and observable aspect of a system, such as a floor, or a wall, but not individual pieces such as boards or nails where many similar pieces make up the component.
Cross Connection:
Any physical connection or arrangement between potable water and any source of contamination.

Dangerous or Adverse Situations:
Situations which pose a threat of injury to the inspector, and those situations which require use of special protective clothing or safety equipment.
Describe:
Report in writing a system or component by its type, or other observed characteristics, to distinguish it from other components used for the same purpose.
Dismantle:
To take apart of remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be dismantled by a homeowner in the course of normal household maintenance.

Engineering:
Analysis or design work requiring extensive preparation and experience in the use of mathematics, chemistry, physics, and the engineering sciences.
Enter:
To go into an area to observe all visible components.
Functional Drainage:
A drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously.
Functional Flow:
A reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously.

Household Appliances: Ktchen and laundry appliances, room air conditioners, and similar appliances.
Inspector:
Any person who examines any component of a building, through visual means and through normal user controls, without the use of mathematical sciences.
Installed: Attached or connected such that the installed item requires tools for removal.
Normal Operating Controls:Homeowner operated devices such as a thermostat, wall switch, or safety switch.

Observe:
The act of making a visual examination.

On-site Water Supply Quality: Water quality is based on the bacterial, chemical, mineral, and solids content of the water.
On-site Water Supply Quantity: Water quantity is the rate of flow of water.
Operate:
To cause systems or equipment to function.
Readily Operable Access Panel: A panel provided for homeowner inspection and maintenance which has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person, and its edges and fasteners are not painted in place. Limited to those panels within normal reach or from a 4-foot stepladder, and which are not blocked by stored items, furniture, or building components.
Recreational Facilities: Spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities.
Representative Number:
For multiple identical components such as windows and electric outlets -- one such component per room. For multiple identical exterior components -- one such component on each side of the building.
Roof Drainage Systems: Gutters, downspouts, leaders, splash blocks, and similar components used to carry water off a roof and away from a building.

**Safety Glazing:** Tempered glass, laminated glass, or rigid plastic.
Shut Down: A piece of equipment or a system is shut down when it cannot be operated by the device or control which a homeowner should normally use to operate it. If its safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, the inspector is not required to reestablish the circuit for the purpose of operating the equipment or system.

**Solid Fuel Heating Device**: Any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, wood stoves (room heaters), central furnaces, and combination of these devices.

**Structural Component**: A component which supports non-variable forces or weights (dead loads) and variable forces or weights (live loads)

System: A combination of interacting or interdependent components, assembled to carry out one or more functions.
Technically Exhaustive: An inspection is technically exhaustive when it involves the extensive use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations.
Underfloor Crawl Space:
The area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

**CODE OF ETHICS**
Honesty, justice and courtesy form a moral philosophy which, associated with mutual interest among people constitutes the foundation of ethics. The members should recognize such a standard, not in passive observance, but as a set of dynamic principles guiding their conduct. It is their duty to practice their profession according to this code of ethics.
As the keystone of professional conduct is integrity, the members will discharge their duties with fidelity to the public, their clients and with fairness and impartiality to all. They should uphold the honor and dignity of their profession and avoid association with any enterprise of questionable character, or apparent conflict of interest.
1. The member will express an opinion only when it is based on practical experience and honest conviction.
2. The member will always act in good faith toward each client.
3. The member will not disclose any information concerning the results of the inspection without the approval of the clients or their representatives.
4. The member will not accept compensation, financial or otherwise, from more than one interested party for the same service without the consent of all interested parties.
5. The member will not accept nor offer commissions or allowances, directly, from other parties dealing with their client in connection with work for which the member is responsible.
6. The member will promptly disclose to his client any interest in a business which may affect the client. The member will not allow an interest in any business to affect the quality or results of their inspection work which they may be called upon to perform. The inspection work may not be used as a vehicle by the inspector to deliberately obtain additional work in another field. An inspector shall make every effort to uphold, maintain and improve the professional integrity, reputation and practice of the home inspection industry. He will report all such relevant information, including violations of this Code by other members, to the Association for possible remedial action.