



LARocca
I N S P E C T I O N S

REAL ESTATE INSPECTION REPORT

Estate of Carol O'Brian

119 S Adams St Glendale CA, 91205

Inspector - Daniel Seidlin

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119 S Adams St Glendale CA, 91205

DATE OF INSPECTION: 09/01/2026

INSPECTION TIME: 9:00 AM

Use of this report asserts that the Inspection Contract has been accepted and agreed to by the client (whether or not it has been signed) and that the limitations section has been read, understood and accepted.

The goal of this inspection is to render opinions as to the general condition of various aspects of the property, based on available access. This is a general visual inspection, no destructive or intrusive testing is performed. Stored items or furniture are not moved. **This is not a code compliance inspection.**

*The information contained within this report is for the sole benefit of the client. These benefits are not transferable.

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DEFINITIONS of TERMS

NOT ACCEPTABLE. It is the inspectors opinion that this item is either not functioning properly, is very old, damaged, in significant need of repairs, etc or is a clear safety hazard. Further evaluation and/or repairs/correction are needed and potential replacement. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

It should be noted that items such as soap dispensers or sink stoppers, etc are not necessarily called out as "not acceptable" when not operating or damaged since this is not the focus of our inspection.

SAFETY ALERT. It is the inspectors opinion that this is a potential safety issue. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional (and if applicable) during the inspection contingency period and prior to the close of escrow.

SECURITY ALERT. It is the inspectors opinion that this is a potential security issue. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional (and if applicable) during the inspection contingency period and prior to the close of escrow.

NEEDS ATTENTION. It is the inspectors opinion that this item is or may not be functioning properly, is in need repairs or appears to be at or near the end of its service life. Further evaluation and/or repairs/correction are needed and potential replacement. The inspector has made the client aware of this situation and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

SERVICEABLE. It is the inspectors opinion, under testing parameters or visual observation only, that at the time of inspection this component or item appears to be doing the job for which it was intended and exhibits normal wear and tear. The report is not intended to replicate actual "usage and living" conditions. The component may function differently, under "actual usage conditions".

PRESENT. In most cases determining the items condition during a visual inspection is not possible. The item is not tested for correct operation or adequacy, (such as venting, circuit breakers, wiring, water supply & drain lines, water valves, etc). No Representation as to its ability to perform is given.

NOTE. This is information that the inspector feels is of value to the client and may or may not be within the realm or scope of the generalist. This can also be used to make the client aware of the inspectors limitations so that the client may seek further evaluation of the item or consult with the appropriate specialist as required.

PLEASE BE ADVISED: The term used in front of the descriptive text in the report is subjective. One inspector may call out an item as **NEEDS ATTENTION**, while another may use **NOT ACCEPTABLE**. Both suggest an item that is in need of action, correction or further evaluation. The main intent of this report is to indicate the item so that you are aware of it, the focus is not on the exact term preceding the statement of condition.

If a specific term is not given for a particular item, then the statement given would indicate the items condition or would be informational.

CLIENT RESPONSIBILITY

Any action or inaction taken by the client after he or she has been made aware of a situation noted in this report is at the sole discretion and responsibility of the client.

FURTHER EVALUATION or INSPECTION: Where further evaluation or inspection, attention or repairs is advised, this is meant to be performed during the inspection period, prior to the expiration of the contingency period and prior to the close of escrow.

The whole intent of this procedure being to fully discover the extent of the repairs/correction needed and the associated costs.

CLIENT'S DIRECT OBSERVATION: This inspection is intended to guide the client and direct his/her attention to areas of concern, with the intention that they will, where possible, personally view and evaluate these areas, and follow up with additional specialists as needed.

WALK THROUGH & DISCLOSURE: This report does not and is not intended to replace the client's own 'walk through' and personal inspection of the property. This report is also not a replacement for full disclosure of all parties involved and the clients own responsibility for due diligence.

SPECIFIC CONCERNS: The client may have specific concerns or expectations for the property that this report may not specifically address. Any questions or concerns should be shared with the inspector before or during the inspection and before the end of inspection contingencies.

MORE EXPENSES POSSIBLE: During this inspection there may be items discovered that require further inspection, additional attention and/or subsequent repairs. These items should be addressed before the end of inspection contingencies and the close of escrow.

This inspection is intended to guide the client and direct his/her attention to areas of concern, with the intention that they will, where possible, personally view and evaluate these areas, and follow up with additional specialists as needed.

All parties involved have a legal responsibility for full disclosure.

HAZARDOUS SUBSTANCES: Identifying hazardous substances is not part of this inspection. Items such as formaldehyde, lead based paint, asbestos, toxic or flammable chemicals and environmental hazards are not tested for and not within the scope of the inspection.

INSPECTION SUMMARY

IMPORTANT: The "INSPECTION SUMMARY" is provided to allow the reader a condensed overview of the potential areas of concern. This Inspection Summary is therefore **NOT** a substitute for reading and understanding the report in its entirety.

The full Inspection Report, including the pictures, the Standards of Practice, limitations, definitions and scope of Inspection, and Client Contract must be fully read and understood for this inspection report to achieve its intended goal.

It is advised that you follow the recommendations listed below and under each section of the report. This would include obtaining the consultation of a specialist, where needed.

INSPECTION

ADDITIONAL COMMENTS/RECOMMENDATIONS

NOTE: Below are some of the recommendations/comments. They are not representative of all the recommendations/comments throughout this report.

MOISTURE: Signs of moisture deterioration was noted. This should be further evaluated by a specialist to ensure that there are no unseen "mold" issues as a result.

ELECTRICAL: It is my opinion that the Electrical system should be further evaluated by a qualified specialist so that any and all deficiencies can be discovered and the full cost for corrections can be determined.

ROOFER: It is my opinion that the roof (and related items) should be further evaluated by a qualified specialist (specifically for the garage as well as for the rear portion of the main property which could not be adequately viewed/assessed)

FOUNDATION: It is my opinion that the foundation (and related items) should be further evaluated by a qualified specialist specifically for the rear house (Unit 191 1/2) as the floors are heavily sloping due to foundation settlement)

STRUCTURAL PEST CONTROL: It is recommended that a structural pest control inspection be performed at this time.

PLUMBING

WATER LINES

The main water supply line was not located. It is advised to consult with the current owner to help determine the main line location and type. If the main line is not located then it is advised to consult with a qualified plumber to determine the condition of the main water line. Since the underground portion is not observable, no representation is made as to its condition or type of material.

WASTE LINES

WASTE LINE MATERIAL

The piping that takes the waste water out to the main sewer line appears to have been repaired/upgraded with newer Plastic piping. There may be some older materials remaining but I did not discover any.

It is beyond this inspection to determine the permit status of this upgrade, nor to determine the adequacy of this installation.

I am also unable to determine whether or not there are remaining original waste lines in the system as it is likely there are still older cast iron waste lines present within the walls.

GAS SYSTEM

GAS PIPING CONDITION

NEEDS ATTENTION. There was no 'Drip Leg' or sediment trap noted in the fuel gas line system at the recommended locations, these fittings may be required in front of a furnace or water heater etc. Consult with a qualified plumber for more information.

NOTE. 2007 California Plumbing Standards - Sediment Trap: Where a sediment trap is not incorporated as a part of the gas utilization equipment, a sediment trap shall be installed as close to the inlet of the equipment as practical at the time of equipment installation. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet, or other device recognized as an effective sediment trap.

Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills shall not be required to be so equipped. [NFPA 54: 9.6.7].

ELECTRICAL

MAIN ELECTRICAL

MAIN ELECTRICAL CONDITION

NEEDS ATTENTION. The main electrical line from the power pole to the building has some contact from tree branches and limbs and they may need to be trimmed back at times to keep them from putting pressure on the line

ELECTRICAL WIRING

INTERIOR WIRING TYPE

The wiring is a combination of older, original cloth insulated copper wires and plastic insulated wires. Some of the older wiring consists of knob and tube wiring. This is an older wiring that is not in a conduit. It is generally considered to be outdated and in need of upgrades. Further evaluation is recommended.

INTERIOR WIRING CONDITION

SAFETY ALERT. The wiring is a combination of the original cloth insulated copper wiring and the plastic insulated copper wiring. The cloth covered wiring is old and may continue to function unless it is disturbed or overloaded.

The cloth covering will continue to wear out and poses a significant increased risk of failure. This wire is considered to be past its expected working life. It is recommended that this wiring be fully evaluated by a qualified electrician to determine if it is time for replacement at this time or in the near future.

ELECTRICAL RECOMMENDATIONS

FURTHER EVALUATION: The electrical system should be further evaluated by a qualified specialist, so that any needed repairs/replacement can be known.

This evaluation should be performed before the end of inspection contingencies.

ROOF/ATTIC

ATTIC

ATTIC FRAMING

NOTE. This is an older structure and the rafter and attic framing are less substantial than modern standards.

ATTIC VENTILATION

NEEDS ATTENTION. Although there is an openable window, there is no standard form of ventilation with a covered screen for air flow.

ATTIC INSULATION

INSULATION CONDITION

NEEDS ATTENTION. No insulation is provided in the attic. In the past, insulation was not commonly installed and may not have been required at the time of construction. It is recommended to consult a specialist to determine the options for the installation of insulation for this property.

ROOF

ROOF ACCESS

The roof was not walked on due to the steep pitch. The roof was viewed from the roof edge on ladder.

ROOF CONDITION

NEEDS ATTENTION. Although serviceable where visible, I did not have access to view the rear portion of the roof as the roof was too steep and there was no accessible area via ladder at the rear. If desired, a roofer may be able to evaluate its full condition.

EXPOSED FLASHINGS

NEEDS ATTENTION. The flashing is not standard in areas and may not be reliable installations. The flashings will require regular maintenance to ensure that they remain leak free.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION

NEEDS ATTENTION. There are rusty areas in the gutter system.

There are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.

DOWNSPOUT CONDITION

NEEDS ATTENTION. The downspouts do not route the water away from the building but instead deposit it next to the structure which commonly causes problems to the foundation over time. These should be extended away from the building.

ROOF RECOMMENDATIONS

EVALUATION: As I could not access and view the rear portion of the roof directly, it is recommended that a roofing specialist fully evaluate the condition of the roof. It is recommended this be done before the end of your inspection contingencies.

FOUNDATION

FOUNDATION:

CRAWL SPACE

NEEDS ATTENTION. The crawl space has debris in it, it is advisable to have this removed and the area cleaned up. Wood especially should be removed to help prevent future infestations.

NOT ACCEPTABLE. There is a crawl space access at the back of the building, The under house crawl space access is difficult and smaller than current standards that require an opening of 24 x 18 inches minimum. As a result the crawl space could only be viewed from the basement in a limited capacity.

FOUNDATION BOLTING

NEEDS ATTENTION. The seismic retrofitting of anchor bolts does not appear to meet current established standards. This should be evaluated by a foundation specialist to determine what additional work may be required.

POSTS AND PIERS

NEEDS ATTENTION. There is earth-to-wood contact observed on some of the posts. This can lead to moisture damage or termite spread. See structural pest control operator's report for more information.

FOUNDATION RECOMMENDATIONS

FURTHER EVALUATION: As the crawl area was not fully viewed and evaluated due to the restricted access, it is recommended that the areas not accessed be fully evaluated. This may require opening or creating crawl access openings and may require repairs afterwards.

GROUNDS

HARDSCAPE/PATHWAYS

WALKWAYS

SAFETY ALERT. There are raised and shifted areas of the walkways that are a trip hazard, such as at the front sidewalk area.

LANDSCAPE/PERIMETER

LANDSCAPING

NEEDS ATTENTION. There are trees planted close to the structure. Tree roots systems may interfere with the foundation and plumbing systems over time as they continue to grow. Branches may rub or interfere with the roof or structure and should be trimmed.

DRAINAGE

NEEDS ATTENTION. The landscaping slopes toward the structural foundation of unit 191 1/2 due to the tree roots pushing up the concrete. This can cause over-saturation of the soil at the structural footings which is the chief cause of foundation settlement. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend 10 feet away from the foundation.

GROUNDS RECOMMENDATIONS

TRIP HAZARDS: There are areas of displaced walkways on the grounds. It is noted that raised and settled areas where people walk are considered a potential trip and fall hazard. All needed corrections should be performed by qualified specialists.

GARAGE - CARPORT

ROOF

ROOF COVERING STATUS

NOT ACCEPTABLE. The portion of the roof where the rear shed connects to the garage is compromised and water may enter through this area. It is advised a roofing specialist further evaluate this condition.

GARAGE FLOOR

CONDITION

NOT ACCEPTABLE. There are significant cracks in the garage floor slab and the structure has shifted and settled.

It is advised to consult with the qualified specialist for more information and further evaluation of this system.

GARAGE INTERIOR
CONDITION

NEEDS ATTENTION. The garage framing has areas of deterioration such as to the framing and siding

It is advised to consult with a qualified specialist for more information and further evaluation.

GARAGE EXTERIOR
CONDITION

NEEDS ATTENTION. The exterior of the garage has general deferred maintenance and needs cleanup and repairs,

It is advised to consult with the qualified specialist for more information and further evaluation of this system.

GARAGE RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the garage/structure be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed to ensure a properly installed and correctly functioning garage.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

EXTERIOR

EXTERIOR COVERING OF THE BUILDING
CONDITION

NEEDS ATTENTION. There is damaged wood such as for the front porch roofing support.

NEEDS ATTENTION. There are areas of weather beaten and peeling paint on the exterior of the building.

EXTERIOR TRIM/FEATURES
CONDITION

NEEDS ATTENTION. The trim is deteriorated in areas such as at the front near the main entry way.

The trim is deteriorated in areas such as at the chimney chase.

It is advised that this system be further evaluated by a qualified specialist.

CHIMNEY:
LIVING ROOM.

CONDITION:

NEEDS ATTENTION. The wood siding appears to be separating/ splitting in areas.

NOTE. It is beyond the scope of the inspection to determine the condition of the chimney as this requires a detailed observation of the system, often times utilizing specialty tools (otherwise known as a Level 2 Inspection). This is performed by a fireplace/chimney specialist. There is a risk of concealed damage that may pose a health and safety risk.

Per the NFPA 211: "A Level 2 inspection shall be conducted under the following circumstances:", "(3) Upon sale or transfer of the property", "(4) After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".

It is advised that an independent fireplace/chimney inspector fully evaluate the fireplace and its chimney, to help ensure safe operation and structural stability.

REAR HOUSE

WATER LINES

MAIN WATER LINE CONDITION

NEEDS ATTENTION. The current main water line may be smaller than standards would require. While this may operate it may not supply the volume of water that may be demanded at all times.

SHUT OFF VALVE CONDITION

NEEDS ATTENTION. A gate valve was observed at the time of inspection. Gate valves are considered less reliable and should be periodically operated to ensure function. It is advised to have a qualified plumber operate this valve to determine its true condition.

PRESSURE REGULATOR CONDITION

NEEDS ATTENTION. No pressure regulator was observed where the main water line enters the building. There may or may not be one present in another location.

While a pressure regulator is not always required it is usually a good idea to have one, especially where the potential for the city water pressure to exceed 80 psi exists. This inspection does not determine whether or not that potential exists.

It is advised to consult with a qualified plumber to determine if one is required for this system.

PRESSURE RELIEF VALVE CONDITION

NEEDS ATTENTION. No Pressure Relief safety valve was located on the water supply plumbing system. This is an important safety device that can reduce the risk of pipe failure and flooding.

A qualified plumbing contractor should determine if a proper Pressure relief valve is present and install one if not present.

HEATING

HEATING CONDITION

NEEDS ATTENTION. The furnace did not operate at the time of inspection. Consult with a specialist for a full evaluation of this system.

BATHROOM

SHOWER / TUB DIVERTER

NEEDS ATTENTION. The shower diverter control does not work correctly, some of the water is still going to the tub, and most to the shower.

REAR HOUSE

WASTE LINES

WASTE LINE CONDITION

NOT ACCEPTABLE. There are areas of open exterior waste lines. This should be capped in order to prevent rodent intrusion into the waste line system.

There are areas of exposed plastic abs waste lines at the right side of the building. These sections of waste lines can become more easily damaged, and should be comprised of cast iron.

WATER HEATER

WATER HEATER CONDITION

NEEDS ATTENTION. Although currently working, the water heater is very old and has exceeded its expected life span. It is beyond this inspection to determine how much long it will last. It will likely need replacement.

MAIN ELECTRICAL

MAIN PANEL CONDITION

SAFETY ALERT. This is a Zinsco brand system. This brand of breakers has been known to have to have significant flaws that increases the risk of failure. They can tend to trip prematurely and the breakers can tend to malfunction at the panels creating arcing which can overheat or burn the buss bar and breakers.

This system should be fully evaluated by a qualified specialist, who will likely recommending upgrading the system.

ELECTRICAL WIRING

INTERIOR WIRING CONDITION

SAFETY ALERT. The wiring is a combination of the original cloth insulated

copper wiring and the plastic insulated copper wiring. The cloth covered wiring is old and may continue to function unless it is disturbed or overloaded.

The cloth covering will continue to wear out and poses a significant increased risk of failure. This wire is considered to be past its expected working life. It is recommended that this wiring be fully evaluated by a qualified electrician to determine if it is time for replacement at this time or in the near future.

FIXTURES & MISC

OUTLETS

NEEDS ATTENTION. There are outlets that test as dead and not working such as in the dining room.

RECOMMENDATIONS

EVALUATION/REPAIR: Repairs and/or further evaluation by a qualified specialist is recommended.

FOUNDATION

FOUNDATION

NEEDS ATTENTION. Although I was unable to access the crawl space, as the crawl space access is very deep and narrow, it was observed that the floors are sloping dramatically in areas such as in the entry way. This condition should be further evaluated by a foundation specialist so that any necessary repairs can be done.

EXTERIOR

EXTERIOR

NEEDS ATTENTION. There are areas of gaps in the siding where rodents can enter.

The earth against the side of the house is higher than it should be, and can transfer moisture to the wall, which can cause damage, deterioration, and can lead to mold or other problems. The earth should be 4 - 6 inches below the level of the house siding or stucco.

DOORS

MAIN ENTRY DOOR CONDITION

NEEDS ATTENTION. The front door rubs on the door frame due to foundation settlement.

WINDOWS

CONDITION

NEEDS ATTENTION. The window hardware is older and may need some adjustment/repairs to work properly.

FLOORS

GENERAL CONDITION

NEEDS ATTENTION. The floor is heavily sloping due to foundation settlement.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.

KITCHEN SINK

DRAIN

NEEDS ATTENTION. The kitchen sink drain drains slowly as it appears to be partially clogged.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.

KITCHEN APPLIANCES

GARBAGE DISPOSAL

NEEDS ATTENTION. The garbage disposal did not function at the time of inspection. It will need repair/replacement.

UNITS

UNIT 191

INTERIORS:

NEEDS ATTENTION. There are damaged doors, such as for the front bedroom.

Some windows are stuck or painted shut.

KITCHEN:

CABINETS: **NEEDS ATTENTION.** The shelf below the sink has moisture deterioration.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.

BATH:

LOCATION: Hallway.

HEATER: **NEEDS ATTENTION.** The electric ceiling fan is inoperative.

ELECTRICAL

SUBPANEL. **SAFETY ALERT.** There are two wires connected to one breaker inside the electrical panel, this is an incorrect installation and may lead to arcing and other electrical issues.

There are improper connections between the ground and neutral wires as they connect to the same terminal. Generally neutral wires and ground wires should have separate connections to prevent the ground wire from becoming charged.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.

OUTLETS: **NEEDS ATTENTION**. The outlets are the two prong type, these are the older and ungrounded such as in the living room.

NOT ACCEPTABLE. The GFCI safety outlet in the hallway bathroom did not operate correctly when tested, and will need replacement.

SAFETY ALERT. There are indications that the outlet in the dining room shorted out at one point in time as there are scorching marks present.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.

UNIT 191 1/4

INTERIORS:

WALLS: **NEEDS ATTENTION**. There are stress cracks in some walls.

FLOORING: **NEEDS ATTENTION**. The carpet has areas of wear.

NEEDS ATTENTION. This unit is showing excessive wear and is in need of maintenance and repairs.

KITCHEN:

FLOORING: **NEEDS ATTENTION**. The flooring has areas of deterioration and damage.

CABINETS: **NEEDS ATTENTION**. The shelf below the sink has moisture deterioration.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.

STOVE/OVEN: **NEEDS ATTENTION**. Some burners do not light and operate.

BATH:

WALLS/CEILING: **NEEDS ATTENTION**. There are areas of wall damage at the sides of the tub.

It is advised to consult with the qualified specialist for more information and

further evaluation of this condition.

FLOORING: **NEEDS ATTENTION.** The floor is worn and damaged in areas.

WATER HEATER CONDITION

NEEDS ATTENTION. Although functioning, the tankless water heater is older and nearing the end of its standard lifespan.

ELECTRICAL

SMOKE ALARMS: **SAFETY ALERT.** There are missing smoke detectors with wires exposed.

HEATING CONDITION

NEEDS ATTENTION. Although operable, furnace is very old, and appears to be very dirty as the front cover is discolored with ash.

INSPECTION

SIGNIFICANT INFORMATION

LIMITATIONS

LIMITED TESTING: This inspection does not perform testing that would be similar to actual living/occupied conditions or long term use, therefore there may be conditions that exist that could not be determined during a general visual inspection.

PERSONAL/STORED ITEMS: The property has a lot of personal items and furniture blocking the view and access to parts of the property specifically in unit 191 1/4 (Furniture, personal items, boxes etc are not moved during the inspection). This limits the inspectors ability to observe. It can be expected that once all personal items are removed that unknown conditions will be exposed.

IMPORTANT INFORMATION

LACKING MAINTENANCE: The property is worn and lacking maintenance in areas.

PAST/PRESENT WORK/REMODELING

UPGRADES: There have been alterations and upgrades to the property over the years. Modifications to the electrical, plumbing and mechanical systems as well as to the structure of the building require permits and progress inspections.

It is advised to obtain all documentation available. This should be done prior to the expiration of the contingency period. It is beyond the scope of this inspection to determine permit status for these updates or repairs.

PERMIT STATUS UNKNOWN: It is my opinion, due to discoveries during my inspection, that there is a good possibility that there is work that was undertaken on the property that may be un-permitted. It is advised to fully determine the

permit status of this work with the Department of Building and Safety.

ADDITIONAL INSPECTORS PRESENT

SEWER LINE: A main sewer line inspector was present at the time of inspection.

INSPECTION

The information contained within this report is for the sole benefit of the client indicated in this report and its use is not transferable.

BUILDING/SITE

CLIENT NAME

Estate of Carol O'Brian

PRESENT:

The client was present.

ADDRESS

119 S Adams St Glendale CA, 91205.

INSPECTOR

Daniel Seidlin.

INSPECTION DATE

09/01/2026.

INSPECTION TIME

9:00 AM.

WEATHER

Clear.

TEMPERATURE

80's.

BUILDING TYPE

This is a three unit building.

STORIES

2 Story.

UTILITIES STATUS

The utilities were on.

OCCUPIED

Unit 191 1/14 is occupied and unit 191 and 191 1/2 are not occupied.

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PERMIT STATUS UNKNOWN: It is my opinion, due to discoveries during my inspection, that there is a good possibility that there is work that was undertaken on the property that may be un-permitted. It is advised to fully determine the permit status of this work with the Department of Building and Safety.

ADDITIONAL INSPECTORS PRESENT

SEWER LINE: A main sewer line inspector was present at the time of inspection.

PLUMBING

While some plumbing observations may be code related, this inspection does not determine if the system complies with code and does not determine whether any upgrades have been properly permitted and inspected by the city. Water supply, gas and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains.

Performance of the water flow can vary during different times of the day and performance of drains during normal usage is undetermined. Drain blockage is common in vacant properties and repairs may be needed soon after the building is occupied.

The following are not included (but not limited to); Inaccessible water supply, gas or waste lines, leaks in inaccessible areas such as walls or crawl spaces, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment, water temperature, and projected life. No water quality testing of any type is performed. Determining gas leaks is fully outside the scope of a generalist inspection.

WATER LINES

The main water supply line was not located. It is advised to consult with the current owner to help determine the main line location and type. If the main line is not located then it is advised to consult with a qualified plumber to determine the condition of the main water line. Since the underground portion is not observable, no representation is made as to its condition or type of material.

WATER PRESSURE

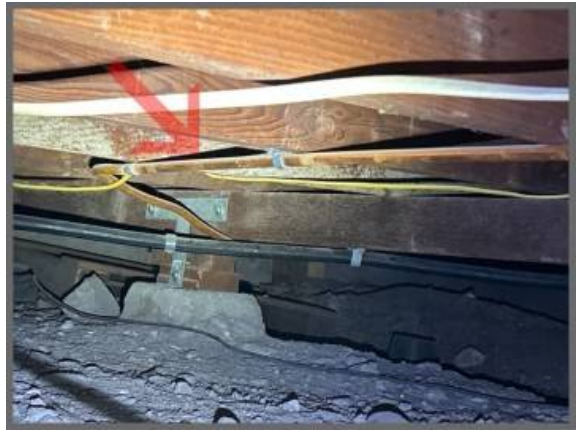
SERVICEABLE. The water pressure tested as being 80 psi or less. This is considered acceptable and is the highest the water pressure should be.



WATER SUPPLY PIPING MATERIAL

The visible water supply piping appears to be an upgrade and appears to be all copper but there may still be galvanized piping left that I was not able to observe.

It is beyond this inspection to determine the permit status of this upgrade, nor to determine the adequacy of this installation. Copper piping is expected to last from 20 to 50 years. There are many variables so the exact lifespan cannot be predicted and in cases can be less than 20 years.



WATER SUPPLY CONDITION

NOTE. My view from the basement area of the crawl space was very limited. The viewable portions of copper supply piping appear to be in serviceable condition, however there may have been portions not directly viewable. If desired, a plumber can further evaluate its condition.

HOSE FAUCETS

SERVICEABLE: A sampling of the exterior hose faucets show them to be operating properly.

ADDITIONAL INFORMATION

The visible plumbing lines of the building appear to have been upgraded with newer copper piping. It is beyond my inspection to determine the permit status of this work or to determine the adequacy of this installation. Much of the lines are concealed and the condition of the materials in the walls, concealed spaces and within/under the floors, etc is unknown.

WASTE LINES

WASTE LINE MATERIAL

The piping that takes the waste water out to the main sewer line appears to have been repaired/upgraded with newer Plastic piping. There may be some older materials remaining but I did not discover any.

It is beyond this inspection to determine the permit status of this upgrade, nor to determine the adequacy of this installation.

I am also unable to determine whether or not there are remaining original waste lines in the system as it is likely there are still older cast iron waste lines present within the walls.





WASTE LINE CONDITION

The viewable waste lines displayed no outward appearance of failure or immediate (ie. not severely corroded or leaking etc) need for repairs.

No representation is made as to their internal condition or function). Much of the lines are concealed and the condition of the materials in the walls, concealed spaces and within/under the floors, etc is unknown.

It cannot be foreseen during a limited time inspection how well the waste lines will function under normal or heavy use. For more information or a detailed inspection, it is recommended to consult with a qualified plumber.

GAS SYSTEM

METER:

The gas meters are located on the right side of the building.

During a general visual inspection the main gas valve is not operated or tested for correct operation, due to the potential of failure. Additionally, the adequacy of the meters is not evaluated as part of a general visual inspection. If there is a concern consult with your gas provider for more information.



SEISMIC GAS SHUT OFF VALVE

PRESENT: There is a seismic safety shut off valve present. This valve is not tested or operated and is not verified for correct installation. It is only noted as being in place. For information, as desired or required, it is advised to consult a qualified plumbing contractor or the gas company for more information.



CARBON MONOXIDE ALARM

PRESENT: There is a Carbon Monoxide Alarm installed. It is beyond our scope to test or operate to test or operate these systems.

GAS PIPING CONDITION

NEEDS ATTENTION. There was no 'Drip Leg' or sediment trap noted in the fuel gas line system at the recommended locations, these fittings may be required in front of a furnace or water heater etc. Consult with a qualified plumber for more information.

NOTE. 2007 California Plumbing Standards - Sediment Trap: Where a sediment trap is not incorporated as a part of the gas utilization equipment, a sediment trap shall be installed as close to the inlet of the equipment as practical at the time of equipment installation. The sediment trap shall be either a tee fitting with a capped nipple in the bottom outlet, or other device recognized as an effective sediment trap.

Illuminating appliances, ranges, clothes dryers, decorative vented appliances for installation in vented fireplaces, gas fireplaces, and outdoor grills shall not be required to be so equipped. [NFPA 54: 9.6.7].

ADDITIONAL PLUMBING INFORMATION

LIMITATIONS

The majority of the water supply pipes, waste lines and gas lines are underground, in walls or installed in concealed parts of the structure and thus are not visible. The condition of concealed items cannot be determined and no representation is made as to their status.

The plumbing pipes and components do have a 'useful life' and will wear out and need replacement in time, galvanized pipe may last 20-60 years, and copper pipe may last 10-80 years depending on the chemical properties of the water and the quality of the material used (determining the type of copper, whether it is M, L, or K is not part of this inspection and is not determined).

The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested and are beyond a generalist inspection.

Determining the operation of sewer ejection systems and/or septic systems is excluded from this inspection and should be examined by a specialist, as is applicable.

MAIN SEWER LINE

NOTE: The sewer line/s that go out to the sewer system are installed underground and are not visible. Their condition is unknown to a generalist. The only way to determine their actual condition is to have them evaluated with a camera by a specialist to determine their true condition and any needed repairs (this is outside the scope of a generalist).

There is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the building, the 'waste line' is under the building and generally within the footprint of the building, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the building and run to the city sewer.

ELECTRICAL

Electrical features are operated with normal basic controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Removal or disassembly of wiring or fixtures is not performed.

Breakers are not operated as part of this inspection. Fuses are not removed or evaluated.

While some observations may be code related, this inspection does not determine if the system complies with code. While the breakers within panels should be the same brand as the panel, this is not verified. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL

MAIN ELECTRICAL LINE

The electricity is supplied by an overhead line from the power pole to the building, 120 / 240 Volt.

MAIN ELECTRICAL CONDITION

NEEDS ATTENTION. The main electrical line from the power pole to the building has some contact from tree branches and limbs and they may need to be trimmed back at times to keep them from putting pressure on the line



MAIN PANEL AMPERAGE

Service Amperage - 100 Amps per unit.



MAIN PANEL CONDITION

PRESENT. I discovered no issues with the main electrical panel.

TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers.

MAIN PANEL CIRCUIT BREAKERS

Breakers are not tripped or tested as part of this inspection.

GROUNDING SYSTEM

A ground connection was noted. It is beyond this inspection to determine whether or not the grounding system has been implemented correctly. This would have to be determined by a qualified electrician since most of the ground is either buried or hidden within building components.

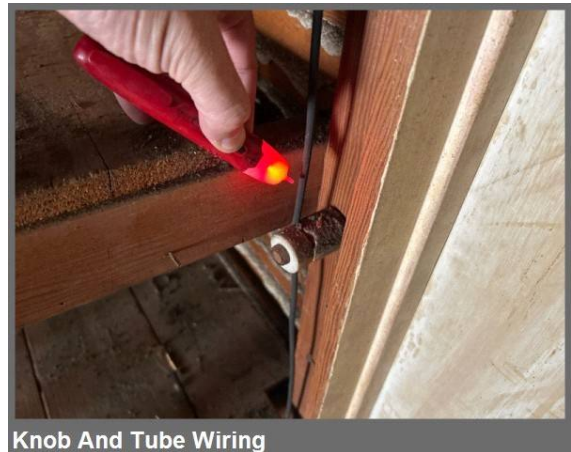
ELECTRICAL WIRING

INTERIOR WIRING TYPE

The wiring is a combination of older, original cloth insulated copper wires and plastic insulated wires. Some of the older wiring consists of knob and tube wiring. This is an older wiring that is not in a conduit. It is generally considered to be outdated and in need of upgrades. Further evaluation is recommended.



Cloth Wiring



Knob And Tube Wiring

WIRING METHOD/CONDUIT

The conduit that carries the wiring is a combination of different types. including metal conduit, romex plastic covered "cable" as well as 'Knob & Tube' wiring.

INTERIOR WIRING CONDITION

SAFETY ALERT. The wiring is a combination of the original cloth insulated copper wiring and the plastic insulated copper wiring. The cloth covered wiring is old and may continue to function unless it is disturbed or overloaded.

The cloth covering will continue to wear out and poses a significant increased risk of failure. This wire is considered to be past its expected working life. It is recommended that this wiring be fully evaluated by a qualified electrician to determine if it is time for replacement at this time or in the near future.

INTERIOR WIRING NOTE

Most of the wiring is concealed within the walls and hidden areas of the building and hidden from view (no representation is made or implied as to its condition or type of materials that are beyond view). If more information is desired it is recommended to consult with a qualified electrician.

ADDITIONAL ELECTRICAL INFORMATION

Much of the wiring for the building is enclosed within the walls and ceilings and other parts of the structure. Most of the wiring is not visible and its condition cannot be fully determined. No representation is made as to its status.

Low voltage lighting and wiring is excluded from a standard property inspection including outdoor lights, phone lines, security systems, interior or exterior low voltage wiring or fixtures, intercom, stereo, cable or satellite TV, remote controls and timers. All exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. Any information given is done so as a courtesy and does not imply an inspection of that system in part or full.

Determining the electrical capacity of panels is fully outside the scope of this inspection. Determining over-current capacity for any item including appliances and comparing circuit breaker capacity to installed appliance listings is also beyond this inspection.

ELECTRICAL RECOMMENDATIONS

FURTHER EVALUATION: The electrical system should be further evaluated by a qualified specialist, so that any needed repairs/replacement can be known.

This evaluation should be performed before the end of inspection contingencies.

HVAC SYSTEM/S

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls.

In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not evaluated for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommended.

Air ducts and registers are randomly evaluated for air flow. Heat exchangers are specifically excluded from the inspection, they are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of a general visual inspection.

The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the property, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system.

Window A/C units are usually not built in units and therefore not inspected.

ADDITIONAL HVAC INFORMATION

Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired"

A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond the scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

Heating systems have an expected life of 15 - 30 years. A/Cs can operate 15 - 25 years depending on use and maintenance. Heat Pumps may be run more frequently and have an expected life of 10 - 15 years. Regular service and keeping the filter cleaned may extend the life of this equipment.

ROOF/ATTIC

The report is not intended to be conclusive regarding the life span of the roofing system, its status, if it is leak free or how long it will remain in its current condition of usability. The inspection and report are based on the visible and apparent condition at the time of the inspection. The inspection does not address manufacturing defects, fastener appropriateness, if the roof was installed per code, if flashing is present in all locations or the numbers of layers present.

It is usually not possible to determine whether or not active leakage is occurring. Tile roofs and steeply pitched roofs are not safe to walk on and access is limited on them. Conclusions made by the inspector do not constitute a warranty, guarantee, or constitute a policy of insurance. All roofs require periodic maintenance to achieve typical life spans and should be inspected annually. At a minimum, expect to perform minor repairs to any roof.

It is not the intention of the inspection to identify and report all prior repairs, leaks and conditions. It is recommended to refer to the seller and sellers disclosure regarding the presence of any roof leaks or prior repairs.

It is noted that most gutters have a limited life span before they need to be replaced/repaired and need to be regularly cleaned and maintained.

ATTIC





AREA OF ATTIC

There is an attic space over part of the floor plan of the building.

TYPE OF ATTIC FRAMING

The attic has conventional type framing in it.

ATTIC FRAMING

NOTE. This is an older structure and the rafter and attic framing are less substantial than modern standards.

ATTIC

SERVICEABLE. I discovered no deficiencies within the attic space, based on my ability to access the attic.

ATTIC VENTILATION

NEEDS ATTENTION. Although there is an openable window, there is no standard form of ventilation with a covered screen for air flow.



ATTIC INSULATION

INSULATION CONDITION

NEEDS ATTENTION. No insulation is provided in the attic. In the past, insulation was not commonly installed and may not have been required at the time of construction. It is recommended to consult a specialist to determine the options for the installation of insulation for this property.

ROOF





ROOF STYLE

The roof is a sloped type roof with a pitch.

TYPE OF ROOFING MATERIAL

The roofing material on the sloped roof is made of standard composition shingles.

ROOF ACCESS

The roof was not walked on due to the steep pitch. The roof was viewed from the roof edge on ladder.

ROOF CONDITION

NEEDS ATTENTION. Although serviceable where visible, I did not have access to view the rear portion of the roof as the roof was too steep and there was no accessible area via ladder at the rear. If desired, a roofer may be able to evaluate its full condition.

EXPOSED FLASHINGS

NEEDS ATTENTION. The flashing is not standard in areas and may not be reliable installations. The flashings will require regular maintenance to ensure that they remain leak free.



GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION

NEEDS ATTENTION. There are rusty areas in the gutter system.



NEEDS ATTENTION. There are areas where the gutter system is filled with debris and needs to be cleaned out. This includes all accumulated roof debris on the roof itself.



DOWNSPOUT CONDITION

NEEDS ATTENTION. The downspouts do not route the water away from the building but instead deposit it next to the structure which commonly causes problems to the foundation over time. These should be extended away from the building.



ADDITIONAL INFORMATION

NOT RAINING: It was not raining at the time of my inspection. Since one of the purposes of the roof is to repel water this could not be observed and verified as occurring in all cases. Therefore the roof has not been observed under wet conditions and how it performs in these conditions is unknown. No warranty is made that it will not leak when it is under a wet condition.

It is important for all roofs to have regular maintenance, including cleaning out the gutters and drainlines and ensuring all the penetrations are properly sealed. Leaves and debris especially need to be removed from roofs and flat roof scupper drains before the rainy season to allow unimpeded

drainage.

ROOF RECOMMENDATIONS

EVALUATION: As I could not access and view the rear portion of the roof directly, it is recommended that a roofing specialist fully evaluate the condition of the roof. It is recommended this be done before the end of your inspection contingencies.

FOUNDATION

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs.

The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings or finish materials. It is typical for concrete floor slabs to have some hairline cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dry-rot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION:



CRAWL SPACE

NEEDS ATTENTION. The crawl space has debris in it, it is advisable to have this removed and the area cleaned up. Wood especially should be removed to help prevent future infestations.



NOT ACCEPTABLE. There is a crawl space access at the back of the building, The under house crawl space access is difficult and smaller than current standards that require an opening of 24 x 18 inches minimum. As a result the crawl space could only be viewed from the basement in a limited capacity.



RAISED FOUNDATION

SERVICEABLE. The concrete foundation appeared in functional condition for a building of this age, based on my ability to observe and the access available.

FOUNDATION BOLTING

NEEDS ATTENTION. The seismic retrofitting of anchor bolts does not appear to meet current established standards. This should be evaluated by a foundation specialist to determine what additional work may be required.



FOUNDATION CRIPPLE WALLS

This type of building construction does not have perimeter cripple walls.

FLOOR FRAMING

NOTE. Although serviceable where visible, due to only being able to view the crawl space from the basement in a limited capacity, I was not able to directly view portions of the floor framing. If desired, a termite specialist may be able to further evaluate this condition.

POSTS AND PIERS

NEEDS ATTENTION. There is earth-to-wood contact observed on some of the posts. This can lead to moisture damage or termite spread. See structural pest control operator's report for more information.



FOUNDATION VENTS

PRESENT. There are vents along the perimeter of the structure for air circulation. It is beyond this inspection to determine the adequacy of the air circulation and exchange that takes place. This would require specialized testing/calculations.

ADDITIONAL FOUNDATION INFORMATION

GEO: A standard property inspection cannot determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If information is desired/required regarding the geological condition it is advised to retain a Geo-Technical specialist who can provide more information regarding this area.

STRUCTURAL PEST CONTROL: his inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection also covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items need to be examined and any repairs completed before the close of escrow by the "termite" company and they usually have a guarantee on their work. Please refer to the structural pest control report for any information concerning them.

MOLD/FUNGUS: This is not a mold or fungus inspection, it is advised to have a moisture and mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any mold that may affect the health or safety of the occupants.

FOUNDATION RECOMMENDATIONS

FURTHER EVALUATION: As the crawl area was not fully viewed and evaluated due to the restricted access, it is recommended that the areas not accessed be fully evaluated. This may require opening or creating crawl access openings and may require repairs afterwards.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason.

Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits and barbecues are also not inspected nor is the gas to them tested or lit.

This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

HARDSCAPE/PATHWAYS

WALKWAYS

SAFETY ALERT. There are raised and shifted areas of the walkways that are a trip hazard, such as at the front sidewalk area.



FRONT PORCH AND STEPS

SERVICEABLE. The front porch and steps were found to be in functional condition.

LANDSCAPE/PERIMETER

LANDSCAPING

NEEDS ATTENTION. There are trees planted close to the structure. Tree roots systems may interfere with the foundation and plumbing systems over time as they continue to grow. Branches may rub or interfere with the roof or structure and should be trimmed.





SITE TYPE

Flat site.

DRAINAGE

NEEDS ATTENTION. The landscaping slopes toward the structural foundation of unit 191 1/2 due to the tree roots pushing up the concrete. This can cause over-saturation of the soil at the structural footings which is the chief cause of foundation settlement. Slope should fall away from the foundation at a minimum of 1/4 inch per foot and extend 10 feet away from the foundation.



NOTE. There is a sump pump system at the rear of the main structure to collect ground water and send it to the street drain. This is not tested or operated. These pumps need regular maintenance and occasional replacement.



WALLS/FENCING

PROPERTY WALLS, FENCES & GATES

Evaluation of property walls, fencing and gates are excluded from the CREIA inspection and standards.

ADDITIONAL GROUNDS INFORMATION

The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of a general visual property inspection. It is advised to have the current property owner demonstrate how these function.

GROUNDS RECOMMENDATIONS

TRIP HAZZARDS: There are areas of displaced walkways on the grounds. It is noted that raised and settled areas where people walk are considered a potential trip and fall hazard. All needed corrections should be performed by qualified specialists.

GARAGE - CARPORT



ROOF



ROOF STYLE

The roof is a sloped type with a pitch.

TYPE OF ROOFING MATERIAL

The roofing material on the sloped roof is made of standard composition shingles.

ROOF COVERING STATUS

NOT ACCEPTABLE. The portion of the roof where the rear shed connects to the garage is compromised and water may enter through this area. It is advised a roofing specialist further evaluate this condition.



GARAGE FLOOR

CONDITION

NOT ACCEPTABLE. There are significant cracks in the garage floor slab and the structure has shifted and settled.

It is advised to consult with the qualified specialist for more information and further evaluation of this system.



GARAGE INTERIOR

CONDITION



NEEDS ATTENTION. The garage framing has areas of deterioration such as to the framing and siding

It is advised to consult with a qualified specialist for more information and further evaluation.



GARAGE EXTERIOR

MATERIAL

The exterior garage covering is wood siding.

CONDITION

NEEDS ATTENTION. The exterior of the garage has general deferred maintenance and needs cleanup and repairs,

It is advised to consult with the qualified specialist for more information and further evaluation of this system.



GARAGE RECOMMENDATIONS

FURTHER EVALUATION. It is recommended that the garage/structure be fully evaluated by a qualified specialist so that any needed repairs/corrections can be performed to ensure a properly installed and correctly functioning garage.

It is expected that when the specialist evaluates the system he/she will discover more deficiencies, since my inspection is a general inspection and not intended or designed to list out every fault but instead refer for further evaluation to a specialist when deficiencies are discovered.

EXTERIOR

The exteriors are viewed in a cursory fashion. Areas of the exterior that are hidden from view, such as by vegetation or stored items, cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem and are not noted in this report.

Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls.

Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

EXTERIOR COVERING OF THE BUILDING



MATERIAL

The exterior building covering is stucco, wood siding.

CONDITION

NEEDS ATTENTION. There is damaged wood such as for the front porch roofing support.



NEEDS ATTENTION. There are areas of weather beaten and peeling paint on the exterior of the building.





EXTERIOR WINDOWS

MATERIAL

The exterior window surface is wood.

CONDITION

SERVICEABLE. The exterior surfaces of the windows were visibly acceptable.

EXTERIOR DOOR SURFACES

MATERIAL

There are wood exterior doors.

CONDITION

SERVICEABLE. The exterior surfaces of the doors were visibly acceptable. There is typical wear to the surfaces.

SCREENS

SERVICEABLE. The screens were visibly acceptable.

THRESHOLDS

The exterior surfaces of the threshold are visibly acceptable.

EXTERIOR TRIM/FEATURES

MATERIAL

The exterior trim surface is wood.

CONDITION

NEEDS ATTENTION. The trim is deteriorated in areas such as at the front near the main entry way.



The trim is deteriorated in areas such as at the chimney chase.

It is advised that this system be further evaluated by a qualified specialist.



EXTERIOR STAIRS

CONDITION

SERVICEABLE. The stairs were found to be functional as expected. It is beyond this inspection to specifically measure the runs and risers of stairs and landings. There are specific requirements for the relationship between the stair "run" and "riser". Not following these standards can result in tripping and fall hazards.

RAILINGS

CONDITION

PRESENT. Railings were generally observed where expected. It is beyond this inspection to specifically measure railing heights and open spaces within railing (such as for child safety).

CHIMNEY:

LIVING ROOM.



MATERIAL:

The fireplace chase and chimney has wood siding over a metal flue pipe.

CONDITION:

NEEDS ATTENTION. The wood siding appears to be separating/ splitting in areas.

NOTE. It is beyond the scope of the inspection to determine the condition of the chimney as this requires a detailed observation of the system, often times utilizing specialty tools (otherwise known as a Level 2 Inspection). This is performed by a fireplace/chimney specialist. There is a risk of concealed damage that may pose a health and safety risk.

Per the NFPA 211: "A Level 2 inspection shall be conducted under the following circumstances:", "(3) Upon sale or transfer of the property", "(4) After a building or chimney fire, weather or seismic event, or other incident likely to have caused damage to the chimney".

It is advised that an independent fireplace/chimney inspector fully evaluate the fireplace and its chimney,



to help ensure safe operation and structural stability.

SPARK ARRESTERS/TERMINATION CAP:

PRESENT. A spark arrester/rain cap system is installed. It is beyond this inspection to determine the adequacy of this design to perform its function. For more information, consult with a qualified fireplace/chimney inspector.

REAR HOUSE

Unit 119 1/2.

WATER LINES

The main water line is at the right side of the building.



MAIN WATER LINE CONDITION

NEEDS ATTENTION. The current main water line may be smaller than standards would require. While this may operate it may not supply the volume of water that may be demanded at all times.

SHUT OFF VALVE CONDITION

NEEDS ATTENTION. A gate valve was observed at the time of inspection. Gate valves are considered less reliable and should be periodically operated to ensure function. It is advised to have a qualified plumber operate this valve to determine its true condition.



PRESSURE REGULATOR CONDITION

NEEDS ATTENTION. No pressure regulator was observed where the main water line enters the building. There may or may not be one present in another location.

While a pressure regulator is not always required it is usually a good idea to have one, especially where the potential for the city water pressure to exceed 80 psi exists. This inspection does not determine whether or not that potential exists.

It is advised to consult with a qualified plumber to determine if one is required for this system.

PRESSURE RELIEF VALVE CONDITION

NEEDS ATTENTION. No Pressure Relief safety valve was located on the water supply plumbing system. This is an important safety device that can reduce the risk of pipe failure and flooding.

A qualified plumbing contractor should determine if a proper Pressure relief valve is present and install one if not present.

WATER SUPPLY PIPING MATERIAL

The visible water supply piping appears to have been upgraded with copper in the past. It is beyond this inspection to determine the permit status of this upgrade, nor to determine the adequacy of this installation. Copper piping is expected to last from 20 to 50 years. There are many variables so the exact lifespan cannot be predicted and in cases can be less than 20 years.

WATER SUPPLY CONDITION

SERVICEABLE. I discovered no issues with the visible portion of the water supply lines.

No representation is made as to the internal condition or function of the water supply lines. Much of the lines are concealed and the condition of the materials in the walls, concealed spaces and within/under the floors, etc is unknown. This inspection does not calculate the water flow at the fixtures and is not intended to determine whether or not adequate flow will be present during all conditions. It cannot be foreseen during a limited time inspection how well the water lines will function under normal or heavy use. For more information or a detailed inspection, it is recommended to consult with a qualified plumber.

HEATING

HEATING

LOCATION: In the wall in the living room.



LOCATION CONDITION

SERVICEABLE. I discovered no issues with the location of the unit.

HEATING CONDITION

NEEDS ATTENTION. The furnace did not operate at the time of inspection. Consult with a specialist for a full evaluation of this system.

BATHROOM



WALLS AND CEILING

SERVICEABLE. The general condition of the walls and ceiling appears serviceable.

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable.

COUNTERS

SERVICEABLE. The general condition of the counter tops appears serviceable.

CABINETS

SERVICEABLE. The general condition of the cabinets appears serviceable. A sampling of the doors and drawers are accessed during this general visual inspection.

SINKS

SERVICEABLE. The sink surfaces appear serviceable.

SINK DRAIN

Water drained during this limited time inspection. It is not determined whether or not water will drain adequately during normal use. If this is a concern, the water would need to be left on at this fixture for a greater length of time. During my limited visual inspection I observed no leaks at this time.

FAUCETS

SERVICEABLE. The faucet functioned at the time of inspection.

TOILETS

SERVICEABLE. The toilet functioned at the time of inspection. The toilet was not operated during normal use. It was merely flushed to determine its operation.

MIRRORS

PRESENT. A mirror is present.

BATH VENTILATION

PRESENT. There is a window for ventilation, which is working.

TUB / SHOWER COMBO

PRESENT. This bathroom has a tub/shower installation. Since much of the unit is covered or hidden from view when installed it is beyond this inspection to determine whether or not proper moisture barriers or flashings have been implemented.

TUB FIXTURES

SERVICEABLE. The fixture functioned at the time of inspection.

SHOWER FIXTURES

SERVICEABLE. The fixture functioned at the time of inspection.

SHOWER / TUB DIVERter

NEEDS ATTENTION. The shower diverter control does not work correctly, some of the water is still going to the tub, and most to the shower.

SHOWER WALLS

PRESENT: The surfaces of the shower walls appeared in serviceable condition. However, it is beyond this inspection to determine if the shower walls leak or if the shower walls have been constructed appropriately.

SHOWER ENCLOSURE

There is a shower curtain for an enclosure.

REAR HOUSE

WASTE LINES

WASTE LINE MATERIAL

The piping that takes the waste water to the sewer line is a combination of different materials where visible. There have been upgrades to this system.

It is beyond this inspection to determine the permit status of this upgrade, nor to determine the adequacy of this installation.



WASTE LINE CONDITION

NOT ACCEPTABLE. There are areas of open exterior waste lines. This should be capped in order to prevent rodent intrusion into the waste line system.



There are areas of exposed plastic abs waste lines at the right side of the building. These sections of waste lines can become more easily damaged, and should be comprised of cast iron.



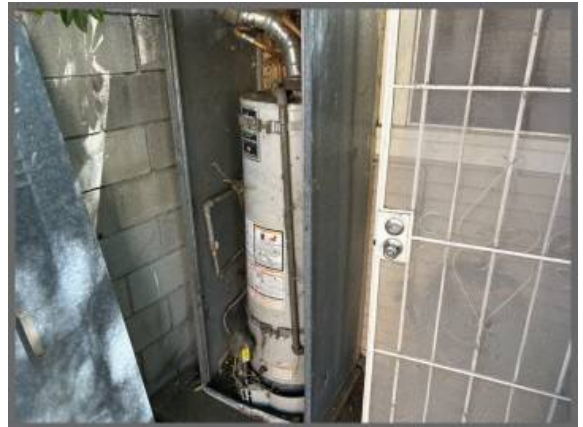
WASTE LINE NOTE

No representation is made as to their internal condition or function). Much of the lines are concealed and the condition of the materials in the walls, concealed spaces and within/under the floors, etc is unknown.

It cannot be foreseen during a limited time inspection how well the waste lines will function under normal or heavy use. For more information or a detailed inspection, it is recommended to consult with a qualified plumber.

WATER HEATER

The water heater is located on the exterior of the building in a metal enclosure.



LOCATION CONDITION

I discovered no issues with the location of the water heater. But my observations of the location are from a generalist view. Each manufacturer has their own requirements and there are also varying requirements for different cities and municipalities. Consult with your local building codes or a licensed plumber for more information.

FUEL

Natural Gas water heater.

SIZE

This is a 40 Gallon water heater.

AGE

The water heater is about 13 years old. Water heaters have an average life of 8 - 12 years.

The letter "K" represents the year 2013 for Bradford White water heaters.



WATER HEATER CONDITION

NEEDS ATTENTION. Although currently working, the water heater is very old and has exceeded its expected life span. It is beyond this inspection to determine how much long it will last. It will likely need replacement.

COMBUSTION AIR

A combustion air source was observed. Testing for proper combustion air vents or openings in the appliance location are beyond a general visual inspection, they are merely noted as being present. This would have to be further evaluated by a qualified contractor to determine adequacy.

WATER HEATER STRAPPING

PRESENT. The water heater has strapping for the purpose of helping to prevent movement in case of seismic activity. It is beyond this inspection to verify whether or not this strapping meets current state standards. Force is not applied to the water heater to determine whether or not it will move, this is an intrusive action that can be destructive.

The water heater strapping is typically required to be verified by a qualified retrofitter. If found not to be meeting standards, it is supposed to be corrected. It is recommended the water heater strapping verified and is needed, corrected at this time.

WATER HEATER SUPPORT

There is a raised platform for the water heater to "rest" on. It is beyond my inspection to determine the adequacy of this support platform.

TEMPERATURE/PRESSURE RELIEF VALVE

PRESENT. This valve was not tested or operated as part of this inspection. If further information or testing is desired, this should be performed by a qualified plumber.

VENTING:

PRESENT. The venting appears to be appropriate for this appliance. Exact testing as to its adequacy is not performed.

MAIN ELECTRICAL

MAIN ELECTRICAL CONDITION

SERVICEABLE. No observable issues were discovered with the main electrical service to the building.

MAIN PANEL LOCATION

The main electrical panel is located on the right exterior side of the building.



MAIN PANEL AMPERAGE

Service Amperage - 100 Amps.



MAIN PANEL CONDITION

SAFETY ALERT. This is a Zinsco brand system. This brand of breakers has been known to have to have significant flaws that increases the risk of failure. They can tend to trip prematurely and the breakers can tend to malfunction at the panels creating arcing which can overheat or burn the buss bar and breakers.

This system should be fully evaluated by a qualified specialist, who will likely recommending upgrading the system.

TYPE OF CIRCUIT PROTECTION DEVICE

The main electrical panel is on circuit breakers.

MAIN PANEL CIRCUIT BREAKERS

Breakers are not tripped or tested as part of this inspection.

GROUNDING SYSTEM

A ground connection was noted. It is beyond this inspection to determine whether or not the grounding system has been implemented correctly. This would have to be determined by a qualified electrician since most of the ground is either buried or hidden within building components.

ELECTRICAL WIRING

INTERIOR WIRING TYPE

The wiring is a combination of older, original cloth insulated copper wires and plastic insulated wires.



Cloth Wiring



WIRING METHOD/CONDUIT

The conduit that carries the wiring is a combination of different types including metal conduit as well as plastic romex wiring.

INTERIOR WIRING CONDITION

SAFETY ALERT. The wiring is a combination of the original cloth insulated copper wiring and the plastic insulated copper wiring. The cloth covered wiring is old and may continue to function unless it is disturbed or overloaded.

The cloth covering will continue to wear out and poses a significant increased risk of failure. This wire is considered to be past its expected working life. It is recommended that this wiring be fully evaluated by a qualified electrician to determine if it is time for replacement at this time or in the near future.

FIXTURES & MISC

OUTLETS

NEEDS ATTENTION. There are outlets that test as dead and not working such as in the dining room.



SWITCHES

SERVICEABLE. A sampling of switches are tested and were found to be functional.

LIGHT FIXTURES

SERVICEABLE. A sampling of light fixtures were found to be operable when tested.

SMOKE ALARMS

Smoke alarms are noted as being present in the locations generally required. They are, however not operated or tested. This generally part of the retrofit inspectors responsibility and scope.

Smoke alarms are needed to comply with local safety regulations and escrow instructions. Most local cities require alarms in each sleeping area and the adjoining living area, within twelve feet of the sleeping area doors. It is advised to consult with the local municipality to determine their requirements and to add or replace smoke alarms as needed.

RECOMMENDATIONS

EVALUATION/REPAIR: Repairs and/or further evaluation by a qualified specialist is recommended.

ROOF

ROOF TYPE

The building has a sloped roof with standard composition shingles. The building has areas of flat roof with.





FOUNDATION

FOUNDATION TYPE

The building has a raised foundation with a crawl area underneath.

FOUNDATION

NEEDS ATTENTION. Although I was unable to access the crawl space, as the crawl space access is very deep and narrow, it was observed that the floors are sloping dramatically in areas such as in the entry way. This condition should be further evaluated by a foundation specialist so that any necessary repairs can be done.

EXTERIOR

EXTERIOR



NEEDS ATTENTION. There are areas of gaps in the siding where rodents can enter.



The earth against the side of the house is higher than it should be, and can transfer moisture to the wall, which can cause damage, deterioration, and can lead to mold or other problems. The earth should be 4 - 6 inches below the level of the house siding or stucco.



GENERAL LIVING AREAS

ENTRY

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.



LIVING ROOM

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.



BEDROOMS

SERVICEABLE. The overall condition of the viewable areas appears to be serviceable.



DOORS

MAIN ENTRY DOOR CONDITION

NEEDS ATTENTION. The front door rubs on the door frame due to foundation settlement.

OTHER EXTERIOR DOOR(S) CONDITION

SERVICEABLE. The exterior doors were found to function at the time of inspection.

INTERIOR DOORS CONDITION

SERVICEABLE. The interior doors were found to function at the time of inspection.

WINDOWS

CONDITION

NEEDS ATTENTION. The window hardware is older and may need some adjustment/repairs to work properly.

FLOORS

GENERAL CONDITION

NEEDS ATTENTION. The floor is heavily sloping due to foundation settlement.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.



KITCHEN AREA



WALLS AND CEILINGS

SERVICEABLE. The general condition of the walls and ceiling appears serviceable.

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable.

COUNTERS

SERVICEABLE. The general condition of the counter tops appears to be serviceable.

CABINETS

NOTE. I. was not able to view the condition of the cabinet below the kitchen sink as there are many stored items.



KITCHEN SINK

CONDITION

SERVICEABLE. The sink surfaces appear serviceable with no apparent damage.

FAUCET

SERVICEABLE. The faucet functioned at the time of inspection.

DRAIN

NEEDS ATTENTION. The kitchen sink drain drains slowly as it appears to be partially clogged.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.

KITCHEN APPLIANCES

GARBAGE DISPOSAL

NEEDS ATTENTION. The garbage disposal did not function at the time of inspection. It will need repair/replacement.

COOKTOP TYPE

The kitchen has a gas cooktop.

COOKTOP

SERVICEABLE. The cooktop functioned at the time of inspection. The stove is operated simply by turning the burners on and observing whether or not they turned on. Determining the accuracy of the settings is not part of this inspection.

Determining the condition of all the "functions and settings" is also not part of this limited inspection.

OVEN TYPE

The kitchen has a gas oven.

OVEN

SERVICEABLE. The oven functioned at the time of inspection. The oven is operated simply by turning the unit on and observing whether or not it functioned. Determining the accuracy of the settings is not part of this inspection.

Determining the condition of all the "functions and settings" is also not part of this limited inspection.

VENTILATION FAN

PRESENT. The fan operated at the time of inspection. It is beyond this inspection to determine the condition of the venting or to determine whether or not the venting has been installed correctly.

LAUNDRY



CLOTHES WASHER HOOKUPS

PRESENT. There are washer connections present, they are not tested. The washer is also not operated or tested.

TYPE OF CLOTHES DRYER HOOKUPS

The laundry area is provided with an electric outlet for an electric dryer.

DRYER VENT DUCT

PRESENT. A dryer vent connection was noted. It is beyond this inspection to determine the adequacy or condition of this vent since this vent is concealed within the framing of the building.

BATHROOM

WALLS AND CEILING

SERVICEABLE. The general condition of the walls and ceiling appears serviceable.

FLOORING

SERVICEABLE. The general condition of the flooring appears serviceable.

COUNTERS

SERVICEABLE. The general condition of the counter tops appears serviceable.

CABINETS

SERVICEABLE. The general condition of the cabinets appears serviceable. A sampling of the doors and drawers are accessed during this general visual inspection.

SINKS

SERVICEABLE. The sink surfaces appear serviceable.

SINK DRAIN

Water drained during this limited time inspection. It is not determined whether or not water will drain adequately during normal use. If this is a concern, the water would need to be left on at this fixture for a greater length of time. During my limited visual inspection I observed no leaks at this time.

FAUCETS

SERVICEABLE. The faucet functioned at the time of inspection.

TOILETS

SERVICEABLE. The toilet functioned at the time of inspection. The toilet was not operated during normal use. It was merely flushed to determine its operation.

MIRRORS

PRESENT. A mirror is present.

BATH VENTILATION

PRESENT. There is a window for ventilation, which is working.

TUB / SHOWER COMBO

PRESENT. This bathroom has a tub/shower installation. Since much of the unit is covered or hidden from view when installed it is beyond this inspection to determine whether or not proper moisture barriers or flashings have been implemented.

TUB FIXTURES

SERVICEABLE. The fixture functioned at the time of inspection.

SHOWER FIXTURES

SERVICEABLE. The fixture functioned at the time of inspection.

SHOWER / TUB DIVERter

SERVICEABLE. The diverter functioned at the time of inspection.

SHOWER WALLS

PRESENT: The surfaces of the shower walls appeared in serviceable condition. However, it is beyond this inspection to determine if the shower walls leak or if the shower walls have been constructed appropriately.

UNITS

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not part of this inspection.

All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine damage/cracking to the chimney or its flue. This can only be determined by a chimney specialist.

LOCATION

Unit 119.

TYPE:

This is a 2 Bedroom, 2 Bathroom unit.

INTERIORS:





NEEDS ATTENTION. There are damaged doors, such as for the front bedroom.

Some windows are stuck or painted shut.



KITCHEN:



CABINETS: **NEEDS ATTENTION.** The shelf below the sink has moisture deterioration.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.



BATH:

LOCATION: Master Bedroom.

SERVICEABLE. The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.



LOCATION: Hallway.

HEATER: **NEEDS ATTENTION.** The electric ceiling fan is inoperative.



PLUMBING

The water pipes as they come through the walls at the fixtures are copper.

SERVICEABLE. The unit functioned at the time of inspection.

ELECTRICAL

SUB PANEL: The sub panel is located in the hall at the top of the California basement.



SAFETY ALERT. There are two wires connected to one breaker inside the electrical panel, this is an incorrect installation and may lead to arcing and other electrical issues.



SAFETY ALERT. There are improper connections between the ground and neutral wires as they connect to the same terminal. Generally neutral wires and ground wires should have separate connections to prevent the ground wire from becoming charged.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.



OUTLETS: **NEEDS ATTENTION.** The outlets are the two prong type, these are the older and ungrounded such as in the living room.



OUTLETS: **NOT ACCEPTABLE.** The GFCI safety outlet in the hallway bathroom did not operate correctly when tested, and will need replacement.



SAFETY ALERT. There are indications that the outlet in the dining room shorted out at one point in time as there are scorching marks present.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.



HEATING TYPE

The heating system is a gas wall furnace. The furnace is located in the living room.



HEATING CONDITION

SERVICEABLE. The unit functioned at the time of inspection.

LOCATION

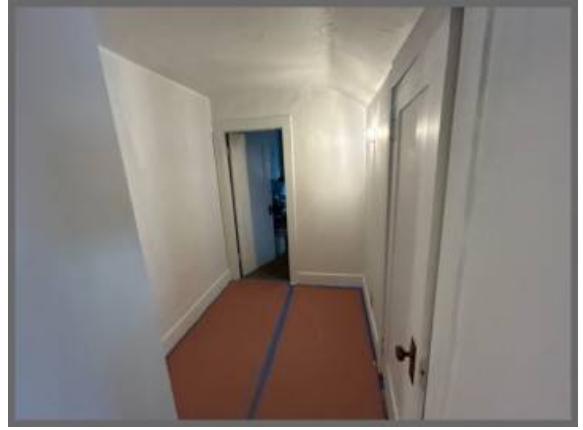
Unit 119 1/4.

TYPE:

This is a 1 Bedroom, 1 Bathroom unit.

INTERIORS:





WALLS: **NEEDS ATTENTION.** There are stress cracks in some walls.

FLOORING: **NEEDS ATTENTION.** The carpet has areas of wear.

NEEDS ATTENTION. This unit is showing excessive wear and is in need of maintenance and repairs.



KITCHEN:



FLOORING: **NEEDS ATTENTION.** The flooring has areas of deterioration and damage.



CABINETS: **NEEDS ATTENTION.** The shelf below the sink has moisture deterioration.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.

STOVE/OVEN: **NEEDS ATTENTION.** Some burners do not light and operate.



BATH:



WALLS/CEILING: **NEEDS ATTENTION**. There are areas of wall damage at the sides of the tub.

It is advised to consult with the qualified specialist for more information and further evaluation of this condition.



FLOORING: **NEEDS ATTENTION**. The floor is worn and damaged in areas.



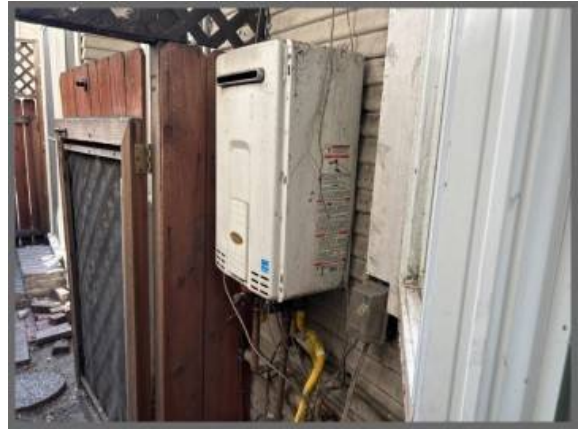
PLUMBING

The water pipes as they come through the walls at the fixtures are copper.

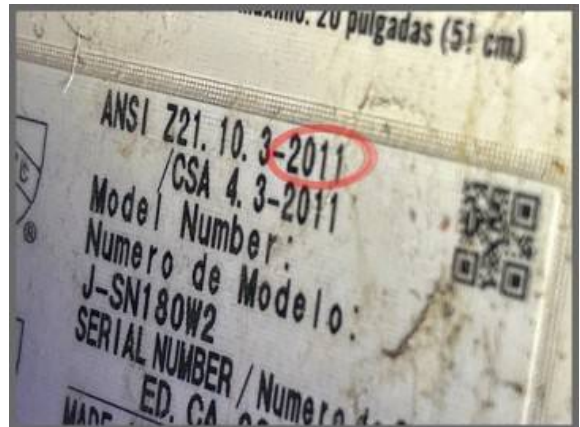
SERVICEABLE. The unit functioned at the time of inspection.

WATER HEATER TYPE & LOCAL

The water heater is located outside. It is a gas fired unit. This unit not only services the upstairs unit, but also the downstairs unit.



The unit is 15 years old.



WATER HEATER CONDITION

NEEDS ATTENTION. Although functioning, the tankless water heater is older and nearing the end of its standard lifespan.

ELECTRICAL

SUB PANEL: The sub panel is located in the attic.

PRESENT. Individual breakers are not tested for load capabilities and they are not tripped as part of this inspection.





SMOKE ALARMS: **SAFETY ALERT.** There are missing smoke detectors with wires exposed.



HEATING TYPE

The heating system is a gas wall furnace. The furnace is located in the wall in the living room.



HEATING CONDITION

NEEDS ATTENTION. Although operable, furnace is very old, and appears to be very dirty as the front cover is discolored with ash.



As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported.

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection.

Window and door security bars are not tested or operated. Determining the condition of insulated glass is generally not possible due to weather, temperature and lighting conditions.

INSPECTION STANDARDS

LIMITATIONS - EXCLUSIONS

This inspection is not intended to discover every "flaw" and not intended to fully investigate every aspect of a system. Specific workings of systems are not evaluated or tested, other than the typical operation of turning them on and off. For example: An oven is turned on and then off, it is not tested for correct temperature and timers are not operated, etc.

GENERAL VISUAL: This is a general visual inspection, there was no destructive or intrusive testing performed. The intention of this report is to inform the client of the overall condition of the property and observable material defects therein. This report is not intended to itemize or list all the individual flaws or faults. This is not a Code Compliance report. If a code compliance report is desired please contact the appropriate specialist for more information.

INSPECTION LIMITATIONS: This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment.

Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacturer or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.

CODE COMPLIANCE DISCLAIMER: This is not a building code or code compliance inspection. That is a different type of inspection performed by the local municipality, usually during construction. It is advised to obtain all available documentation such as building permits and certificates of occupancy during the inspection contingency period.

MOISTURE, MOLD OR FUNGUS: This is not a moisture, mold or fungus inspection, it is advised to have a moisture and mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any moisture or mold issues that may affect the health or safety of the occupants. Per the CAR Documents, it is recommended to have this specialty inspection performed at this time.

Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold.

STRUCTURAL PEST CONTROL REPORT: This inspection is not a structural pest control inspection, otherwise known as a termite inspection. The "termite" inspection generally covers such things as dry-rot and wood damage and deterioration as well as wood destroying organisms. Any and all of these items should be examined and any repairs completed before the close of escrow. Please refer to the structural pest control report for any information concerning this aspect of the property and if one was not performed then it is recommended that this be performed at this time.

Termites, dry-rot, wood rot and wood destroying organisms are not part of a generalist inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

STANDARDS OF PRACTICE

CREIA Standards. The report is intended to conform to the Standards and Practices of the California Real Estate Inspection Association and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered (if cosmetics or aesthetics are reported on, this is done so as a courtesy only).

MATERIAL DEFECTS. A real estate inspection report provides written documentation of Material Defects discovered in the inspected building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the end of their expected service life. The report may include the Inspector's recommendations for correction or further evaluation.

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

OUR GOAL: Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. The intention is to render opinions as to the general condition of various aspects of the property. No destructive testing is performed. Stored items or furniture are not moved.

Thus the goal is not to identify every defect concerning the property but instead to focus upon the material defects and thereby put you in a much better position to make an informed decision.

GENERALIST VS SPECIALIST: A property inspector is a generalist and the inspection is conducted along generalist guidelines as listed above. The generalist job is to note material defects in the property he is inspecting. When he observes and finds one or more problems in a system of the property that affects its performance he may then refer the entire system over to a specialist in that field for a further detailed investigation. The specialist is expected to conduct a more detailed examination on that system from his specialist sphere of knowledge and training to determine all the problems with the system and the related costs of repairs. The specialist is inspecting from a depth of knowledge and experience that the generalist does not have.

REPRESENTATIVE SAMPLING: The building has many identical components such as windows, electrical outlets, etc. We inspect a representative sampling of these only. We do not move any furniture or personal belongings. This means that some deficiencies which were there may go unnoted or there may be items which are impossible to anticipate. We suggest that you plan for unforeseen repairs. This is part of property ownership as all buildings will have some of these repairs as well as normally occurring maintenance.

USE OF THE REPORT: The inspection report does not constitute a warranty, insurance policy or guarantee of any kind. It is confidential and is given solely for the use and benefit of the client and is not intended to be used for the benefit of or be relied upon by any other buyer or other third party.

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS

Part I. DEFINITIONS AND SCOPE

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

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

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

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

Part II. STANDARDS OF PRACTICE

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

SECTION 1 - Foundation, Basement, and Under-floor Area

A. Items to be inspected:

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

B. The Inspector is not required to:

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

SECTION 2 - Exterior

A. Items to be inspected:

1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways and their enclosures, handrails and guardrails
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings

6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present

B. The Inspector is not required to:

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

SECTION 3 - Roof Covering

A. Items to be inspected:

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

B. The Inspector is not required to:

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

SECTION 4 - Attic Areas and Roof Framing

A. Items to be inspected:

1. Framing
2. Ventilation
3. Insulation

B. The Inspector is not required to:

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

SECTION 5 - Plumbing

A. Items to be inspected:

1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

B. The Inspector is not required to:

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

5. Inspect wells or water treatment systems

SECTION 6 - Electrical

A. Items to be inspected:

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

B. The Inspector is not required to:

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

SECTION 7 - Heating and Cooling

A. Items to be inspected:

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

B. The Inspector is not required to:

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

SECTION 8 - Fireplaces and Chimneys

A. Items to be inspected:

- Chimney exterior
- Spark arrestor
- Firebox
- Damper
- Hearth extension

B. The Inspector is not required to:

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

SECTION 9 - Building Interior

A. Items to be inspected:

1. Walls, ceilings, and floors
2. Doors and windows

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

B. The Inspector is not required to:

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