Home Inspection Report

8797 Westshore Drive

Report Prepared For:
Mr. Larry Wright

Report Prepared By:
Inspectors Name

September 10, 2003

GENERAL INFORMATION

This report summarizes the verbal briefing delivered during our inspection of 8797 Westshore Drive that was conducted on September 10, 2003. At the time of the inspection the temperature was approximately 72 degrees and it was sunny. The residence was occupied when the inspection was conducted.

PROPERTY LOCATION:
1111 First Ave.
Seattle, WA 123345

REPORT DATE:
September 09, 2003

INSPECTION DATE:
September 08, 2003

REPORT NUMBER:
REP060026

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SUMMARY OF DEFICIENCIES

Note: This analysis is not meant to be technically exhaustive but rather to highlight areas where repairs are needed or areas of long-term future concern relating to maintenance and operation.

This summary lists items taken from the main report that we feel need immediate attention or consideration. It is entirely the customer's decision whether or not to include additional items from the main report that they may have concerns about.

Further, the Summary is not a substitute for reading and understanding the complete report.

STRUCTURAL SYSTEM

We found what we believe to be mold or mildew coating the surface of some of the under floor components in the crawlspace. Mold needs moisture to thrive. And, though we do not engage in the practice of mold sampling or testing, the identification of inappropriate water infiltration is within the scope of what we do.

There is insufficient clearance from combustibles where an exhaust vent for a furnace, water heater, wood stove or fireplace passes through the attic and roof framing. A minimum clearance of 1-inch combined with fire stop material is needed around any B-vent type exhaust where it passes through ceiling bulkheads and the roof assembly. We recommend that a qualified HVAC contractor make corrections to this configuration as appropriate.

EXTERIOR

The clapboard (beveled) siding on this home is improperly face nailed with the lower nails too close to the bottom edge, causing them to be driven through the top portion of the underlying clapboard. This will most likely result in splitting as the wood siding cures and shrinks. We recommend correction by a competent carpenter or siding installer.

There is a double-sided dead bolt and lock set. This type of lock requires a key to unlock the door from the inside and can present an obstacle to anyone trying to flee in the event of a fire. We strongly recommend replacement by a locksmith.

The ledger board of the elevated deck has been poorly attached to the house. This type of installation is considered unsafe. Every year, hundreds of people in the U.S.A. and Canada are injured, and some killed, when poorly secured elevated decks detach and collapse with large group of people standing on them, such as at parties. Deck ledgers need to be attached directly to the band joist, not the siding, with lag bolts and washers. We recommend having this installation corrected by a competent carpenter.

LANDSCAPE AND SITE DRAINAGE

In regards to proper slope configuration and drainage, the landscaping of this home has been poorly done. The yard around a home needs to be configured so that the soil immediately next to the foundation slopes away on all sides no less than 1 inch per foot

for at least the first six feet from the foundation. This is to ensure that runoff will drain well clear of the foundation before seeping deep into the ground where it can infiltrate basements and crawlspaces or saturate the soil beneath a slab. As presently configured, this yard will drain toward the foundation, conveying an unacceptable amount of runoff toward the foundation. We recommend having this corrected as soon as possible by re-grading the yard around the home. A professional landscaper or drainage contractor should be consulted to discuss options and cost.

The asphalt driveway is very uneven and damaged by cracking and/or potholes. The damage is most-probably far too great to be repaired by patching. We recommend having the driveway repaved. A reputable asphalt contractor should be consulted to discuss options and cost.

ROOF SYSTEM

Small, dime-sized blisters that are causing the protective granular coating of the roof to fail were found. These typically are an indication of an improperly formulated shingle, and can severely shorten the expected service life of an asphalt roof. The damaged shingles cannot be patched without unsightly and obvious repairs that will be evident to anyone looking at the roof. Sometimes, shingles that display this condition have been recalled by the manufacturer, who will reimburse a homeowner for part of the replacement cost. It is recommended that the homeowner attempt to identify the brand of shingle and then contact the manufacturer to determine whether such a recall is in effect. Be aware that, even if such a recall has been initiated, labor cost to remove the existing cover and replace it with a new one will still be substantial, despite any reimbursement by the shingle manufacturer.

PLUMBING SYSTEM

Some of the supply plumbing in this home has been replaced. These may have been portions of the system that were leaking or had become clogged with rust. We can't say which because we don't know. However, plumbing that's had portions replaced indicates a strong likelihood that additional repair/replacement, requiring the services of a professional plumber, may be needed in the near future.

ELECTRICAL SYSTEM

There is insufficient clearance around the service entrance panel. It has been a rule for decades that service entrance panels must be readily accessible, so they can be reached easily and safely. That means a working space in front of the panel at least 30inches wide by 36inches deep from the floor to a height of 6ft. 6inches, and one must be able to open the cover to an angle of at least 90□. This panel may have been this way for years or even since the home was new, but that doesn't change the fact that this configuration is incorrect and potentially unsafe. We recommend having this corrected by a licensed electrician.

We found cut/damaged insulation on wiring inside the service entrance panel and recommend immediate correction by a reputable licensed electrician.

HEATING SYSTEM

We found that the fittings at the oil furnace/boiler were wet with oil, indicating a potential leak. As this is a potential fire hazard, it should be immediately referred to a reputable/professional HVAC firm and corrected as appropriate.

The smoke pipe, that portion of the exhaust flue from an oil furnace that vents into the main flue stack, is too long. These should not be more than 10' in length. We recommend having this issue investigated further and corrected as necessary by a reputable/professional HVAC firm.

AIR CONDITIONING SYSTEMS

The electrical connections at the evaporative cooler were inspected and found to be correct with watertight connections and conduit approved for damp locations.

The over current protection (breakers/fuses) used with this system is incompatible with specified requirements.

INTERIOR

There are minor wall blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

The tiled countertertop in the kitchen needs to be regrouted or have cracked/broken tile replaced. We recommend consulting a professional cabinetmaker to discuss options and cost.

Some of the single-glazed windows are sealed with a linseed oil based glazing putty that is showing some deterioration. This typically results in shrinkage cracks in the putty and may allow wind-driven rainwater or wind infiltration through these windows. We recommend touching up or reglazing the affected windows.

FIREPLACES AND SOLID FUEL BURNING APPLIANCES

There is no damper on the wood-burning fireplace/stove. Correction by a qualified wood-stove mechanic is recommended.

GARAGE

The garage siding is improperly fastened, with the wrong type of nail, nails that are too short, placed too far apart or not driven into studs. We recommend correction by a competent carpenter or siding installer.

PURPOSE AND SCOPE

This firm endeavors to perform all inspections in substantial compliance with the standards of practice of the California Real Estate Inspection Association® (CREIA). Our report documents observations of systems and components that, in the professional opinion of the inspector authoring this report, are significant material defects that affect the value, desirability, habitability, or safety of the residence. Style or aesthetics have not been considered in determining whether a specific system structure or component is defective.

Inspections performed to CREIA® standards are not technically exhaustive. The inspection and this report are limited to the primary residence, its associated primary parking structure, and only those specific systems, structures and components that were present and visually accessible at the time of the inspection. Systems or structures outside of these parameters are included only if agreed to by the inspector and client, in writing, prior to commencement of the inspection process.

Although every reasonable effort was made to discover and correctly interpret indications of previous or ongoing defects that may be present, a standard real estate inspection is a non-invasive physical examination, designed to determine conditions, as they exist at the time of inspection. The inspection results are offered as an opinion only and no responsibility is assumed by the inspector or inspection company for the actual condition of the building or property examined at the time of the inspection. Likewise, no guarantee of future performance is implied. Additional information as to the scope of the inspection standards as well as limitations, exceptions and exclusions are explained below and at the beginning and end of every section of the report.

Components and systems are operated only with normal user controls and as conditions permit. If our inspector has the skills and knowledge to readily identify the cause of a material defect, that cause has been reported herein. If the cause is not readily apparent, the suspected cause or reason why the system or component is at or near end of expected service life has been reported. This report may contain recommendations regarding conditions reported or recommendations for further evaluation by appropriate persons. When systems or components designated for inspection in the CREIA® standards are present but are not inspected or are excluded, the reason the item was not inspected or has been excluded is reported.

EXCLUSIONS AND LIMITATIONS

The CREIA® Standards of Practice are the minimum standards for any home inspection performed by members of CREIA® and apply equally to mandatory and optional areas to be inspected and conditions reported. They are not technically exhaustive and do not identify concealed conditions or latent defects. Unless specifically agreed otherwise between the inspector and client, inspectors are NOT required to determine the condition of any system or component that is not readily accessible; concealed from view or cannot be inspected due to circumstances beyond the control of the inspector. Inspectors are not required to determine the remaining service life of any system or component; the strength, adequacy, effectiveness or efficiency of any system or component; causes of any condition or deficiency; methods materials or cost of corrections; future conditions including but not limited to failure of systems and components; the suitability of the property for any specialized use; compliance with regulatory codes, regulations, laws or ordinances; the market value of the property or its marketability; the advisability of the purchase of the property; the presence of potentially hazardous plants or animals including but not limited to wood destroying organisms or diseases harmful to humans; the presence of any environmental hazards including, but not limited to toxins, carcinogens, noise, and contaminants in soil, water or air; the effectiveness of any system installed or methods utilized to control or remove suspected hazardous substances; the operating costs of any systems or components and the acoustical properties of any systems or components.

Inspectors are NOT required to operate any system or component that is shut down or otherwise inoperable; any system or component which does not respond to normal operating controls or any shut off valves.

Inspectors are NOT required to offer or perform any act or service contrary to law; offer or perform engineering services or work in any trade or professional service other than home inspection.

Our inspectors are NOT required to use any special equipment to examine any system, structure or component of a residence nor probe or exert pressure on any components system or structure.

We DO NOT offer or provide warranties or guarantees of any kind unless clearly explained and agreed to by both parties in a formal pre-inspection agreement.

We DO NOT examine or evaluate the acoustical or other nuisance characteristics of any system, structure or component of a building, complex, adjoining properties or neighborhoods.

We DO NOT perform due diligence investigations for our clients. In other words, we DO NOT research the history of a property; report on its potential for alterations, modification, extendibility, or its suitability for a specific proposed use or occupancy. Likewise, we DO NOT obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), components or system manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.

We DO NOT examine or evaluate the fire-resistive qualities of any system, structure or component of residences that we inspect.

Inspectors are NOT required to examine every individual component of a system or residence when those components are replicated, including, but not limited to: doors, windows, switches and receptacles. In such cases, a representative sampling is taken in order to examine such systems, structures or components of a residence.

Inspectors are NOT required to inspect underground items including, but not limited to underground storage tanks or other underground indications of their presence, whether abandoned or active.

Inspectors are NOT required to determine the year or construction or installation date of any system, structure or component of a residence, and are NOT required to differentiate between original construction and subsequent renovations or replacements, additions or improvements.

Unless agreed to by the inspector and client beforehand, inspectors are NOT required to enter and inspect detached structures, other than primary garages and carports, not entered in accordance with the CREIA® Standards of Practice.

Inspectors are NOT required to inspect common areas, systems, structures or components of common areas within common interest developments as defined in California Civil Code Section 1351 et seq., or those found in other multi-unit housing such as duplexes.

Inspectors are NOT required to perform any procedure or operation which will, in the opinion of the inspector, likely be dangerous to the inspector or others or damage the property, its systems or components.

Inspectors are NOT required to move suspended ceiling tiles, personal property, furniture, floor or wall coverings, window coverings, equipment, plants, soil, snow, ice, water, debris or vegetation which obstructs visibility or access. Likewise inspectors do not dismantle any system or component, except as explicitly required by the CREIA® Standards of Practice.

Our inspectors are NOT required to enter under-floor crawlspaces or attics that are not readily accessible nor any area which will, in the opinion of the inspector, likely be dangerous to the inspector or others persons or damage the property or its systems or components.

Our inspectors are NOT required to operate or evaluate any recreational system, structure or component.

Our inspectors are NOT required to operate or evaluate low voltage electrical (less than single-phase line voltage, typically 120-volts), antennas, security systems, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, components or systems.

We do not limit our inspectors from examining other systems and components or including other inspection services. Likewise, if the inspector is qualified and willing to do so, an inspector may specify the type of repairs to be made. The inspector may also exclude those systems or components that a client specifically requests not be included within the scope of the inspection. If systems or components are excluded at the request of the client they are listed herein.

STRUCTURAL SYSTEM

In accordance with the CREIA® standard of practice pertaining to foundations, basements and under-floor areas, this report describes the foundation and other support components, under-floor ventilation, location of under-floor access openings, wood separation from soil, and the presence of seismic anchoring and bracing components. This section also describes the floor, wall, ceiling and roof structures and the method used to inspect any accessible attics and under floor crawlspace areas. The presence of drainage systems or sump pumps within the foundation footprint is reported in the Plumbing System section.

COMPONENT DESCRIPTION:

The subject residence is a two story detached, wood frame, single family dwelling. The residence has three bedrooms, one kitchen, two bathrooms and no basement. The structure is typical platform framing of 2 by 10 floor joists on 16-inch centers and the floors are sheathed with one-by sheathing. Wall framing is 2 by 4 studs on 16-inch centers sheathed with spaced sheathing. The ceiling joists are 2 by 10. The roof is a wood frame assembly, the rafters are 2 by 6 on 16-inch centers sheathed with spaced sheathing. The foundation is conventional poured concrete design.

The crawlspace was inspected using illumination on site. The location of the crawlspace access was a floor hatch in the pantry. The attic was inspected using a flashlight. The attic access location was a ceiling hatch in the main upper hallway.

OBSERVATIONS:

We found what we believe to be mold or mildew coating the surface of some of the under floor components in the crawlspace. Mold needs moisture to thrive. And, though we do not engage in the practice of mold sampling or testing, the identification of inappropriate water infiltration is within the scope of what we do.

Some types of mold organisms are supposed to be toxic to humans. However, once the source of the moisture feeding it has been eliminated the mold should die, and, as long as it hasn't spread to the living spaces above, it should not pose a threat to anyone. We don't know whether the substance seen is toxic or not, as we firmly believe that identification of bio-organisms is far outside the scope of a home inspector's area of expertise.

Our inspectors are NOT required to enter any under-floor areas that are not accessible or where entry can cause damage or pose a hazard to our inspector. We DO NOT move stored property, vegetation and debris or perform any excavations to gain access to under-floor areas. We are NOT required to identify size, spacing, location or adequacy of foundation bolting and bracing components or reinforcement systems, offer an opinion as to the structural adequacy of any structural systems or components, provide architectural services or an engineering or structural analysis of any kind. We are NOT required to perform any intrusive examination or testing, or use any special equipment such a, but not limited to, levels, probes or meters. We DO NOT operate or evaluate adequacy of sump pumps or drainage systems.

EXTERIOR

In accordance with the CREIA® standard of practice pertaining to Exteriors, this report describes the exterior wall cladding, veneers, flashing, eaves, soffits, fascia and trim. Our inspectors are required to identify and report on a representative sampling of the exterior of doors and windows, attached decks, porches balconies, stairs, and their associated handrails or guardrails, columns and walkways.

COMPONENT DESCRIPTION:

The exterior cladding consists of wood clapboard siding. The exterior entry doors are metal-clad with windows units. The eaves consist of enclosed and vented vinyl soffit material. There is an attached two-by lumber patio or deck located in the rear of the residence.

PERIODIC MAINTENANCE: Whether treated or not, it is important to keep a lumber deck surface free of all forms of fungal growth and debris that retains moisture and will cause the deck to eventually rot. We recommend cleaning and resealing the deck annually. Cleaning can be accomplished by scrubbing the deck with a sodium-hypochlorite deck wash and then rinsing with a pressure washer. The color of sun-faded or sun-darkened wood can be revived by applying a deck brightener solution and then the deck should be recoated with a good-quality deck sealant.

OBSERVATIONS:

The clapboard (beveled) siding on this home is improperly face nailed with the lower nails too close to the bottom edge, causing them to be driven through the top portion of the underlying clapboard. This will most likely result in splitting as the wood siding cures and shrinks. We recommend correction by a competent carpenter or siding installer.

The panel siding hasn't been properly flashed where panels have been installed one above the other. In its present configuration, water is able to soak into ends of the panels and cause deterioration. The Engineered Wood Association recommends that strips of metal, flashings known as Z-flashings, be used at top and bottom of these panels where they abut one another. The flashings have a long back leg that extends up behind an upper panel between the framing or wall sheathing and the weather resistant membrane (felt) used behind the siding. The flashing is supposed to be installed so that it slopes slightly downward, leaving a 1/8 inch gap between the flashing and the panel above it. This enables water to drain away and the bottom of the panels to dry out. We recommend correction by an experienced siding installer.

Our inspectors are NOT required examine any item not visible from a readily accessible walking surfaces. We are NOT required to operate or evaluate storm windows or doors, shutters, awnings or screening. We do NOT examine detached buildings or structures (other than the primary parking structure).

LANDSCAPE AND SITE DRAINAGE

In accordance with the CREIA® standard of practice pertaining to Landscaping and Drainage as they relate to Exteriors, our inspectors are required to inspect and report on surface grade, hardscaping and drainage within six feet of the residence. This includes walkways, patios and driveways leading to entrances as well as the vegetation, grading and surface drainage around the residence.

COMPONENT DESCRIPTION:

The yard slopes towards the right side. There are PVC perimeter drains installed on the property that help control surface runoff and divert groundwater. Because only very small portions of these are visible at the surface, without excavation we cannot determine their condition. These drains appear to be connected to a community storm drain system. We suggest contacting the community water and sewer authority to confirm this. Roof runoff is conveyed via gutters and downspouts into in-ground drains. The drains 'daylight' or empty onto the surface of the yard well clear of the foundation. There are catch basins located at the side walkway of the residence and back walkway of the residence.

The driveway is asphalt with some typical cracking and surface wear observed. The walkways are exposed aggregate with minimal cracking and/or surface deterioration observed. Exposed aggregate flatwork has been installed in the back and along the side of the residence. There is a brick paver patio in the back of the residence.

OBSERVATIONS:

In regards to proper slope configuration and drainage, the landscaping of this home has been poorly done. The yard around a home needs to be configured so that the soil immediately next to the foundation slopes away on all sides no less than 1 inch per foot for at least the first six feet from the foundation. This is to ensure that runoff will drain well clear of the foundation before seeping deep into the ground where it can infiltrate basements and crawlspaces or saturate the soil beneath a slab. As presently configured, this yard will drain toward the foundation, conveying an unacceptable amount of runoff toward the foundation. We recommend having this corrected as soon as possible by re-grading the yard around the home. A professional landscaper or drainage contractor should be consulted to discuss options and cost.

The asphalt driveway is very uneven and damaged by cracking and/or potholes. The damage is most-probably far too great to be repaired by patching. We recommend having the driveway repaved.

Our inspectors are NOT required to examine fences, patio enclosures, retaining walls or erosion control. We are NOT required to operate or evaluate any mechanical, electro-mechanical, or underground drainage systems. Earth stabilization measures, and geological, geo-technical and hydrological conditions are likewise not identified or reported.

ROOF SYSTEM

In accordance with the CREIA® standard of practice pertaining to Roof Systems, this report describes the roof coverings and the method used to inspect the roof. Our inspectors are required to inspect and report on the roof covering, roof drainage systems, flashings, skylights, vents, chimneys and other roof penetrations.

COMPONENT DESCRIPTION:

The roofing inspection was conducted with a ladder. The roofing materials are a combination of asphalt shingles and fiberglass laminate shingles. The roof appears to be in the last half of it's expected service life.

The building has aluminum gutters and downspouts. We were unable to determine where the downspouts drain to as the ends were encased in poured concrete patios or walkways. It is presumed that these discharge into a dedicated drainage system that either empties into a drywell somewhere on the property or is tight-lined to city drainage.

The building has a fixed-lens, plastic, raised-curb-type skylight located on the north slope.

The roof system flashings consist of galvanized steel and were found at the roof valleys and the base of the chimney(s).

The building has two masonry chimney stacks that serve the furnace and a fireplace in the family room and daylight basement.

OBSERVATIONS:

Small, dime-sized blisters that are causing the protective granular coating of the roof to fail were found. These typically are an indication of an improperly formulated shingle, and can severely shorten the expected service life of an asphalt roof. The damaged shingles cannot be patched without unsightly and obvious repairs that will be evident to anyone looking at the roof. Sometimes, shingles that display this condition have been recalled by the manufacturer, who will reimburse a homeowner for part of the replacement cost. It is recommended that the homeowner attempt to identify the brand of shingle and then contact the manufacturer to determine whether such a recall is in effect. Be aware that, even if such a recall has been initiated, labor cost to remove the existing cover and replace it with a new one will still be substantial, despite any reimbursement by the shingle manufacturer.

One or more of the downspouts is disconnected in the rear of the building. Immediate correction is recommended.

It is recommended that the gutter drains be screened to prevent debris washing into the perimeter drain system where it will eventually slow down drainage and may cause overflowing drains next to the foundation.

We found that the skylight lenses are not secured to their respective curbs. This makes them susceptible to movement and drafts in high winds and illegal entry. Having the lenses secured with either clutch head or square screws by an experienced handyperson is recommended.

Our inspectors are NOT required to walk on the surface of the roof if, in the opinion of the inspector performing the inspection, there is a possibility of damage to the surface or a danger to the inspector. We DO NOT perform a water test, warrant or certify the roof against leakage or predict its life expectancy. Antennas, interiors of chimneys or flues or other accessory items that are not readily accessible are also not inspected or reported.

PLUMBING SYSTEM

In accordance with the CREIA® standard of practice pertaining to plumbing systems our inspectors are required to identify and report the water supply, drain, waste and vent piping materials and the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves. We report the location of the main water and main fuel shut-off valves, when readily viewable or known, and our inspectors are required to inspect the interior water supply and distribution systems, including all fixtures, faucets and drains. We identify and report any cross connections and functional flow of water supply and functional drainage at fixtures. We also examine and report on fuel storage and distributions systems for water heaters and/or boiler equipment and the presence of drainage systems or sump pumps and associated piping within the foundation footprint.

COMPONENT DESCRIPTION:

The plumbing system is connected to a municipal supply and waste system. The service pipe to the house is 3/4-inch galvanized steel pipe. The main water entry shut off and pressure reducer are located in the basement bedroom. In-house supply plumbing is 1/2-inch PVC plastic pipe. The drain/waste plumbing is copper pipe.

Hot water for the residence is provided by two conventional storage tanks with 120 gallons of capacity. The energy source for the water heaters is oil. The fuel tank for the water heater is outside, above-ground at the north side. The main fuel tank shut-off valve is located on the fuel tank. The water heater exhausts into an unlined masonry chimney.

OBSERVATIONS:

Some of the supply plumbing in this home has been replaced. These may have been portions of the system that were leaking or had become clogged with rust. We can't say which because we don't know. However, plumbing that's had portions replaced indicates a strong likelihood that additional repair/replacement, requiring the services of a professional plumber, may be needed in the near future.

Our inspectors are NOT required to operate any valve other than fixture faucets and hose faucets attached to the building or any system fixture or component that is shut down or disconnected. We DO NOT examine or verify operation of water supply or pressure-assistance systems, including, but not limited to wells, well pumps, tanks and related equipment, ancillary systems or components such as, but not limited to, water conditioning equipment, solar water heating components or systems, fire sprinkler or irrigation systems, hot water circulation or swimming pools or spas and related equipment. We DO NOT verify functional flow or pressure at any fixture or faucet where the flow end is capped or connected to an appliance, or measure pressure, volume or temperature. We DO NOT examine the overflow device of any fixture or evaluate the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water, waste and venting components, fixtures or piping. We DO NOT determine whether water supply and waste disposal systems are public or private or examine or operate any sewage disposal system or component, including, but not limited to, septic tanks and/or any underground system or portion thereof, or ejector pumps for rain or waste. We DO NOT evaluate the time it takes to obtain hot water at any fixture or perform testing of any kind to water heating elements. Likewise, we ARE NOT required to test shower pans for leakage, fill any fixture with water during an examination, evaluate gas supply plumbing for leaks or pressure, determine effectiveness of anti-siphon, backflow prevention or drain-stop devices, evaluate gas, liquid propane or oil storage tanks, or determine whether there are sufficient clean-outs for effective clearing of drains.

ELECTRICAL SYSTEM

In accordance with the CREIA® standard of practice pertaining to Electrical Systems, this report identifies and reports the viewable portions of the service drop from the utility to the house, the service entrance conductors, amperage and voltage rating of the service, the service equipment and main disconnects, the service and equipment grounding, the over-current protection devices used in the service panels and sub panels, the wiring types and methods, ground fault circuit interrupters and a representative sampling of installed lighting fixtures, switches and receptacles.

COMPONENT DESCRIPTION:

The service to the dwelling is overhead solid 3-wire with aluminum entry conductors. The main service entrance panel is a breaker system located in the garage. The service entrance amperage rating is 100 amps with a voltage rating of 110/220 volts. The main disconnect is a 100 amp breaker type located adjacent to main service entrance panel. The final service rating was determined to be 100 amps.

The distribution and branch wiring is non-metallic sheathed cable (romex) type, copper wiring. The main service panel appears to have some room for future upgrades or additions to the system. The service grounding electrode conductor is a single-conductor copper ground located on the water pipe at exterior of residence.

Battery powered smoke alarms were found in the building. The Fire Code requires alarms in all hallways that lead to bedrooms. It is a standard recommendation that smoke alarms are located where they will not be triggered by steam and/or fumes from bathrooms or kitchens. The smoke alarms were tested and found to be working in the manner intended at the time of the inspection.

NOTE: The electrical meter is located on the side of the residence.

OBSERVATIONS:

There is insufficient clearance around the service entrance panel. It has been a rule for decades that service entrance panels must be readily accessible, so they can be reached easily and safely. That means a working space in front of the panel at least 30inches wide by 36inches deep from the floor to a height of 6ft. 6inches, and one must be able to open the cover to an angle of at least 90 degrees.

Our inspectors are NOT required to operate electrical systems or components which are disconnected or shut down, disconnect any energized system or appliance or remove dead front covers where not accessible, or if removal could cause injury or damage to persons or property. We DO NOT remove any cover plates, operate over current protection devices, evaluate compatibility of over current protection devices with the panel board manufacturer or operate ground-fault circuit interrupter devices by other than the manufacturer's test button. We are also not required to examine or test smoke detectors, de-icing equipment, or private or emergency electrical supply sources, including but not limited to, generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities. We do not inspect alarm systems and associated components and controls, low-voltage wiring systems or components or any ancillary wiring, systems or components that are not part of the primary power distribution system. We are also NOT required to measure amperage draw, line voltage or ground impedance.

HEATING SYSTEM

In accordance with the CREIA® standard of practice pertaining to Heating Systems, Our inspectors are required to identify and report the energy source and the distinguishing characteristics of the heating system(s) and operate the systems with normal user controls. Venting systems, combustion and ventilation air, as well as the heating distribution system, including a representative sampling of ducting, duct insulation, outlets, radiators, piping systems and valves are also identified and reported.

COMPONENT DESCRIPTION:

A forced air oil furnace provides heat to the residence. The normal sequence of operating modes was executed with no obvious defects noted. The heating system is located in the basement. The thermostat for the system is a non-programmable type and is located in the living room. Non-programmable thermostats are energy wasters. It is recommended that the client(s) consider having the thermostat(s) upgraded to a modern, computerized type.

The above-ground fuel oil tank for the system is located on the south side of the residence. The fuel oil tank was examined and then sticked with a water-reactive paste to determine whether excess amounts of water are present in the tank. The test found more than the acceptable amount of water for a tank this size. Since water is heavier than oil, it tends to sink to the bottom of oil tanks and cause them to rust through. Having the excess water removed from this tank by a professional tank company is recommended. The exterior fuel shut-off valve is located at the base of the oil tank. The exterior fuel line plumbing consists of flexible copper tubing. The interior fuel line cutoff is located at the wall of the basement where the fuel filter passes through the wall.

The gas boiler/furnace(s) has a double-wall metal vent that exhausts into a lined masonry chimney. The flue is shared with the water heater.

OBSERVATIONS:

We found that the fittings at the oil furnace/boiler were wet with oil, indicating a potential leak. As this is a potential fire hazard, it should be immediately referred to a reputable/professional HVAC firm and corrected as appropriate.

The smoke pipe, that portion of the exhaust flue from an oil furnace that vents into the main flue stack, is too long. These should not be more than 10' in length. We recommend having this issue investigated further and corrected as necessary by a reputable/professional HVAC firm.

Our inspectors are NOT required to inspect the interiors of flues or chimneys when not readily accessible, the heat exchanger(s) of boilers or furnaces, humidifiers or dehumidifiers, electronic air cleaners or any solar space heating system(s). We are also NOT required to determine the adequacy of the heating system or distribution/balance of heat throughout the home.

AIR CONDITIONING SYSTEMS

In accordance with the CREIA® standard of practice pertaining to Air Conditioning Systems, Our inspectors are required to identify and report the central cooling system equipment, including a representative sampling of ducting, duct insulation, outlets, piping systems and valves, including the energy source, connections and condensate drains. The equipment is operated with normal user controls and only when doing so will not damage the unit due to outside temperatures.

COMPONENT DESCRIPTION:

A heat pump provides air conditioning for the residence. The heat pump is a water-source type that gathers latent heat from water through coils immersed in a well or pond and transfers it to the interior coil to heat the home in winter. When used to cool a home in summer, the latent heat from the interior is gathered through the interior coil and transferred to the water source. The disconnect for the heat pump is mounted within 50ft. and in sight of the unit. The outside coil/compressor unit is located at south side of the home. The cooling system was operated using normal controls and was found to functioning incorrectly. The following deficiencies were noted with the system.

OBSERVATIONS:

The electrical connections at the evaporative cooler were inspected and found to be correct with watertight connections and conduit approved for damp locations.

The over current protection (breakers/fuses) used with this system is incompatible with specified requirements.

Our Inspectors are NOT required to examine electronic current, coolant fluids or gases, coolant leakage, electronic air cleaner filters, thermostatic calibration, cooling anticipation, automatic setbacks or clocks, or any non-central cooling unit(s) or gas-fired, solar or geothermal cooling system or food, wine or similar storage cooling system. We DO NOT determine uniformity, temperature, airflow or balance of cool air supply to any room or building, leakage in any ductwork, examine for cooling at any cooling system distribution component when access requires steps or a ladder, or examine humidity control systems or equipment. We DO NOT operate any cooling system equipment, including the cooling cycle of heat pumps, when the exterior temperature is less than 60°F.

INTERIOR

In accordance with the CREIA® standard of practice pertaining to Interiors, our report describes walls, ceiling and floors, permanently installed cabinet and countertop surfaces, safety glazing in locations subject to human impact, stairs, handrails and guardrails, security bars, ventilation components and a representative sampling of the doors and windows.

COMPONENT DESCRIPTION:

The interior wall surfaces are drywall. Ceilings materials are a combination of drywall and suspended ceiling tile.

The kitchen cabinets are composition board. The kitchen countertops are plastic laminate. The bathroom cabinets are face frame. The bathroom countertops are plastic laminate.

The windows are aluminum sash double glazed units. A representative number of windows were examined and are considered to be in acceptable condition.

Most interior doors are fiberglass, hollow-core panel.

The garage doors are wood panel, sectional sliding style units. The pedestrian door between the garage and the house is fitted with tight fitting weather-strip gaskets and a self-closing hinge but is not fire rated. tyut

OBSERVATIONS:

There are minor wall blemishes throughout the home that are of no real significance to this inspection. We only report on individual conditions that are significant and that indicate underlying defects of a more serious nature, such as settling, structural inadequacies, water intrusion, rot or insect damage.

The tiled countertertop in the kitchen needs to be regrouted or have cracked/broken tile replaced. We recommend consulting a professional cabinetmaker to discuss options and cost.

Some of the single-glazed windows are sealed with a linseed oil based glazing putty that is showing some deterioration.

Our inspectors are NOT required to determine whether a residence is secure from forcible or unauthorized entry or operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. We DO NOT evaluate the condition of floor, wall or ceiling finishes or coverings, or other surfaces for other than evidence of moisture damage, or examine window or door coverings or treatments. We DO NOT evaluate separation walls, ceilings and floors, including, but not limited to, the fire-resistivity or acoustical characteristics between dwelling units, nor do we examine the interior concrete slab-on-grade when concealed by floor coverings. We DO NOT operate or evaluate safety features of any garage door opener, unless included as an inspection option by prior agreement between the inspector and client.

INSULATION AND VENTILATION

In accordance with the CREIA® standard of practice pertaining to Attics, Insulation and Ventilation Systems, Our inspectors are required to identify and report accessibility and access openings into attic, as well as the insulation and ventilation in attic areas. (The roof framing and sheathing has been identified and reported in the Structure, Foundation, Basements and Under-Floor section of the report.)

COMPONENT DESCRIPTION:

The building has one attic space accessible from the hallway.

The main attic section is insulated with 6 inches of fiberglass batt with a vapor retarder of polyethylene plastic for an R-Value of 4. The insulation level in the attic is adequate. The insulation level in the walls is adequate. The main wall sections are insulated with 3-1/2-inches of fiberglass batting with a vapor retarder of polyethylene plastic present on the warm side of wall for an R-Value of 3.

Under-house ventilation for this home consists of shuttered vents that can be opened in winter and closed in summer or vice versa. The crawlspace vents are through the rim/band joist at the perimeter.

There are exhaust fans/devices located in all bathrooms and the kitchen. The home is equipped with a whole house air exchange system, consisting of a manually operated, centrally-mounted ceiling fan that exhausts through the roof or soffit and scavenges air via infiltration or an open door/window.

Our inspectors are NOT required to activate thermostatically-controlled fans, remove insulation materials, identify composition or "R" value of insulation, or enter any attic areas that, in the opinion of the inspector are not accessible or could cause damage.

FIREPLACES AND WOOD STOVES

In accordance with the CREIA® standard of practice pertaining to Fireplaces and Solid Fuel Burning Appliances, this report describes the fireplaces and solid fuel burning appliances as well as the chimneys. Those portions of the chimney(s) that extend above the roof are described under Roof System previously in this report. Our inspectors are required to inspect system components, vent systems, flues and chimneys of fireplaces and solid fuel burning appliances.

COMPONENT DESCRIPTION:

There is a traditional style, built-in, masonry wood-burning fireplace located in the daylight basement. Combustion air is supplied by scavenging room air. The fireplace has a firebrick liner and a raised hearth.

OBSERVATIONS:

The fireplace appears to be operating as expected.

There are indications the fireplace/woodstove doesn't draft well. This is a potentially dangerous condition that is sometimes traced to an incorrect chimney flue size, obstructions in the firebox or too short a chimney stack at the roofline. It is recommended that a reputable fireplace/woodstove installer determine the cause of this deficiency and make corrections as appropriate.

There is no damper on the wood-burning fireplace/stove. Correction by a qualified wood-stove mechanic is recommended.

Our inspectors are NOT required to ignite or extinguish any fires in any device, determine the draft characteristics of vents or chimney flues, move fireplace inserts, stoves or firebox contents, inspect the interior of flues or chimneys, firescreens or doors, seals and gaskets, automatic fuel feed devices, combustion make-up air devices, mantels and fireplace surrounds or any heat distribution accessory devices, whether gravity controlled or fan assisted.

GARAGE

COMPONENT DESCRIPTION:

This home has an attached, two bay garage at the east side of the home. The garage is entered from the main hall. The foundation is poured concrete and is a slab-on-grade. Wall framing is 2 by 4 studs on 16-inch centers sheathed with spaced sheathing. The ceiling joists are 2 by 10. The roof is a wood frame assembly, the rafters are 2 by 6 on 16-inch centers sheathed with spaced sheathing. The roofing materials are asphalt shingles. The exterior cladding consists of vertical, tongue-and-groove cedar.

The garage doors are wood panel, sectional rollup units. The garage has one other pedestrian entrance. The pedestrian door between the garage and the house is a fire-rated, solid wood door equipped with a self-closing hinge and tight weatherstripping. The pedestrian door between the garage and the house is a solid wood door. There is a firewall between the garage and the house. The garage windows are aluminum, double glazed units.

There is approximately 600 square feet of parking space. Power to the garage comes from the main service panel and is contiguous with the house. The garage lighting consists of overhead fluorescent lights. There is at least one permanently-attached work bench in the garage. The garage is not heated.

OBSERVATIONS:

The garage siding is improperly fastened, with the wrong type of nail, nails that are too short, placed too far apart or not driven into studs. We recommend correction by a competent carpenter or siding installer.

Yours truly,

Inspectors Name

CREIA STANDARDS OF PRACTICE

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

Standards of Practice

Table of Contents

*Note: *Italicized* words in this document are defined in the Glossary of Terms

I. Definitions and Scope

A Real Estate *inspection* is a non-invasive physical *examination*, performed for a fee, designed to identify *material defects* in the *systems*, *structures*, and *components* of a *building* as they exist at the time of the *inspection*. The specific *systems, structures* and *components* of a *building* to be examined are listed in these Standards of Practice.

B. A *material defect* is a *condition* that significantly affects the value, desirability, habitability, or safety of the *building*. Style or aesthetics shall not be considered in determining whether a specific *system*, *structure*, or *component* is defective.

C. These Standards provide *inspection* guidelines, make public the services provided by private fee-paid *inspectors*, and define certain terms relating to these *inspections*.

D. Sections 1 through 10 of these Standards are a mandatory part of all such *inspections*. Sections 11 through 12 are optional.

E. Unless otherwise agreed between the *inspector* and client, these Standards shall apply to the *primary building* and its associated *primary parking structure*. The *inspection* shall be limited to those specific *systems*, *structures* and *components* that are present and visually *accessible*. *Components* and *systems* shall be *operate*d with *normal user controls* only and as *conditions* permit. *Inspections* performed in accordance with these Standards are not intended to be *technically exhaustive.*

F. *Inspection reports* shall describe and identify in written format the inspected *systems*, *structures*, and c*omponents* of the *building* and shall identify *material defects*.
G. *Inspection reports* may contain recommendations regarding *conditions* reported or recommendations for *further evaluation* by *appropriate persons*.

II. Standards of Practice

SECTION 1 - Foundations, Basements, and Under-floor Areas

A. Items to be identified and reported:
1. Foundation and other support *components.*
2. Under-floor ventilation.
3. Location of under-floor *access* opening(s).
4. Wood separation from soil.
5. Presence of drainage *systems* or sump pumps within foundation footprint.
6. Presence or absence of seismic anchoring and bracing *components.*

B. The *inspector* is not required to:
1. *Enter* under-floor areas that are not *accessible* or where entry could cause damage or pose a hazard to the inspector.
2. Move stored items, vegetation or debris, or perform any excavations or other *intrusive* testing to gain *access*.
3. *Operate* or *evaluate* adequacy of sump pumps or drainage *systems.*
4. Identify size, spacing, location or adequacy of foundation bolting and bracing *components* or reinforcement *systems*.
5. Perform any *intrusive examination* or testing, or use any *special equipment* such as, but not limited to, levels, probes or meters.

SECTION 2 - Exteriors

A. Items to be identified and reported:
1. Surface grade, hardscaping and drainage within six feet of the inspected *building* or associated *primary parking structure.*
2. Wall cladding, veneers, flashing, trim, eaves, soffits and fascias.
3. Exterior portions of a *representative sampling* of doors and windows.
4. Attached decks, porches, balconies, stairs, columns, walkways, guard-rails and handrails.

B. The *inspector* is not required to:
1. *Operate* or *evaluate* any mechanical, electro-mechanical, or underground drainage *systems*.
2. *Operate* or *evaluate* storm windows, storm doors, screening, shutters or awnings.
3. *Operate* or *evaluate* remote-control devices.
4. *Examine* detached buildings and structures (other than the *primary parking structure*), patio enclosures, fences, and retaining walls.
5. *Examine* items not visible from a readily accessible walking surface.

SECTION 3 - Roof Coverings

A. Items to be identified and reported:
1. Roof coverings.
2. Flashing, vents, skylights and other penetrations.
3. Roof drainage *systems*.

B. The *inspector* is not required to:
1. Walk on the roof surface if, in the opinion of the inspector, there is a possibility of damage to the surface or a hazard to the *inspector.*
2. Perform a water test, warrant or certify against roof leakage or predict life expectancy.

SECTION 4 - Attic Areas and Roof Framing

A. Items to be identified and reported:
1. Framing and sheathing.
2. *Access* opening(s) and *accessibility*.
3. Insulation material(s).
4. Ventilation.

B. The *inspector* is not required to:
1. *Enter* attic areas that, in the opinion of the inspector, are not *accessible* or where entry could cause damage.
2. Remove insulation materials or identify composition or "R" value of insulation material.
3. Activate thermostatically operated fans.

SECTION 5 - Plumbing

A. Items to be identified and reported:
1. Supply, waste, and vent piping.
2. Fixtures, faucets and drains.
3. Water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and temperature-pressure relief valves.
4. *Functional flow* of water supply and f*unctional drainage* at fixtures.
5. Gas piping and connectors.
6. *Cross-connections.*

B. The *inspector* is not required to:
1. Operate any valve other than fixture faucets and hose faucets attached to the *building*.
2. *Operate* any *system*, *fixture* or *component* which is *shut down* or *disconnected*.
3. *Examine* or verify operation of water supply or pressure assistance *systems*, including, but not limited to: wells, pumps, tanks, and related equipment.
4. Verify *functional flow* or pressure at any *fixture* or faucet where the flow end is capped or connected to an *appliance*, or measure pressure, volume or temperature.
5. *Examine* or *operate* any sewage disposal *system* or component including, but not limited to: septic tanks and/or any underground *system* or portion thereof, or ejector pumps for rain or waste.
6. *Examine* the overflow device of any fixture.

7. *Evaluate* the potability of water, compliance with local or state conservation or energy standards, or proper design or sizing of any water, waste, and venting *components*, *fixtures*, or piping.
8. Identify whether water supply and waste disposal *systems* are public or private.
9. *Evaluate* time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
10. *Examine* ancillary *systems* or *components* such as, but not limited to: those relating to solar water heating, hot water circulation, yard sprinklers, water conditioning, swimming pools or spas and related equipment, and fire sprinklers.
11. Test shower pans for leakage or fill any fixture with water during *examination*.
12. *Evaluate* the gas supply *system* for leaks or pressure.
13. *Determine* effectiveness of anti-siphon, back-flow prevention, or drain-stop *devices*.
14. *Determine* whether there are sufficient clean-outs for effective clearing of drains.
15. *Evaluate* gas, liquid propane, or oil storage tanks.

SECTION 6 - Electrical Systems

A. Items to be identified and reported:
1. Service conductors, equipment, and capacity.
2. Panels and overcurrent protection devices.
3. Service and equipment grounding.
4. Wiring types and methods.
5. A *representative sampling* of switches, receptacles, and light *fixtures*.
6. Ground-fault circuit-interrupters.

B. The *inspector* is not required to:
1. *Operate* electrical *systems* or *components* which are *disconnected* or *shut down.*
2. Disconnect any energized *system* or *appliance.*
3. Remove deadfront covers where not *accessible,* or if removal could cause injury or damage to persons or property, or remove *device* cover plates.
4. *Operate* overcurrent protection devices, or *evaluate* compatibility of overcurrent protection devices with the panelboard manufacturer.
5. *Examine* or test smoke detectors.
6. *Operate* ground-fault circuit-interrupter devices by other than the manufacturer's test button.
7. *Examine* de-icing equipment, or private or emergency electrical supply sources, including but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facilities.

SECTION 7 - Heating Systems

A. Items to be identified and reported:
1. Heating equipment and operation using *normal user controls.*
2. Venting *systems*.
3. Combustion and ventilating air.
4. Energy source and connections.

5. Heating distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, radiators, piping *systems* and valves.

B. The *inspector* is not required to:

1. *Examine or evaluate condition* of heat exchangers.
2. Determine uniformity, temperature, airflow or balance of heat supply to any room or *building*, or *examine* for warming at any heating *system* distribution *component* when *access* would require steps or a ladder, or *determine* leakage in any ductwork.
3. Examine electric heater elements or heat pump fluid/gas materials, or *examine* below ground/slab *systems*, ducts, fuel tanks and related *components*.
4. *Determine* or *examine* thermostat calibration, heat anticipation, or automatic setbacks or clocks.
5. *Examine* radiant or geothermal heat pump *systems.*
6. *Examine* any solar-energy heating *systems* or *components.*
7. *Examine* electronic air filtering *systems.*
8. *Operate* heat pump *systems* when the ambient air temperature may damage the equipment, or *operate* any heat pump *system* in "emergency" heat mode.
9. *Examine* humidity control *systems* and *components*.

SECTION 8 - Central Cooling Systems

A. Items to be identified and reported:

1. Cooling equipment and operation using *normal user controls.*
2. Cooling distribution *system(s)* including a *representative sampling* of ducting, duct insulation, outlets, piping *systems* and valves.
3. Energy source and connections.
4. Condensate drains.

B. The *inspector* is not required to:

1. Determine uniformity, temperature, airflow or balance of cool air supply to any room or *building*, or *examine* for cooling at any cooling *system* distribution *component* when *access* would require steps or a ladder, or *determine* leakage in any ductwork.
2. Examine electrical current, coolant fluids or gases, or coolant leakage.
3. *Examine* electronic filtering *systems*.
4. *Determine* or *examine* thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
5. *Examine* any non-central cooling unit(s) or gas-fired, solar or geothermal cooling *system* or food, wine or similar storage cooling *system.*
6. *Examine* humidity control *systems* and *components*.

SECTION 9 - Fireplaces and Chimneys

A. Items to be identified and reported:

1. Chimneys, flues, dampers and associated *components.*
2. Fireboxes, hearth extensions and *permanently installed* accessory *components.*
3. Manufactured solid-fuel or gas-burning *appliances*.

B. The *inspector* is not required to:

1. Determine adequacy of draft, perform a smoke test, or *dismantle* or remove any *component*.

2. Examine the structural integrity of fireplaces and chimneys.
3. Examine or *operate* ancillary or non-*permanently installed components*.

SECTION 10 - Building Interior

A. Items to be identified and reported:
1. Walls, ceilings and floors.
2. Security bars, ventilation *components*, and a *representative sampling* of doors and windows.
3. Stairs, handrails, and guardrails.
4. *Permanently installed* cabinet and countertop surfaces.
5. Safety glazing in locations subject to human impact.

B The *inspector* is not required to:
1. *Operate* or *evaluate* security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards.
2. *Determine* whether a *building* is secure from forcible or unauthorized entry.
3. *Evaluate* the *condition* of floor, wall or ceiling finishes or coverings, or other surfaces for other than *evidence* of moisture damage.
4. Examine window or door coverings or treatments.
5. *Evaluate* fastening of countertops, furniture or cabinets supported by floors, ceilings and/or walls.
6. *Evaluate* separation walls, ceilings, and floors, including, but not limited to, the fire- resistivity or acoustical characteristics, between dwelling units.
7. *Examine* the interior concrete slab-on-grade when concealed by any floor coverings.
8. *Operate* or *evaluate* safety features of any garage door opener unless included as an inspection option per Section 11.

SECTION 11 (OPTIONAL) - Other Built-In Appliances and Systems

The *inspector* may *examine* any of the following at his/her discretion, as agreed with client:
Attic power vents, central vacuum, cook-tops and exhaust fans, dishwashers, food waste disposers, garage door openers, hydrotherapy tubs, ovens, microwave ovens, refrigerators, freezers, trash compactors, or whole-house fans.
A. Items to be identified and reported:
1. Optional *systems, components* and *appliances* specifically *examined* during the *inspection.*
2. *Basic operation* of optional *systems, components* and *appliances* specifically included in the *inspection.*

B. The *inspector* is not required to:
1. Activate any *system* or *appliance* that is *shut down.*
2. *Operate* or *evaluate* any *system, component,* or *appliance* that does not respond to *normal user controls*.
3. *Operate* any gas appliance that requires the use of a match or other remote burner lighting device.
4. *Operate* any *system* or *appliance* that requires the use of special codes, keys, combinations, or devices.
5. *Operate any system*, *component*, or *appliance* where damage may occur.

6. *Determine* thermostat(s) calibration, adequacy of heating elements, *operate* or *evaluate* self-cleaning oven cycles, signal lights, or automatic setbacks or clocks.
7. *Determine* leakage from microwave ovens.
8. *Determine* the presence or *operation* of backdraft damper devices in exhaust devices.
9. *Examine* any sauna, steam-jenny, kiln, clothes washing or drying machine, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or any other similar small, ancillary or non-*built-in appliances*.

SECTION 12 (OPTIONAL) - Pools and Spas

The *inspector* may *examine* the following at his/her discretion, as agreed with client:
A. Items to be identified and reported:
1. Location and type of pool or spa *examined*.
2. Conditions limiting or otherwise inhibiting *inspection.*
3. Enclosure and related gates.
4. Hardscaping and drainage related to the inspected pool or spa.
5. *Condition* of visible portions of *systems*, *structures*, or *components.*
6. Normally necessary and present equipment such as: lights, pumps, heaters, filters, and related mechanical and electrical connections.
B. The *inspector* is not required to:
1. *Examine* any above-ground, movable, freestanding or otherwise non-*permanently installed* pool or spa, or self-contained equipment.
2. Come into contact with pool or spa water to *examine* the *system*, *structure*, or *components*.
3. Determine adequacy of spa jet water force or bubble effect.
4. *Determine* structural integrity or leakage of any kind.
5. *Evaluate* thermostat(s) or their calibration, heating elements, chemical dispensers, water chemistry or conditioning devices, low voltage or computer controls, timers, sweeps or cleaners, pool or spa covers and related *components.*
6. *Operate* or *evaluate* filter backwash *systems*.
7. *Examine* accessories, such as, but not limited to: aerators or air-blowers, diving or jump boards, ladders, skimmers, slides or steps.

III. LIMITATIONS, EXCEPTIONS AND EXCLUSIONS

*Note: All limitations, exceptions and exclusions apply equally to mandatory and optional Sections.

A. The *inspector* may exclude from the *inspection* any *system, structure*, or *component* of the *building* which is *inaccessible*, concealed from view, or cannot be *inspected* due to circumstances beyond the control of the *inspector*, or which the client has agreed is not to be *inspected*. If an *inspector* excludes any specific *system, structure*, or *component* of the *building* from the *inspection*, the *inspector* shall confirm in the *report* such specific *system*, *structure*, or *component* of the *building* not *inspected* and the reason(s) for such exclusion(s).

B. The *inspector* may limit the *inspection* to individual specific *systems, structures*, *or components* of the *building*. In such event, the *inspector* shall confirm in the *report* that the *inspection* has been limited to such individual specific *systems*, *structures*, and *components* of the *building*.
C. The following are excluded from the scope of a *real estate inspection* unless specifically agreed otherwise between the *inspector* and the client:

1. *Systems, structures, or components* not specifically identified in these Standards.
2. Environmental hazards or conditions, including, but not limited to, toxic, reactive, combustible, corrosive contaminants, wildfire, geologic or flood.
3. *Examination* of *conditions* related to animals, rodents, insects, wood-destroying insects, organisms, mold, and mildew.
4. Geotechnical, engineering, structural, architectural, geological, hydrological, land surveying or soils-related *examinations.*
5. Certain factors relating to any *systems*, *structures*, or *components* of the *building*, including, but not limited to: adequacy, efficiency, durability or remaining useful life, costs to repair, replace or operate, fair market value, marketability, quality, or advisability of purchase.
6. *Systems, structures,* or *components*, of the *building* which are not *permanently installed.*
7. *Determination* of compliance with installation guidelines, manufacturers' specifications, building codes, ordinances, regulations, covenants, or other restrictions, including local interpretations thereof.
8. Common areas, or *systems*, *structures*, or *components* thereof, including, but not limited to, those of a common interest development as defined in California Civil Code Section 1351 et seq.

D. The *inspector* is not required to perform any of the following as part of a *real estate inspection*:

1. Move any personal items or other obstruction(s) such as, but not limited to: furniture, floor or wall coverings, window coverings, snow, ice, water, debris, and foliage which may obstruct visibility or *access*.
2. Determine causes for the need of repair or replacement, or specify repair or replacement procedures or materials.
3. Determine existence of latent deficiencies or defects.
4. Dismantle any *system, structure, or component,* or perform any *intrusive* or *destructive examination*, test or analysis.
5. Obtain or review information from any third-parties including, but not limited to: government agencies (such as permits), *component* or *system* manufacturers (including product defects, recalls or similar notices), contractors, managers, sellers, occupants, neighbors, consultants, homeowner or similar associations, attorneys, agents or brokers.
6. Activate or *operate* any *system or component* that is *shut down* or does not respond to *normal user controls,* nor *access* any area or *operate* any *component* or *system* which may jeopardize the safety of the *inspector*, or any other person or thing.
7. Research the history of a property, *report* on its potential for alteration, modification, extendibility, or its suitability for a specific or proposed use or occupancy.
8. Offer any form of guarantee or warranty.

9. *Examine* or *evaluate* the acoustical or other nuisance characteristics of any *system*, *structure*, or *component* of a *building*, complex, adjoining properties, or neighborhood.
10. *Operate* or *evaluate* any recreational *system*, *structure* or *component.*
11. *Operate* or *evaluate* low voltage electrical (less than single-phase line voltage, typically 120-volts), antennas, security *systems*, cable or satellite television, telephone, remote controls, radio controls, timers, intercoms, computers, photo-electric, motion sensing, or other such similar non-primary electrical power devices, *components,* or *systems*.
12. Use any *special equipment* to *examine* any *system*, *structure*, or *component* of a *building*.
13. Probe or exert pressure on any *component, system or structure.*
14. *Examine* or *evaluate* fire-resistive qualities of any *system, structure* or *component* of the *building*.
15. *Examine* every individual *component* of a *system* or *structure*, where such *components* are typically replicated, including, but not limited to: doors, windows, switches and receptacles. A *representative sampling* may be performed in order to *examine* such *systems, structures,* or *components* of a *building.*
16. Determine the age of construction or installation of any *system*, *structure*, or *component* of a *building,* or differentiate between original construction or subsequent additions, improvements, renovations or replacements thereto.

IV - GLOSSARY of TERMS

*Note: All definitions apply to derivatives of these terms when italicized in the text.
Accessible: Can be approached or entered by the *inspector* safely without difficulty or damage to the *system*, *structure*, or *component*.
Appliance: See *"Component."*
Appropriate persons: An individual other than *inspector* herein, qualified by virtue of special knowledge, training or resources to further *examine* a *system*, *structure*, or *component*, as in the manner of a specialist.
Basic operation: The fundamental *function* of a *component or appliance* (e.g., the bake and broil elements of an oven), but not those ancillary to its use (e.g., an oven self-cleaning cycle or timer, thermostat or clock).
Building: The *primary building* subject of the *inspection*, designed and erected for the purpose of human occupancy or use (e.g. dwelling).
Built-in: See *"Permanently installed."*
Component: A *permanently installed appliance*, *fixture*, element, or part of a *system*.
Condition: The plainly visible and conspicuous state of being of a material object or thing.
Cross-connection: A connection between two otherwise separate systems, one of which is potable water and the other waste, sewage or other source of contamination.
Destructive: To demolish, damage, or probe any *system*, *structure*, or *component*, or to *dismantle* any *system* or *component* that would not be taken apart by an ordinary person in the course of normal maintenance.
Determine: To arrive at an opinion or conclusion pursuant to *examination*.
Disconnected: See *"Shut down."*
Dismantle: See *"Destructive."*
Functional Drainage: The emptying of a plumbing fixture in a reasonable amount of time, without overflow when another fixture is drained simultaneously.

Enter: See *"Accessible."*
Evaluate: To assess the *systems*, *structures*, or *components* of a *building*.
Evidence: Plainly visible and conspicuous material objects or other things presented to the senses that would tend to produce conviction in the mind of an ordinary person as to the existence or non-existence of a fact.
Examine: To visually look for and identify *material defects* in *systems*, *structures*, or *components* of a *building* through a non-invasive, physical *inspection*.
Fixture: See *"Component."*
Function: Performing its normal, proper and characteristic action.
Functional flow: A reasonable flow of water supply at the highest and farthest fixture from the building main when another fixture is operated simultaneously.
Further evaluation: A degree of *examination* beyond that of a typical and customary non-invasive physical *examination*.
Inspection: The act of performing a *real estate inspection*.
Inspector: One who performs a *real estate inspection*.
Intrusive: See *"Destructive."*
Malfunction: Failure to perform its normal, proper and characteristic action.
Material defect: (Refer to Section I, "Definitions and Scope" Paragraph B).
Normal user controls: Devices that would be operated by the ordinary occupants of a *building*, requiring no specialized skill or knowledge.
Operate: To cause *systems* or equipment to *function* with *normal user controls*.
Operational: Systems or components capable of being safely operated.
Permanently Installed: Fixed in place (e.g. screwed, bolted, or nailed), as distinct from *components*, *systems*, or *appliances* considered portable or freestanding.
Primary building: A *building* that an *inspector* has agreed to *inspect*, excluding all accessory buildings with the exception of the *primary parking structure.*
Primary parking structure: A *building* for the purpose of vehicle storage associated with the *primary building.*
Real Estate Inspection: (Refer to Section I, "Definitions and Scope" Paragraph A).
Report: The *inspection report* is a written document prepared for a fee and issued after a *real estate inspection* identifying and describing the *inspected systems*, *structures*, and *components* of the *building* and identifying *material defects* discovered therein.
Representative sampling: A small quantity of *components* of any *system* or *structure* enough like others in its class or kind to serve as an example of its class or kind.
Shut down: Turned off, inactive, not in-service, non-*operational.*
Special equipment: Any tools or devices other than those normally used by an *inspector* to perform a typical and customary non-invasive physical *examination* of the *systems*, *structures*, and *components* of a *building,* including, but not limited to: levels, probes, meters, video or audio devices and measuring devices.
Structure: An assemblage of various *systems* and *components* to *function* as a whole.
System: An assemblage of various *components* to *function* as a whole.
Technically exhaustive: A comprehensive and detailed *examination* beyond the scope of a *real estate inspection* which would include, but would not be limited to: specialized knowledge or training, *special equipment,* measurements, calculations, testing, research, or analysis.