



## Confidential Inspection Report

LOCATED AT:  
130 Park Blvd #515  
Anywhere, California

PREPARED EXCLUSIVELY FOR:  
Jane Doe

INSPECTED ON:  
Friday, March 18, 2022



Inspector, Jerry Holt  
Brooke and Sons Inspections



Friday, March 18, 2022  
Jane Doe  
130 Park Blvd #515  
Anywhere, California

Dear Jane Doe,

We have enclosed the report for the property inspection we conducted for you on Friday, March 18, 2022 at:

130 Park Blvd #515  
Anywhere, California

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If there is anything you would like us to explain, or if there is other information you would like, please feel free to call us. We would be happy to answer any questions you may have.

We thank you for the opportunity to be of service to you.

Sincerely,

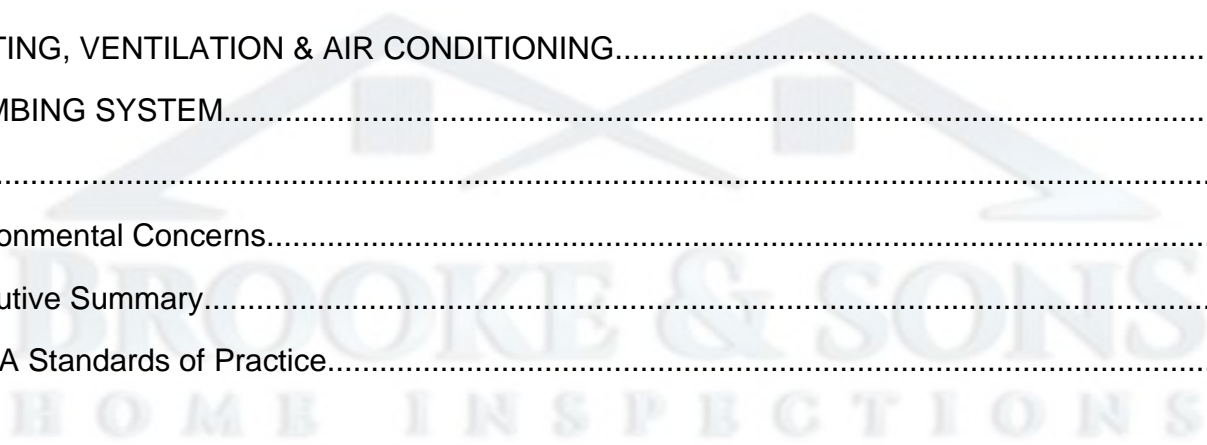


Inspector, Jerry Holt  
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## Introduction

We have inspected the major structural components and mechanical systems for signs of significant non-performance, excessive or unusual wear and general state of repair. Our inspection is conducted in accordance with the Standards of Practice of the California Real Estate Inspection Agreement. The following report is an overview of the conditions observed.

In the report, there may be specific references to areas and items that were inaccessible. We can make no representations regarding conditions that may be present but were concealed or inaccessible for review. With access and an opportunity for inspection, reportable conditions may be discovered. Inspection of the inaccessible areas will be performed upon arrangement and at additional cost after access is provided.

We do not review plans, permits, recall lists, and/or government or local municipality documents. Information

regarding recalled appliances, fixtures and any other items in this property can be found on the Consumer

Product Safety website. These items may be present but are not reviewed

Our recommendations are not intended as criticisms of the building, but as professional opinions regarding conditions present. As a courtesy, the inspector may list items that they feel have priority in the Executive Summary portion of the report. Although the items listed in this section may be of higher priority in the opinion of the inspector, it is ultimately the client's responsibility to review the entire report. If the client has questions regarding any of the items listed, please contact the inspector for further consultation.

Lower priority conditions contained in the body of the report that are neglected may become higher priority conditions. Do not equate low cost with low priority. Cost should not be the primary motivation for performing repairs. All repair and upgrade recommendations are important and need attention.

This report is a "snapshot" of the property on the date of the inspection. The structure and all related components will continue to deteriorate/wear out with time and may not be in the same condition at the close of escrow.

Anywhere in the report that the inspector recommends further review, it is strongly recommended that this be done **PRIOR TO THE CLOSE OF ESCROW**. This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the standard California Real Estate Inspection Agreement contract provided by the inspector who prepared this report.

## GENERAL INFORMATION

**REPORT LIMITATIONS** *This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report. The inspection is performed in compliance with generally accepted standards of practice, (a copy of which is available upon request). Systems and conditions which are not within the scope of the inspection include, but are not limited to: mold, fungus, formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. Any general comments about these systems and conditions are informational only and do not represent an inspection. The inspection report should not be construed as a compliance inspection of any governmental or non governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience. We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with tradespeople or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct. Should any disagreement or dispute arise as a result of this inspection or report, it shall be decided by arbitration and shall be submitted for binding, non-appealable arbitration to the American Arbitration Association in accordance with its Construction Industry Arbitration Rules (then obtaining), unless the parties mutually agree otherwise. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.*

## CLIENT INFORMATION

### INSPECTION DATE

1: March 18, 2022

## **OCCUPIED?**

**2:** Client should understand that there are many stored items throughout the interiors restricting access and view to certain, components, systems and general interiors. Some issues, such as and not limited to defects, stains and cracks may go unnoted in this report that were not in view at the time of the inspection

## **INSPECTOR**

**3:** Jerry Holt

## **PEOPLE PRESENT**

**4:** Listing agent and Buyers agent

## **COMMENTS**

**5:** The illustrations in this report are intended to help client have a visual understanding of what is being commented in the report.

## **VIDEO LINK**

**6:** High resolution images, additional images, and video can be downloaded at the following link. Please download as soon as possible as we are not able to store indefinitely.

## **BUILDING**

### **MAIN ENTRY FACES**

**7:** West

### **BUILDING TYPE**

**8:** Condo

## **CLIMATIC CONDITIONS**

### **OUTSIDE TEMPERATURE (F)**

**9:** 60-70

## **UTILITY SERVICES**

### **WATER SOURCE**

**10:** Public

### **SEWAGE DISPOSAL**

**11:** Public

### **ELECTRIC**

**12:** Municipal

### **UTILITIES STATUS**

**13:** All utilities on



## DEFINITION OF TERMS



## **DEFENATION OF TERMS**

### **14: EXPLANATION OF TERMS**

This report was prepared and written with the age and type of structure taken into consideration. Below is an explanation of the terms used in the report

**FUNCTIONAL:** Items marked Functional appear to be in serviceable condition using normal operating controls. There were no visible indication of failure at the time the services were performed.

**SATISFACTORY:** Items marked Satisfactory appear to be in serviceable condition using normal operating controls. There were no visible indications of failure at the time the services were performed. Items that need minor service that do not significantly affect an item's use may be classified as satisfactory.

**ATTENTION:** Items marked Attention appear to be in need of preventive maintenance or service. Attention may also indicate an item that the inspector would recommend gaining further information from a third party immediately in order to provide additional clarification and/or insight into the item's condition.

**UNSATISFACORY:** This term indicates that there is an unsafe condition or that the system, component or unit is in a state of disrepair and is in need of immediate attention by a qualified licensed professional. It is the clients responsibility to ensure that all additional inspections and further evaluations be conducted during the inspection contingency period.

**MAINTENANCE:** Items marked Maintenance are in need of repair or replacement in order to make the item functional and/or prevent further deterioration.

**ACTION REQUIRED:** Items marked Action Required appear to be in need of immediate repair or replacement. Delay in repair or replacement may result in a dramatic shortening of the life expectancy of the item, have immediate effect on the item, system, structure, other related items, or present a potential health and/or safety hazard.

**PRESENT:** Items marked Present were visible at the time the services were performed and were not tested or inspected due to either the type of device or access limitations.

**NOT INSPECTED:** Items marked Not Inspected may be present at the time the services were performed and were not inspected due to obstruction, weather condition or the inspection of the item is not within the scope of the services performed.

**N/A:** Items marked N/A are not included in the report. The item may not be present, not included, not accessible, not available, not addressed, not applicable, not appropriate, and/or not examined.



## SUMMARY

*Client should be aware that during the course of further evaluation by recommended specialist other issues may come up during the course of their inspection that is not noted in this report. The specialist or contractor is conducting a more detailed investigation than our limited general visual inspection. We are not conducting a punch list type inspection so do not limit the evaluation of recommended specialist or contractor to items we simply noted in our report. The purpose in further evaluations is for the specialist to examine the entirety of the component and/or system. Normally when one or two items are not correct the chances are there are more items in that component or system. Client should also not limit the reading of the report to this summary. Please read the report in its entirety. Having a summary does not limit or negate other items that Need Attention in the body of the report. All noted items that require further inspection need to be done during the inspection contingency prior to the close of escrow. Not after you move in.*

## INTERIORS

### INSPECTOR COMMENT

**15:** Black stains noted in areas that appear to be moisture related such as bathroom. These stains should have further evaluation by qualified environmental agency. Also recommend that this company go through the dwelling in its entirety to ensure there are no other affected areas.



**16:** Be aware that we are conducting a precursory inspection of the interiors. So as to not overlook any major deficiency with the major systems that could affect life and safety issues we conduct a nonexhaustive inspection of the interior components and only touch on relevant conditions as they exist at the time of inspection. Any cosmetic anomalies should be gone over during your walk through inspection

## PLUMBING

### INSPECTORS COMMENT

**17:** Some corrections are needed. Consult a licensed plumbing contractor for further evaluation on cost to remedy noted issues as well as any other issue that may come up during the course of their evaluation. All further evaluations should be achieved during inspection contingency.

## ROOF SYSTEM

### INSPECTORS COMMENT

**18:** Attention needed: Some issues were noted that need immediate correction such as cracked/damaged skylight.

Repairs/replacement needed to prevent water entry to interiors or substrate.

More than likely this is a HOA responsibility and should be informed.



## ROOF & ATTIC

*Roof systems require periodic maintenance, such as checking the seals around flashings, removing foliage and cleaning out gutters. The inspector does not certify the roof system or determine how well it performs under extreme weather conditions. Inspector does not perform any roof structure calculations, leak test or determine efficiency and actual R value of any insulation. Inspector can not comment on attic framing or roof structures that do not have an accessible attic space nor can inspector determine integrity of roof deck as it is covered by roof material when inspected.*

### ROOFING

#### SKYLIGHTS

**19:** The skylight needs immediate action as there is some degree of leakage or broken parts.



**BROOKE & SONS**  
HOME INSPECTIONS

## STRUCTURE

*While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. During the course of the inspection, the inspector does not enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health of the inspector or other persons.*

### INTERIOR FINISHES

#### WALL COVERING

**20:** The wall covering material is predominantly sheetrock

#### CEILING MATERIAL

**21:** The ceiling covering material is predominantly sheetrock

#### COMMENTS

**22:** Attention: Water staining noted to bathroom flooring and suspected master closet. Further evaluation should be achieved by licensed environmental agency to determine if these areas are from prior leaks or not.

### FIREPLACE/CHIMNEY

#### FIREPLACE LOCATION

**23:** Living room



#### TYPE

**24:** Pre Fabricated type

### **DAMPER CONDITION**

**25:** The flue damper is operational



### **FLUE CONDITION FROM ROOF**

**26:** The fireplace flue, as viewed from the roof, appears to be in satisfactory condition.



### **MATERIALS USED**

**27:** The exterior fireplace chase is wood framed and enclosed with siding material similar to the structural siding.

### **CONDITION**

**28:** The exterior stack is in satisfactory condition.

### **SPARK ARRESTOR?**

**29:** Yes - There is a metal spark arrestor installed. In addition to preventing fires, it will also keep animals and birds out of the flue.

### **COMBUSTION AIR**

**30:** Room air is used for combustion in the fireplace. It would be best to have a window open while using since a roaring fire consumes approximately 300 to 400 cubic feet of air per minute.

### **FUEL TYPE**

**31:** Wood - The fireplace is designed to burn wood.

### **FIREBOX CONDITION**

**32:** Satisfactory

**33:** There are no glass doors installed. These could help minimize heat loss from the room when fireplace is not in use. When the fireplace is in use, they will eliminate embers from flying into the room and reduce the volume of room air sucked up the chimney.

#### **FLUE CONDITION**

**34:** The inspection is limited to the visible portions of the fireplace flue. Drop light, mirrors, and smoke testing are not a part of the inspection. Visibility in the flue is limited to as little as 20 percent. It is always recommended that a qualified professional chimney specialist conduct a more invasive inspection.

#### **HEARTH CONDITION**

**35:** The hearth is in satisfactory condition.





## INTERIORS

*The inspector does not move furniture or items, if present, when conducting the inspection. The interiors are conducting a precursory examination. The inspector will mostly note issues that may be a sign of something more serious, such as movement cracks, water stains. Stains on flooring or worn flooring may be noted though these are usually cosmetic issues and do not affect use unless noted otherwise. The inspector will conduct a representative sampling of doors and windows to base his opinion. Client should come to their own conclusion as regards to cosmetic repairs that may be desired. We are not qualified to perform a mold inspection. This should only be done by qualified environmental agency. Other substances that are not tested are and not limited to fungus, asbestos and lead paint. We are not doing air samplings nor testing for radon. Again this is only done by a qualified environmental agency. So please do not ask the inspector other than to seek advise on whether or not you should have further testing. More than likely he will suggest that you do.*

### DOORS

#### EXIT DOORS

**36:** Satisfactory. Exit doors operated as intended.

#### INTERIOR DOORS

**37:** A representative sampling of doors was achieved. Those operated were in serviceable condition.

### WINDOWS

#### TYPE & CONDITION

**38:** A representative sampling of testing windows was achieved. Those tested were in operational condition

**39:** Windows are: Aluminum double pane.

### FLOORS

#### TYPE/CONDITION

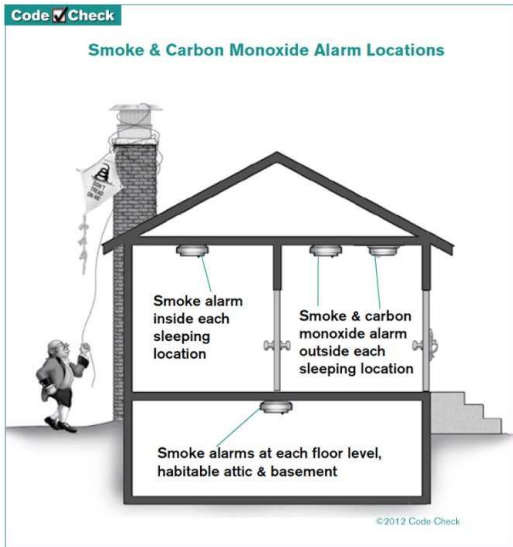
**40:** Satisfactory The general condition of flooring is fair with some wear due to age and use , at visible areas only. Flooring is covered with items, such as carpet and furniture etc.

**41:** Wood and tile used as finish

## DETECTORS

### NOTE

**42:** Smoke detectors are usually required, depending on the municipality, in each sleeping area, hallways outside sleeping areas and kitchen or basements. Consult a retrofitting specialist as to your area. Carbon monoxide detectors are required in hall areas of both upper and lower floors.



BROOKE & SONS  
HOME INSPECTIONS

## LAUNDRY

### LAUNDRY

#### LOCATION

**43:** Interior Closet



#### WASHER HOOK UPS

**44:** There is a connection box installed in the wall with both hot and cold water and a drain pipe. The drain pipe was not flood tested.

#### DRYER EXHAUST

**45:** Exhaust duct for this clothes dryer is not visible for inspection as it is concealed within the structure. Inspector for this reason is disclaiming clothes dryer exhaust

#### DRYER HOOK UPS

**46:** There is a 220-volt outlet provided for an electric dryer. If you intend to use a gas clothes dryer, you will need to have a gas line installed or get an electric dryer.

#### AREA VENTILATION

**47:** Satisfactory - The area ventilation seems adequate.

## KITCHEN

*Clothes washers and dryers are not inspected. Inspector will only operate, if at all, a dishwasher in one cycle. Efficiency and quality of operation is not verified. Be aware that water fill lines for refrigerator ice makers are not fully visible to inspect and inspector will not move a refrigerator to examine this device. Clothes washers and dryers are not inspected. Inspector will only operate, if at all, a dishwasher in one cycle. Efficiency and quality of operation is not verified. Be aware that water fill lines for refrigerator ice makers are not fully visible to inspect and inspector will not move a refrigerator to examine this device.*

## KITCHEN

### LOCATION

48: Middle



## FIXTURES

### FAUCET

49: Faucets and supply lines appear satisfactory with no leaks noted.

### SINK & DRAIN

50: Attention needed: There is deterioration of the drain pipes under the sink. Although there is currently no leak, there may be one in the future. When replacing the pipes, I recommend replacing with plastic piping which is not as affected by age and deterioration.



## **CAULKING**

**51:** The caulking in water contact areas appears to be satisfactory.

## **WALLS & CEILING**

### **CONDITION**

**52:** The walls and ceiling in the kitchen appear to be satisfactory.

## **FLOORS**

### **CONDITION & TYPE**

**53:** The flooring in the kitchen is satisfactory.

## **COUNTER TOPS & CABINetry**

### **CABINetry**

**54:** The cabinets, doors, and drawers are satisfactory in both appearance and function.

### **COUNTER TOPS**

**55:** The countertops in the kitchen are satisfactory.

## **ELECTRICAL**

### **LIGHTING**

**56:** The ceiling lights in the kitchen are in satisfactory condition.

### **RECEPTACLES**

**57:** Satisfactory

## **APPLIANCES**

### **DISPOSAL**

**58:** Attention Needed- Unit is hardwired. Recommend having a licensed electrician upgrade to plug in disconnect. This will facilitate servicing and maintenance

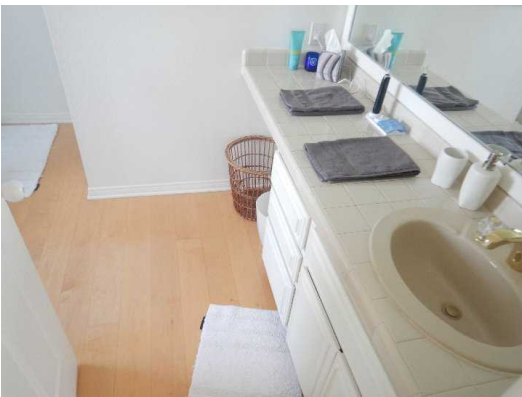
## BATHROOM 1

*Shower pans are not tested by this inspection agency as this should only be done by a pest control operator who is licensed by the state of California. Efficiency of hot water flow to fixtures is not part of this inspection and inspector does not comment on whether or not temperature of hot water is adequate. Client should have a licensed plumber set water heater thermostat to desired hot water setting. When away for long periods be sure to set your water heater thermostat to vacation mode. Functional drainage flow is only judged as seen while running water under normal conditions. Excessive use of improper use can always cause back ups.*

### BATHROOM 1 Master Bedroom

#### LOCATION

59: Main bedroom



#### VANITY CABINET

60: The vanity cabinet and top in this bathroom are satisfactory.

61: General wear noted. Normally due to age and use.

#### FAUCET

62: Faucets and supply lines appear satisfactory.

#### SINK & DRAIN

63: Satisfactory

#### TOILET

64: The toilet in this bathroom appears to be functional.



## SHOWER FIXTURES

**65:** Attention needed: Tub fixtures and supply lines corroded and hard to operate. Repairs needed by licensed plumber.

Destructive investigation needed in wall behind tub in closet to determine if any water damage and what repairs are needed to supply lines.



## SHOWER PAN

**66: Disclaimed - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.**

## WALLS

**67:** Attention :Areas of water stains or damage noted, such as; Around the vicinity of tub in master closet. Further evaluation needed.



## FLOOR

**68:** Flooring in this bathroom is satisfactory.

## ENCLOSURE

**69:** Satisfactory

## LIGHTING

**70:** The ceiling light and fixture in this bathroom are in satisfactory condition.

## EXHAUST FAN

**71:** There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

## HEAT SOURCE

**72:** There is a heat source in this room.

## GFCI(S)

**73:** There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

## NOTE

**74:** Attention needed: Rusting and poor seal to tub. Seal to prevent water damage to substrate.



## BATHROOM 2 Hallway

### LOCATION

75: Hall



### VANITY CABINET

76: The vanity cabinet and top in this bathroom are satisfactory.

### FAUCET

77: Faucets and supply lines appear satisfactory.

### SINK & DRAIN

78: Satisfactory

### TOILET

79: The toilet in this bathroom appears to be functional.

### SHOWER FIXTURES

80: The shower, shower head, and mixing valves are all performing as required.

### SHOWER PAN

**81: Disclaimed - This is a visual inspection of the readily accessible portions of the shower stall and was not invasive. Therefore, it is a limited inspection and may not have noted any hidden defects. Flood testing of the shower pan was not included as part of this inspection.**

### WALLS

82: The walls in this bathroom are satisfactory.

## FLOOR

**83:** Attention needed: Water stain or damage noted. Action is necessary to determine the extent of damage and make necessary repairs.



## ENCLOSURE

**84:** Satisfactory

## LIGHTING

**85:** The ceiling light and fixture in this bathroom are in satisfactory condition.

## EXHAUST FAN

**86:** There is an exhaust fan installed in this bathroom, and it is performing satisfactorily.

## HEAT SOURCE

**87:** There is a heat source in this room.

## GFCI(S)

**88:** There is a functional Ground Fault Circuit Interrupt outlet installed in the area of the bathroom vanity.

## ELECTRICAL SYSTEMS

*We are not electricians and in accordance with the standards of practice we only test a representative number of switches and outlets and do not perform load-calculations to determine if the supply meets the demand. However, every electrical deficiency or recommended upgrade should be regarded as a latent hazard that should be serviced as soon as possible, along with evaluation and certification of the entire system as safe by a licensed contractor. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed before the close of escrow or during inspection contingency period, because an electrician could reveal additional deficiencies or recommend additional upgrades for which we disclaim any responsibility. Any electrical repairs or upgrades should be made by a licensed electrician. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician. Smoke Alarms should be installed within 15 feet of all bedroom doors, and tested regularly. Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. The inspector is not required to insert any tool, probe, or testing device inside the panels, test or operate any over-current device except for ground fault interrupters, nor dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels. Any ancillary wiring or system that is not part of the primary electrical distribution system is not part of this inspection but may be mentioned for informational purposes only, including but not limited to low voltage systems, security system devices, heat detectors, carbon monoxide detectors, telephone, security, cable TV, intercoms, and built in vacuum equipment.*

### MAIN PANEL

#### MAIN PANEL / SERVICE DISCONNECTS LOCATION

**89:** Common area maintained by HOA

### SUB PANELS

#### LOCATION

**90:** Bedroom



#### SIZE

**91:** 125 amp - The ampacity appears to be within normal parameters for the structure's age. However, a load analysis is recommended if you anticipate adding more circuits or load to the system.

## SERVICE CABLE TYPE

**92:** Aluminum

## PANEL ACCESSIBLE?

**93:** Yes - The electrical panel is in a location that makes it readily accessible.

## PANEL TYPE & CONDITION

**94:** Breakers - The structure is equipped with a breaker type main power panel. This is the desirable type; when a breaker trips off, it can easily be reset. Caution: If a breaker is reset and trips back off, this is an indication that there is a short or weakened condition in the circuit. Call a qualified licensed electrician for analysis of the existing problem.

## BREAKER/FUSE

**95:** The breakers/fuses in the main power panel appear to be appropriately matched to the circuit wire gauge.

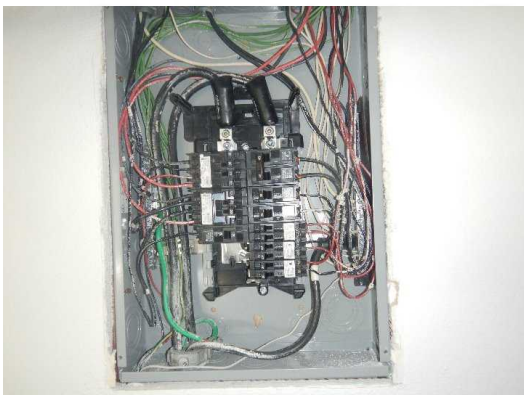
## WIRING TYPE & CONDITION

### WIRING TYPE & CONDITION

**96:** The exposed wiring appears to be in satisfactory condition including connections, routing, fasteners, and insulation.

**97:** Less than 1% is visible to inspector. Wiring is mostly concealed within walls and therefore not visible for inspection. Inspector can not make any reliable comment to areas which can not be viewed for inspection.

**98:** Copper - The structure is wired using plastic insulated copper single conductor.



## OUTLETS & SWITCHES

### RECEPTACLES

**99:** A representative sampling of receptacles was achieved. These tested appeared to be operating properly.

### LIGHTING

**100:** A representative sampling of lighting was achieved. These tested appeared to be operating properly.



## **GROUND FAULT CIRCUIT INTERRUPTERS**

**101:** Satisfactory

## **SWITCHES**

**102:** A representative sampling of switches was achieved. These tested appeared to be operating properly.

## **SMOKE DETECTORS**

**103:** Disclaimer - The existing smoke detectors were not tested, but they are only noted as to presence. We do not test the smoke detectors because they may work today but not work when you need them to work. This is why it is important for you to test them on a regular basis, monthly at least.

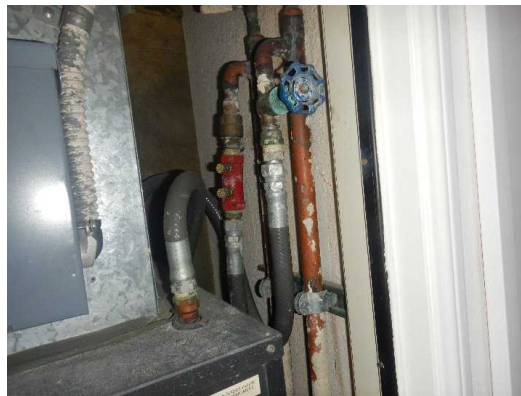


## HEATING, VENTILATION & AIR CONDITIONING

*The inspector can only readily open access panels provided by the manufacturer or installer for routine homeowner maintenance, and will not operate components when weather conditions or other circumstances apply that may cause equipment damage. The inspector does not light pilot lights or ignite or extinguish solid fuel fires, nor are safety devices tested by the inspector. The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, or inspect concealed portions of evaporator and condensing coils, heat exchanger or firebox, electronic air filters, humidifiers and de-humidifiers, ducts and in-line duct motors or dampers, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Have these systems evaluated by a qualified individual. The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. We perform a conscientious evaluation of the system, but we are not specialists. Please note that even modern heating systems can produce carbon monoxide, which in a poorly ventilated room can result in sickness and even death. Therefore, it is essential that any recommendations we make for service or further evaluation be scheduled before the close of escrow, because a specialist could reveal additional defects or recommend further upgrades that could affect your evaluation of the property, and our service does not include any form or warranty or guarantee. Normal service and maintenance is recommended on a yearly basis. Determining the presence of asbestos materials commonly used in heating systems can ONLY be performed by laboratory testing and is beyond the scope of this inspection. Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.*

### HVAC

**104:** Water-to-Air type heat pump is installed as the primary heating system. Water supplied and maintained by HOA



### HEATING ELEMENT LOCATION

**105:** Closet

### GENERAL OPERATION & CABINET

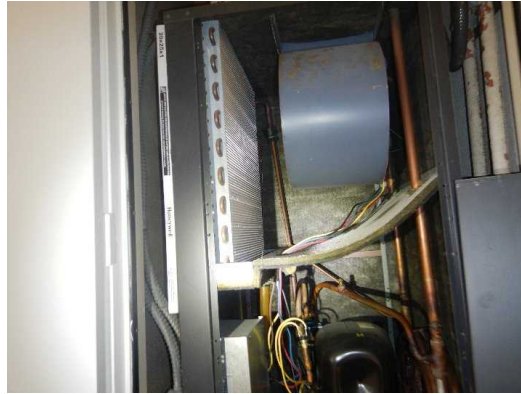
**106:** Unit was operational at the time of inspection.

### HEAT PUMP BACKUP HEAT SOURCE

107: Electric calrods of coils are installed for backup heat.

### INTERIOR FAN COIL/AIR HANDLER

108: General condition appears serviceable



### AIR FILTERS

109: The filter is clean and correctly installed. It is recommended that the filter(s) be changed or cleaned every 30 to 45 days for best performance..

### DOES EACH HABITABLE ROOM HAVE A HEAT SOURCE?

110: Yes

### NORMAL CONTROLS

111: Attention needed: Damage/Defects noted. Thermostat not secured to wall. Secure to wall to prevent possible damage to wiring



### AIR CONDITIONING

112: Water-to-air heat pump

### UNIT TESTED

113: Yes

114: The scope of this inspection does not include the effectiveness or adequacy of the system.

### CONDITION

115: Operational

### **SERVICE DISCONNECT**

**116:** The installed service disconnect is located within sight of the condensing coil cabinet and not more than 50 feet from the unit.

### **CONDENSATE LINE**

**117:** The condensate drain line appears to be adequately installed. Periodic checking to make sure that the line is clear will help to maintain the system.

### **DUCTS CONDITION**

**118:** The ductwork is enclosed and largely inaccessible. It could not be viewed directly; however, good airflow indicates no significant leaks are present.



## PLUMBING SYSTEM

*Water quality or hazardous materials (lead) testing is available from local testing labs, and not included in this inspection. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection, nor can the presence of mineral build-up that may gradually restrict their inner diameter and reduce water volume. Plumbing components such as gas pipes, potable water pipes, drain and vent pipes, and shut-off valves are not generally tested if not in daily use. The inspector cannot state the effectiveness or operation of any anti-siphon devices, automatic safety controls, water conditioning equipment, fire and lawn sprinkler systems, on-site water quality and quantity, on-site waste disposal systems, foundation irrigation systems, spa and swimming pool equipment, solar water heating equipment, or observe the system for proper sizing, design, or use of materials. The water pressure within pipes is commonly confused with water volume, but whereas high water volume is good high water pressure is not. Therefore a regulator is recommended whenever street pressure exceeds 80 psi. However, regardless of pressure, leaks will occur in any system, and particularly in one with older galvanized pipes, or one in which the regulator fails and high pressure begins to stress washers and diaphragms within various components. Waste and drainpipes pipe condition is usually directly related to their age. Older ones are subject to damage through decay and root movement, whereas the more modern ABS ones are virtually impervious to damage, although some rare batches have been alleged to be defective. Older homes with galvanized or cast iron supply or waste lines can be obstructed and barely working during an inspection but later fail under heavy use. If the water is turned off or not used for periods of time (such as a vacant house waiting for closing), rust or deposits within the piping can further clog the piping system. However, inasmuch as significant portions of drainpipes are concealed, we can only infer their condition by observing the draw at drains at the time of inspection. Nonetheless, blockages will still occur in the life of any system. Be aware that the inspector can not detect gas leaks and is only commenting on visual portions of the gas lines. We do not operate gas valves nor light pilots to appliances that are off at the time of the inspection. Much of the gas lines, such as to any pool heater or BBQ are below grade and therefore not visible as mentioned above and can not be located or viewed for inspecting. Inspector is also not performing any calculations as to pipe sizing for certain appliances or adequacy and efficiency of flow and pressure. This can only be done by qualified licensed professional plumbing contractor with the use of special gauges and instruments.*

### WATER SUPPLY

#### SOURCE

**119:** City/Municipal.

Meter is located at Front parkway

Shut valve is located at front of building

**120:** Shut valve is located common area maintained by HOA

### BUILDING WATER SUPPLY

#### PIPE SIZE

**121:** The interior water supply piping is 1/2" to 3/4" in diameter.

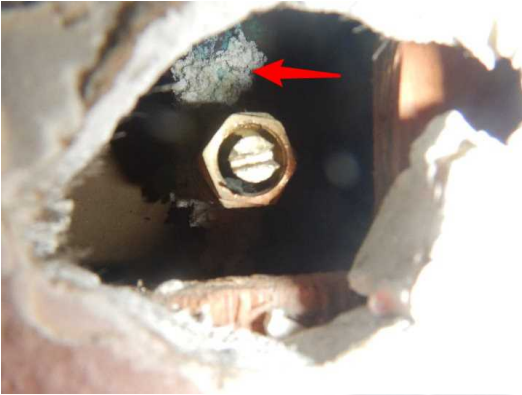


## MATERIAL & CONDITION

**122:** The interior supply piping in the structure is predominantly copper.

**123:** Only 1% of the water supply system is visible to the inspector. Most of the water pipes are within walls, into common areas and below grade and therefore can not be viewed.

**124:** Attention needed: Corrosion noted to supply lines in wall behind tub fixtures in master bedroom closet. Recommend contacting a licensed and insured plumbing contractor for further evaluation



## WASTE DISPOSAL

### MATERIAL & CONDITION

**125:** Only 1% of the waste disposal system is visible to the inspector. Most of the waste drainage system is within walls, into common areas and below grade and therefore can not be viewed.

**126:** The predominant waste line material is cast iron.

## WATER HEATER

### LOCATION

**127:** Hot water to this unit is supplied by a HOA maintained boiler and is not the responsibility of the homeowner. It is therefore disclaimed from this report.



## SITE

*This inspection is not intended to address or include any geological conditions or site stability information. We do not comment on coatings or cosmetic deficiencies and the wear and tear associated with the passage of time, which would be apparent to the average person. However, cracks in hard surfaces can imply the presence of expansive soils that can result in continuous movement, but this can only be confirmed by a geological evaluation of the soil. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. We cannot determine drainage performance of the site or the condition of any underground piping, including subterranean drainage systems and municipal water and sewer service piping or septic systems. Decks and porches are often built close to the ground, where no viewing or access is possible. Any areas too low to enter or not accessible are excluded from the inspection. We do not evaluate any detached structures such as storage sheds and stables, nor mechanical or remotely controlled components such as driveway gates. We do not evaluate or move landscape components such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. Any such mention of these items is informational only and not to be construed as inspected.*

## COMMENTS

### NOTE

**128:** This unit is part of a "Home Owners Association." Our inspection will be limited to the visual evaluation of the systems and components that are located within the dwelling unit inspected. The current condition of the "Common Elements" such as, but not limited to, stairs, landings, porches, hallways, walks, balconies, decks, patios, pools, spas, building site condition, structural stability, recreation areas/equipment, elevators, drainage systems and all common areas on the property is not considered to be part of this inspection report. Any comments made regarding same have been made as courtesy only and should be addressed to the "Home Owners Association" or their representative. It is suggested that the Home Owners Association "Performance Operating Budget" including a Reserves Study, as required by California Civil Code section 1365 & 1365.5 and the Department of Real Estate be reviewed. It is also recommended that the current owner (seller) and the "Home Owners Association" be consulted as to any past defects. The client is encouraged to thoroughly review the CC & Rs and "Reserves Study" for disclosures of pertinent facts effecting the current condition, or market value of the residential unit, the complex's common elements and areas and or any pending litigations

## Environmental Concerns

Environmental issues include but are not limited to radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.



## Executive Summary

This is a summary review of the inspectors' findings during this inspection. However, it does not contain every detailed observation. This is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. Some of these conditions are of such a nature as to require repair or modification by a skilled craftsman, technician, or specialist. Others can be easily handled by a homeowner such as yourself.

Often, following the inspector's advice will result in improved performance and/or extended life of the component(s) in question. In listing these items, your inspector is not offering any opinion as to who, among the parties to this transaction, should take responsibility for addressing any of these concerns. As with most of the facets of your transaction, we recommend consultation with your Real Estate Professional for further advice with regards to the following items:

### ROOF & ATTIC - ROOFING

#### SKYLIGHTS

**s-19:** The skylight needs immediate action as there is some degree of leakage or broken parts.



### KITCHEN - FIXTURES

#### SINK & DRAIN

**s-50:** Attention needed: There is deterioration of the drain pipes under the sink. Although there is currently no leak, there may be one in the future. When replacing the pipes, I recommend replacing with plastic piping which is not as affected by age and deterioration.



## BATHROOM 1

### BATHROOM 1 Master Bedroom

#### SHOWER FIXTURES

**s-65:** Attention needed: Tub fixtures and supply lines corroded and hard to operate. Repairs needed by licensed plumber.

Destructive investigation needed in wall behind tub in closet to determine if any water damage and what repairs are needed to supply lines.



#### WALLS

**s-67:** Attention :Areas of water stains or damage noted, such as; Around the vicinity of tub in master closet. Further evaluation needed.



## NOTE

**s-74:** Attention needed: Rusting and poor seal to tub. Seal to prevent water damage to substrate.



## BATHROOM 2 Hallway

### FLOOR

**s-83:** Attention needed: Water stain or damage noted. Action is necessary to determine the extent of damage and make necessary repairs.



## HEATING, VENTILATION & AIR CONDITIONING

### NORMAL CONTROLS

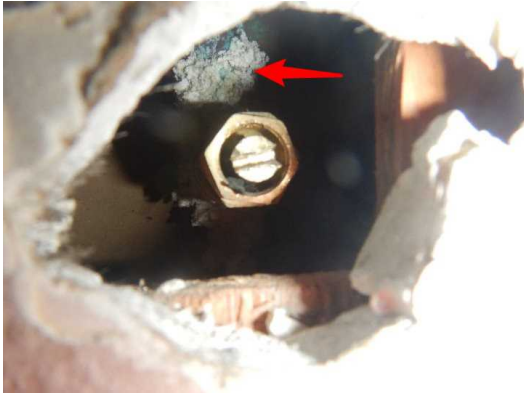
**s-111:** Attention needed: Damage/Defects noted. Thermostat not secured to wall. Secure to wall to prevent possible damage to wiring



## PLUMBING SYSTEM - BUILDING WATER SUPPLY

### MATERIAL & CONDITION

**s-124:** Attention needed: Corrosion noted to supply lines in wall behind tub fixtures in master bedroom closet. Recommend contacting a licensed and insured plumbing contractor for further evaluation





# 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 *home inspection* and define certain terms relating to these *inspections*. Italicized words in these Standards are defined in Part IV, Glossary of Terms.

- A. A *home inspection* is a noninvasive visual survey and basic *operation* of the systems and *components* of a home 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)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.
- B. A *home 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. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.
- D. Client should consider all available information when negotiating regarding the Property.
- E. *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*.
- F. Cosmetic and aesthetic *conditions* shall not be considered

### Part II. Standards of Practice

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

#### SECTION 1 - Foundation, Basement, and Under-floor Areas

- A. Items to be *inspected*:
  1. Foundation *system*
  2. Floor framing *system*
  3. Under-floor ventilation
  4. Foundation anchoring and cripple wall bracing
  5. Wood separation from soil
  6. Insulation
- B. The *Inspector* is not required to:
  1. Determine size, spacing, location, or adequacy of foundation bolting/bracing *components* or reinforcing *systems*
  2. Determine the composition or energy rating of insulation materials.

#### SECTION 2 - Exterior

- A. Items to be *inspected*:
  1. Surface grade directly adjacent to the *buildings*
  2. Doors and windows
  3. Attached decks, porches, patios, balconies, stairways and their enclosures, 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 ASTM standards are met or any drowning prevention feature of a pool or spa is installed properly or is adequate or effective.
  5. Test or *operate* any drowning prevention 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 materials

#### SECTION 5 - Plumbing

- A. Items to be *inspected*:
  1. Water supply piping
  2. Drain, waste, and vent piping
  3. Faucets, toilets, sinks, tubs, showers
  4. Fuel gas piping
  5. Water heaters
- 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, private water supply 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* onsite electrical generation or storage 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 - 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*

## **SECTION 9 - Fireplaces and Chimneys**

- A. Items to be *inspected*:
  1. Chimney exterior
  2. Spark arrestor
  3. Firebox
  4. Damper
  5. Hearth extension
- B. The *Inspector* is not required to:
  1. *Inspect* chimney interiors
  2. *Inspect* fireplace inserts, seals, or gaskets
  3. Operate any fireplace or *determine* if a fireplace can be safely used

### Part III. Limitations, Exceptions, and Exclusions

- A. The following are *excluded* from a home inspection:
1. *Systems or components of a building*, or portions thereof, which are not readily accessible, not *permanently installed*, or not inspected due to circumstances beyond the control of the *Inspector* or which the Client has agreed or specified are not to be *inspected*
  2. Site improvements or amenities, including, but not limited to: accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
  3. Auxiliary features of *appliances* beyond the *appliance's* basic *function*
  4. *Systems or components*, or portions thereof, which are under ground, under water, or where the *Inspector* must come into contact with water
  5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
  6. *Determining* compliance with manufacturers' installation guidelines or specifications, *building* codes, accessibility standards, conservation or energy standards, regulations, ordinances, easements, setbacks, covenants, or other restrictions
  7. *Determining* adequacy, efficiency, suitability, quality, age, or remaining life of any *building*, *system*, or *component*, or marketability or advisability of purchase
  8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
  9. Acoustical or other nuisance characteristics of any *system* or *component* of a *building*, complex, adjoining property, or neighborhood
  10. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an inspector licensed by the Structural Pest Control Board is qualified or authorized to inspect for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
  11. Risks associated with events or *conditions* of nature including, but not limited to; geological, seismic, wildfire, and flood
  12. Water testing any *building*, *system*, or *component* or *determine* leakage in shower pans, pools, spas, or any body of water
  13. *Determining* the integrity of hermetic seals or reflective coatings at multi-pane glazing
  14. Differentiating between original construction or subsequent additions or modifications
  15. Reviewing or interpreting information or reports from any third-party, including but not limited to: permits, disclosures, product defects, construction documents, litigation concerning the Property, recalls, or similar notices
  16. Specifying repairs/replacement procedures or estimating cost to correct
  17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled *systems* or *components*
  18. Fire extinguishing and suppression *systems* and *components* or determining fire resistive qualities of materials or assemblies
  19. Elevators, lifts, and dumbwaiters
  20. Lighting pilot lights or activating or *operating* any *system*, *component*, or *appliance* that is *shut down*, unsafe to *operate*, or does not respond to *normal user controls*
  21. *Operating* shutoff valves or shutting down any *system* or *component*

22. Dismantling any *system*, structure or *component* or removing access panels other than those provided for homeowner maintenance

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

### IV. Glossary of Terms

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

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

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

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

**Condition:** Conspicuous state of being

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

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

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

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

**Home Inspection:** Refer to Part I, 'Definitions and Scope', Paragraph A

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

**Inspector:** One who performs a home inspection

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

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

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

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

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

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

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

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

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

**System:** An assemblage of various components designed to function as a whole

**Technically Exhaustive:** Examination beyond the scope of a home inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis



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