

Cal Certified Inspections

Confidential Inspection Report



20362 Callon Drive, Topanga, CA 90290
Inspection prepared for: Andrew Jackson
Real Estate Agent: N/A -

Date of Inspection: 4/27/2022 Time: 11:00 a.m.
Age of Home: 1930 Size: Approximately 1100 square feet
Weather: Sunny

Inspector: Greg White

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Introduction

Please carefully review this inspection report and remember that I am still available to answer any questions that you may have throughout the entire closing process.

This report is based on an inspection of the visible portion of the structure and follows NACHI Standards of Practice for a general inspection. The inspection may be limited by vegetation and possessions and accessibility. This report will focus on safety and function, not current code. This report identifies specific non-code and non-cosmetic concerns that I believed needed further investigation or repair. For your safety and liability purposes, I recommend that licensed contractors or qualified tradesmen evaluate and repair any critical concerns and defects. Note: Anything written in **green font** is general information and recommendations. Anything written in **blue font** means that it should be considered a safety hazard, defect, or deficiency. All critical findings are included in the Report Summary at the end of the report.

Remember that this inspection report is a snapshot in time. I highly recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property using this report as a guide.

Thank you again for choosing Cal Certified Inspections, and I wish you all the best.

Greg White
Inspector

Inspection Details

1. Attendance

In Attendance: Buyer agent present. • Selling agent present. • Client present. • Fully participated.

2. Home Type

Home Type: Cottage.

3. Occupancy

Occupancy: Vacant. • There was a liquid propane gas tank, a septic system, and landscape sprinklers/lights noted. As per NACHI Standards of Practice, those items were not included in the scope of work for this inspection.

Scope of Work

You have contracted with Cal Certified Inspections to perform a general inspection in accordance with the Standards of Practice established by the National Association of Certified Home Inspectors, a copy of which is available upon request. Generalist inspections are essentially visual, and distinct from those of specialists, inasmuch as they do not include the use of specialized instruments, the dismantling of equipment, or the sampling of air and inert materials. Consequently, a generalist inspection and the subsequent report will not be as comprehensive, nor as technically exhaustive, as that generated by specialists, and it is not intended to be. The purpose of a generalist inspection is to identify significant defects or adverse conditions that would warrant a specialist evaluation. Therefore, you should be aware of the limitations of this type of inspection, which are clearly indicated in the standards. However, the inspection is not intended to document the type of cosmetic deficiencies that would be apparent to the average person, and certainly not intended to identify insignificant deficiencies.

Most structures built after 1978, are generally assumed to be free of asbestos and many other common environmental contaminants. However, as a courtesy to our clients, we are including some well documented, and therefore public, information about several environmental contaminants that could be of concern to your tenants all of which we do not have the expertise or the authority to evaluate, such as asbestos, radon, methane, formaldehyde, termites and other wood destroying organisms, pests and rodents, molds, microbes, bacterial organisms, and electromagnetic radiation, to name some of the more commonplace ones. Nevertheless, we will attempt to alert you to any suspicious substances that would warrant evaluation by a specialist. However, health and safety, and environmental hygiene are deeply personal responsibilities, and you should make sure that you are familiar with any contaminant that could affect the interior environment. You can learn more about contaminants that can affect your home from a booklet published by The Environmental Protection Agency, which you can read online at www.epa.gov/iaq/pubs/insidest.htm.

Mold is one such contaminant. It is a microorganism that has tiny seeds, or spores, that are spread on the air, land, and feed on organic matter. It has been in existence throughout human history, and actually contributes to the life process. It takes many different forms, many of them benign, like mildew. Some characterized as allergens are relatively benign but can provoke allergic reactions among sensitive people, and others characterized as pathogens can have adverse health effects on large segments of the population, such as the very young, the elderly, and people with suppressed immune systems. However, there are less common molds that are called toxigens that represent a serious health threat. All molds flourish in the presence of moisture, and we make a concerted effort to look for any evidence of it wherever there could be a water source, including that from condensation. Interestingly, the molds that commonly appear on ceramic tiles in bathrooms do not usually constitute a health threat, but they should be removed. However, some visibly similar molds that form on cellulose materials, such as on drywall, plaster, and wood, are potentially toxic. If mold is to be found anywhere within a home, it will likely be in the area of tubs, showers, toilets, sinks, water heaters, evaporator coils, inside attics with un-vented bathroom exhaust fans, and return air compartments that draw outside air, all of which are areas that we inspect very conscientiously. Nevertheless, mold can appear as though spontaneously at any time, so you should be prepared to monitor the building, and particularly those areas that we identified. Naturally, it is equally important to maintain clean air supply ducts and to change filters as soon as they become soiled, because contaminated ducts are a common breeding ground for dust mites, rust, and other contaminants. Regardless, although some mold-like substances may be visually identified, the specific identification of molds can only be determined by specialists and laboratory analysis, and is absolutely beyond the scope of our inspection. Nonetheless, as a prudent investment in environmental hygiene, we categorically recommend that you have your home tested for the presence of any such contaminants, and particularly if you or any member of your family suffers from allergies or asthma. Also, you can learn more about mold from an Environmental Protection Agency document entitled "A Brief Guide to Mold, Moisture and Your Home," by visiting their web site at: <http://www.epa.gov/iaq/molds/moldguide.html>, from which it can be downloaded.

Asbestos is a notorious contaminant that could be present in any home built before 1978. It is a naturally occurring mineral fiber that was first used by the Greek and Romans in the first century, and it has been widely used throughout the modern world in a variety of thermal insulators, including those in the form of paper wraps, bats, blocks, and blankets. However, it can also be found in a wide variety of other products too numerous to mention, including duct insulation and acoustical materials, plasters, siding, floor tiles, heat vents, and roofing products. Although perhaps recognized as being present in some documented forms, asbestos can only be specifically identified by laboratory analysis. The most common asbestos fiber that exists in residential products is chrysotile, which belongs to the serpentine or white-asbestos group, and was used in the clutches and brake shoes of automobiles for many years. However, a single asbestos fiber is said to be able to cause cancer, and is therefore a potential health threat and a litigious issue. Significantly, asbestos fibers are only dangerous when they are released into the air and inhaled, and for this reason authorities such as the Environmental Protection Agency [EPA] and the Consumer Product Safety Commission [CPSC] distinguish between asbestos that is in good condition, or non-friable, and that which is in poor condition, or friable, which means that its fibers could be easily crumbled and become airborne. However, we are not specialists and, regardless of the condition of any real or suspected asbestos-containing material [ACM], we would not endorse it and recommend having it evaluated by a specialist.

Radon is a gas that results from the natural decay of radioactive materials within the soil, and is purported to be the second leading cause of lung cancer in the United States. The gas is able to enter homes through the voids around pipes in concrete floors or through the floorboards of poorly ventilated crawlspaces, and particularly when the ground is wet and the gas cannot easily escape through the soil and dispersed into the atmosphere. However, it cannot be detected by the senses, and its existence can only be determined by sophisticated instruments and laboratory analysis, which is completely beyond the scope of our service. However, you can learn more about radon and other environmental

contaminants and their affects on health, by contacting the EPA or a similar state agency, and it would be prudent for you to enquire about any high radon readings that might be prevalent in the general area surrounding your property.

Lead poses an equally serious health threat. In the 1920's, it was commonly found in many plumbing systems. In fact, the word "plumbing" is derived from the Latin word "plumbum," which means lead. When in use as a component of a waste system, it does not constitute a viable health threat, but as a component of potable water pipes it would certainly be a health-hazard. Although rarely found in use, lead could be present in any structure built as recently as the nineteen forties. For instance, lead was an active ingredient in many household paints, which can be released in the process of sanding, and even be ingested by small children and animals chewing on painted surfaces. Fortunately, the lead in painted surfaces can be detected by industrial hygienists using sophisticated instruments, but testing for it is not cheap. There are other environmental contaminants, some of which we have already mentioned, and others that may be relatively benign. However, we are not environmental hygienists, and as we stated earlier we disclaim any responsibility for testing or establishing the presence of any environmental contaminant, and recommend that you schedule whatever specialist inspections that may deem prudent during your inspection contingency period.

This report has been produced in accordance with our signed contract and is subject to the terms and conditions agreed upon therein.

Grounds

General Comments

Informational Conditions

Water can be destructive and foster conditions that are detrimental to health. For this reason, the ideal property will have soils that slope away from the residence and the interior floors will be several inches higher than the exterior grade. Also, the residence will have roof gutters and downspouts that discharge into area drains with catch basins that carry water away to hard surfaces. However, we cannot guarantee the condition of an subterranean drainage system, and if a property does not meet this ideal, or if any portion of the interior floor is below the exterior grade, we cannot endorse it and recommend that you consult with a grading and drainage contractor, even though there may not be any evidence of moisture intrusion. The sellers or occupants will obviously have a more intimate knowledge of the site than we could possibly hope to have during our limited visit, however we have confirmed moisture intrusion in residences when it was raining that would not have been apparent otherwise. Also, in conjunction with the cellulose material found in most modern homes, moisture can facilitate the growth of biological organisms that can compromise building materials and produce mold like substances that can have an adverse affect on health.

Moisture intrusion is a perennial problem, with which you should be aware. It involves a host of interrelated factors, and can be unpredictable, intermittent, or constant. When moisture intrusion is not self evident, it can be inferred by musty odors, peeling paint or plaster, efflorescence, or salt crystal formations, rust on metal components, and wood rot. However condensation and humidity can produce similar conditions if the temperature in an area is not maintained above the dew point. Regardless, if the interior floors of a residence are at the same elevation or lower than the exterior grade we cannot rule out the potential for moisture intrusion and would not endorse any such areas. Nevertheless, if such conditions do exist, or if you or any member of your family suffers from allergies or asthma, you should schedule a specialist inspection.

1. Driveway and Walkway Condition

Materials: Brick walkways noted.

Observations:

- The brick walkways and steps were uplifted and damaged in several sections. Safety/trip hazard. Repair recommended.

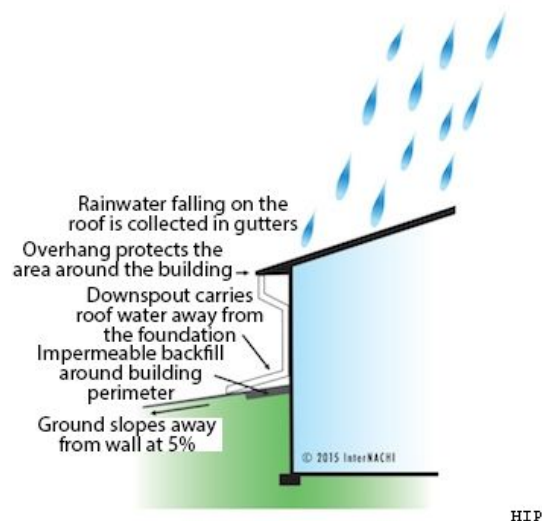


Uneven brick walkways

2. Grading

Observations:

- Lot grading and drainage have a significant impact on a building, simply because of the direct and indirect damage that moisture can have on the foundation. It is very important, therefore, that surface runoff water is adequately diverted away from the home.
- The home was situated on a steep hillside. A geologist had previously visited the property the prior day and I recommend the client refer to his final report and findings.



HIP

3. Vegetation Observations

Observations:

- Prune or remove any plants or trees that are in contact or proximity to the house. Vegetation can trap moisture and cause potential damage to the structure over time.



Oak tree branch in close proximity to the chimney

4. Gate Condition

Materials: Wood gates.

Observations:

- A wood gate had been removed near the entry. Replacement may be desired.



Missing/damaged gate and fence post

5. Patio and Porch Deck

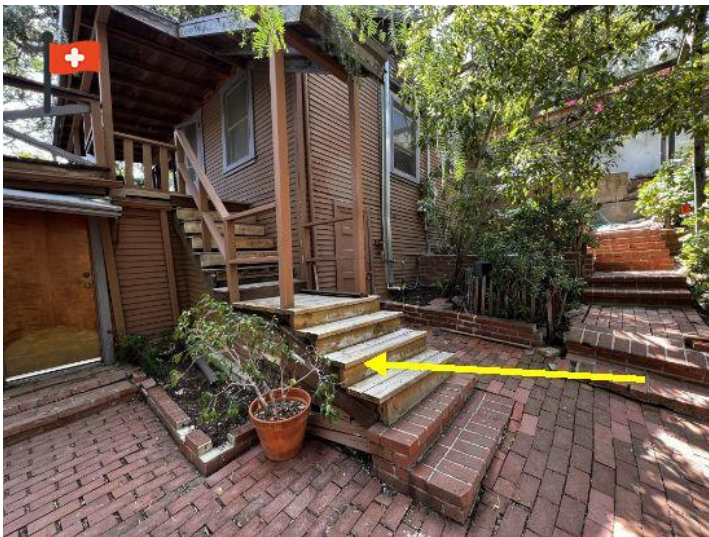
Observations:

- The balcony/deck did not appear to be a safe structure. The deck was sloped and had shifted away from the house. In addition, there was a living space directly under the deck which was also a safety concern. I recommend further evaluation and recommendations for repair by a qualified contractor.

6. Stairs & Handrail

Observations:

- The wood entry steps were damaged. Safety/trip hazard. Repair recommended.



Missing hand rail



Damaged steps

7. Grounds Electrical

Observations:

- Exterior lights were not covered as required for safety. Repair recommended.
- A low voltage electrical wire was noted near the entry. The wire was less than 10' over the entry steps, which was a safety concern. I recommend correction by a qualified electrician.



Exterior light fixtures were not intalled properly



8. GFCI

Observations:

- Although it may not have been required when the house was built, I recommend upgrading (or installing) **GFCI** safety receptacles on ALL outdoor receptacles in order to help prevent shock around water sources. The receptacle at the outdoor kitchen was not GFCI protected.

9. Main Gas Valve Condition

Materials: The gas meter was located near the entry.

Observations:

- The gas meter did not include a seismic shut off valve, which may be a requirement in Topanga. I recommend inquiring with the listing agent and correction if needed.



Gas meter and shut off valve shown here

10. Plumbing

Materials: Copper piping noted. • Galvanized piping noted.

Observations:

- Septic system noted and not included within the scope of work for this inspection. I recommend a separate septic system inspection by a qualified septic system contractor.

11. Water Pressure

Observations:

- 200psi noted at the time of the inspection, which was far too high. Damage to the plumbing lines would be possible if not corrected. I recommend contacting a plumber adjust the water pressure to recommended levels of 60-70 psi.



200 psi water pressure may burst the plumbing lines

12. Pressure Regulator

Observations:

- Pressure regulator on the right side of the house.



Water pressure regulator shown here

13. Exterior Faucet Condition

Location: Hose bibs were located around the perimeter of the structure.

Observations:

- All hose bibs appeared to be in acceptable condition.

14. Balcony

Observations:

- Also refer to "Grounds-Deck" section.
- The wood balcony and balcony railings were damaged and should not be considered "safe". I recommend further evaluation and recommendations for repair by a qualified contractor.



Balcony posts were not properly supported



This deck/balcony should not be considered safe

15. Patio Enclosure

Observations:

- A wood patio cover was observed behind the house. The structure did not appear to be properly braced and could be moved by hand. Extensive termite damage also noted. Safety concern. I recommend removing the structure.



Termite damaged patio cover

16. Patio and Porch Condition

Observations:

- The patio area was covered with red bricks. The bricks were uneven and uplifted in several areas, which may be a safety/trip hazard. I recommend further evaluation and repair by a qualified contractor.



Uneven brick patio area

17. Fence Condition

Materials: Block walls and wood fencing noted.

Observations:

- A concrete/cement retaining wall was located behind the property and the wall was significantly damaged and leaning toward the structure. Safety concern. I recommend further evaluation and recommendations for remedy by a qualified contractor.



Leaning concrete wall behind the property

18. Sprinklers

Observations:

- Sprinklers and sprinkler controls are not included within the scope of work of this inspection.

Exterior Areas

General Comments

Informational Conditions

With the exception of townhomes, condominiums, and residences that are part of a planned urban development, or PUD, we evaluate the following exterior features: driveways, walkways, fences, gates, handrails, guardrails, yard walls, carports, patio covers, decks, building walls, fascia and trim, balconies, doors, windows, lights, and outlets. However, we do not evaluate any detached structures, such as storage sheds and stables, and we do not water test or evaluate subterranean drainage systems or any mechanical or remotely controlled components, such as driveway gates. Also, we do not evaluate landscape components, such as trees, shrubs, fountains, ponds, statuary, pottery, fire pits, patio fans, heat lamps, and decorative or low-voltage lighting. In addition, 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 could only be confirmed by a geological evaluation of the soil.

1. Doors

Observations:

- The exterior doors did not appear to be "plumb" around the door openings. The building may have shifted, causing the doors to become out of alignment. I recommend further evaluation and recommendations for repair by a qualified contractor.



2. Window Condition

Observations:

- The original wood windows needed maintenance. Peeling paint, weather damaged noted. Some windows appeared to be out of alignment, possibly due to a shifting structure. I recommend further evaluation and recommendations for repair by a qualified window contractor.

3. Siding Condition

Materials: Wood siding noted.

Observations:

- The wood siding had indications of water damage and/or dry rot in some sections. I recommend further evaluation and repair/maintenance by a qualified contractor.



Damaged wood siding in some areas

4. Eaves & Facia



Dry rot on eaves/fascia



Roof

General Comments

Informational Conditions

There are many different roof types, which we evaluate by walking on their surfaces. If we are unable or unwilling to do this for any reason, we will indicate the method that was used to evaluate them. Every roof will wear differently relative to its age, the number of its layers, the quality of its material, the method of its application, its exposure to direct sunlight or other prevalent weather conditions, and the regularity of its maintenance. Regardless of its design-life, every roof is only as good as the waterproof membrane beneath it, which is concealed and cannot be examined without removing the roof material, and this is equally true of almost all roofs. In fact, the material on the majority of pitched roofs is not designed to be waterproof only water-resistant. However, what remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within attics, could be old and will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only the installers can credibly guarantee that a roof will not leak, and they do. We evaluate every roof conscientiously, and even attempt to approximate its age, but we will not predict its remaining life expectancy, or guarantee that it will not leak. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy, or that you obtain a roof certification from an established local roofing company. In addition, if service or further-investigation is recommended for any component or system involving the roof covering, this service or evaluation should be scheduled and completed well within your inspection contingency period because a specialist may uncover additional defects, or recommend service/upgrades that may affect your evaluation of the property.

1. Roof Condition

Informational Conditions: Inspected by ladder.

Materials: Composition material noted.

Observations:

- Although the roof covering appeared to be in acceptable condition, a general inspection is not the same as a comprehensive roof inspection (where underlayment is also examined). For that reason, the buyer may want an evaluation by a qualified roofing contractor.



2. Chimney

Observations:

- The tall brick chimney was leaning toward the front of the house and the chimney had partially separated from the structure. Safety concern. Although the chimney was not functional (no fireplace), for safety, I recommend further evaluation and recommendations for remedy by a qualified contractor.
- The mortar on top of the chimney was cracked. Water infiltration/damage possible. I recommend further review and repair by a qualified chimney specialist.



Cracked mortar



Separation from house

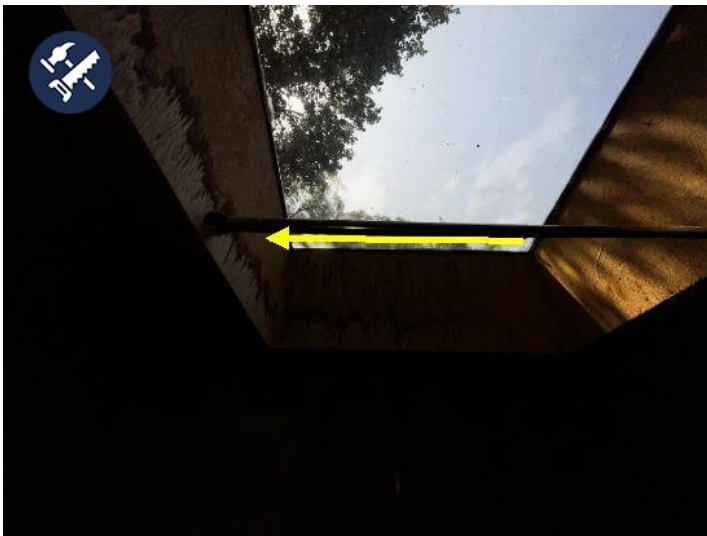


Leaning chimney

3. Sky Lights

Observations:

- Dry water stains observed under the skylight. I recommend having a roofing contractor evaluate the skylight and other roof penetrations for adequate flashing.



Water stains under the skylight

4. Spark Arrestor

Observations:

- A rain hood was missing on the chimney. I recommend further evaluation by a qualified chimney/fireplace specialist.

5. Vent Caps

Observations:

- Serviceable.

6. Gutter

Observations:

- Partial gutters observed.

Foundation

General Comments

Informational Conditions

Slab foundations vary considerably from older ones that have no moisture barrier under them and no reinforcing steel within them to newer ones that have both. Our inspection of slab foundations conforms to industry standards, which is that of a generalist and not a specialist. We check the visible portion of the stem walls on the outside for any evidence of significant cracks or structural deformation, but we do not move furniture or lift carpeting and padding to look for cracks or moisture penetration, and we do not use any of the specialized devices that are used to establish relative elevations and confirm differential movement. Significantly, many slabs are built or move out of level, but the average person may not become aware of this until there is a difference of more than one inch in twenty feet, which most authorities regard as being tolerable.

Many slabs are found to contain cracks when the carpet and padding are removed, including some that contour the edge and can be quite wide. They typically result from shrinkage and usually have little structural significance. However, there is no absolute standard for evaluating cracks, and those that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being significant. Although they typically do result from common shrinkage, they can also be caused by a deficient mixture of concrete, deterioration through time, seismic activity, adverse soil conditions, and poor drainage, and if they are not sealed they can allow moisture to enter a residence, and particularly if the residence is surcharged by a hill or even a slope, or if downspouts discharge adjacent to the slab. However, in the absence of any major defects, we may not recommend that you consult with a foundation contractor, a structural engineer, or a geologist, but this should not deter you from seeking the opinion of any such expert.

Raised foundations are constructed using several methods. Pier and Beam, Stem Wall, Permanent Wood or Pile Foundations are common methods of construction. Raised foundations normally include a crawlspace access where plumbing, electric and duct work is often visible. Raised foundations were very common until the modern age when slab foundations became popular. In recent times, raised foundations are preferred by some builders because they allow a "breathable" home, more comfortable interior flooring and easy access for plumbing, electrical, HVAC and flooring repair.

Basement/Crawlspace

1. Walls

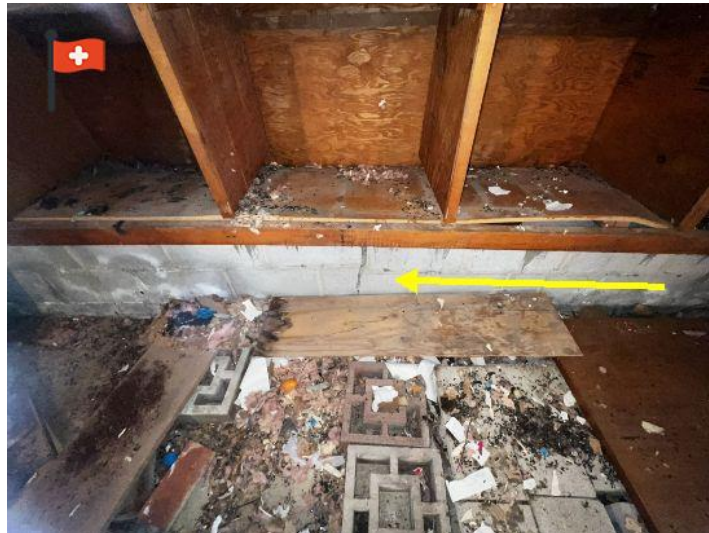
Materials: Combination basement and crawlspace

Observations:

- Large cracks were observed at the visible foundation walls. Repairs can be expensive and further settling or damage could occur. Due to the age of this hillside structure, I recommend further evaluation by a qualified foundation contractor or structural engineer.



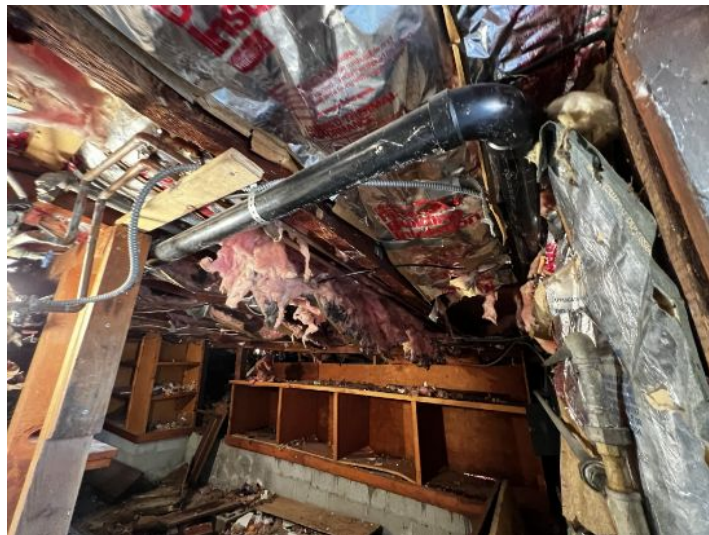
Foundation wall crack



2. Insulation

Observations:

- Insulation was observed to be missing or out of place. I recommend repair/replacement to promote energy efficiency and also to help prevent rodent pathways.
- A large amount of rodent and/or animal droppings were observed under the house. Health concern. I recommend further evaluation and recommendations for clean up by a qualified specialist.



Animals/rodents had damaged the insulation under the house

3. Plumbing Materials

Materials: Appeared acceptable.

Observations:

- Cast Iron
- Copper
- Galvanized

4. Basement Electric

Observations:

- Appeared acceptable.

5. Access

Materials: Basement/crawlspace door located on the right side of the house.

Observations:

- Access point was acceptable.



Crawlspace/basement clean up is highly recommended

6. Drainage

Observations:

- Also refer to "Outside House-Grading" notes.

7. Framing

Observations:

- Appeared acceptable.

8. Columns

Observations:

- Refer to "Structure-Basement/Crawlspace-Piers" notes.

9. Piers

Observations:

- Columns/piers and foundation walls should be fully evaluated by a qualified foundation contractor. There was evidence that the structure had shifted and there were cracked/damaged foundation walls.

10. Basement/Crawlspace Ductwork

Observations:

- The duct work under the house appeared to be acceptable.

Heat/AC

General Comments

Informational Conditions

The components of most heating and air-conditioning systems have a design-life ranging from ten to twenty years, but can fail prematurely with poor maintenance, which is why we apprise you of their age whenever possible. We test and evaluate them in accordance with the standards of practice, which means that we do not dismantle and inspect the concealed portions of evaporator and condensing coils, the heat exchanger, which is also known as the firebox, electronic air-cleaners, humidifiers, ducts and in-line duct-motors or dampers. We perform a conscientious evaluation of both systems, but we are not specialists. However, even the most modern heating systems can produce carbon monoxide, which in a sealed or poorly ventilated room

can result in sickness, debilitating injury, and even death. Therefore, in accordance with the terms of our contract, it is essential that any recommendations that we make for service or a second opinion be scheduled during the inspection contingency period, 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 of warranty or guarantee.

1. Heater Condition

Materials: The furnace was located in the attic space.

Observations:

- The HVAC system operated efficiently when tested.



Forced air unit located in the attic space

2. Heater Base

Observations:

- No deficiencies observed.

3. Venting

Observations:

- No deficiencies noted.

4. Refrigerant Lines

Observations:

- Acceptable.

5. AC Compress Condition

Compressor Type: Electric.

Location: The compressor was located on the right side of the house.

Observations:

- Appeared functional at the time of inspection.



Newer **A/C** unit should be level

6. Air Supply

Observations:

- The return air supply system appeared to be functional.

7. Registers

Observations:

- The air registers appeared to be in acceptable condition.

8. Filters

Location: Located in interior area filter grills.

9. Thermostats

Observations:

- Functional at the time of the inspection.



Water Heater

General Comments

Informational Conditions

There are a wide variety of residential water heaters that range in capacity from fifteen to one hundred gallons. They can be expected to last at least as long as their warranty, or from five to eight years, but they will generally last longer. However, few of them last longer than fifteen or twenty years and many eventually leak. So it is always wise to have them installed over a drain pan plumbed to the exterior. Also, it is prudent to flush them annually to remove minerals that include the calcium chloride bi-product of many water softening systems. The water temperature should be set at a minimum of 110 degrees fahrenheit to kill microbes and a maximum of 140 degrees to prevent scalding. Also, water heaters can be dangerous if they are not seismically secured and equipped with either a pressure/temperature relief valve and discharge pipe plumbed to the exterior, or a Watts 210 gas shut-off valve.

1. Base

Observations:

- The water heater should be sitting on an elevated base, not on the ground and/or wood. Water damage/rust possible if not corrected as needed.

2. Heater Enclosure

Observations:

- Acceptable.

3. Water Heater Condition

Heater Type: Electric

Location: The heater was located in an enclosure on the right side of the house.

Observations:

- The water heater appeared to be in satisfactory condition.



Electric water heater in an outdoor enclosure

4. TPRV

Observations:

- Appeared to be in satisfactory condition -- no concerns.

5. Number Of Gallons

Observations:

- 50 gallons.

6. Plumbing

Materials: Copper.

Observations:

- No deficiencies observed at the visible portions of the supply piping.

7. Overflow Condition

Materials: Copper

Observations:

- Appeared to be in satisfactory condition.

8. Strapping

Observations:

- The water heater was properly braced for safety.

Electrical

General Comments

Informational Conditions

There are a wide variety of electrical systems with an even greater variety of components, and any one particular system may not conform to current standards or provide the same degree of service and safety. What is most significant about electrical systems however is that the national electrical code [NEC] is not retroactive, and therefore many residential systems do not comply with the latest safety standards. Regardless, we are not electricians and in compliance with our 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, in the interests of safety, we regard every electrical deficiency and recommended upgrade as a latent hazard that should be serviced as soon as possible, and that the entire system be evaluated and certified as safe by an electrician. Therefore, it is essential that any recommendations that we may make for service or upgrades should be completed during the inspection contingency period, because an electrician could reveal additional deficiencies or recommend some upgrades for which we would disclaim any further responsibility. However, we typically recommend upgrading outlets to have ground fault protection, which is a relatively inexpensive but essential safety feature. These outlets are often referred to as GFCI's, or ground interrupters and, generally speaking, have been required in specific locations for more than thirty years, beginning with swimming pools and exterior outlets in 1971, and the list has been added to ever since: bathrooms in 1975, garages in 1978, spas and hot tubs in 1981, hydro tubs, massage equipment, boat houses, kitchens, and unfinished basements in 1987, crawlspaces in 1990, wet bars in 1993, and all kitchen counter top outlets since 1996. Similarly, AFCI's or arc fault circuit interrupters, represent the very latest in circuit breaker technology, and have been required in all bedroom circuits since 2002. However, in as much as arc faults cause thousands of electrical fires and hundreds of deaths each year, we categorically recommend installing them at every circuit as a prudent safety feature.

National safety standards require electrical panels to be readily accessible, and have a minimum of thirty-six inches of clear space in front of them for service. Also, they should have a main disconnect, and each circuit within the panel should be clearly labeled. Industry standards only require us to test a representative number of accessible switches, receptacles, and light fixtures. However, we attempt to test every one that is unobstructed, but if a residence is furnished we will obviously not be able to test each one.

1. Electrical Panel

Location: Right side of the house.

Location: Sub panel location: Basement/crawlspace.

Observations:

- There was a Zinsco service panel present. Tens of thousands of these panels were installed in older homes. Since then, it has been determined that older Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. I could not definitively call this panel defective, but I recommend further review by a qualified and licensed electrician.



Newer electrical panel had been installed for the HVAC system



Zinsco electrical panel shown here

2. Main Amp Breaker

Observations:

- 200 amps on the main panel

3. Breakers in off position

Observations:

- 0

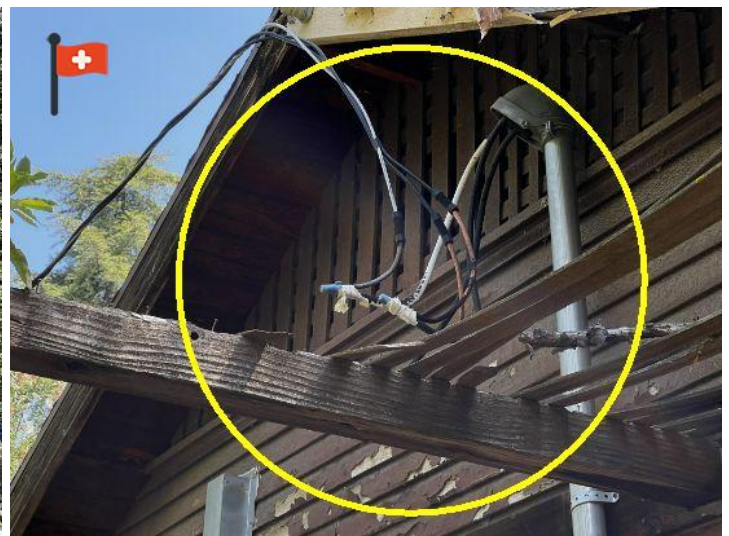
4. Cable Feeds

Observations:

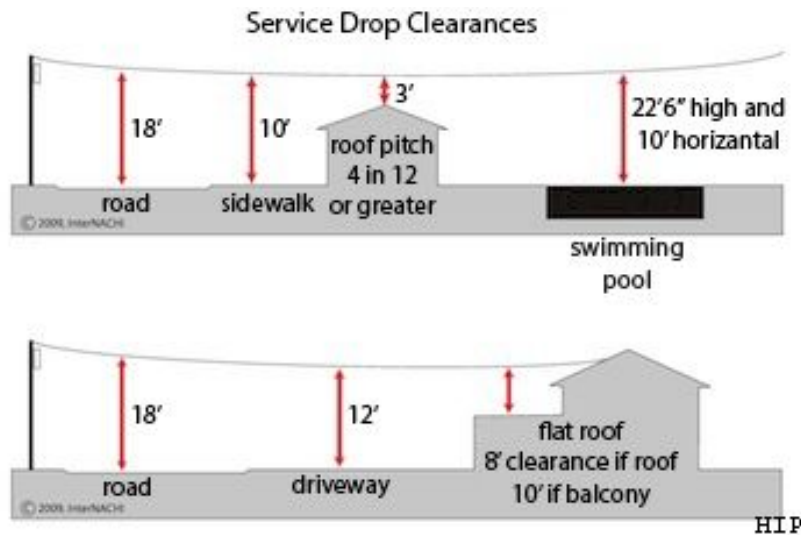
- There was an overhead service drop noted. Proper safety clearances were a concern and tape was wrapped around the connections. Safety concern. I recommend further evaluation by a qualified electrician.



This low voltage wire was across the walkway



Hazardous electrical installation



5. Breakers

Materials: Unknown.

Observations:

- All of the circuit breakers appeared serviceable.

Attic

General Comments

Informational Conditions

In accordance with our standards, we do not attempt to enter attics that have less than thirty-six inches of headroom, are restricted by ducts, or in which the insulation obscures the joists and thereby makes mobility hazardous, in which case we would inspect them as best we can from the access point. In regard to evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not sample or test the material for specific identification. Also, we do not disturb or move any portion of it, and it may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, and other equipment.

1. Access

Observations:

- Scuttle hatch located near the bathroom.

2. Structure

Observations:

- Some water stains observed in the attic rafters. Although the stains appeared to be dry at the time of the inspection, the buyer may desire to have a roofing contractor further evaluate.



3. Duct Work

Observations:

- Functional.



4. Electrical

Observations:

- Old knob and tube wiring observed in the attic. This type of wiring is not longer installed due to safety issues. The old wiring may have been abandoned after newer wiring had been installed. However, I recommend further evaluation by a qualified electrician.

5. Attic Plumbing

Observations:

- Acceptable.

6. Insulation Condition

Materials: None observed.

Observations:

- There was no insulation in the attic area. The buyer may wish to add insulation to increase energy efficiency and interior comfort.

7. Chimney

Observations:

- My chimney review was limited to visible accessible components only. If further review is desired, I suggest review by a qualified professional prior to close.

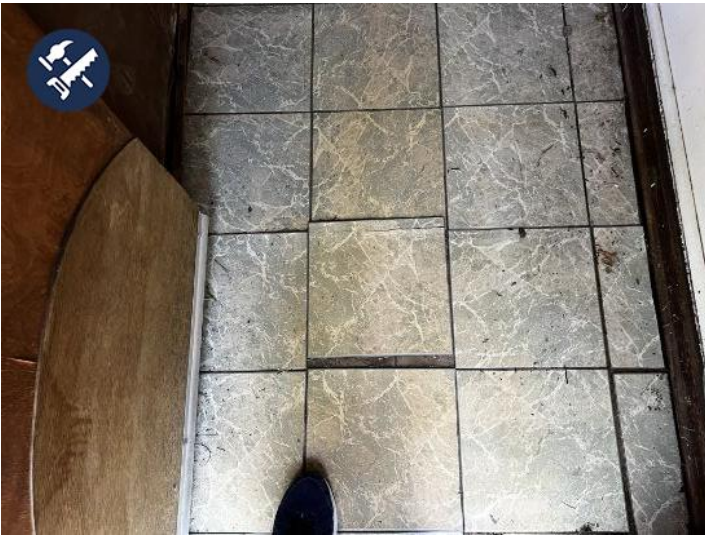
Interior Areas

General Comments

Informational Conditions

Our inspection of living space includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. However, we do not evaluate window treatments, or move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on cosmetic deficiencies. We may not comment on the cracks that appear around windows and doors, or which follow the lines of framing members and the seams of drywall and plasterboard. These cracks are a consequence of movement, such as wood shrinkage, common settling, and seismic activity, and will often reappear if they are not correctly repaired. Such cracks can become the subject of disputes, and are therefore best evaluated by a specialist. Similarly, there are a number of environmental pollutants that we have already elaborated upon, the specific identification of which is beyond the scope of our service but which can become equally contentious. In addition, there are a host of lesser contaminants, such as that from moisture penetrating carpet-covered cracks in floor slabs, as well as odors from household pets and cigarette smoke that can permeate walls, carpets, heating and air conditioning ducts, and other porous surfaces, and which can be difficult to eradicate. However, inasmuch as the sense of smell adjusts rapidly, and the sensitivity to such odors is certainly not uniform, we recommend that you make this determination for yourself and particularly if you or any member of your family suffers from allergies or asthma, and then schedule whatever remedial services may be deemed necessary during your inspection contingency period.

1. Floor Condition



Damaged flooring

2. Window Condition

Materials: Aluminum framed and wood framed windows noted.

Observations:

- Several windows were damaged and/or out of alignment with the window frame. I recommend further evaluation and repair/replacement by a qualified window contractor.



Windows had shifted and were not square to the frame



Windows were out of alignment, possibly caused by shifting foundation

3. Doors

Observations:

- Refer to "Exterior-Doors" notes.



Damaged doors/door frames

4. Electrical

Observations:

- The wood wall was water damaged with an electrical outlet attached. Safety hazard. I recommend further evaluation and repair by qualified contractor.



Damaged wall and hazardous electrical



Hazardous electrical



Proper installation needed for safety

5. Closets

Observations:

- The closets were in serviceable condition.

6. Wall Condition

Materials: Wood walls.

Observations:

- Refer to "Ceiling" notes.

7. Ceiling Condition

Materials: There were wood ceilings noted.

Observations:

- Several cracks were observed on the interior walls/ceiling. I recommend further review and recommendations for repair by a qualified contractor.
- The wood paneled ceiling was bowed and uneven. Repair/replacement recommended.
- There are numerous stains and patches on the ceiling. Unable to determine cause or origin. Recommend licensed roofing contractor further evaluate.



Water stains



Drooping ceiling

8. Cabinets

Observations:

- Appeared functional, at time of inspection.

9. Window-Wall AC or Heat

Observations:

- There was a wall heater in the kitchen. For safety, I recommend removal.



This kitchen wall heater should be removed for safety

10. Balcony

Observations:

- Refer to "Outside House-Grounds/Patio and Porch Deck" notes.

11. Fireplace

Materials: Living room.

Materials: Masonry fireplace noted.

Observations:

- The fireplace had been covered with wood paneling and a wall heater had been installed as a replacement. For safety, I recommend further evaluation by a qualified contractor.

12. Smoke Detectors

Observations:

- Smoke detectors and carbon monoxide detectors were not observed in the living areas. Safety hazard. I recommend installation .

13. Door Bell

Observations:

- None observed.

Kitchen

General Comments

Informational Conditions

We test kitchen appliances for their functionality, and cannot evaluate them for their performance nor for the variety of their settings or cycles. However, if they are older than ten years, they may well exhibit a decrease in efficiency. Also, many older gas and electric ranges are not secured and can be easily tipped, particularly when any weight is applied to an open range door, and all such appliances should be confirmed to be secure. Regardless, we do not inspect the following items: free-standing appliances, refrigerators, trash-compactors, built-in toasters, coffee-makers, can-openers, blenders, instant hot-water dispensers, water-purifiers, barbecues, grills or rotisseries, timers, clocks, thermostats, the self-cleaning capability of ovens, and concealed or countertop lighting, which is convenient but often installed after the initial construction and not wired to national electrical standards.

1. Cabinets

Observations:

- The kitchen cabinets were damaged. Replacement recommended.



Damaged kitchen cabinets



Kitchen cabinets were damaged

2. Counters

Observations:

- Tile kitchen counter tops were cracked and damaged in areas. Repair/replacement recommended.

3. Dishwasher

Observations:

- The dishwasher appeared to be past the intended service life of the appliance. Replacement recommended.

4. Garbage Disposal

Observations:

- Operated - appeared functional at time of inspection.

5. Cook top condition

Observations:

- The cook tops appeared to be past the intended service life of the appliances. Replacement recommended.



Old cook tops noted

6. Sinks

Observations:

- No deficiencies observed.

7. Vent Condition

Materials: Exterior vented.

Observations:

- Vent fan was inoperable. Repair/replacement recommended.

8. Window Condition

Materials: Wood framed single hung window noted.

Observations:

- Refer to "Outside House-Exterior/Windows" notes.

9. Floor Condition

Materials: Floating laminate type flooring noted.

Observations:

- The kitchen floors were not level. Cause was undetermined. I recommend further evaluation and recommendation for repair by a qualified contractor.

10. Plumbing

Observations:

- Serviceable.

11. Ceiling Condition

Materials: Wood and/or acoustical ceiling noted.

Observations:

- Refer to "Walls" notes.



Cracked acoustical ceiling

12. Electrical

Observations:

- No deficiencies.



Missing cover

13. GFCI

Observations:

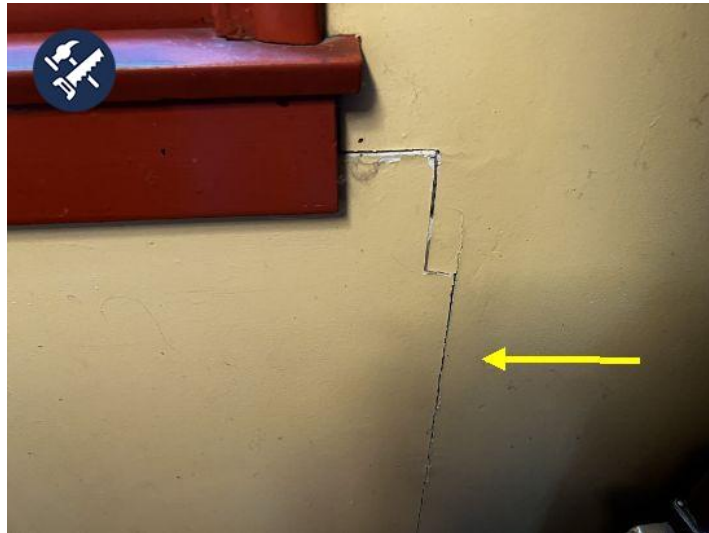
- GFCI tested and functioned properly.

14. Wall Condition

Materials: Wood walls.

Observations:

- The kitchen ceiling/walls were cracked or damaged in some areas. I recommend further evaluation and recommendations for repair by a qualified contractor.



Cracks in the walls

Bedrooms

General Comments

Informational Conditions

In accordance with the standards of practice, our inspection of bedrooms includes the visually accessible areas of walls, floors, cabinets and closets, and includes the testing of a representative number of windows and doors, switches and outlets. We evaluate windows to ensure that they can adequately facilitate an emergency exit or egress, but we do not evaluate window treatments, nor move furniture, lift carpets or rugs, empty closets or cabinets, and we do not comment on common cosmetic deficiencies.

1. Locations

Locations: Master bedroom. • Front bedroom.

2. Closets

Observations:

- The closet doors were missing in the bedrooms. Replacement recommended.

3. Doors

Observations:

- Acceptable.

4. Electrical

Observations:

- Electrical wiring noted in the master bedroom closet. The wiring did not appear to have been installed according to current safety codes. I recommend further evaluation and repair by a qualified electrician.

5. Floor Condition

Flooring Types: Wood flooring noted.

Observations:

- The bedroom floors were not level. Cause undetermined. I recommend further evaluation by a qualified contractor.

6. Smoke Detectors

Observations:

- Smoke detectors were not installed in the bedrooms. Safety hazard. I recommend installation as needed.

7. Wall Condition

Materials: Wood walls.

Observations:

- Acceptable. Cosmetic damage only.

8. Window Condition

Materials: Wood framed windows.

Observations:

- Refer to "Exterior-Windows" notes.

9. Ceiling Condition

Materials: Wood ceilings.

Observations:

- The wood ceilings were cracked in some areas. I recommend further evaluation and repair by a qualified contractor.

10. Patio Doors

Observations:

- The patio door in the master bedroom was not square to the door frame (gaps). Foundation shifting possible. I recommend further evaluation by a qualified contractor.

Bathrooms

General Comments

Informational Conditions

Bathrooms can consist of many features from whirlpool tubs and showers to toilets and bidets. Because of all the plumbing involved, much of which is not visible, it is not always possible for the inspector to view and identify every plumbing issue. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel and other problems. In accordance with industry standards, we do not comment on common cosmetic deficiencies, and do not evaluate window treatments, steam showers, and saunas. More importantly, we do not leak-test shower pans, which may be the responsibility of a termite inspector. However, because of the possibility of water damage, most termite inspectors will not leak-test second floor shower pans without the written consent of the owners or occupants.

1. Locations

Locations: Master bathroom. • Downstairs bathroom.

2. Cabinets

Observations:

- The wood cabinets/drawers were worn and in need of replacement/refinishing.

3. Ceiling Condition

Materials: Wood ceilings.

Observations:

- Cracks in the bathroom ceiling. Repair recommended.

4. Counters

Observations:

- Damaged bathroom counters should be repaired/replaced.



Downstairs bathroom needed repair

5. Doors

Observations:

- Serviceable.

6. Electrical

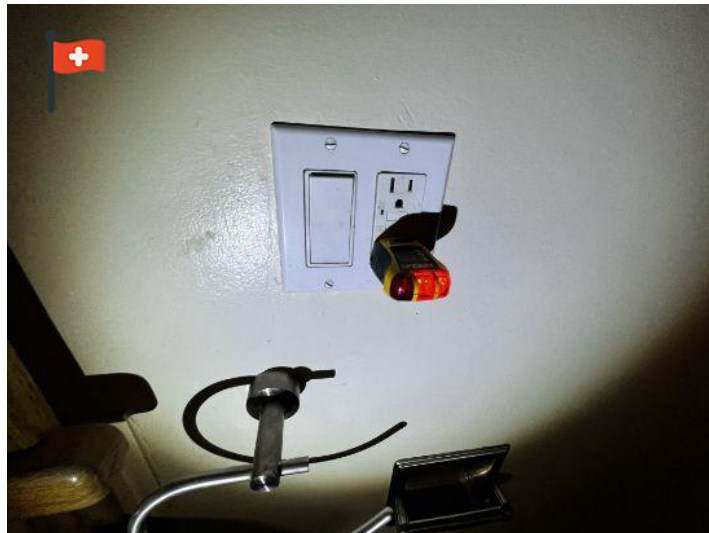
Observations:

- See GFCI notes.

7. GFCI

Observations:

- The GFCI electrical receptacle in the downstairs bathroom did not operate properly. Safety concern. I recommend further review and repair by a qualified electrician.



Defective electrical outlet

8. Exhaust Fan

Observations:

- None.

9. Floor Condition

Materials: Sheet vinyl was noted.

Observations:

- The bathroom floors were damaged. Replacement recommended.
- Also refer to "Inside House- Interior Areas/Floors" notes.

10. Plumbing

Observations:

- No deficiencies observed.

11. Showers

Observations:

- The showers operated normally when tested.

12. Shower Walls

Observations:

- No deficiencies observed.

13. Bath Tubs

Observations:

- The tub tiles were damaged/missing. Repair recommended.



Tile damage around the tub

14. Enclosure

Observations:

- There was no shower curtain in the downstairs bathroom. Replacement needed before use.

15. Sinks

Observations:

- Operated normally at time of inspection.

16. Toilets

Observations:

- No deficiencies observed.

17. Window Condition

Materials: Aluminum framed windows noted.

Observations:

- The window latches were damaged in the upstairs bathroom. Repair/replacement recommended.



Damaged walls in the bathrooms

18. Bathroom Wall Condition

Observations:

- The wood walls in the bathrooms were cracked in some sections. Repair recommended.



Laundry

General Comments

Informational Conditions

In accordance with industry standards, we do not test clothes dryers, nor washing machines and their water connections and drainpipes. However, there are two things that you should be aware of. The water supply to washing machines is usually left on, and their hoses can leak or burst under pressure and continue to flow. Therefore, we recommend replacing the rubber hose type with newer braided stainless steel ones that are much more dependable. You should also be aware that the newer washing machines discharge a greater volume of water than many of the older drainpipes can handle, which causes the water to back up and overflow, and the only remedy would be to replace the standpipe and trap with one that is a size appropriate.

1. Locations

Locations: The laundry hook-ups were located in the master bedroom.

2. Dryer Vent

Observations:

- The exterior dryer vent was damaged. Replacement recommended.



Damaged dryer vent

3. Electrical

Observations:

- See "GFCI" notes.

4. GFCI

Observations:

- I recommend upgrading the laundry area receptacle to GFCI protection within 6 feet of all potential wet locations for safety.

5. Exhaust Fan

Observations:

- None.

6. Gas Valves

Observations:

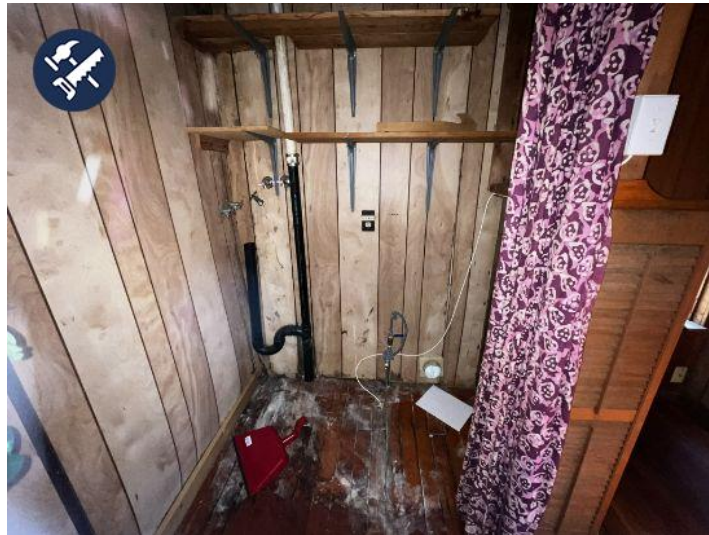
- Functional.

7. Floor Condition

Materials: Hardwood flooring was noted.

Observations:

- Indications of water damage on the wood flooring. Replacement recommended.



Damaged flooring in the laundry area

8. Plumbing

Observations:

- No deficiencies.

Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know	
X				1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?
	X			2. Is the house anchored or bolted to the foundation?
	X			3. If the house has cripple walls: a. Are the exterior cripple walls braced?
	X			b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?
		X		4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?
	X			5. If the house is built on a hillside: a. Are the exterior tall foundation walls braced?
	X			b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?
	X			6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?
		X		7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?
			X	8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?
			X	9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller) _____

(Seller) _____

Date _____

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer) _____

(Buyer) _____

Date _____

Glossary

Term	Definition
A/C	Abbreviation for air conditioner and air conditioning
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency or a defect requiring minor or major expense to correct, or possibly items that require further review by a qualified specialist. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector on the time and date of the inspection. Please review all of the pages of the report. All repairs should be done by a licensed & bonded trade or profession. I recommend obtaining a copy of all receipts, warranties and permits for the work done. Also, I recommend you inquire with your agent about a home warranty.

Since I never know who will be occupying or visiting a property, whether it be children or the elderly, I ask you to consider following these general safety recommendations: Install smoke and carbon monoxide detectors; identify all escape and rescue ports; rehearse an emergency evacuation of the home; upgrade older electrical systems by at least adding ground-fault outlets; never service any electrical equipment without first disconnecting the power source, consider installing child-safe locks and alarms on the exterior doors of all pool and spa properties. I am proud of my service, and trust that you will be happy with the quality of this report. I have made every effort to provide you with an accurate assessment of the condition of the property and its components and to alert you to any significant defects or adverse conditions. However, I may not have tested every outlet, and opened every window and door, or identified every minor defect. Also because I am not a specialist and because my inspection is essentially visual, latent defects could exist. Therefore, you should not regard my inspection as conferring a guarantee or warranty. It does not. It is simply a report on the general condition of a particular property at a given point in time. Furthermore, as a homeowner, you should expect problems to occur. Roofs will leak, drain lines will become blocked, and components and systems will fail without warning. For these reasons, you should take into consideration the age of the house and its components and keep a comprehensive insurance policy current. If you have been provided with a home protection policy, read it carefully. Thank you for taking the time to read this report, and call me if you have any questions or observations whatsoever. I am always attempting to improve the quality of my service and my report, and I will continue to adhere to the highest standards of the real estate industry and treat everyone with kindness, courtesy, and respect.

In the Summary page(s) you will find, in **BLUE**, a brief summary of any **CRITICAL** concerns of the inspection, as they relate to safety and function. Examples would be bare electrical wires, or active drain leaks. The complete list of items noted is found throughout the body of the report, including normal maintenance items. Be sure to read your entire report.

For your safety and liability, I recommend that you hire only licensed contractors when having any work done. If the living area has been remodeled or part of an addition, I recommend that you verify the permit(s) and certificate of occupancy. This is important because our inspection does not tacitly approve, endorse, or guarantee the integrity of any work that was done without a permit, and latent defects could exist.

Depending upon your needs and those who will be on this property, items listed in the body of the report may also be a concern for you; be sure to read your inspection report in its entirety.

Note: If there are no comments in **BLUE** below, there were no **CRITICAL** system or safety concerns with this property at the time of inspection.

This summary report will provide you with a preview of the components or conditions that need service or a second opinion, but it is not definitive. Therefore, it is essential that you read the full report. Regardless, in recommending service I have fulfilled my contractual obligation as a generalist, and therefore disclaim any further responsibility. However, service is essential and should be completed during your inspection contingency period, because a specialist could identify further defects or recommend some upgrades that could affect your evaluation of the property.

This report is the exclusive property of Cal Certified Inspections and the client whose name appears herewith, and its use by any unauthorized persons is prohibited.

Grounds		
Page 4 Item: 1	Driveway and Walkway Condition	<ul style="list-style-type: none"> • The brick walkways and steps were uplifted and damaged in several sections. Safety/trip hazard. Repair recommended.
Page 5 Item: 3	Vegetation Observations	<ul style="list-style-type: none"> • Prune or remove any plants or trees that are in contact or proximity to the house. Vegetation can trap moisture and cause potential damage to the structure over time.
Page 6 Item: 4	Gate Condition	<ul style="list-style-type: none"> • A wood gate had been removed near the entry. Replacement may be desired.
Page 6 Item: 5	Patio and Porch Deck	<ul style="list-style-type: none"> • The balcony/deck did not appear to be a safe structure. The deck was sloped and had shifted away from the house. In addition, there was a living space directly under the deck which was also a safety concern. I recommend further evaluation and recommendations for repair by a qualified contractor.
Page 6 Item: 6	Stairs & Handrail	<ul style="list-style-type: none"> • The wood entry steps were damaged. Safety/trip hazard. Repair recommended.
Page 7 Item: 7	Grounds Electrical	<ul style="list-style-type: none"> • Exterior lights were not covered as required for safety. Repair recommended. • A low voltage electrical wire was noted near the entry. The wire was less than 10' over the entry steps, which was a safety concern. I recommend correction by a qualified electrician.
Page 7 Item: 8	GFCI	<ul style="list-style-type: none"> • Although it may not have been required when the house was built, I recommend upgrading (or installing) GFCI safety receptacles on ALL outdoor receptacles in order to help prevent shock around water sources. The receptacle at the outdoor kitchen was not GFCI protected.
Page 7 Item: 9	Main Gas Valve Condition	<ul style="list-style-type: none"> • The gas meter did not include a seismic shut off valve, which may be a requirement in Topanga. I recommend inquiring with the listing agent and correction if needed.
Page 8 Item: 11	Water Pressure	<ul style="list-style-type: none"> • 200psi noted at the time of the inspection, which was far too high. Damage to the plumbing lines would be possible if not corrected. I recommend contacting a plumber adjust the water pressure to recommended levels of 60-70 psi.
Page 9 Item: 14	Balcony	<ul style="list-style-type: none"> • Also refer to "Grounds-Deck" section. • The wood balcony and balcony railings were damaged and should not be considered "safe". I recommend further evaluation and recommendations for repair by a qualified contractor.
Page 9 Item: 15	Patio Enclosure	<ul style="list-style-type: none"> • A wood patio cover was observed behind the house. The structure did not appear to be properly braced and could be moved by hand. Extensive termite damage also noted. Safety concern. I recommend removing the structure.
Page 10 Item: 16	Patio and Porch Condition	<ul style="list-style-type: none"> • The patio area was covered with red bricks. The bricks were uneven and uplifted in several areas, which may be a safety/trip hazard. I recommend further evaluation and repair by a qualified contractor.

Page 10 Item: 17	Fence Condition	<ul style="list-style-type: none"> • A concrete/cement retaining wall was located behind the property and the wall was significantly damaged and leaning toward the structure. Safety concern. I recommend further evaluation and recommendations for remedy by a qualified contractor.
Exterior Areas		
Page 11 Item: 1	Doors	<ul style="list-style-type: none"> • The exterior doors did not appear to be "plumb" around the door openings. The building may have shifted, causing the doors to become out of alignment. I recommend further evaluation and recommendations for repair by a qualified contractor.
Page 12 Item: 2	Window Condition	<ul style="list-style-type: none"> • The original wood windows needed maintenance. Peeling paint, weather damaged noted. Some windows appeared to be out of alignment, possibly due to a shifting structure. I recommend further evaluation and recommendations for repair by a qualified window contractor.
Page 12 Item: 3	Siding Condition	<ul style="list-style-type: none"> • The wood siding had indications of water damage and/or dry rot in some sections. I recommend further evaluation and repair/maintenance by a qualified contractor.
Roof		
Page 14 Item: 2	Chimney	<ul style="list-style-type: none"> • The tall brick chimney was leaning toward the front of the house and the chimney had partially separated from the structure. Safety concern. Although the chimney was not functional (no fireplace), for safety, I recommend further evaluation and recommendations for remedy by a qualified contractor. • The mortar on top of the chimney was cracked. Water infiltration/damage possible. I recommend further review and repair by a qualified chimney specialist.
Page 15 Item: 3	Sky Lights	<ul style="list-style-type: none"> • Dry water stains observed under the skylight. I recommend having a roofing contractor evaluate the skylight and other roof penetrations for adequate flashing.
Page 15 Item: 4	Spark Arrestor	<ul style="list-style-type: none"> • A rain hood was missing on the chimney. I recommend further evaluation by a qualified chimney/fireplace specialist.
Basement/Crawlspace		
Page 16 Item: 1	Walls	<ul style="list-style-type: none"> • Large cracks were observed at the visible foundation walls. Repairs can be expensive and further settling or damage could occur. Due to the age of this hillside structure, I recommend further evaluation by a qualified foundation contractor or structural engineer.
Page 17 Item: 2	Insulation	<ul style="list-style-type: none"> • Insulation was observed to be missing or out of place. I recommend repair/replacement to promote energy efficiency and also to help prevent rodent pathways. • A large amount of rodent and/or animal droppings were observed under the house. Health concern. I recommend further evaluation and recommendations for clean up by a qualified specialist.
Page 18 Item: 8	Columns	<ul style="list-style-type: none"> • Refer to "Structure-Basement/Crawlspace-Piers" notes.

Page 18 Item: 9	Piers	<ul style="list-style-type: none"> Columns/piers and foundation walls should be fully evaluated by a qualified foundation contractor. There was evidence that the structure had shifted and there were cracked/damaged foundation walls.
Water Heater		
Page 21 Item: 1	Base	<ul style="list-style-type: none"> The water heater should be sitting on an elevated base, not on the ground and/or wood. Water damage/rust possible if not corrected as needed.
Electrical		
Page 22 Item: 1	Electrical Panel	<ul style="list-style-type: none"> There was a Zinsco service panel present. Tens of thousands of these panels were installed in older homes. Since then, it has been determined that older Zinsco components are prone to problems that can lead to failures, lack of proper protection of circuits and other serious issues, including fire and electrocution. I could not definitively call this panel defective, but I recommend further review by a qualified and licensed electrician.
Page 23 Item: 4	Cable Feeds	<ul style="list-style-type: none"> There was an overhead service drop noted. Proper safety clearances were a concern and tape was wrapped around the connections. Safety concern. I recommend further evaluation by a qualified electrician.
Attic		
Page 24 Item: 2	Structure	<ul style="list-style-type: none"> Some water stains observed in the attic rafters. Although the stains appeared to be dry at the time of the inspection, the buyer may desire to have a roofing contractor further evaluate.
Page 25 Item: 4	Electrical	<ul style="list-style-type: none"> Old knob and tube wiring observed in the attic. This type of wiring is not longer installed due to safety issues. The old wiring may have been abandoned after newer wiring had been installed. However, I recommend further evaluation by a qualified electrician.
Page 25 Item: 6	Insulation Condition	<ul style="list-style-type: none"> There was no insulation in the attic area. The buyer may wish to add insulation to increase energy efficiency and interior comfort.
Interior Areas		
Page 26 Item: 2	Window Condition	<ul style="list-style-type: none"> Several windows were damaged and/or out of alignment with the window frame. I recommend further evaluation and repair/replacement by a qualified window contractor.
Page 27 Item: 3	Doors	<ul style="list-style-type: none"> Refer to "Exterior-Doors" notes.
Page 27 Item: 4	Electrical	<ul style="list-style-type: none"> The wood wall was water damaged with an electrical outlet attached. Safety hazard. I recommend further evaluation and repair by qualified contractor.
Page 28 Item: 7	Ceiling Condition	<ul style="list-style-type: none"> Several cracks were observed on the interior walls/ceiling. I recommend further review and recommendations for repair by a qualified contractor. The wood paneled ceiling was bowed and uneven. Repair/replacement recommended. There are numerous stains and patches on the ceiling. Unable to determine cause or origin. Recommend licensed roofing contractor further evaluate.

Page 29 Item: 9	Window-Wall AC or Heat	• There was a wall heater in the kitchen. For safety, I recommend removal.
Page 29 Item: 10	Balcony	• Refer to "Outside House-Grounds/Patio and Porch Deck" notes.
Page 29 Item: 11	Fireplace	• The fireplace had been covered with wood paneling and a wall heater had been installed as a replacement. For safety, I recommend further evaluation by a qualified contractor.
Page 30 Item: 12	Smoke Detectors	• Smoke detectors and carbon monoxide detectors were not observed in the living areas. Safety hazard. I recommend installation .
Kitchen		
Page 30 Item: 1	Cabinets	• The kitchen cabinets were damaged. Replacement recommended.
Page 30 Item: 2	Counters	• Tile kitchen counter tops were cracked and damaged in areas. Repair/replacement recommended.
Page 30 Item: 3	Dishwasher	• The dishwasher appeared to be past the intended service life of the appliance. Replacement recommended.
Page 31 Item: 5	Cook top condition	• The cook tops appeared to be past the intended service life of the appliances. Replacement recommended.
Page 31 Item: 7	Vent Condition	• Vent fan was inoperable. Repair/replacement recommended.
Page 31 Item: 8	Window Condition	• Refer to "Outside House-Exterior/Windows" notes.
Page 31 Item: 9	Floor Condition	• The kitchen floors were not level. Cause was undetermined. I recommend further evaluation and recommendation for repair by a qualified contractor.
Page 31 Item: 11	Ceiling Condition	• Refer to "Walls" notes.
Page 32 Item: 14	Wall Condition	• The kitchen ceiling/walls were cracked or damaged in some areas. I recommend further evaluation and recommendations for repair by a qualified contractor.
Bedrooms		
Page 33 Item: 2	Closets	• The closet doors were missing in the bedrooms. Replacement recommended.
Page 33 Item: 4	Electrical	• Electrical wiring noted in the master bedroom closet. The wiring did not appear to have been installed according to current safety codes. I recommend further evaluation and repair by a qualified electrician.
Page 33 Item: 5	Floor Condition	• The bedroom floors were not level. Cause undetermined. I recommend further evaluation by a qualified contractor.
Page 34 Item: 6	Smoke Detectors	• Smoke detectors were not installed in the bedrooms. Safety hazard. I recommend installation as needed.
Page 34 Item: 8	Window Condition	• Refer to "Exterior-Windows" notes.
Page 34 Item: 9	Ceiling Condition	• The wood ceilings were cracked in some areas. I recommend further evaluation and repair by a qualified contractor.
Page 34 Item: 10	Patio Doors	• The patio door in the master bedroom was not square to the door frame (gaps). Foundation shifting possible. I recommend further evaluation by a qualified contractor.

Bathrooms		
Page 34 Item: 2	Cabinets	<ul style="list-style-type: none"> • The wood cabinets/drawers were worn and in need of replacement/refinishing.
Page 34 Item: 3	Ceiling Condition	<ul style="list-style-type: none"> • Cracks in the bathroom ceiling. Repair recommended.
Page 34 Item: 4	Counters	<ul style="list-style-type: none"> • Damaged bathroom counters should be repaired/replaced.
Page 35 Item: 6	Electrical	<ul style="list-style-type: none"> • See GFCI notes.
Page 35 Item: 7	GFCI	<ul style="list-style-type: none"> • The GFCI electrical receptacle in the downstairs bathroom did not operate properly. Safety concern. I recommend further review and repair by a qualified electrician.
Page 36 Item: 9	Floor Condition	<ul style="list-style-type: none"> • The bathroom floors were damaged. Replacement recommended. • Also refer to "Inside House- Interior Areas/Floors" notes.
Page 36 Item: 13	Bath Tubs	<ul style="list-style-type: none"> • The tub tiles were damaged/missing. Repair recommended.
Page 36 Item: 14	Enclosure	<ul style="list-style-type: none"> • There was no shower curtain in the downstairs bathroom. Replacement needed before use.
Page 37 Item: 17	Window Condition	<ul style="list-style-type: none"> • The window latches were damaged in the upstairs bathroom. Repair/replacement recommended.
Page 37 Item: 18	Bathroom Wall Condition	<ul style="list-style-type: none"> • The wood walls in the bathrooms were cracked in some sections. Repair recommended.
Laundry		
Page 38 Item: 2	Dryer Vent	<ul style="list-style-type: none"> • The exterior dryer vent was damaged. Replacement recommended.
Page 38 Item: 3	Electrical	<ul style="list-style-type: none"> • See "GFCI" notes.
Page 38 Item: 4	GFCI	<ul style="list-style-type: none"> • I recommend upgrading the laundry area receptacle to GFCI protection within 6 feet of all potential wet locations for safety.
Page 38 Item: 7	Floor Condition	<ul style="list-style-type: none"> • Indications of water damage on the wood flooring. Replacement recommended.

THIS DOCUMENT INCLUDES THE

STANDARDS OF PRACTICE

FOR ALL RESIDENTIAL HOME INSPECTIONS

PLEASE READ CAREFULLY



***Cal Certified* Home Inspection Service - A Division of Kelcon Incorporated**

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1. Definitions and Scope

1.1. A general home inspection is a non-invasive, visual examination of the accessible areas of a residential property (as delineated below), performed for a fee, which is designed to identify defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. The scope of work may be modified by the Client and Inspector prior to the inspection process.

The general home inspection is based on the observations made on the date of the inspection, and not a prediction of future conditions.

The general home inspection will not reveal every issue that exists or ever could exist, but only those material defects observed on the date of the inspection.

1.2. A material defect is a specific issue with a system or component of a residential property that may have a significant, adverse impact on the value of the property, or that poses an unreasonable risk to people. The fact that a system or component is near, at or beyond the end of its normal useful life is not, in itself, a material defect.

1.3. A general home inspection report shall identify, in written format, defects within specific systems and components defined by these Standards that are both observed and deemed material by the inspector. Inspection reports may include additional comments and recommendations.

2. Limitations, Exceptions & Exclusions

2.1. Limitations:

An inspection is not technically exhaustive.

An inspection will not identify concealed or latent defects.

An inspection will not deal with aesthetic concerns or what could be deemed matters of taste, cosmetic defects etc.

An inspection will not determine the suitability of the property for any use.

An inspection does not determine the market value of the property or its marketability.

An inspection does not determine the insurability of the property.

An inspection does not determine the advisability or inadvisability of the purchase of the inspected property.

An inspection does not determine the life expectancy of the property or any components or systems therein.

An inspection does not include items not permanently installed.

These Standards of Practice apply only to properties with four or fewer residential units.

2.2. Exclusions:

I. The inspector is not required to determine:

Property boundary lines or encroachments.

The condition of any component or system that is not readily accessible.

The service life expectancy of any component or system.

The size, capacity, BTU, performance or efficiency of any component or system.

The cause or reason of any condition.

The cause for the need of correction, repair or replacement of any system or component.

future conditions.

Compliance with codes or regulations.

The presence of evidence of rodents, birds, animals, insects, or other pests.

The presence of mold, mildew or fungus.

The presence of airborne hazards, including radon.

The air quality.

The existence of environmental hazards, including lead paint, asbestos or toxic drywall.

The existence of electromagnetic fields.

Any hazardous waste conditions.

Any manufacturers' recalls or conformance with manufacturer installation, or any information included for consumer protection purposes.

Acoustical properties.

Correction, replacement or repair cost estimates.

Estimates of the cost to operate any given system.

II. The inspector is not required to operate:

Any system that is shut down.

Any system that does not function properly.

or evaluate low-voltage electrical systems such as, but not limited to:

1. Phone lines.
2. Cable lines.
3. Satellite dishes.
4. Antennae.
5. Lights.
6. Remote controls.

Any system that does not turn on with the use of normal operating controls.

Any shut-off valves or manual stop valves.

Any electrical disconnect or over-current protection devices.

Any alarm systems.

Moisture meters, gas detectors or similar equipment.

III. The inspector is not required to:

Move any personal items or other obstructions, such as, but not limited to: throw rugs, carpeting, wall coverings, furniture, ceiling tiles, window coverings, equipment, plants, ice, debris, snow, water, dirt, pets, or anything else that might restrict the visual inspection.

Dismantle, open or uncover any system or component.

Enter or access any area that may, in the opinion of the inspector, be unsafe.

Enter crawlspaces or other areas that may be unsafe or not readily accessible.

Inspect underground items, such as, but not limited to: lawn-irrigation systems, underground storage tanks or other indications of their presence, whether abandoned or actively used.

Do anything which may, in the inspector's opinion, be unsafe or dangerous to the inspector or others, or damage property, such as, but not limited to: walking on roof surfaces, climbing ladders, entering attic spaces, or negotiating with pets.

Inspect decorative items.

inspect common elements or areas in multi-unit housing.

Inspect intercoms, speaker systems or security systems.

Offer guarantees or warranties.

Offer or perform any engineering services.

Offer or perform any trade or professional service other than general home inspection.

Research the history of the property, or report on its potential for alteration, modification, extendibility or suitability for a specific or proposed use for occupancy.

Determine the age of construction or installation of any system, structure or component of a building, or differentiate between original construction and subsequent additions, improvements, renovations or replacements.

Determine the insurability of a property.

Perform or offer Phase 1 or environmental audits.

Inspect any system or component that is not included in these Standards.

3. Standards of Practice

3.1. Roof

I. The inspector shall inspect from ground level or the eaves:

The roof-covering materials;
The gutters;
The downspouts;
The vents, flashing, skylights, chimney, and other roof penetrations; and
The general structure of the roof from the readily accessible panels, doors or stairs.

II. The inspector shall describe:

The type of roof-covering materials.

III. The inspector shall report as in need of correction:

Observed indications of active roof leaks.

IV. The inspector is not required to:

Walk on any roof surface.
Predict the service life expectancy.
Inspect underground downspout diverter drainage pipes.
Remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces.
Move insulation.
Inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments.
Walk on any roof areas that appear, in the opinion of the inspector, to be unsafe.
Walk on any roof areas if it might, in the opinion of the inspector, cause damage.
Perform a water test.
Warrant or certify the roof.
Confirm proper fastening or installation of any roof-covering material.

3.2. Exterior

I. The inspector shall inspect:

The exterior wall-covering materials, flashing and trim;
All exterior doors;
Adjacent walkways and driveways;
Stairs, steps, stoops, stairways and ramps;
Porches, patios, decks, balconies and carports, railings, guards and handrails;
The eaves, soffits and fascia;
A representative number of windows; and vegetation, surface drainage, retaining walls and grading of the property, where they may adversely affect the structure due to moisture intrusion.

II. The inspector shall describe:

The type of exterior wall-covering materials.

III. The inspector shall report as in need of correction:

Any improper spacing between intermediate balusters, spindles and rails.

IV. The inspector is not required to:

Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting.
Inspect items that are not visible or readily accessible from the ground, including window and door flashing.
Inspect or identify geological, geotechnical, hydrological or soil conditions.
Inspect recreational facilities or playground equipment.
Inspect seawalls, breakwalls or docks.
Inspect erosion-control or earth-stabilization measures.
Inspect for safety-type glass.
Inspect underground utilities.
Inspect underground items.
Inspect wells or springs.
Inspect solar, wind or geothermal systems.
Inspect swimming pools or spas.
Inspect wastewater treatment systems, septic systems or cesspools.
Inspect irrigation or sprinkler systems.
Inspect drainfields or dry wells.
Determine the integrity of multiple-pane window glazing or thermal window seals.

3.3. Basement, Foundation, Crawlspace & Structure

I. The inspector shall inspect:

The foundation;
The basement;
The crawlspace; and structural components.

II. The inspector shall describe:

The type of foundation; and the location of the access to the under-floor space.

III. The inspector shall report as in need of correction:

Observed indications of wood in contact with or near soil;
Observed indications of active water penetration;
Observed indications of possible foundation movement, such as sheetrock cracks, brick cracks, out-of-square door frames, and unlevel floors; and any observed cutting, notching and boring of framing members that may, in the inspector's opinion, present a structural or safety concern.

IV. The inspector is not required to:

Enter any crawlspace that is not readily accessible or where entry could cause damage or pose a hazard to the inspector.
Move stored items or debris.
Operate sump pumps with inaccessible floats.
Identify the size, spacing, span or location or determine the adequacy of foundation bolting, bracing, joists, joist spans or support systems.
Provide any engineering or architectural service.
Report on the adequacy of any structural system or component.

3.4. Heating

I. The inspector shall inspect:

The heating system, using normal operating controls.

II. The inspector shall describe:

The location of the thermostat for the heating system;
The energy source; and
The heating method.

III. The inspector shall report as in need of correction:

Any heating system that did not operate; and if the heating system was deemed inaccessible.

IV. The inspector is not required to:

Inspect or evaluate the interior of flues or chimneys, fire chambers, heat exchangers, combustion air systems, fresh-air Intakes, humidifiers, dehumidifiers, electronic air filters, geothermal systems, or solar heating systems.
Inspect fuel tanks or underground or concealed fuel supply systems.
Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system.
Light or ignite pilot flames.
Activate heating, heat pump systems, or other heating systems when ambient temperatures or other circumstances are not conducive to safe operation or may damage the equipment.
Override electronic thermostats.
Evaluate fuel quality.
Verify thermostat calibration, heat anticipation, or automatic setbacks, timers, programs or clocks.

3.5. Cooling

I. The inspector shall inspect:

The cooling system using normal operating controls.

II. The inspector shall describe:

The location of the thermostat for the cooling system; and
The cooling method.

III. The inspector shall report as in need of correction:

Any cooling system that did not operate; and if the cooling system was deemed inaccessible.

IV. The inspector is not required to:

Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system.
Inspect portable window units, through-wall units, or electronic air filters.
Operate equipment or systems if the exterior temperature is below 65° Fahrenheit, or when other circumstances are not conducive to safe operation or may damage the equipment.
Inspect or determine thermostat calibration, cooling anticipation, or automatic setbacks or clocks.
examine electrical current, coolant fluids or gases, or coolant leakage.

3.6. Plumbing

I. The inspector shall inspect:

The main water supply shut-off valve;
The main fuel supply shut-off valve;
The water heating equipment, including the energy source, venting connections, temperature/pressure-relief (TPR) valves, Watts 210 valves, and seismic bracing;
Interior water supply, including all fixtures and faucets, by running the water;
All toilets for proper operation by flushing;
All sinks, tubs and showers for functional drainage;
The drain, waste and vent system; and
Drainage sump pumps with accessible floats.

II. The inspector shall describe:

Whether the water supply is public or private based upon observed evidence;
The location of the main water supply shut-off valve;
The location of the main fuel supply shut-off valve;
The location of any observed fuel-storage system; and
The capacity of the water heating equipment, if labeled.

III. The inspector shall report as in need of correction:

Deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously;
Deficiencies in the installation of hot and cold water faucets;
Mechanical drain stops that were missing or did not operate if installed in sinks, lavatories and tubs; and
Toilets that were damaged, had loose connections to the floor, were leaking, or had tank components that did not operate.

IV. The inspector is not required to:

Light or ignite pilot flames.
Measure the capacity, temperature, age, life expectancy or adequacy of the water heater.
Inspect the interior of flues or chimneys, combustion air systems, water softener or filtering systems, well pumps or tanks, safety or shut-off valves, floor drains, lawn sprinkler systems, or fire sprinkler systems.
Determine the exact flow rate, volume, pressure, temperature or adequacy of the water supply.
Determine the water quality, potability or reliability of the water supply or source.
Open sealed plumbing access panels.
Inspect clothes washing machines or their connections.
Operate any valve.
Test shower pans, tub and shower surrounds or enclosures for leakage or functional overflow protection.
Evaluate the compliance with conservation, energy or building standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping.
Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices.
Determine whether there are sufficient cleanouts for effective cleaning of drains.
Evaluate fuel storage tanks or supply systems.
Inspect wastewater treatment systems.
Inspect water treatment systems or water filters.
Inspect water storage tanks, pressure pumps, or bladder tanks.
Evaluate wait-time to obtain hot water at fixtures, or perform testing of any kind to water heater elements.
Evaluate or determine the adequacy of combustion air.
Test, operate, open or close: safety controls, manual stop valves, temperature/pressure-relief valves, control valves, or check valves.

examine ancillary or auxiliary systems or components, such as, but not limited to, those related to solar water heating and hot water circulation.

Determine the existence or condition of polybutylene plumbing.

3.7. Electrical

I. The inspector shall inspect:

The service drop;

The overhead service conductors and attachment point;

The service head, gooseneck and drip loops;

The service mast, service conduit and raceway;

The electric meter and base;

service-entrance conductors;

The main service disconnect;

Panelboards and over-current protection devices (circuit breakers and fuses);

service grounding and bonding;

A representative number of switches, lighting fixtures and receptacles, including receptacles observed and deemed to be arc-fault circuit interrupter (AFCI)-protected using the AFCI test button, where possible;

All ground-fault circuit interrupter receptacles and circuit breakers observed and deemed to be GFCIs using a GFCI tester, where possible; and smoke and carbon-monoxide detectors.

II. The inspector shall describe:

The main service disconnect's amperage rating, if labeled; and
the type of wiring observed.

III. The inspector shall report as in need of correction:

Deficiencies in the integrity of the service-entrance conductors' insulation, drip loop, and vertical clearances from grade and roofs;

Any unused circuit-breaker panel opening that was not filled;

The presence of solid conductor aluminum branch-circuit wiring, if readily visible;

Any tested receptacle in which power was not present, polarity was incorrect, the cover was not in place, the GFCI devices were not properly installed or did not operate properly, evidence of arcing or excessive heat, and where the Receptacle was not grounded or was not secured to the wall; and the absence of smoke detectors.

IV. The inspector is not required to:

Insert any tool, probe or device into the main panelboard, sub-panels, distribution panelboards, or electrical fixtures.

Operate electrical systems that are shut down.

Remove panelboard cabinet covers or dead fronts.

Operate or re-set over-current protection devices or overload devices.

Operate smoke or carbon-monoxide detectors.

Measure or determine the amperage or voltage of the main service equipment, if not visibly labeled.

Inspect the fire and alarm system or components.

Inspect the ancillary wiring or remote-control devices. Aactivate any electrical systems or branch circuits that are not energized.

Inspect low-voltage systems, electrical de-icing tapes, swimming pool wiring, or any time-controlled devices.

Verify the service ground.

Inspect private or emergency electrical supply sources, including, but not limited to: generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility.

Inspect spark or lightning arrestors.

Inspect or test de-icing equipment.

Conduct voltage-drop calculations.

Determine the accuracy of labeling.

Inspect exterior lighting.

3.8. Fireplace

I. The inspector shall inspect:

Readily accessible and visible portions of the fireplaces and chimneys;

Lintels above the fireplace openings;

Damper doors by opening and closing them, if readily accessible and manually operable; and

Cleanout doors and frames.

II. The inspector shall describe:

The type of fireplace;

III. The inspector shall report as in need of correction:

Evidence of joint separation, damage or deterioration of the hearth, hearth extension or chambers;

Manually operated dampers that did not open and close;

The lack of a smoke detector in the same room as the fireplace;

The lack of a carbon-monoxide detector in the same room as the fireplace; and

Cleanouts not made of metal, pre-cast cement, or other non-combustible material.

IV. The inspector is not required to:

Inspect the flue or vent system.

Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels.

Determine the need for a chimney sweep.

Operate gas fireplace inserts.

Light pilot flames.

Determine the appropriateness of any installation.

Inspect automatic fuel-fed devices. Inspect combustion and/or make-up air devices. Inspect heat-distribution assists, whether gravity-controlled or fan-assisted.

Ignite or extinguish fires.

Determine the adequacy of drafts or draft characteristics.

Move fireplace inserts, stoves or firebox contents. Perform a smoke test.

Dismantle or remove any component.

Perform a National Fire Protection Association (NFPA)-style inspection.

Perform a Phase I fireplace and chimney inspection.

3.9. Attic, Insulation & Ventilation

I. The inspector shall inspect:

Insulation in unfinished spaces, including attics, crawlspaces and foundation areas;

Ventilation of unfinished spaces, including attics, crawlspaces and foundation areas; and

Mechanical exhaust systems in the kitchen, bathrooms and laundry area.

II. The inspector shall describe:

The type of insulation observed; and the approximate average depth of insulation observed at the unfinished attic floor area or roof structure.

III. The inspector shall report as in need of correction:

The general absence of insulation or ventilation in unfinished spaces.

IV. The inspector is not required to:

Enter the attic or any unfinished spaces that are not readily accessible, or where entry could cause damage or, in the inspector's opinion, pose a safety hazard.

Move, touch or disturb insulation.

Move, touch or disturb vapor retarders.

Break or otherwise damage the surface finish or weather seal on or around access panels or covers.

Identify the composition or R-value of insulation material.

Activate thermostatically operated fans.

Determine the types of materials used in insulation or wrapping of pipes, ducts, jackets, boilers or wiring.

Determine the adequacy of ventilation.

3.10. Doors, Windows & Interior

I. The inspector shall inspect:

A representative number of doors and windows by opening and closing them;

floors, walls and ceilings;

Stairs, steps, landings, stairways and ramps;

Railings, guards and handrails; and

Garage vehicle doors and the operation of garage vehicle door openers, using normal operating controls.

II. Inspector shall describe:

Aa garage vehicle door as manually-operated or installed with a garage door opener.

III. Inspector shall report as in need of correction:

Improper spacing between intermediate balusters, spindles and rails for steps, stairways, guards and railings; photo-electric safety sensors that did not operate properly; and any window that was obviously fogged or displayed other evidence of broken seals.

IV. The inspector is not required to:

Inspect paint, wallpaper, window treatments or finish treatments or inspect floor coverings or carpeting.

Inspect central vacuum systems.

Inspect for safety glazing.

Inspect security systems or components.

Evaluate the fastening of islands, countertops, cabinets, sink tops or fixtures.

Move furniture, stored items, or any coverings, such as carpets or rugs, in order to inspect the concealed floor structure.

Move suspended-ceiling tiles.

Inspect or move any household appliances.

Inspect or operate equipment housed in the garage, except as otherwise noted.

Verify or certify the proper operation of any pressure-activated auto-reverse or related safety feature of a garage door

Operate or evaluate any security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state or federal standards.

Operate any system, appliance or component that requires the use of special keys, codes, combinations or devices.

Operate or evaluate self-cleaning oven cycles, tilt guards/latches, or signal lights.

Inspect microwave ovens or test leakage from microwave ovens.

Operate or examine any sauna, steam-generating equipment, kiln, toaster, ice maker, coffee maker, can opener, bread warmer, blender, instant hot-water dispenser, or other small, ancillary appliances or devices.

Inspect remote controls.

Inspect appliances.

Inspect items not permanently installed.

Discover firewall compromises.

Inspect pools, spas or fountains.

Determine the adequacy of whirlpool or spa jets, water force, or bubble effects

Determine the structural integrity or leakage of pools or spas.

From [International Standards of Practice for Performing a General Home Inspection - InterNACHI](http://www.nachi.org/sop.htm#ixzz37rsWXtCq) <http://www.nachi.org/sop.htm#ixzz37rsWXtCq>

