Inspection Report

LOCATED AT:
1546 Hayworth Ave
Los Angeles, California 90035

PREPARED EXCLUSIVELY FOR:
Janise Williams

INSPECTED ON:
Monday, November 20, 2023

Dennis Robb
(213) 663-4066
www.robbinspections.com

Receipt

1546 Hayworth Ave
Los Angeles, California 90035

Client: Janise Williams

Receipt Number: 356798800

Receipt Date: Monday, November 20, 2023

Quantity	Description	Unit Price	Amount
1	Base Amount	$1,125.00	$1,125.00

Subtotal:	$1,125.00
Credit / Debit:	-$1,125.00

Change Due

$0.00

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Table of Contents

INSPECTION CONDITIONS

WEATHER
Clear

TEMPERATURE
70's

BUILDING TYPE
Apartment Building - 5 units

STORIES
Two

UTILITY SERVICES
The utilities were on

BUILDING OCCUPIED
Yes.

CLIENT PRESENT
IMPORTANT: The client was not present during the inspection. This inspection is intended to guide the client and direct his attention to areas of concern, with the intention that they will where possible personally view and evaluate these areas, and follow up with additional specialists as needed. This report does not and is not intended to replace the client's own 'walk through' and personal inspection of the property. The client may have specific concerns or expectations for the property that this report may not specifically address. Any questions or concerns should be shared with the inspector before the close of escrow.

TERMS & STANDARDS

TERMS OF THE INSPECTION:

SERVICEABLE: It is the inspectors opinion that this item is doing the job for which it was intended and exhibits normal wear and tear.

NEEDS ATTENTION: It is the inspectors opinion that this item is in need of further investigation and/or repairs or appears to be at the end of its service life. The inspector has made the client aware of this situation by calling it "needs attention" in the report and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

NOT ACCEPTABLE: It is the inspectors opinion that this item is either a safety hazard or not functioning properly, The inspector has made the client aware of this situation by calling it "not acceptable" and it is then the clients responsibility to take appropriate action concerning the situation with the appropriate professional during the inspection contingency period and prior to the close of escrow.

STANDARDS OF PRACTICE:

A. The report conforms to the Standards and Practices of the American Society of Home Inspectors (ASHI) and the Business and Professions Code which defines a real estate inspection as a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

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

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

INTRODUCTORY COMMENTS

GENERAL NOTES

It is typical when a building is remodeled or repairs are undertaken that additional problems surface that were not noted on the inspection report. This is to be expected as walls, floors and ceilings are opened up during the work to reveal areas that were not accessible during the inspection. Any remodeling work undertaken on a property should be expected to reveal some of these problems and it is recommended that additional sums be set aside for this purpose.

The interior of the building has personal items and furniture blocking the view and therefore access to parts of the property.

This building inspection is for the current owner/caretaker/occupant. Our goal is to evaluate the major systems of the building and the general conditions so that you will better understand it's present actual condition This information may direct you to needed repairs and maintenance, or let you know what a perspective buyer will look at and may consider less than optimum. Some of the wording in the report may be from the perspective of what a new buyer would want to know, and may suggest additional specialist evaluation. These additional specialists may be desirable to fully evaluate some areas, and to provide price estimates. We appreciate your understanding if some of the language or phrasing is not appropriate for your specific situation. We will be happy to help clarify any confusions.

GENERAL CONDITION NOTES

There are several signs of moisture intrusion in the building. This is viewed as a concern and should be pursued so that all active sources of moisture entry are corrected by a mold and moisture inspection.

PLUMBING SYSTEM

While some plumbing observation may be code related, this inspection does not determine if the system complies with code. Supply and waste lines are inspected only where they are accessible and while operating accessible fixtures and drains. Performance of the water flow can vary during different times of the day and performance of the drain during actual usage is undetermined. Drain blockage is common in vacant property. It is advised to have any underground drain/sewer lines examined by a specialist with a camera to determine their actual condition. The following are not included; inaccessible supply or waste lines, leaks in inaccessible areas such as walls, underground or the crawl space, the interior of pipes for mineral or corrosive clogging, water hammering, solar equipment or water temperature, and the condition of shower pans or if a shower will leak when used. No water testing of any type is performed. The type of copper, whether it is M, L, or K, is not part of this inspection and will not be determined. The gas system is not tested for leaks and any underground or hidden gas lines are specifically excluded from this report. Determining the operation of sewer ejection systems is excluded from this inspection and it should be examined by a specialist. The angle stops under sinks and other plumbing valves, such as the main shut off valve, are not turned or tested. The finish fixtures as toilets, sinks and faucets etc are covered in the Kitchen and Bathroom section of this report.

MAIN WATER SUPPLY LINE

MAIN WATER LINE MATERIAL
Copper piping is viewed coming out of the ground by the building and as the main line runs underground from the street to the building, this appears to be the main water line. As the underground portion is not seen, no assumption is made as to its condition or material.

MAIN WATER SHUT OFF LOCATION
In the front of the building

CONDITION
Serviceable.

WATER SUPPLY PRESSURE REGULATOR

REG CONDITION
There was a pressure regulator observed on the water supply system. It is not known how well or if it is functioning as all its parts are enclosed inside the regulator casing.

WATER PRESSURE
Not Acceptable: some fixtures inside have no water flow, see interior bathroom and kitchen notes.

The volume of water coming out of the plumbing fixtures drops when multiple fixtures are operated at the same time. This is usually due to having older galvanized piping in the water supply system. Rust builds up inside the pipe to reduce the size and flow. It will not improve unless this piping is replaced.

The main water line has been partially turned off, indicating that the pressure regulator is broken or turned up to high. It should be repaired / replaced and the water valve turned back fully on.

PRESSURE RELIEF VALVE
A pressure relief valve was located for the main water line to help reduce the risk of pipe failure and flooding.

INTERIOR WATER SUPPLY LINES

WATER SUPPLY PIPING MATERIAL
The interior piping that supplies the water throughout the building is a combination of copper and galvanized steel piping with mostly galvanized risers and horizontal copper.

CONDITION
Not Acceptable:

The water lines are a combination of copper and galvanized steel piping. The original galvanized steel piping that is left in the system for the risers and under sinks has rust and is showing deterioration. The remaining galvanized steel pipes will need to be replaced in the future as they continue to wear out.

There are copper to galvanized steel piping connections without the proper fittings that keep these dissimilar metals apart (dielectric or brass fittings). These metals react against each other without these fittings and the galvanized piping corrodes faster. Even proper fittings are just a temporary solution and will not correct or stop corrosion or handle the problems of pipes rusting out. The remaining galvanized pipes will need to be replaced in time.

WASTE LINES

WASTE LINE MATERIAL
The piping that takes the waste water to the sewer system is a combination of different materials where visible

CONDITION
Not Acceptable:

There are areas on the waste lines with rust blisters where the material is failing and may seep or leak at any time under the structure due to original cast iron in use that is at the end of it's useful expected life span. These sections of pipe have failed and are ready for replacement at this time. The waste system should be fully evaluated by a plumbing specialist and repaired / replaced as needed.

Note: The water was not running while under the house, though it is noted that some apparent leaks may be occurring due to stains and water damage noted under the structure.




See bathroom and kitchen notes

WASTE LINE COMMENTS
Sewer clean out cover noted in garage floor at center rear.

GAS SYSTEM

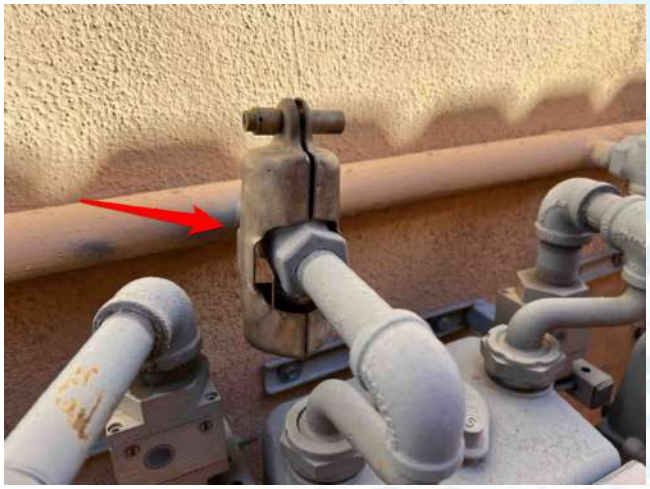
SEISMIC GAS SHUT OFF VALVE
There are automatic seismic gas shut off valves for all the gas meters in the building

GAS METER LOCATION

The 6 gas meters are located on the right side of the building

CONDITION

Needs Attention: The unit 4 gas was shut off at the meter and locked by the gas company. The gas systems in this unit were not tested such as the heater and gas stove / oven.



There are areas of rust on the gas piping on the property, these were seen at the meters .

There are no or improper gas line sediment traps installed in areas such as at the heater and water heater as required by today's standards.

COMMENTS

It is advised to have the gas provider inspect the gas system to determine its condition and check all the gas appliances and fixtures. This is usually a free service.

WATER HEATER

LOCATION

The water heater is located in the utility / laundry room at the right

LOCATION CONDITION

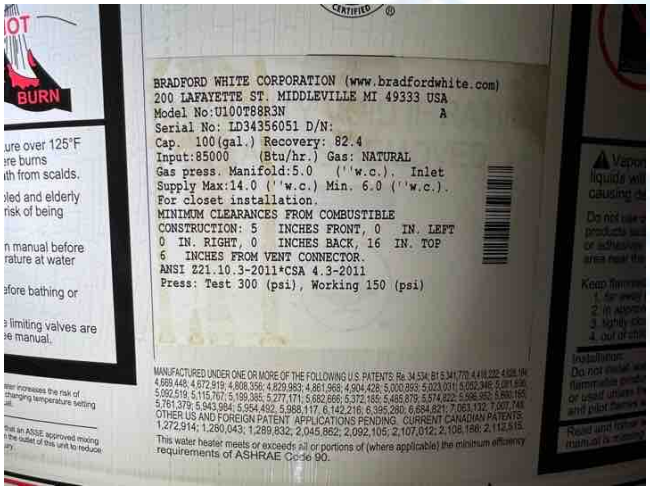
Needs Attention:

There is no drain pan below the water heater and this is advised in case the water heater leaks so that the water can be carried away from the living space.

FUEL
Gas

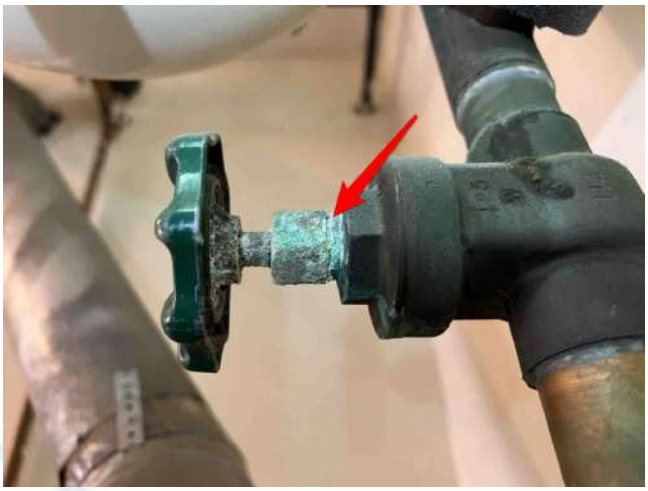
SIZE
100 Gallons

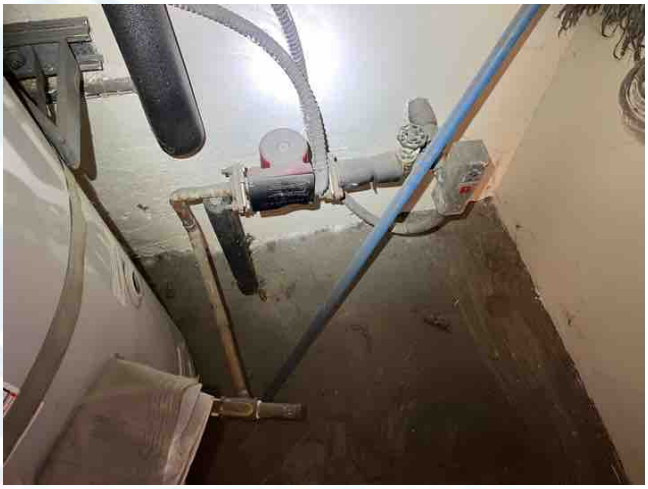
AGE
2014 - 9 year(s) old. Water heaters have an expected life of 8 - 12 years.



CONDITION

Needs Attention: Areas of corrosion to some plumbing connections and older valves should be repaired and older valves replaced with modern ball valves.





The water heater is old and nearing the end of its expected life span.

COMBUSTION AIR

Serviceable.

WATER HEATER STRAPPING AND SUPPORT

Serviceable, the water heater is strapped to help prevent movement in case of seismic activity.

TEMPERATURE/PRESSURE RELIEF VALVE

Serviceable, where visible.

VENTING

Serviceable, where visible.

RECIRCULATING PUMP

Serviceable, While this recirculation pump for the hot water system appears to be on and operating, this is a closed system and cannot be verified as working, and its effectiveness or distribution is unknown.

COMMENTS
The adequacy or efficiency of the hot water heater cannot be determined in a limited time visual inspection. It is not known how hot the water will get or how long it will last and this is many times a matter of personal preference.

PLUMBING COMMENTS

GENERAL COMMENTS
It is advisable to have a licensed plumber examine the system and make all needed repairs to ensure a properly installed and correctly operating plumbing system. This investigation of the system should be done prior to the expiration of the contingency period so the repair or replacement costs are known and unexpected expenses are avoided. It is expected that when the plumbing specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but refer it over to them when problems show up in the system.

SCOPE SEWER COMMENTS
The sewer lines that go out to the sewer system are installed underground and are not visible. Their condition is unknown. The only way to determine what is going on with them is to have them checked out with a camera by a specialist to determine their true condition and any needed repairs. NOTE: there is a distinction between 'waste lines' and 'sewer lines' - while both take the drain / waste water away from sinks and toilets and out of the structure, the 'waste line' is under the structure, sometimes visible and sometimes not, and the 'sewer lines' start 2 feet outside the house and extends to the city sewer. A typical 'sewer line inspection' is only the portion outside the structure to the city sewer, and not under the structure. Some plumbers can also inspect the 'waste / drain' lines actually under the structure, using a smaller video camera system. This is a separate specialty inspection.

IMPORTANT! a recent change in LA building code requires that any structure built before 1965 that is undergoing plumbing repair or building remodeling with permits is required to have a video inspection of the sewer line between the house and the public sewer main to check for the presence of concrete sewer pipe, and if found, this may need to be repaired or replaced.

ELECTRICAL SYSTEM

Electrical features are operated with normal controls. The general wiring, switches, outlets and fixtures are randomly checked in accessible areas. Wiring in the main box is inspected by removing the cover if accessible. While some observations may be code related, this inspection does not determine if the system complies with code. The inspection does not determine electrical capacity, determine over current capacity for any item including appliances, compare circuit breaker capacity to installed appliance rating. Also excluded are interior or exterior low voltage wiring or fixtures, telephone, security, intercom, stereo, cable or satellite TV, remote controls or timers. The exterior lighting, landscape lighting or any lighting outside the footprint of the building is not inspected. Light bulbs are not removed or changed during an inspection. This inspection does not certify or warrant the system to be free of risk of fire, electrocution or personal injury or death.

MAIN ELECTRICAL SERVICE

TYPE OF ELECTRICAL SERVICE
The electricity is supplied by an overhead line from the power pole, 120/240 Volts

BUILDING ELECTRICAL SERVICE
Needs Attention:
The electrical wire and house connection is an older style connection, on a wood block bolted through the roof. These can require high maintenance and it is recommended that it be upgrade and replaced to a newer style mainstay.

MAIN PANEL LOCATION
The main panel is located at the rear exterior in a cabinet. 6 meters and main breakers. 1 for each unit and 1 for the "house" common areas.

MAIN PANEL AMPERAGE
Service Amperage - 40 Amps for each unit and 30 Amps for the common areas.

TYPE OF CIRCUIT PROTECTION DEVICE
The main panel has cartridge fuses and the subpanel has circuit breakers.

MAIN PANEL CONDITION
Needs Attention:
The amount of amperage in the main electrical panel is considered insufficient for a building this size. This panel was installed at a time when the amount of power consumed and the number of electrical appliances a building used were a lot less. Upgrade of the panel should be considered when feasible.

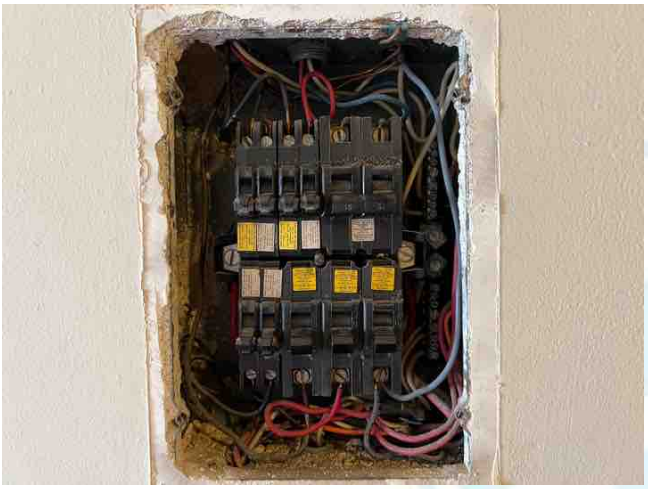
MAIN PANEL FUSES
Needs Attention: This cartridge fuse system is older. It is past the end of its expected life span. As with all older systems it it will be more prone to failure due to its age and design. It may be advised to have an electrician examine it now to determine any needed repairs and replacement costs.

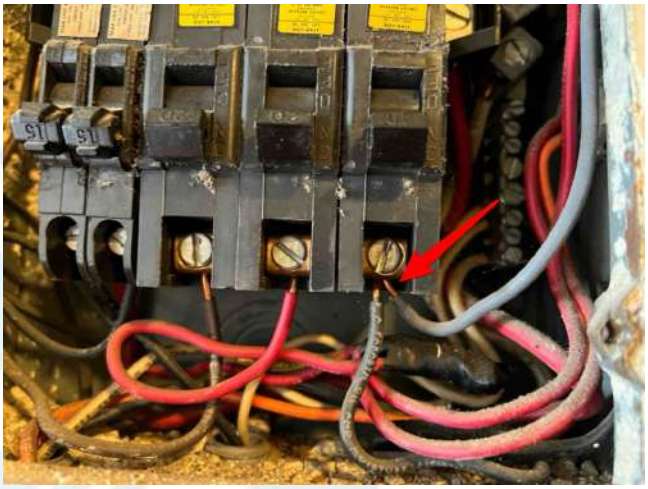
GROUNDING SYSTEM
The connection of the grounding wires to the grounding system is not visible. It should be connected to a grounding rod and/or the cold water piping system but in many cases these connections are not observable and are covered over within the building.

ELECTRICAL SUBPANELS

SUBPANEL LOCATION
There are 6 electrical subpanels, 1 in each unit and 1 next to the main meters.

SUBPANEL CONDITION
Not Acceptable:
At unit 5, There is more than one wire connected to a single circuit breaker, where only one wire should be connected to each breaker. This can sometimes cause overloading of the wires or breakers. It also can cause the wires to have improper contact with the breaker and arc between the wire and the breaker.





This panel and circuit breaker system is an old "Stab-Lok" or "FPE" (Federal Pacific Electric) system. It is past the end of its expected life span. As with all older systems it will be more prone to failure due to its age and design. Some of these older systems have a reputation for unreliability, failing to trip, jamming, or overheating. Electricians may recommend the panel be replaced for safety.

The circuit breakers in the panel(s) do not have a complete directory so it is not known what each breaker controls (or protects) in the building.

PANEL COMMENTS

Units 1-4 panels were painted onto the walls and the covers were not removed.

INTERIOR ELECTRICAL WIRING

TYPE OF WIRING
The wiring was observed to be the plastic insulated type in the sampling of outlets opened for inspection. There may be other types of wiring in the system that were not visible.

TYPE OF WIRING CONDUIT
The conduit that carries the wiring is a combination of different types

WIRING CONDITION
Serviceable, where visible.

OUTLETS

CONDITION
A representative sampling of outlets were tested and those that were checked were found to be in working order.

GFCI OUTLETS
Not Acceptable:
There are some areas that do not appear to have the required GFCI safety devices (Ground Fault Circuit Interrupter)

Note: These are required in specific areas near water such as in the bathrooms, kitchens, laundry, garage and exterior outlets.

FIXTURES

CONDITION
Not Acceptable: There is a fixture that is hanging down from the ceiling with exposed wires such as in the unit 5 hall.

There are light fixtures that did not work. This can be a burnt out bulb but it is not known exactly why they are not working such throughout some units.

SWITCHES

CONDITION
Note: There are mystery switches found and it is not known what exactly they operate. These may operate switched outlets or other items, but these were not traced, located or tested. It is advised to check with the owner regarding these.

SMOKE ALARMS

CONDITION
Not Acceptable:
There are missing smoke detectors in areas such as in unit 2 bedrooms and throughout unit 3.

The unit 4 smoke alarms appear old, the manufacturer recommends that they be replaced after 10 years to ensure safe operation and reliability.

CARBON MONOXIDE DETECTOR
There was no carbon monoxide detector located in some units such as 3 and 4. This device may be required for each floor of the structure. If further information is needed check with a retrofitting specialist.

ELECTRICAL COMMENTS

GENERAL COMMENTS
It is advisable to have an electrician examine the system and make all needed repairs to ensure a properly installed and correctly operating electrical system. It is expected that when the electrical specialist checks out the system they will find more problems as this is a general inspection and not designed to list every fault but to isolate areas in need of further detailed inspections.

NOTES
The wiring that is enclosed within the walls and ceilings and other parts of the structure is not visible and its condition cannot be fully determined. No representation is made as to its status.

HEATING & COOLING SYSTEM

While some observations may be code related, this inspection does not determine if the system complies with code. Weather permitting the systems are operated with normal controls. In order not to damage the system, the air conditioners are not activated if the outdoor temperature is below 65 degrees. Gas furnaces are not checked for carbon monoxide leakage or fire risks. There are carbon monoxide and fire detection devices which can be purchased and installed, which we recommend. Air ducts and registers are randomly checked for air flow. Heat exchangers are specifically excluded from the inspection. They are visually obstructed by the design of the system and a complete inspection requires special tools and disassembly, which is beyond the scope of the inspection. The following items are beyond the scope of the inspection; balance of the air flow, capacity or velocity of the air flow, humidifiers, air duct cleanliness, the ability of the system to heat or cool evenly, the presence of toxic or hazardous material or asbestos, system refrigerant levels, cooling or heating capacity to determine if its sufficient for the building, electronic air filters, solar equipment, programmable thermostats and determining the remaining life of the system. Window A/C's are not built in units and therefore not inspected.

HEATING

LOCATION
Each unit has its own heater.

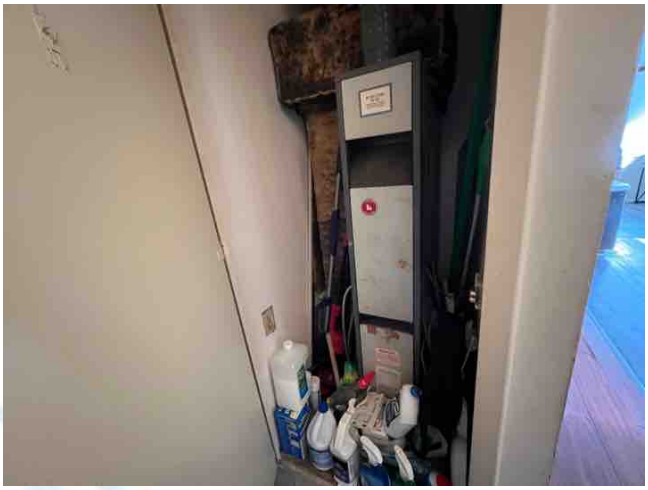
SYSTEM TYPE
Units 1, 2, 4 and 5 have gas fired forced air units.

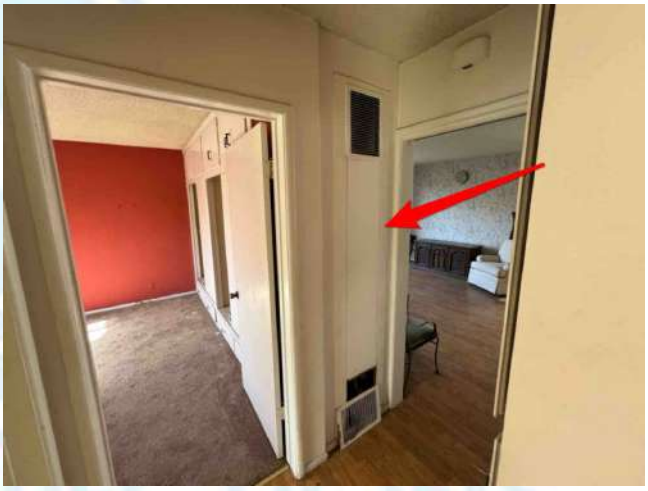
Unit 3 has a gas wall heater.

CONDITION
Serviceable for unit 1. Upgraded central HVAC system.

Not Acceptable: inoperative systems found for unit 2, 3, 4 and 5.

These systems are old, past their expected 15-20 year life, are of working, are off or blocked and will need to be repaired / replaced. Three appear original and one is from 2001.





THERMOSTAT
Needs Attention:

The thermostat is old and nearing the end of its life for units 2, 3, 4 and 5.

VENTING
Needs Attention:
The furnace vent line goes into piping made of older materials. Many manufacturers specify that a new metal vent pipe be installed when the new furnace is installed. This older piping can allow condensation to run back into the furnace causing it to rust prematurely or not vent properly. Some of these older vents have been known to contain asbestos.

The roof weather / rain cap is missing and the vent / caps are rusted in areas.

RETURN AIR AND FILTERS
Needs Attention:
The air filter is dirty and needs to be replaced (or if reusable, cleaned). It should be changed regularly for all systems.

This air return is drawing it's "supply air" from the walls / ceilings in an unsealed return. This is no longer recommended as this can draw in odors, dust, etc from inside the walls / ceilings, and is less efficient as this air requires more heating / cooling, and causes the conditioned house air to be expelled through house cracks and gaps to make room for this new air to enter. It is recommended that a return duct and grill be fully sealed.

GENERAL COMMENTS

It is advised to keep the units serviced and cleaned on a periodic basis to ensure safe and properly functioning systems. It is beyond the scope of the inspection to inspect the inner workings of the systems including the fireboxes and electrical components. This can and should be done by a licensed heating contractor at this time.

COOLING

LOCATION

There is no central cooling system in the building

TYPE

The air conditioning systems are the window or wall style units

CONDENSER CONDITION
Not Acceptable: the systems are older and inoperative or blocked. They should be repaired / replaced as they are well past their expected life span.

HEATING AND COOLING COMMENTS

COMMENTS
Per the California Energy Commission, "Beginning October 1, 2005, Title 24 of the Building Energy Efficiency Standards requires that ducts be tested for leaks when a central air conditioner or furnace is installed or replaced. Ducts that leak 15% or more must be repaired" A property inspection will not be able to determine if air loss (leaky ducts etc) exceeds the maximum allowed of 15%. This test can only be done by a qualified technician and is beyond he scope of this inspection. It is advised to consult with a qualified specialist on this matter as the examination may determine that repairs or replacement of the ducting system is required.

The ducting that is hidden from view inside walls and ceilings, in hard to access portions of the attic is not visible and its condition and material is unknown. Additionally abandoned ducting is not inspected or commented on as a part of this inspection.

ATTIC & ROOF SYSTEM

ATTIC

ACCESS TO ATTIC
The attic access is in the unit 4 hallway and unit 3 bedroom closet

ACCESS CONDITION
Needs Attention:
There is not a complete firewall separating each unit's attic space as is recommended to reduce any risk of fire and one of the firewalls is damaged / has a hole.


AREA OF ATTIC
There appears to be an attic space over the entire floor plan of the building

TYPE OF ATTIC FRAMING
The attic has conventional framing in it


ATTIC FRAMING CONDITION
Needs Attention:

There are areas of stains on the framing lumber. See roof notes for details on any needed repairs.

ATTIC CONDITION
Serviceable, where visible.

ATTIC VENTILATION
Serviceable.

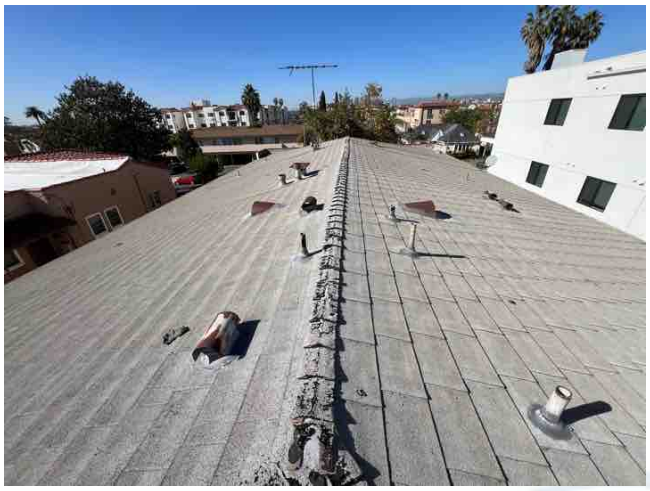
INSULATION CONDITION
Needs Attention:
There is little insulation provided in the attic. When this building was built it was not common to install the amount that is required today. 8 - 12 inches of insulation is standardly recommended in the attic for energy savings.

ROOF

ROOF STYLE
The roof is a combination of styles

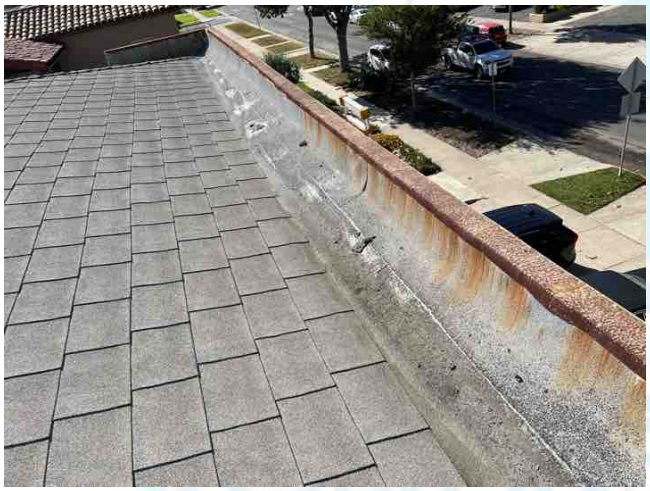
SLOPED ROOFING MATERIAL

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



FLAT ROOFING MATERIAL

The roofing material on the low sloped roof is rolled composition roofing.



ROOF ACCESS

The roof was walked on to inspect it.

SHINGLE ROOF COVERING STATUS

Not Acceptable: all the ridge caps need to be replaced on the roof as they are missing / damaged.

There are areas of damaged and deteriorated shingles.

Note: the shingle roof has cracking and wear due to age, it is near or at the end of its expected life span.

FLAT ROOF COVERING STATUS
Not Acceptable: the front section of rolled roofing has holes, damage and will need to be replaced.

Note: There are areas where water will pond on the roof as is the nature of flat roofing, these areas will typically wear out quicker than the remainder of the roof.

Additionally a white reflective roof coating is recommended on this roof for energy savings.

EXPOSED FLASHINGS

CONDITION
Needs Attention: the front parapet cap is rusted and should be replaced.

The metal flashings are rusting and corroded in areas.

There are gaps in the mastic, where the mastic is cracked and in need of repairs.

The flashings have been covered over with mastic which is a temporary solution and will require regular maintenance to help ensure a leak free condition.

There are flashing with missing rain / weather caps.

Some of the flashings are missing screens to prevent animals from entering into the area below them.

The satellite dish was bolted directly through the roof material and is not considered a reliable installation and will require maintenance to ensure the penetrations remain sealed.

GUTTERS, DOWNSPOUTS & ROOF DRAINAGE

GUTTER CONDITION
Needs Attention:

There are rusty areas in the gutter system.

DOWNSPOUT CONDITION
Needs Attention:
The downspouts do not all route the water away from the building but instead deposit it next to the structure which commonly causes problems to the foundation over time. Ideally these would extend 4-6 feet away from the foundation.

ROOF COMMENTS

COMMENTS
A licensed roofing contractor should examine the roof and make all needed repairs (or replacements) to ensure a long lasting leak free condition. The roofing contractor may find more problems with the roof and this is why it is being referred to a specialist so they can determine all the problems and give an accurate estimate of the costs involved

ROOF COMMENTS
It is important for all roofs to have regular maintenance, including cleaning out the gutters and drainlines and ensuring all the penetrations are properly sealed

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

EXTERIOR

The exterior is viewed in a cursory fashion. Areas of the exterior that are hidden from view by vegetation or stored items cannot be judged and are not a part of this inspection. Minor cracks are typical in many exterior wall coverings and most do not represent a structural problem. Peeling and cracking exterior paint on windows, doors and trim allow water to enter and cause damage and deterioration. It is important to keep these exterior surfaces properly painted and/or sealed. All exterior grades should allow for surface and roof water to flow away from the foundation and exterior walls. Chimney Inspection: This inspection is limited to those areas visible and readily accessible to the general inspector. Due for the potential for hidden damage within a chimney, it is advised to have any fireplace and chimney system fully examined by a qualified chimney specialist using a video camera to determine and report on the structural integrity and fire safety aspects of these systems.

EXTERIOR COVERING OF THE BUILDING

MATERIAL
The exterior surface of the building is stucco.

CONDITION
Needs Attention:
There is typical cracking in the exterior stucco.

The stucco has minor peeling and some deteriorated in areas near the level of the soil.

ADDITIONAL NOTES

There is no weep screed installed as part of the stucco system. This is a piece of metal trim installed at the bottom of the stucco. Weep screeds were not required at the time this stucco was installed and so are not part of this system. As a result there may be times where the moisture behind the stucco does not drain properly or moisture wicks up into the stucco from the earth.

EXTERIOR WINDOW SURFACES

MATERIAL

The exterior window surfaces are various types of materials.

CONDITION

Needs Attention: the older jalousie type (glass slats) window at the laundry should be replaced for security.

SCREENS

Needs Attention:

There are damaged and torn areas of screens.

COMMENTS
Note: The security bars on the windows have release latches in case of fire. These bars are not tested as a part of this property inspection. It is advised to have the owner demonstrate how these releases work.

Needs attention: some rust and wear noted on exterior bar surfaces.

EXTERIOR DOOR SURFACES

MATERIAL
The exterior door surfaces are various types of material.

CONDITION
Needs Attention: the laundry exterior door is damaged it should be replaced or repaired with an exterior weather rated door.

SCREENS
Needs Attention:
Some of the screens are damaged and torn in areas.

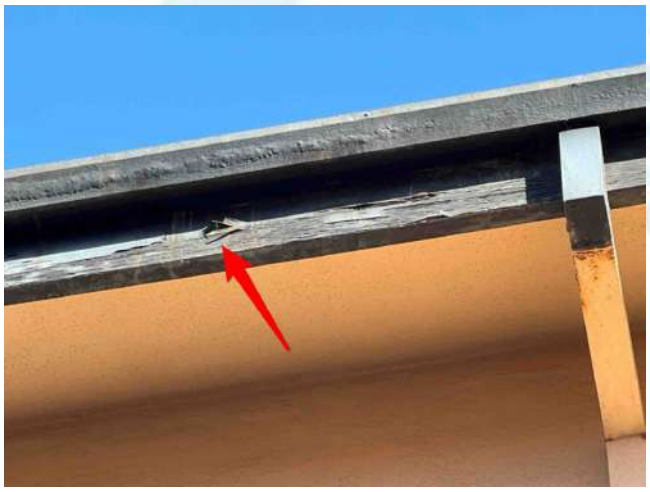
EXTERIOR DOOR THRESHOLDS

CONDITION
Needs Attention:
There are areas missing thresholds to prevent water intrusion such as at the laundry.

EXTERIOR TRIM

MATERIAL
The exterior trim surfaces are wood

CONDITION
Needs Attention:
The trim is deteriorated in areas.



DECKS AND BALCONIES

TYPE
The deck has a waterproof coating on the surface of it

BALCONY CONDITION

Not Acceptable: the rear exterior unit 5 balcony is heavily damaged and appears to be leaking. It will need repairs / replacements.

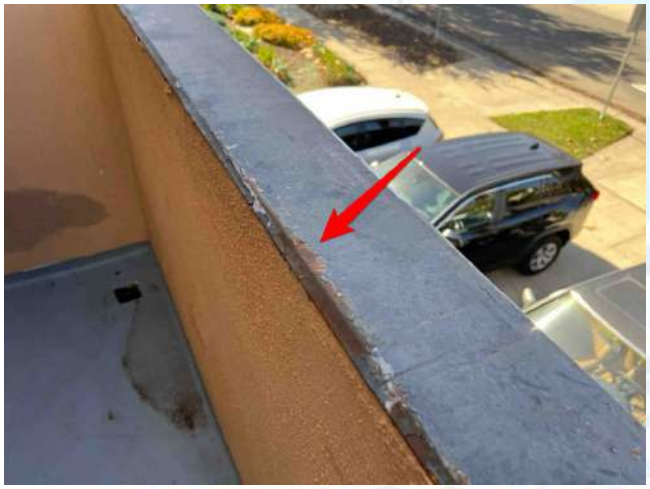
There are cracks in the surface of the balconies for units 3, 4 and 5, these should be repaired to prevent moisture intrusion into the structures.

RAILINGS

CONDITION

Needs Attention: there is cracking in the stucco railings and wall connections as from settlement which may be due to moisture getting into the balcony / deck due to surface cracks.

The railings are worn and the paint is peeling.



EXTERIOR STAIRS

CONDITION

Needs Attention: the stairs are cracked / damaged at the front and rear steps at the bottom of the stairs.

GROUNDS

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geo-technical engineer should be consulted. Proper grading is important to keep water away from the foundation. If it is not raining during the inspection the course of water flowing toward the structure or off the site cannot be observed. The soil should slope away from the structure to prevent problems caused by excess water not flowing away properly. Gutter discharge should be directed away from the foundation for the same reason. Out buildings, such as storage sheds, on the property are excluded from the inspection. Fire pits, a B.B.Q. and other similar items are not inspected nor is the gas to them tested or lit. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems. Landscape lighting, sprinklers and their timers are not part of a general property inspection. The inspection report does not include the identification of the property boundaries.

DRIVEWAY

CONDITION
Needs Attention:
There are cracked areas in the driveway that are typical for the age and style of construction.

WALKWAYS

CONDITION
Needs Attention:

There are cracked areas of the walkways that are typical for the age and style of construction.

LANDSCAPING

CONDITION
The grounds on the property have generally been maintained

DRAINAGE

SITE
Flat site

DRAINAGE CONDITION
Needs Attention:
There are planters that may not be properly drained and may not have proper moisture barriers to prevent seepage into the structure

The sections of the site is are relatively flat, it is expected that there will be some areas where water will pool during rainy periods.

COMMENTS
Determining the adequacy of the grounds to shed water and prevent moisture intrusion into the structure is beyond the scope of the inspection. It is advised to obtain the history of any drainage problems and monitor the site regarding water run-off and drainage in general. This inspection does not address drainage issues further than 6 feet from the building. Additionally drainage systems that are not visible such as underground systems are not evaluated or inspected. If more information is required it is advised to consult with a drainage specialist.

PROPERTY WALLS, FENCES & GATES

CONDITION
Needs Attention: the left over wood forms under the rear block wall should be removed and concrete added to support the areas.

GROUNDS COMMENTS

GENERAL COMMENTS
This report does not include identification of property boundaries. A licensed surveyor would be the person to determine where they are.

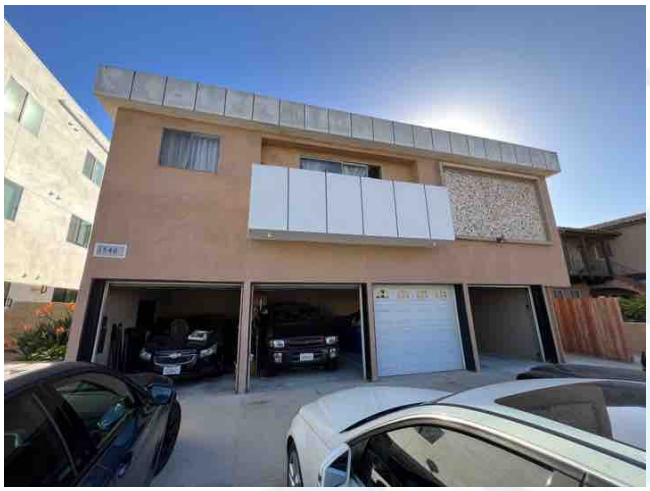
GROUNDS COMMENTS
The manual or automatic sprinkler systems of the property are not tested or examined. These are not part of any property inspection. Area drains are not tested as part of this inspection and their condition is unknown. It is recommended that these be tested and cleaned as necessary to ensure they function properly.

GARAGE - CARPORT

Garage doors, starting in 1992, were required to have an electronic beam installed across the garage door opening to automatically reverse the garage door if there was a blockage of the beam. This prevents the door from closing and damaging people or objects that may be in the garage door opening when the door is operated. Prior to the above date, some garage doors had an automatic reverse feature that operated on pressure. If while descending, the door met resistance, it would automatically reverse and not continue to close.

STYLE

LOCATION
The property has 4 single door attached garages.



FLOOR

CONDITION
Needs Attention:
There are cracks in the garage floor slab that are typical for the age and style of construction. These cracks can be aggravated by settlement and earthquake activity.

GARAGE DOORS

TYPE
The 4 single garage doors are the sectional type

CONDITION
Needs Attention:

There are weather beaten areas of the garage jambs

HARDWARE
Serviceable.

OPENERS
Not Acceptable: the two right doors have openers, the middle right opener is not working properly, beeps and shut automatically. It has been unplugged.

Both existing motors are on extension cord wiring and need outlets installed for permanent power without the use of cords.

INTERIOR

CONDITION
Needs Attention:

The garage interior has areas of moisture stains and damage on the ceiling between the left two doors and in the cabinets.

The garage interior has areas of damage at the right lower wall. This may be moisture related.

GARAGE COMMENTS

GARAGE COMMENTS

The pressure reverse feature of the garage door is not checked by the inspector as it may damage the garage door to stop it during its operation.

The remote garage door opener was not tested or found. Check with the seller if any remote exists.

FOUNDATION SYSTEM

Structural comments are of the conditions observed at the time of the inspection and are the opinion of the inspector and not fact. If further information or facts are needed, they can be obtained through a structural engineer or foundation expert. The inspection does not determine the potential of the structure to experience future problems, geological conditions or the potential of the underlying soils to experience movement or water flow or whether the soil is stable. If any form of prior structural movement is reported you should expect future movements and possible repairs. The inspection does not calculate crawl space ventilation capacities, deck and balcony capacity, retaining wall conditions, construction material type, quality or capacity. It does not address the existence of prior repairs, the potential of future repairs, failure analysis, documentation of all possible movement or cracks in floor slabs covered by floor furnishings. It is typical for concrete floor slabs to have some cracks as a result of the normal drying process of the concrete plus the stress occurring by settlement and seismic activity. Crawl spaces are observed in a cursory fashion and wood probing is not done and wood damage, dryrot and termites are not part of this inspection but part of the structural pest control operators report.

FOUNDATION

CRAWL SPACE
Needs Attention: dampness noted in areas around waste lines as from leaks. The water was not on and running at each fixture when under the home.

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

There is dirt to wood contact, this dirt should be cleared away from the wood to prevent damage / deterioration.

Roots noted growing under the house from planters.

RAISED FOUNDATION
Serviceable.

The concrete foundation has some typical cracking, but was in functional condition for a building of this age. Cracking does not appear to be significant at this time. If a more detailed evaluation is required, it could be obtained from a structural engineer or foundation specialist.

FOUNDATION BOLTING

The structure has some original anchor bolts. There are not many of these bolts and it does not meet today's standards that have been established for bolting. This would be evaluated by a foundation expert if additional work was to be undertaken to bring it up to these standards.

FOUNDATION CRIPPLE WALLS

There are no perimeter cripple walls in this type of structure.

FLOOR FRAMING

Needs Attention:

There are stained and deteriorated areas of floor framing - it is advisable to consult the structural pest control operator report for more information on this situation.

POSTS AND PIERS

Needs Attention:

Some posts have shifted and are out of plumb.

The piers and posts that hold up the structure are undermined in areas where the earth under them has been removed. They do not have full bearing on the soil and cannot give full support.

FOUNDATION VENTS
Needs Attention:
The access door to the crawl space is damaged and needs to be repaired or replaced as it does not fully close to prevent animal from entering.

FOUNDATION COMMENTS

GENERAL COMMENTS
There are chalky areas on the concrete. These are an indication that water has entered the concrete and crawl space during wet weather and brought salts out of the concrete when it came to the surface.

The planters next to the foundation may be trapping water in them and causing the concrete of the foundation in this area to be wet during heavy rains and to deteriorate over time. It is advised to ensure the planters have proper drainage to take the water away from the structure.

INTERIOR

INTERIOR ROOMS

Unit 1 INTERIOR ROOMS INTERIOR

INTERIOR ROOMS
Needs Attention:
there are areas of moisture stains and damage on the living room ceilings / walls and the main bedroom ceiling / closet ceiling.

Unit 2 INTERIOR ROOMS INTERIOR

INTERIOR ROOMS
Needs Attention:
there are areas of moisture stains and damage on the ceilings / walls of the living area, kitchen / dining areas and bathrooms.

Unit 3 INTERIOR ROOMS INTERIOR

INTERIOR ROOMS
Needs Attention:

there are areas of moisture stains and damage on the ceilings / walls in the kitchen.

Unit 4 INTERIOR ROOMS INTERIOR

INTERIOR ROOMS
Needs Attention:
there are areas of moisture stains and damage in the bathrooms.

Unit 5 INTERIOR ROOMS INTERIOR

INTERIOR ROOMS
Needs Attention:

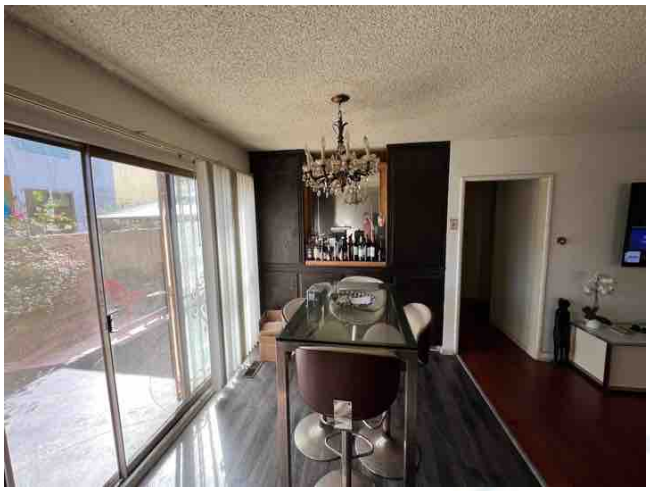
there are areas of moisture stains and damage in the bathrooms walls / ceilings

DOORS

EXTERIOR DOORS CONDITION

Not Acceptable: The exterior sliders throughout all units are older, worn, hard to slide, have damaged / missing handles and will need general repairs / replacements.

the sliding glass doors do not appear to have tempered glass or a safety film installed on them. Having one or the other reduces the danger of bodily harm should the glass be broken and in some cities is required at the time of sale.



INTERIOR DOORS CONDITION

Needs Attention: Security screen doors swing out over the steps which can pose a trip / fall hazard.

there are interior doors that have some damage at the base, missing or no door stops and that are out of adjustment and could use repair throughout the units.

WINDOWS

WINDOW CONDITION

Not Acceptable: there are cracked window panes in areas and such as at unit 2 and unit 5.

the windows do not work well and are generally difficult to operate. They will need adjustments or repairs to operate properly throughout the units.

WINDOW COMMENTS

Many single pane windows were present. It is recommend to upgrade all windows to the dual pane type for energy efficiency and reliability / ease of use.

FLOORS

GENERAL CONDITION
Needs Attention: The flooring is worn / stained throughout and will need carpet replacements and wood or vinyl repairs / refinishing throughout all the units.

INTERIOR COMMENTS

COMMENTS
There are areas of stress cracks in the walls and ceilings. These stress cracks appear to be cosmetic in nature and would normally be patched and painted.

This is a general visual inspection, there was no destructive or intrusion testing performed. The intention of this report is to inform the client of the overall condition of the property and the material defects therein, not to itemize or list all the individual flaws.

There are areas of textured ceilings (acoustic) in the building, these may contain asbestos but would have to be tested in a laboratory to determine if this was the case.

There are areas of possible mold and mildew observed in areas of the building. It is advised to have this examined and fully checked out by a mold specialist to ensure any problem is identified and corrected.

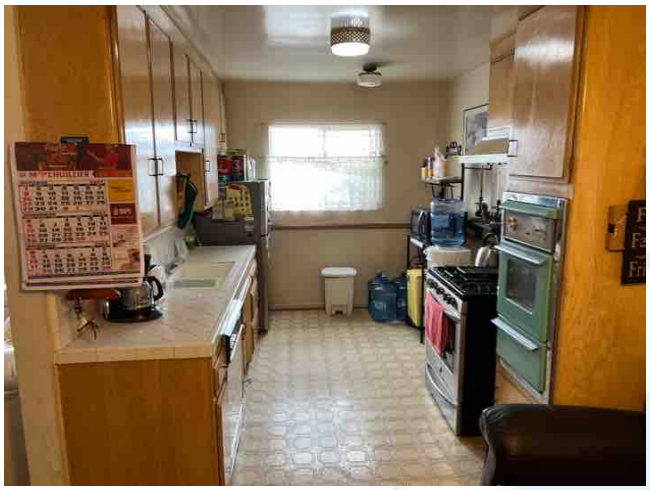
There is evidence of insect infestation as seen in unit 4.

KITCHEN

KITCHEN AREA

Unit 1 KITCHEN AREA KITCHEN

COUNTERS
Needs Attention: damaged tile on counter.




CABINETS
Needs Attention:
The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.

GARBAGE DISPOSAL
Not Acceptable:
The disposal did not operate when it was turned on. It is not known why it was not working, it may need repair/replacement.

DISHWASHER
Not Acceptable:
The dishwasher is not operational.

OVEN
Not Acceptable:
The built in oven does not work and would need repair.

VENTILATION FAN
Not Acceptable:
The fan in the kitchen is not working.

Unit 2 KITCHEN AREA KITCHEN

WALLS AND CEILINGS
Needs Attention:




The ceiling has areas of stains and damage on it.

COUNTERS
Needs Attention: the counter is cracked / damaged.

CABINETS
Needs Attention:
The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.

DRAIN
Needs Attention: the sink drains slowly.

OVEN
Not Acceptable:
The oven does not work and would need repair.

VENTILATION FAN
Needs Attention: the vent is very dirty / greasy.

The light in the kitchen fan is not working.

Unit 3 KITCHEN AREA KITCHEN

WALLS AND CEILINGS
Not Acceptable: The ceiling and walls have water damage especially around the window.




COUNTERS
Needs Attention: the counter is damaged.

CABINETS
Not Acceptable:

The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.

SINK
Not Acceptable: The sink backs up and does not drain properly.

DRAIN
Not Acceptable: The drain is leaking into the cabinet below.

GARBAGE DISPOSAL
Not Acceptable: Inoperative and rusted disposal.

DISHWASHER
Due to the clogged drain the dishwasher could not be checked.

COOKTOP TYPE
The kitchen has a gas cooktop, the gas is off to the unit and it could not be tested.

OVEN TYPE
The kitchen has a gas oven, the gas is off to the unit at the meter and it could not be tested.

VENTILATION FAN
Not Acceptable: The vent is not working.

Unit 4 KITCHEN AREA KITCHEN

WALLS AND CEILINGS
Serviceable.

GARBAGE DISPOSAL
Not Acceptable:
There are exposed electrical wires running to the garbage disposal.

DISHWASHER
Needs Attention:

A proper air gap or high drain loop is not installed in the dishwasher drain line. This is considered a vital part of a dishwasher installation and usually a standard requirement. Some manufacturers do not require this component as it is built into the machine and the installation instructions could be checked.

VENTILATION FAN
Serviceable. Note: This is the type of vent fan that recirculates the air and does not vent to the exterior but filters it back into the interiors.

Unit 5 KITCHEN AREA KITCHEN

WALLS AND CEILINGS
Needs Attention:




The ceiling has areas of stains and damage on it in cabinets with some cracked and peeling paint throughout.

COUNTERS
Needs Attention: the counter is cracked and damaged.

CABINETS
Needs Attention:

The cabinet area below the sink has damage/deterioration which appears to have been caused by moisture.

FAUCET
Not Acceptable:
The kitchen faucet drips continuously.

The kitchen faucet is loose and not properly attached to the sink.

DRAIN
Needs Attention:
The drain has some corrosion / rust in areas.

GARBAGE DISPOSAL
Not Acceptable:
The disposal did not operate when it was turned on. It is not known why it was not working, it may need repair/replacement.

DISHWASHER
Not Acceptable:
The dishwasher is not operational.

COOKTOP
Not Acceptable: the system is inoperative.

OVEN
Not Acceptable:
The oven does not work and would need repair / replacement.

VENTILATION FAN
Needs Attention: the vent button is damaged.

KITCHEN COMMENTS

KITCHEN COMMENTS
Refrigerators, ice makers, the water line to the refrigerator and water purifiers are not part of a general inspection. This is due to there being many components that can not be accurately tested for efficiency and function such as cooling controls, ice maker function and freezing ability. It is recommended that these units be serviced by a manufacturer's authorized technician at this time.

LAUNDRY

LOCATION
Common laundry located at right exterior closet / utility room.

LAUNDRY AREA
Needs Attention:
There are areas of moisture stains and damage on the lower walls.

TYPE OF CLOTHES DRYER HOOKUPS
A gas dryer hook-up was observed in the laundry area

CONDITION OF CLOTHES DRYER HOOKUPS
There are coined dryer hookups present (1 present) but they are not tested and the dryer was not tested.

Needs Attention: the exterior dryer vent cover is damaged / missing.

CONDITION OF CLOTHES WASHER HOOKUPS

There are coined washer facilities present (1 unit present) but they were not tested. Also the washer was not tested.

LAUNDRY SINK AND FAUCETS

Needs Attention: the sink surface is worn and peeling.

LAUNDRY COMMENTS

The laundry area drain, supply and vent line connections that are hidden inside the walls / ceilings and floors are not viewed or inspected as they are not visible. It is unknown where these terminate or their condition.

BATHROOM

Unit 1

LOCATION
Unit 1 hallway bathroom with shower only




WALLS AND CEILING
Needs Attention:
There is damage on the walls.

SINKS
Needs Attention: The galvanized is rusted under the sink.

SHOWER WALLS
Needs Attention: The shower grout is stained and worn.

BATH VENTILATION
Needs Attention: The vent light is not working and the switch is loose.

Unit 1 Secondary

LOCATION
Unit 1 hallway with tub / shower combo.

FAUCETS
Needs Attention: The hot water has little to no flow in the sink faucet.

SINKS
Needs Attention: The stopper is missing.

TUB FIXTURES
Not Acceptable: The tub is clogged and does not drain. The stopper is not working.

SHOWER FIXTURES
Needs Attention: There is no shower head.

BATH VENTILATION
Needs Attention: The vent is noisy.

Unit 2

LOCATION
Unit 2 hallway shower only.




WALLS AND CEILING
Needs Attention:
There is moisture damage on the walls / ceilings.

SINKS
Needs Attention: The sink is loose at the wall.

TOILETS
Not Acceptable: The toilet is running continuously, is noisy and the bolts are rusted as from leaks.

The toilet is loose and not properly attached to the floor. It needs to be properly bolted down.

SHOWER WALLS
Needs Attention: The shower tile has cracked tile and deteriorated grout.

SHOWER ENCLOSURE
Needs Attention: The latch is not working for the shower enclosure.

Unit 2 Secondary

LOCATION
Unit 2 hallway with tub / shower combo.




WALLS AND CEILING
Needs Attention:
There is moisture damage on the walls and ceilings.

CABINETS
Needs Attention:
The cabinets have areas of damage.

SINKS
Needs Attention: The sink is worn and peeling.

TOILETS
Not Acceptable: The floor is soft / damaged around the toilet as from leaks at the toilet area.

TUB FIXTURES
Needs Attention: The tub and shower fixtures are worn and corroded.

SHOWER WALLS
Needs Attention: There is cracked tile and deteriorated grout in the shower.

Unit 3

LOCATION
Unit 3 with shower only.




DRAIN
Not Acceptable:
The drain has some corrosion / rust in areas.

TOILETS
Not Acceptable: The toilet supply has staining under it and may be leaking.

SHOWER FIXTURES
Not Acceptable: There shower fixtures are not working and have no flow.

SHOWER WALLS
Needs Attention:
The shower has areas of deteriorated grout.

SHOWER ENCLOSURE
The shower enclosure is an older style of 'safety' glass, this is no longer considered safe by today's standards and replacement with a tempered glass enclosure is advised for safety, this would be an upgrade.

BATH VENTILATION
Not Acceptable: The heat in the vent fan is not working.

Unit 3 Secondary

LOCATION
Unit 3 hallway with tub / shower combo.




WALLS AND CEILING
Needs Attention:
There is moisture damage at the shower.

FAUCETS
Not Acceptable: One faucet handle is not working and has no flow.

SINKS
Needs Attention: The sink is cracked and rusted.

DRAIN
Needs Attention:
The drain has some corrosion / rust in areas.

MIRRORS
Needs Attention:
The mirror is cracked.

SHOWER FIXTURES
Not Acceptable: The handles leak.

SHOWER WALLS
Needs Attention:
The shower has areas of deteriorated grout.

SHOWER ENCLOSURE
Needs Attention: Half the enclosure door is missing.

BATH VENTILATION
Not Acceptable:
The bathroom exhaust fan did not work.

Unit 4

LOCATION
Unit 4 hall with tub / shower combo

WALLS AND CEILING
Needs Attention:
There is moisture damage on the ceiling and the wall paper is peeling in the walls.

CABINETS
Needs Attention:
The cabinet(s) below the sink have areas of staining.

FAUCETS
Needs Attention:
There's some corrosion to the supply lines under the sink.

SINKS
Needs Attention: The sink is worn and deteriorated.

DRAIN
Not Acceptable: The drain is leaking and has a note on the sink not to use it.

The drain has some corrosion / rust in areas.

TUB FIXTURES
Needs Attention:
The tub stopper did not work.

SHOWER FIXTURES
Needs Attention: The handles leak during use.

SHOWER WALLS
Needs Attention: The shower wall have cracked tile and deteriorated grout.

BATH VENTILATION
Not Acceptable:
The bathroom exhaust fan did not work.

Unit 4 Secondary

LOCATION
Unit 4 hallway with shower only.




WALLS AND CEILING
Needs Attention:
There is moisture damage near the shower.

SINKS
Not Acceptable: The sink / faucets are not working.

The bathroom sink is cracked.

SHOWER FIXTURES
Not Acceptable: The shower is not working.

SHOWER WALLS
Not Acceptable: The shower walls have large areas of damaged and deteriorated grout.

SHOWER ENCLOSURE
Needs Attention: The enclosure sticks and will need repairs.

BATH VENTILATION
Not Acceptable:
The bathroom exhaust fan did not work.

Unit 5

LOCATION
Unit 5 hallway with shower only.




WALLS AND CEILING
Not Acceptable:
There is moisture damage on the wall outside the shower

DRAIN
Needs Attention: The drain is rusted / worn.

TOILETS
Needs Attention: The bolts are rusted as from leaks at the toilet area.

SHOWER WALLS
Needs Attention: The shower walls have cracked tile and deteriorated grout.

SHOWER ENCLOSURE
Needs Attention: The enclosure does not latch and close.

Unit 5 Secondary

LOCATION
Unit 5 hallway with tub / shower combo.

CABINETS
Needs Attention:
The cabinet base below the sink has moisture damage.

FAUCETS
Needs Attention:
There's some corrosion to the supply lines under the sink.

SINKS
Needs Attention:
The bathroom sink stopper(s) does not work properly.

The bathroom sink is draining slowly.

DRAIN
Needs Attention:
The drain has some corrosion / rust in areas.

TUB FIXTURES
Needs Attention: The overflow is damaged.

The tub drains slowly.

The tub stopper did not work.

The tub spout has gaps at the wall connection.

SHOWER WALLS
Needs Attention: The tile is cracked with stained and deteriorated grout.

BATH VENTILATION
Needs Attention:
The bathroom exhaust fan is noisy / loud.

INSPECTION LIMITATIONS

OUR GOAL: Our Goal is to enlighten you as to the condition of the property by identifying material defects that would significantly affect the property and therefore your decisions concerning it. We strive to add significantly to your knowledge of the building. Thus the goal is not to identify every defect concerning the property but focus upon the material defects and thereby put you in a much better position to make an informed decision.

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

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

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

PRE-INSPECTION AGREEMENT: Terms and conditions crucial to interpretation of the report are contained in a separate pre-inspection agreement. Do not use this report without consulting the pre-inspection agreement as use of this report constitutes the acceptance of all the terms, conditions and limitations in that agreement.

MOLD, MILDEW & FUNGI: Mold, mildew and fungus are specifically excluded from the inspection and the report. The inspector is not qualified to note the presence or absence of mold. In some cases mold has been found to be a serious problem and should not be overlooked. Because we do not inspect for mold, should you have any concerns at all about mold or the future discovery of mold, we always recommend that a buyer has a building inspected for mold during the contingency period and prior to the close of escrow.

WOOD DESTROYING ORGANISMS: Termites, dryrot, wood rot and wood destroying organisms are covered by the structural pest control operator's report. These are not part of the inspection and the inspector will not be inspecting for them. The Business and Professions Code prohibits anyone but licensed structural pest control operators from commenting on this subject.

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

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

INSPECTION LIMITATIONS: This is a limited time visual inspection. It excludes any items we cannot directly observe such as chimney interiors, furnace heat exchangers, underground piping, etc. These are specialty inspections and those inspections can be arranged using specialized equipment. Additionally we do not inspect to see if components are installed properly. We do not have the specialized training, instruction sheets or manuals to determine if they meet manufacture's or building code requirements for installation, which can be quite varied. This is part of the specialist's inspection and any questions concerning installation would best be answered by the specialist.

THE STANDARD OF PRACTICE FOR HOME INSPECTIONS AND THE CODE OF ETHICS FOR THE HOME INSPECTION PROFESSION

AMERICAN SOCIETY OF HOME INSPECTORS

www.ashi.org

TABLE OF CONTENTS

The American Society of Home Inspectors, Inc.®
932 Lee Street, Suite 101
Des Plaines, IL 60016

800-743-ASHI/2744

HOME INSPECTION

Home inspections were being performed in the mid 1950s and by the early 1970s were considered by many consumers to be essential to the real estate transaction. The escalating demand was due to a growing desire by consumers to learn about the condition of a house prior to purchase. Meeting the expectations of consumers required a unique discipline, distinct from construction, engineering, architecture, or municipal building inspection. As such, home inspection requires its own set of professional guidelines and qualifications. The American Society of Home Inspectors (ASHI) formed in 1976 and established the ASHI Standard of Practice for Home Inspections and Code of Ethics to help buyers and sellers make real estate transaction decisions based on accurate information.

American Society of Home Inspectors

As the oldest and most respected organization of home inspectors in North America, ASHI takes pride in its position of leadership. Its Membership works to build public awareness of home inspection and to enhance the technical and ethical performance of home inspectors.

Standard of Practice for Home Inspections

The ASHI Standard of Practice for Home Inspections guides home inspectors in the performance of their inspections. Subject to regular review, the Standard of Practice for Home Inspections reflects information gained through surveys of conditions in the field and of the consumers' interests and concerns. Vigilance has elevated ASHI's Standard of Practice for Home Inspections so that today it is the most widely-accepted home inspection guideline and is recognized by many government and professional groups as the definitive standard for professional performance.

Code of Ethics for the Home Inspection Profession

ASHI's Code of Ethics stresses the home inspector's responsibility to report the results of the inspection in a fair, impartial, and professional manner, avoiding conflicts of interest.

ASHI Membership

Selecting the right home inspector can be as important as finding the right home. ASHI Certified Inspectors have performed no fewer than 250 fee-paid inspections in accordance with the ASHI Standard of Practice for Home Inspections. They have passed written examinations testing their knowledge of residential construction, defect recognition, inspection techniques, and report-writing, as well as ASHI's Standard of Practice for Home Inspections and Code of Ethics. Membership in the American Society of Home Inspectors is well-earned and maintained only through meeting requirements for continuing education.

Find local ASHI Inspectors by calling 1-800-743-2744 or visiting the ASHI Web site at www.ashi.org.

ASHI STANDARD OF PRACTICE FOR HOME INSPECTIONS

1. INTRODUCTION

The American Society of Home Inspectors®, Inc. (ASHI®) is a not-for-profit professional society established in 1976. Membership in ASHI is voluntary and its members are private home *inspectors.* ASHI's objectives include promotion of excellence within the profession and continual improvement of its members' *inspection* services to the public.

2. PURPOSE AND SCOPE

2.1 The purpose of this document is to establish a minimum standard (Standard) for *home inspections* performed by *home inspectors* who subscribe to this Standard. *Home inspections* performed using this Standard are intended to provide the client with information about the condition of inspected *systems* and *components* at the time of the *home inspection.*

2.2 The *inspector* shall:

A. *inspect readily accessible,* visually observable, *installed systems* and *components* listed in this Standard.

B. provide the client with a written report, using a format and medium selected by the *inspector,* that states:

1. those *systems* and *components* inspected that, in the professional judgment of the *inspector,* are not functioning properly, significantly deficient, *unsafe*, or are near the end of their service lives,
2. recommendations to correct, or monitor for future correction, the deficiencies reported in 2.2.B.1, or items needing *further evaluation* (Per Exclusion 13.2.A.5 the *inspector* is NOT required to determine methods, materials, or costs of corrections.),
3. reasoning or explanation as to the nature of the deficiencies reported in 2.2.B.1, that are not self-evident,
4. those *systems* and *components* designated for inspection in this Standard that were present at the time of the *home inspection* but were not inspected and the reason(s) they were not inspected.

C. adhere to the ASHI® Code of Ethics for the Home Inspection Profession.

2.3 This Standard is not intended to limit the *inspector* from:

A. including other services or *systems* and *components* in addition to those required in Section 2.2.A.

B. designing or specifying repairs, provided the *inspector* is appropriately qualified and willing to do so.

C. excluding *systems* and *components* from the *inspection* if requested or agreed to by the client.

3. STRUCTURAL COMPONENTS

3.1 The *inspector* shall:

A. *inspect structural components* including the foundation and framing.

B. *describe:*

1. the methods used to inspect *under-floor crawlspaces* and attics.
2. the foundation.
3. the floor structure.
4. the wall structure.
5. the ceiling structure.
6. the roof structure.

3.2 The *inspector* is NOT required to:

A. provide *engineering* or architectural services or analysis.

B. offer an opinion about the adequacy of *structural systems* and *components.*

C. enter *under-floor crawlspace* areas that have less than 24 inches of vertical clearance between *components* and the ground or that have an access opening smaller than 16 inches by 24 inches.

D. traverse attic load-bearing *components* that are concealed by insulation or by other materials.

4. EXTERIOR

4.1 The *inspector* shall:

A. *inspect:*

1. *wall coverings,* flashing, and trim.
2. exterior doors.
3. attached and adjacent decks, balconies, stoops, steps, porches, and their associated railings.
4. eaves, soffits, and fascias where accessible from the ground level.
5. vegetation, grading, surface drainage, and retaining walls that are likely to adversely affect the building.
6. adjacent and entryway walkways, patios, and driveways.

B. *describe wall coverings.*

4.2 The *inspector* is NOT required to *inspect:*

A. screening, shutters, awnings, and similar seasonal accessories.

B. fences, boundary walls, and similar structures.

C. geological and soil conditions.

D. *recreational facilities.*

E. outbuildings other than garages and carports.

F. seawalls, break-walls, and docks.

G. erosion control and earth stabilization measures.

5. ROOFING

5.1 The *inspector* shall:

A. *inspect:*

1. roofing materials.
2. *roof drainage systems.*
3. flashing.
4. skylights, chimneys, and roof penetrations.

B. *describe:*

1. roofing materials.
2. methods used to *inspect* the roofing.

5.2 The *inspector* is NOT required to *inspect:*

A. antennas.

B. interiors of vent *systems,* flues, and chimneys that are not *readily accessible.*

C. other *installed* accessories.

6. PLUMBING

6.1 The *inspector* shall:

A. *inspect:*

1. interior water supply and distribution *systems* including fixtures and faucets.
2. interior drain, waste, and vent *systems* including fixtures.
3. water heating equipment and hot water supply *systems*.
4. vent *systems*, flues, and chimneys.
5. fuel storage and fuel distribution *systems*.
6. sewage ejectors, sump pumps, and related piping.

B. *describe:*

1. interior water supply, drain, waste, and vent piping materials.
2. water heating equipment including energy source(s).
3. location of main water and fuel shut-off valves.

6.2 The *inspector* is NOT required to:

A. *inspect*:

1. clothes washing machine connections.
2. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
3. wells, well pumps, and water storage related equipment.
4. water conditioning *systems*.
5. solar, geothermal, and other renewable energy water heating *systems*.
6. manual and automatic fire extinguishing and sprinkler *systems* and landscape irrigation *systems*.
7. septic and other sewage disposal *systems*.

B. *determine:*

1. whether water supply and sewage disposal are public or private.
2. water quality.
3. the adequacy of combustion air *components.*

C. measure water supply flow and pressure, and well water quantity.

D. fill shower pans and fixtures to test for leaks.

7. ELECTRICAL

7.1 The *inspector* shall:

A. *inspect*:

1. service drop.
2. service entrance conductors, cables, and raceways.
3. service equipment and main disconnects.
4. service grounding.
5. interior *components* of service panels and subpanels.
6. conductors.
7. overcurrent protection devices.
8. a *representative number* of *installed* lighting fixtures, switches, and receptacles.
9. ground fault circuit interrupters and arc fault circuit interrupters.

B. *describe:*

1. amperage rating of the service.
2. location of main disconnect(s) and subpanels.
3. presence or absence of smoke alarms and carbon monoxide alarms.
4. the predominant branch circuit wiring method.

7.2 The *inspector* is NOT required to:

A. *inspect*:

1. remote control devices.
2. or test smoke and carbon monoxide alarms, security *systems*, and other signaling and warning devices.
3. low voltage wiring *systems* and *components*.
4. ancillary wiring *systems* and *components* not a part of the primary electrical power distribution system.
5. solar, geothermal, wind, and other renewable energy *systems*.

B. measure amperage, voltage, and impedance.

C. determine the age and type of smoke alarms and carbon monoxide alarms.

8. HEATING

8.1 The *inspector* shall:

A. *open readily openable access panels.*

B. *inspect*:

1. *installed* heating equipment.
2. vent *systems*, flues, and chimneys.
3. distribution systems.

C. *describe:*

1. energy source(s).
2. heating *systems*.

8.2 The *inspector* is NOT required to:

A. *inspect:*

1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. heat exchangers.
3. humidifiers and dehumidifiers.
4. electric air cleaning and sanitizing devices.
5. heating *systems* using ground-source, water-source, solar, and renewable energy technologies.
6. heat-recovery and similar whole-house mechanical ventilation *systems*.

B. *determine:*

1. heat supply adequacy and distribution balance.
2. the adequacy of combustion air *components*.

9. AIR CONDITIONING

9.1 The *inspector* shall:

A. open *readily openable access panels.*

B. *inspect:*

1. central and permanently *installed* cooling equipment.
2. distribution *systems*.

C. *describe:*

1. energy source(s).
2. cooling *systems*.

9.2 The *inspector* is NOT required to:

A. *inspect* electric air cleaning and sanitizing devices.

B. determine cooling supply adequacy and distribution balance.

C. *inspect* cooling units that are not permanently *installed* or that are *installed* in windows.

D. *inspect* cooling *systems* using ground-source, water-source, solar, and renewable energy technologies.

10. INTERIORS

10.1 The *inspector* shall inspect:

A. walls, ceilings, and floors.

B. steps, stairways, and railings.

C. countertops and a *representative number* of *installed* cabinets.

D. a *representative number* of doors and windows.

E. garage vehicle doors and garage vehicle door operators.

F. *installed* ovens, ranges, surface cooking appliances, microwave ovens, dishwashing machines, and food waste grinders by using *normal operating controls* to activate the primary function.

10.2 The *inspector* is NOT required to *inspect:*

A. paint, wallpaper, and other finish treatments.

B. floor coverings.

C. window treatments.

D. coatings on and the hermetic seals between panes of window glass.

E. central vacuum *systems*.

F. *recreational facilities.*

G. *installed* and free-standing kitchen and laundry appliances not listed in Section 10.1.F.

H. appliance thermostats including their calibration, adequacy of heating elements, self cleaning oven cycles, indicator lights, door seals, timers, clocks, timed features, and other specialized features of the appliance.

I. operate, or confirm the operation of every control and feature of an inspected appliance.

11. INSULATION AND VENTILATION

11.1 The *inspector* shall:

A. *inspect:*

1. insulation and vapor retarders in unfinished spaces.
2. ventilation of attics and foundation areas.
3. kitchen, bathroom, laundry, and similar exhaust *systems*.
4. clothes dryer exhaust *systems*.

B. *describe:*

1. insulation and vapor retarders in unfinished spaces.
2. absence of insulation in unfinished spaces at conditioned surfaces.

11.2 The inspector is NOT required to disturb insulation.

12. FIREPLACES AND FUEL-BURNING APPLIANCES

12.1 The *inspector* shall:

A. *inspect:*

1. fuel-burning fireplaces, stoves, and fireplace inserts.
2. fuel-burning accessories *installed* in fireplaces.
3. chimneys and vent *systems*.

B. *describe systems* and *components* listed in 12.1.A.1 and .2.

12.2 The *inspector* is NOT required to:

A. *inspect:*

1. interiors of vent *systems*, flues, and chimneys that are not *readily accessible*.
2. fire screens and doors.
3. seals and gaskets.
4. automatic fuel feed devices.
5. mantles and fireplace surrounds.
6. combustion air *components* and to determine their adequacy.
7. heat distribution assists (gravity fed and fan assisted).
8. fuel-burning fireplaces and appliances located outside the *inspected* structures.

B. determine draft characteristics.

C. move fireplace inserts and stoves or firebox contents.

13. GENERAL LIMITATIONS AND EXCLUSIONS

13.1 General limitations

A. The *inspector* is NOT required to perform actions, or to make determinations, or to make recommendations not specifically stated in this Standard.

B. *Inspections* performed using this Standard:

1. are not *technically exhaustive.*
2. are not required to identify and to report:
   a. concealed conditions, latent defects, consequential damages, and
   b. cosmetic imperfections that do not significantly affect a *component's* performance of its intended function.

C. This Standard applies to buildings with four or fewer dwelling units and their attached and detached garages and carports.

D. This Standard shall not limit or prevent the inspector from meeting state statutes which license professional home inspection and home inspectors.

E. Redundancy in the description of the requirements, limitations, and exclusions regarding the scope of the *home inspection* is provided for emphasis only.

13.2 General exclusions

A. The *inspector* is NOT required to determine:

1. the condition of *systems* and *components* that are not *readily accessible*.
2. the remaining life expectancy of *systems* and *components*.
3. the strength, adequacy, effectiveness, and efficiency of *systems* and *components.*
4. the causes of conditions and deficiencies.
5. methods, materials, and costs of corrections.
6. future conditions including but not limited to failure of *systems* and *components*.
7. the suitability of the property for specialized uses.

8. compliance of *systems* and *components* with past and present requirements and guidelines (codes, regulations, laws, ordinances, specifications, installation and maintenance instructions, use and care guides, etc.).
9. the market value of the property and its marketability.
10. the advisability of purchasing the property.
11. the presence of plants, animals, and other life forms and substances that may be hazardous or harmful to humans including, but not limited to, wood destroying organisms, molds and mold-like substances.
12. the presence of environmental hazards including, but not limited to, allergens, toxins, carcinogens, electromagnetic radiation, noise, radioactive substances, and contaminants in building materials, soil, water, and air.
13. the effectiveness of *systems installed* and methods used to control or remove suspected hazardous plants, animals, and environmental hazards.
14. operating costs of *systems* and *components*.
15. acoustical properties of *systems* and *components*.
16. soil conditions relating to geotechnical or hydrologic specialties.
17. whether items, materials, conditions and *components* are subject to recall, controversy, litigation, product liability, and other adverse claims and conditions.

B. The *inspector* is NOT required to offer:

1. or to perform acts or services contrary to law or to government regulations.
2. or to perform architectural, *engineering,* contracting, or surveying services or to confirm or to evaluate such services performed by others.
3. or to perform trades or professional services other than *home inspection.*
4. warranties or guarantees.

C. The *inspector* is NOT required to operate:

1. *systems* and *components* that are shut down or otherwise inoperable.
2. *systems* and *components* that do not respond to *normal operating controls.*
3. shut-off valves and manual stop valves.
4. *automatic safety controls.*

D. The *inspector* is NOT required to enter:

1. areas that will, in the professional judgment of the *inspector,* likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* and *components*.
2. *under-floor crawlspaces* and attics that are not *readily accessible*.

E. The *inspector* is NOT required to *inspect:*

1. underground items including, but not limited to, underground storage tanks and other underground indications of their presence, whether abandoned or active.
2. items that are not *installed.*
3. *installed decorative* items.
4. items in areas that are not entered in accordance with 13.2.D.
5. detached structures other than garages and carports.
6. common elements and common areas in multi-unit housing, such as condominium properties and cooperative housing.
7. every occurrence of multiple similar *components*.
8. outdoor cooking appliances.

F. The *inspector* is NOT required to:

1. perform procedures or operations that will, in the professional judgment of the *inspector,* likely be dangerous to the *inspector* or to other persons, or to damage the property or its *systems* or *components*.
2. *describe* or report on *systems* and *components* that are not included in this Standard and that were not *inspected.*
3. move personal property, furniture, equipment, plants, soil, snow, ice, and debris.
4. *dismantle systems* and *components*, except as explicitly required by this Standard.
5. reset, reprogram, or otherwise adjust devices, *systems*, and *components* affected by *inspection* required by this Standard.
6. ignite or extinguish fires, pilot lights, burners, and other open flames that require manual ignition.
7. probe surfaces that would be damaged or where no deterioration is visible or presumed to exist.

14. GLOSSARY OF ITALICIZED TERMS

Automatic Safety Controls Devices designed and *installed* to protect *systems* and *components* from unsafe conditions

Component A part of a *system*

Decorative Ornamental; not required for the proper operation of the essential *systems* and *components* of a home

Describe To identify (in writing) a *system* and *component* by its type or other distinguishing characteristics

Dismantle To take apart or remove *components*, devices, or pieces of equipment that would not be taken apart or removed by a homeowner in the course of normal maintenance

Engineering The application of scientific knowledge for the design, control, or use of building structures, equipment, or apparatus

Further Evaluation Examination and analysis by a qualified professional, tradesman, or service technician beyond that provided by a *home inspection*

Home Inspection The process by which an *inspector* visually examines the *readily accessible systems* and *components* of a home and *describes* those *systems* and *components* using this Standard

Inspect The process of examining *readily accessible systems* and *components* by (1) applying this Standard, and (2) operating *normal operating controls,* and (3) opening *readily openable access panels*

Inspector A person hired to examine *systems* and *components* of a building using this Standard

Installed Attached such that removal requires tools

Normal Operating Controls Devices such as thermostats, switches, and valves intended to be operated by the homeowner

Readily Accessible Available for visual inspection without requiring moving of personal property, dismantling, destructive measures, or actions that will likely involve risk to persons or property

Readily Openable Access Panel A panel provided for homeowner inspection and maintenance that is *readily accessible*, within normal reach, can be opened by one person, and is not sealed in place

Recreational Facilities Spas, saunas, steam baths, swimming pools, exercise, entertainment, athletic, playground and other similar equipment, and associated accessories

Representative Number One *component* per room for multiple similar interior *components* such as windows and electric receptacles; one *component* on each side of the building for multiple similar exterior *components*

Roof Drainage Systems *Components* used to carry water off a roof and away from a building

Shut Down A state in which a *system* or *component* cannot be operated by *normal operating controls*

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

System A combination of interacting or interdependent *components*, assembled to carry out one or more functions

Technically Exhaustive An investigation that involves *dismantling,* the extensive use of advanced techniques, measurements, instruments, testing, calculations, or other means

Under-floor Crawlspace The area within the confines of the foundation and between the ground and the underside of the floor

Unsafe A condition in a *readily accessible*, *installed system* or *component* that is judged by the *inspector* to be a significant risk of serious bodily injury during normal, day-to-day use; the risk may be due to damage, deterioration, improper installation, or a change in accepted residential construction practices

Wall Covering A protective or insulating layer fixed to the outside of a building such as: aluminum, brick, EIFS, stone, stucco, vinyl, and wood

Wiring Method Identification of electrical conductors or wires by their general type, such as non-metallic sheathed cable, armored cable, and knob and tube, etc.

ASHI® CODE OF ETHICS

For the Home Inspection Profession

Integrity, honesty, and objectivity are fundamental principles embodied by this Code, which sets forth obligations of ethical conduct for the home inspection profession. The Membership of ASHI has adopted this Code to provide high ethical standards to safeguard the public and the profession.

Inspectors shall comply with this Code, shall avoid association with any enterprise whose practices violate this Code, and shall strive to uphold, maintain, and improve the integrity, reputation, and practice of the home inspection profession.

1. Inspectors shall avoid conflicts of interest or activities that compromise, or appear to compromise, professional independence, objectivity, or inspection integrity.

A. Inspectors shall not inspect properties for compensation in which they have, or expect to have, a financial interest.

B. Inspectors shall not inspect properties under contingent arrangements whereby any compensation or future referrals are dependent on reported findings or on the sale of a property.

C. Inspectors shall not directly or indirectly compensate realty agents, or other parties having a financial interest in closing or settlement of real estate transactions, for the referral of inspections or for inclusion on a list of recommended inspectors, preferred providers, or similar arrangements.

D. Inspectors shall not receive compensation for an inspection from more than one party unless agreed to by the client(s).

E. Inspectors shall not accept compensation, directly or indirectly, for recommending contractors, services, or products to inspection clients or other parties having an interest in inspected properties.

F. Inspectors shall not repair, replace, or upgrade, for compensation, systems or components covered by ASHI Standards of Practice, for one year after the inspection.

2. Inspectors shall act in good faith toward each client and other interested parties.

A. Inspectors shall perform services and express opinions based on genuine conviction and only within their areas of education, training, or experience.

B. Inspectors shall be objective in their reporting and not knowingly understate or overstate the significance of reported conditions.

C. Inspectors shall not disclose inspection results or client information without client approval. Inspectors, at their discretion, may disclose observed immediate safety hazards to occupants exposed to such hazards, when feasible.

3. Inspectors shall avoid activities that may harm the public, discredit themselves, or reduce public confidence in the profession.

A. Advertising, marketing, and promotion of inspectors' services or qualifications shall not be fraudulent, false, deceptive, or misleading.

B. Inspectors shall report substantive and willful violations of this Code to the Society.

AMERICAN SOCIETY OF HOME INSPECTORS
932 Lee Street, Des Plaines, IL 60016
Phone: 847-759-2820 | Fax: 847-759-1620
E-mail: HQ@ashi.org | **www.ashi.org**