REAL ESTATE INSPECTION REPORT

Prepared for exclusive use by

For the property located at
San Luis Obispo, CA

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General Information

Inspection Address: San Luis Obispo, CA
Inspection Date: 7/19/2020  Time: 12:30 pm to 4:30 pm
Weather: Clear and Dry - Temperature at time of inspection: 70-80 Degrees

Inspected by: Martin Hewitt, ASHI Certified Inspector #202935, Master CREIA Inspector #39

Client Information: 

Seller's Agent: 

Inspection Fee: $800.00

Structure Type: Wood Frame
Foundation Type: Slab
Furnished: Yes
Number of Stories: One

Structure Style: Single Family w/ Detached Studio
Structure Orientation: Main Entry Faces North

Estimated Year Built: 1973
People on Site At Time of Inspection: Buyer(s)  Tenants at Studio
Heading Definitions

All findings or comments contained within this report are categorized under one of the headings listed below. These headings are defined as follows:

Safety Concern: Condition(s) noted that poses a threat or danger to life, the property, or both, and that warrants immediate further evaluation and correction by an appropriate specialist in the appropriate trade.

Further Evaluation: Condition(s) noted that warrants further evaluation and/or correction by an appropriate specialist in the appropriate trade. We recommend that all further evaluations take place prior to the close of this transaction and/or prior to the end of your inspection contingency period.

Correction Recommended: Condition(s) noted that warrants improvement, maintenance, repair, or replacement. We recommend that all corrections be made by appropriate specialists in the appropriate trades.

Upgrade Recommended: Upgrades are systems and/or components that may not have been available or that were not required to be installed at the time the building was constructed, or where installation was required but never enforced, or that may have been improved upon or the requirements for installation made more stringent. These may include, but are not limited to, safety related items such as GFCI and AFCI protection, smoke and CO alarms, baluster spacing in guardrails, safety glass, etc.

Preventative Maintenance: Condition(s) noted that warrants maintenance and/or preventative-type service or improvement to help prevent an item, system, or component from failing to perform its intended task or function and/or to prolong its lifespan.

Monitoring Recommended: Condition(s) noted that appears suspect and/or that will require ongoing monitoring in order to determine if correction or improvement is necessary.

Pest Control: Condition(s) noted that normally falls under the authority or jurisdiction of the CA Structural Pest Control Board, and that warrant further evaluation by an appropriately qualified and licensed pest control operator or field representative.

Inspection Limitation: Condition(s) noted that prevented or significantly limited an evaluation and/or testing of an item, system, or component. Further evaluation will be necessary after the condition or conditions have been corrected and allow for unhindered evaluation and/or testing. Includes items or conditions outside the scope of a home inspection and/or our services.

Important Information: Typically an observation of condition(s) noted where a determination may be considered subjective, inconclusive, incomplete, and/or where a determination of correctness, functionality or worthiness cannot be readily ascertained without further investigation and/or evaluation.

Important Observation: Typically an observation of condition(s) noted where no significant defects were visible or apparent at the time of the inspection.
Section 1.0 - Foundation, Basement, and Under-floor Areas

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

B. The inspector is not required to: 1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems 2. Determine the composition or energy rating of insulation materials

Slab Foundation

General Slab Foundation Comments

Important Information
1.1 - The main house and detached studio have a concrete slab foundation. Such foundations vary considerably, from older slabs that have no moisture barrier under them and no reinforcing steel within them, to newer ones that have both. Our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls for any significant cracks or structural deformation. However, we do not move furniture or pull back the carpeting, nor do we employ the use any specialized equipment. It is important to note that many, if not most, concrete slabs are found to contain cracks when the carpet and padding is removed, but cracks that are less than 1/4" and which exhibit no significant vertical or horizontal displacement are generally not regarded as being structurally significant.

Slab Foundation Observations

Important Observation
1.2 - There were no visible or apparent deficiencies with the concrete slab foundations at either structure the time of the inspection.

Limitations and Exclusions

Important Information
1.3 - Your Inspector does not verify the presence and/or depth of footings below the soil line. Also, anchorage or bolting of the sill plates to the foundation slab concrete could not be verified due to the wall coverings. The concrete slab on grade foundation was not visible due to the floor coverings. Removal of the floor coverings is normally the only way to confirm the presence of cracks in slabs.

Garage Foundation

General Garage Foundation Comments

Important Information
1.4 - The garages have a concrete slab foundation. Our inspection of slab foundations includes checking the visible portions of the slab and perimeter stem walls (both on the interior and exterior) for any evidence of significant cracks or structural deformation, but we do not move stored items or vehicles.

Garage Foundation Observations

Correction Recommended
1.5 - We recommend that the house and studio garage rugs or carpets be removed for fire safety reasons (carpeting can absorb flammable liquids).

Limitations and Exclusions

Important Information
1.6 - The Inspector does not verify the presence and/or depth of footings below the soil line. Also, where the garage walls are finished, anchorage or bolting of the sill plates to the foundation slab concrete could not be verified.
1.7 - Stored items significantly limited our inspection of the garage concrete slab foundations and perimeter stem walls at both the main house and the detached studio. Because we do not move or remove these items, our inspection was limited solely to those components/areas of the foundation that were visible and accessible at the time of our inspection. Hidden/undisclosed defects may exist. If this is a concern we suggest that you request that the seller(s)/owner(s) have the garages emptied of their
contents so that it can be re-inspected prior to the close of escrow or your inspection contingency period.

Section 2.0 - Exterior

A. Items to be inspected: 1. Surface grade directly adjacent to the buildings 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways, and their enclosures, handrails and guardrails 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the buildings 6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present

B. The inspector is not required to: 1. Inspect door or window screens, shutters, awnings, or security bars 2. Inspect fences or gates or operate automated door or gate openers or their safety devices 3. Use a ladder to inspect systems or components 4. Determine if any manufacturers' design standards or testing is met or if any drowning prevention safety feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention safety feature

Site Features
Fences and Gates

Preventative Maintenance

2.1 - Sections of the fence are leaning or damaged and you may wish to have these areas repaired or replaced.

Safety Concern

2.2 - The property does not meet with minimum spa (aka "hot tub") safety requirements with regards to the fencing and gates that enclose and provide access to the spa area. Although such requirements vary, a property with a spa is commonly required to have fencing that is a minimum five (5) feet in height, with self-closing gates that open away from the spa area and that are also a minimum five (5) feet in height, and include a latch at fifty-four inches. We strongly recommend that you have the fencing and gating provisions at the property evaluated by an appropriate specialist for correction. In addition, we recommend that alarms be installed at all exterior doors accessing the spa area, and, if not already provided, that the spa be fitted with a locking cover that meets with the most current safety standards.

Irrigation and Sprinklers

Important Information

2.3 - A sprinkler and/or grounds watering system and/or portions/remnants thereof was installed on the property. However, as your inspector does not evaluate sprinkler systems (outside scope of a home inspection), we suggest that the system be demonstrated by the seller(s) to assure that they are functional. Also, it is important to make sure that the sprinklers do not spray against the home, or create water pooling around the base of the home, as water is the principal cause of damage to a home's foundation and it's exterior surfaces, and can also lead to moisture intrusion and mold growth within the home.

Correction Recommended

2.4 - The sprinkler valves at the north side of the home appear to be leaking and in need of servicing at this time.

Vegetation

Preventative Maintenance

2.5 - Vines or foliage are overgrowing the south side of the main house and, though attractive, can introduce moisture and speed the deterioration of any surface. Therefore, we suggest having the vines removed or separated from the structure.
Inspection Limitation

2.6 - There are trees on or adjacent to this property that we do not have the expertise to evaluate, but which we recommend that you have examined by an appropriate specialist (an arborist is considered best qualified) in order to determine if any of them are dead or dying or suffering from any type of insect infestation or disease that might necessitate their removal.

Limitations and Exclusions

Important Information

2.7 - Your home inspector is not a licensed geologist or geotechnical engineer. It is important that you be aware that your inspector’s knowledge of geological conditions is general and limited and is not a substitute for a geologic report. Visual signs of instability may not be present or evident to a generalist. It is your responsibility to schedule any specialist inspections for information regarding geological conditions or site stability. If you have any concerns about the stability of the site we recommend further evaluation by a Geotechnical Engineer, a Geologist or a Civil Engineer (listed in the order of preference).

2.8 - Camelot Home Inspection Services was not contracted to inspect the in-deck spa and accessory components any/all related systems including, but not limited to, gas, electrical, plumbing, etc. We recommend that you have the spa system inspected in its entirety for defects and potential safety hazards, and that you educate yourself with regards to local ordinances governing spa safety.

Safety Concern

2.9 - There is playground-type equipment or structures (swing, tree house, trampoline, BB hoop, etc.) on the property that was not evaluated as part of our service. If this equipment is to convey with the property,
we recommend that you have it carefully evaluated for safety defects by an appropriate specialist.

Inspection Limitation

2.10 - Except where otherwise noted, our site inspection was limited to those items/systems/components located directly adjacent to the inspected structure(s). Any comments made regarding items or systems greater than 10 feet from the inspected structure(s) was provided as a courtesy only. If this is a concern, you may wish to have the appropriate specialists evaluate those areas, systems, and components outside of the 10 foot limitation.

2.11 - Inspection of any/all detached sheds and ancillary structures and any/all integral systems/components, including but not limited to any/all electrical components, falls outside the scope of a home inspection and our services. If client would like any of these structures and their systems/components evaluated, please contact our office prior to the close of this transaction and/or your contracted inspection contingency period.

Grading and Drainage

Drainage and Grading Observations

Preventative Maintenance

2.12 - Soil or surface grade is not sufficiently graded or sloped to drain runoff water away from the house at all areas/locations. Inadequate drainage and grading can lead to moisture intrusion and create an environment conducive to the growth of mold, fungus and other microorganisms. It can lead to non-uniform structural settlement and damage to the foundation. As a preventative measure we recommend that the soil and hardscaping be sufficiently sloped to drain surface water away from the home for six or more feet, or that an appropriate underground drainage system be installed.

2.13 - There are one or more bordered planter beds around the house that will allow surface water to collect or pool against the base of the home. Water pooling or inadequate drainage around the base of a home can result in a high moisture level beneath the home, water intrusion, foundation damage/settlement, termite and/or ant infestation and may create an environment conducive to the growth of mold, fungus and other microorganisms. We recommend that you take preventative measures to help prevent these conditions from occurring.

Interior-Exterior Elevations

Important Observation

2.14 - There appears to be an adequate difference in elevation between the exterior grade and the interior floors.
Hardscaping

Driveways

*Important Observation*

2.15 - The concrete driveway adjacent to the home is in functional condition.

Walkways

*Correction Recommended*

2.16 - There are numerous cracks and offsets in the north concrete walkways at the front of the home and the east side of the home that are a trip-hazard. Correction/repair is recommended for safety.

Miscellaneous Hardscaping Observations

*Important Information*

2.17 - The cracks in the hard surfaces on this property may imply the presence of expansive or otherwise unstable soils that can result in continuous movement of the home and hardscaping, but this could only be confirmed by a geological evaluation of the property, which falls outside the scope of our inspection.
Exterior Features
Wall Coverings

2.18 - There are repaired cracks in the stucco wall covering at the west side of the main house. Stucco cracks are not uncommon and are often the result of structural movement or substandard stucco installation, or a combination of same, but determining the exact cause of any given crack can be difficult. Monitoring the cracks is recommended.

Correction Recommended
2.19 - There are holes/openings in the stucco siding at the south side of the home and the east side of the studio that need to be properly repaired or sealed to help prevent against moisture or pest intrusion.

Monitoring Recommended
2.20 - Typical for the period in which the main house was built, the stucco wall coverings extend down to the soil or surface grade without the benefit of a weep-screed. Weep screeds allow the house walls to move independent of the foundation, and not only prevent the plate-line cracks that are commonly seen at the base of many stucco walls but isolates the stucco from the soil and inhibits the wicking effect of moisture being drawn up into the stucco that, in turn, creates the efflorescence that is common on stuccoed surfaces. We recommend that the base of the exterior walls be monitored for evidence of moisture damage or intrusion.
Screens

*Preventative Maintenance*

2.21 - Several of the house window screens are damaged and/or excessively worn, and you may wish to have them repaired.

2.22 - The house south slider screen is damaged and you may wish to have it repaired/replaced.

Limitations and Exclusions

*Important Information*

2.23 - Foliage and stored items prevented access to, and a complete evaluation of, the exterior house walls. Hidden defects may exist.

Attached Appurtenances

Decks

*Preventative Maintenance*

2.24 - The wood decking at the south side of the house needs significant maintenance-type service, such as replacing damaged planks, securing loose or offset planks, replacing or resetting nails or screws, sanding, painting or sealing, all of which will prolong the life of the deck.

2.25 - Earth to wood contact was observed at the deck support posts at the south side of the studio. All untreated wood framing members should maintain a minimal 6 in. clearance from the soil to prevent moisture or termite damage. This section 2 condition should also receive mention in the pest control (WDO) inspection report.
Handrailings and Guardrailings

Safety Concern

2.26 - The guardrails at the studio deck are not secure and should be properly secured for safety.
2.27 - There are multiple openings in the studio deck guardrailings that are over 4 inches wide. Studies have proven that reducing these openings to 4 inches or less will significantly reduce the possibility of injury or death to young children and infants. We recommend a reduction in the width of these openings for safety.

2.28 - The guardrails at the studio deck are incomplete and/or do not conform to current standards, which require that the railings be a minimum 36 inches high in all areas.

Limitations and Exclusions

Important Information

2.29 - The underside of the south house decking is not accessible for evaluation. Hidden defects/hazards may exist.
Section 3.0 - Roof Covering

B. The inspector is not required to: 1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector 2. Warrant or certify that roof systems, coverings, or components are free from leakage

Primary Roof
Composition Shingle Roof Covering

Important Information

3.1 - The composition shingle roofing material at both the main house and the detached studio appears to be in functional condition with considerable remaining service life. The roof at the main house was walked on for the inspection. The studio roof was inspected from the ground and upper deck but is too steep to walk on.
Note: Some patching/repair was observed at the main house.

Preventative Maintenance

3.2 - There are vines/foliage overgrowing the house roof that should be removed/trimmed to help prevent damage and/or premature wear to the roof covering.

Penetrations

Important Observation
3.3 - Where visible, the roof penetrations (vent pipes, etc.) appeared to be well sealed and/or flashed and functional.

**Gutters and Drainage**

*Preventative Maintenance*

3.4 - It would be beneficial for the main house and studio (including foundation and structure) to have diverters and/or splashblocks installed at the bottom of the downspouts, and/or to have downspouts connect to underground drain lines, in order to help divert water away from the buildings and their foundations.

3.5 - The gutters at the main house are filled with leaves/debris and should be cleaned and serviced as needed to drain properly (maintenance procedure).
Limitations and Exclusions

Important Information

3.6 - The roof coverings were not tested for watertightness or leakage, and our inspection does not include any guarantee against roof leakage. For such a guarantee, you would need to have a licensed roofing contractor perform a water test and/or issue a roof certification. Please note that water stains were observed in the garage roof sheathing at multiple locations.

Section 4.0 - Attic Areas and Roof Framing

A. Items to be inspected: 1. Framing 2. Ventilation 3. Insulation
B. The inspector is not required to: 1. Inspect mechanical attic ventilation systems or components
   2. Determine the composition or energy rating of insulation materials

Attic Areas

Access

Important Information

4.1 - There is a clear bedroom hallway access that was entered in order to evaluate the house attic. The studio attic access is located in the garage and was also entered.

Ventilation

Correction Recommended

4.2 - Ventilation within the house attic appears minimal and you should improve upon it for increased air flow/circulation, energy efficiency, and to help extend the life of the roof covering.

Insulation

Correction Recommended

4.3 - Where visible/accessible, the studio attic floor is insulated with approximately 8-9 inches of fiberglass batt insulation, which should be sufficient. However, the side walls are not insulated as normally required and will need to be.
Insulation

4.4 - The attic is insulated with approximately 2-4 inches of compressed fiberglass batt insulation, but current standards call for up to 9-12 inches and we recommend that you add more for improved energy efficiency.

Limitations and Exclusions

4.5 - In accordance with industry standards, we will not attempt to enter any attic area that has less than thirty-six inches of headroom, or is otherwise restricted by ducts, or in which the insulation obscures the joists and makes mobility hazardous, in which case we will inspect the attic as well as would be possible from all available vantage points. In evaluating the type and amount of insulation on the attic floor, we use only generic terms and approximate measurements, and do not attempt to determine its 'R-value' or sample or test its composition for a specific identification. Also, we do not move or disturb any portion of the insulation, which may well obscure water pipes, electrical conduits, junction boxes, exhaust fans, or similar components. Please note: Some areas were not accessible for an up-close inspection, which also limited our evaluation of these areas and any other systems and components contained therein.

4.6 - There are sections or areas of the attics at both buildings that are not readily accessible for inspection due to access restrictions/limitations. Hidden defects may exist.

Roof Framing

Ceiling and Roof Structure

4.7 - The house ceiling and roof structure is conventionally framed with wood rafters and joists. The studio is framed with prefabricated trusses.

Ceiling and Roof Structure Observations

4.8 - Some of the garage and S/E roof framing at the house are uneven and appears to be sagging. Although there is no evidence of structural damage or failure, your inspector is not a structural engineer, and you may therefore wish to have this condition evaluated by an appropriately qualified structural specialist.

Limitations and Exclusions

4.9 - The roof framing components are evaluated in compliance with CREIA Standards of Practice. In accordance with these standards, we describe and identify the type of roof framing and look for any obvious defects and/or evidence of structural failure that, in the inspector's opinion and from a generalist's standpoint, would warrant further evaluation by a geotechnical or structural engineer.
Section 5.0 - Plumbing

B. The inspector is not required to: 1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts 2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components 3. Inspect whirlpool baths, steam showers, or sauna systems or components 4. Inspect fuel tanks or determine if the fuel gas system is free of leaks 5. Inspect wells or water treatment systems

Water Supply System

General Water Supply System Comments

Inspection Limitation

5.1 - The primary water supply is likely to be sourced from a private well (or wells) located on or near the property. If this is the case, we recommend that the client retain the services of an appropriate professional for testing of water quality, water quantity/availability, and testing of any/all integral or related pumping and storage equipment, including electrical provisions, as inspection of these items/systems falls outside the scope of a home inspection and our services.

Water Main Size and Material

Important Information

5.2 - Where exposed to view, the water mains entering the home and studio are 3/4" copper.

Water Main Shut Off

Important Information

5.3 - The main water shut-off valve is located at the east side of the home. The main water shut-off valve for the studio is located at the north side of the studio.

Pressure Regulator

Important Information

5.4 - The water pressure at the exterior of the home and studio was under 80 psi and a regulator is not required on the interior supply systems. Internal water pressure was an acceptable 75 psi when tested.

Functional Flow at Fixtures

Important Information

5.5 - The water flow at the plumbing fixtures appeared functional. However, as water flow is a matter of personal desirability, and as temperature and flow fluctuations will often occur when other fixtures are operated simultaneously, we recommend that the client(s) test the flow at the shower(s) while operating other fixtures in order to determine whether or not it meets with their requirements.

Copper Water Supply Pipes

Important Information

5.6 - The house potable water pipes, where visible, are primarily copper.

Plastic Water Supply Pipes

Important Information

5.7 - Where visible, the water supply piping in the studio appears to be primarily PEX plastic. Most of the piping and the pipe connections, however, are concealed and/or are not visible for inspection.

Hose Bibs

Important Information

5.8 - A hose bib at the south side of the home is not functional.
Potential Cross Connections

Upgrade Recommended

5.9 - We recommend you install anti-backflow devices at all exterior faucets (hose bibbs) to help prevent contamination of the potable water supply. These devices are inexpensive and easily installed.

Plumbing Fixtures

Sinks

Correction Recommended

5.10 - The studio kitchen sink drain line leaks, is incorrectly installed, and includes an incorrect corrugated white plastic type that does not have a smooth interior that can cause blockage.

5.11 - The hot and cold water supply orientation was reversed at the studio kitchen sink faucet and should be corrected.

5.12 - The house garage sink drain line leaks, is incorrectly installed, and includes an incorrect corrugated white plastic type that does not have a smooth interior that can cause blockage.
Preventative Maintenance

5.13 - The porcelain finish at the house kitchen sink is damaged or chipped and needs to be serviced.

Toilets

Correction Recommended

5.14 - The toilet in the master bathroom has less than the required clearance (min. 15 inches) from the side wall and you should have this condition corrected for safety.
Important Observation
5.15 - The toilets are fully functional and firmly anchored to the flooring.

Tub-Shower

Important Observation
5.16 - The tub-shower in the hall bathroom is functional.
5.17 - The tub-shower in the studio bathroom is functional.

Stall Shower
Correction Recommended
5.18 - The stall shower in the master bathroom is functional, but the glass door opens into a shelf, a potential hazard. Also, the door is not watertight/tight fitting. Correction/improvement is recommended.

Important Observation
5.19 - The stall shower in the studio bathroom is functional.

Limitations and Exclusions

Important Information
5.20 - Shower (and tub-shower) stall surrounds, pans, curbs, enclosures, and doors are not tested for watertightness.
5.21 - Tub and sink overflows were not filled or tested as a part of our inspection.

Drainage and Venting System

General Drain and Vent System Comments

Important Information
5.22 - We test the drain, waste and vent (DWV) system by flushing every drain that has an active fixture while observing its draw and watching for blockages or slow drains, but this is not a conclusive test and only a video-scan of the main line would confirm its actual condition. However, you can be sure that blockages will occur at some point in the life of any system, usually relative in severity to the age of the system and materials used, and will range from minor ones in the branch lines, or at the traps beneath sinks, tubs, and showers, to major blockages in the main line. The minor ones are easily cleared, either by chemical means or by removing and cleaning the traps. However, if the main drain line is blocked or damaged, repairs could become expensive, and for this reason we recommend that you have it video scanned by an appropriate specialist prior to the close of this transaction.

Drainage and Vent Piping Materials

Important Information
5.23 - The above-ground drainage and vent piping is predominantly ABS plastic.

Drainage and Vent Piping Observations

Important Information
5.24 - Air admittance valves are installed at the studio plumbing, which is normally not approved because they are mechanical and can fail. Note: The presence of said valves suggest that the studio plumbing may not have been installed by a professional and/or with the benefit of a permit and final approval.

Correction Recommended

5.25 - The washing machine drain lines at the main house and at the studio are not tied into the private waste disposal system(s) as normally required.
The washing machine drain line are not tied into the private waste disposal system - Continued

Private Waste Disposal System

5.26 - The property appears to be served by one or more private waste disposal systems. We recommend that you have the system(s) evaluated by an appropriate specialist prior to the close of this transaction and your inspection contingency period, as evaluation of such systems falls outside the scope of a home inspection and our services. Note: You should make sure that a). the studio is hooked up to the system and that b). the system is adequately sized for both buildings and their respective plumbing fixtures. This is important, as the need/cost to install a larger disposal system or install an additional system would be very costly.

Gas Supply System

5.27 - The detached studio is all electric. There is no gas supply to the building and no gas piping within the building. This is considered by some to be a deficiency, as retrofitting a home for gas can be fairly costly, but ultimately you should make your own determination.

Gas Meter and Main

5.28 - The gas meter is located at the east side of the home.

Preventative Maintenance

5.29 - The foliage/shrubbery needs to be cut back to allow unrestricted access to the gas meter for servicing, etc.
Gas Supply Shut-Off

**Important Information**

5.30 - The gas shut-off valve is located at the gas main.
5.31 - There is no wrench at the gas shut-off valve to facilitate an emergency shut-down, and inasmuch as such tools are relatively inexpensive we recommend that you buy one and leave it in-place on the valve.

Gas Seismic Shut-Off Valve

**Upgrade Recommended**

5.32 - The gas supply system does not come equipped with a seismic shut-off valve. Although not currently mandated in this jurisdiction, you may nonetheless wish to install one as a safety upgrade.

Gas Supply System

**Important Observation**

5.33 - The visible components of the black steel gas supply system appear to be in satisfactory condition.

Limitations and Exclusions

**Important Information**

5.34 - Testing for gas leaks was not performed. However, as a safety precaution, we recommend that you have the gas system tested for leaks by the gas utility company.

Water Heater

**Water Heater Location(s)**

**Important Information**

5.35 - The 13 year old, 40 gallon GE gas water heater is located inside the main house garage and rests upon an elevated platform.

**Water Heater**

**Correction Recommended**

5.36 - The water heater has not been provided protection against vehicular impact. We recommend that you have a steel post (bollard) installed in the garage slab in front of the water heater as a safety precaution.

**Gas Lines and Shut-Off Valve**

**Correction Recommended**

5.37 - A sediment trap is needed on the water heater gas line as is normally required. This will help collect sediment, rust, debris, etc. in the gas piping system that can clog the burners and cause a malfunction.

**Venting Provisions**

**Safety Concern**
5.38 - The vent pipe of the gas water heater is too close to combustible material, and should be provided with the necessary clearance for fire safety.

5.39 - The section of single-walled vent pipe that passes through the garage roof and beyond should be replaced with a double-walled "B" vent for fire safety reasons.

**T&P Valve and Discharge Pipe**

**Safety Concern**

5.40 - A temperature and pressure relief valve (T&P) was installed at the water heater as required. However, the valve is excessively corroded and leaking and needs replacement at this time for safety reasons. Please note that this may be an indication that the water heater itself is in need of imminent replacement, but you should have a licensed plumber confirm this before the close of escrow and/or your inspection contingency period.

5.41 - There is no discharge line on the water heater T&P relief valve, which represents a potential scalding hazard and which can result in water damage should the valve ever leak. One will need to be installed and made to terminate at a visible location at the exterior of the home and within six inches of the ground.

**Drip Pan and Overflow Pipe**

**Preventative Maintenance**

5.42 - The water heater was not equipped with a drip pan w/ overflow pipe (to exterior) as is normally required in order to minimize/prevent water damage from a leak.
Seismic Straps

**Correction Recommended**

5.43 - The water heater was not adequately braced, anchored or strapped to avoid falling or moving during an earthquake, and needs to be properly braced for seismic safety.

**Limitations and Exclusions**

**Important Information**

5.44 - The water heater temperature is not measured and its control settings are not verified for accuracy. Water that is hotter than 110 degrees can injure the skin. We recommend that you check the water heater temperature prior to occupancy and regularly thereafter. Also, water heaters can fail suddenly and at any time, often without notice, and you may wish to purchase a home warranty to cover its eventual replacement. In any event, all water heaters should be examined regularly by an appropriate specialist.

5.45 - The remaining useful life of the water heater is not determinable. If a water heater has exceeded the life of its warranty, as this one has, it can fail at any time, and for this reason we recommend that you monitor it regularly for any leakage, and suggest that you purchase a home warranty to cover its eventual replacement.

**Inspection Limitation**

5.46 - The water recirculating system and related components were not inspected or evaluated as a part of our services (outside the scope of a home inspection).

**Water Heater #2**

**Water Heater Location(s)**

**Important Information**

5.47 - The water heater is located inside the studio garage.

**Water Heater**

**Important Information**

5.48 - The 2 year old, 40 gallon Bradford White electric water heater functioned satisfactorily at the time of the inspection. Note: The water heater installation is a new one. We recommend that you make sure that it was installed with a permit and received final approval from the building department/AHJ.

**Correction Recommended**

5.49 - The water heater has not been provided protection against vehicular impact and we recommend you have a steel post installed in the garage slab in front of the heater as normally required for safety.

**Electrical Connections**

**Important Observation**

5.50 - The electrical connection to the water heater is satisfactory.

**T&P Valve and Discharge Pipe**

**Safety Concern**

5.51 - The T&P valve discharge pipe is not directed at the ground as normally required. This is a potential safety/scalding hazard that needs correction.
Important Observation
5.52 - A temperature and pressure relief (T&P) valve was installed at the water heater as required. Testing of T&P valves, however, is not performed, as they will typically corrode over time and leak when opened. Client(s) should open/exercise the valve frequently (suggested every few months and exercising due caution) to maintain operational integrity.

Drip Pan and Overflow Pipe
Preventative Maintenance
5.53 - The water heater was not equipped with a drip pan or overflow pipe as normally required, which is designed to minimize water damage from a leak, and you may wish to install a drip pan and overflow pipe as a preventative measure.

Seismic Straps
Important Observation
5.54 - The water heater was seismically secured.

Section 6.0 - Electrical
B. The inspector is not required to: 1. Operate circuit breakers or circuit interrupters 2. Remove cover plates 3. Inspect de-icing systems or components 4. Inspect private or emergency electrical supply systems or components

Service
Service Entrance
Important Information
6.1 - The service entrance is overhead.

Service Lines
Correction Recommended
6.2 - The overhead conductor lines are being stressed by tree limbs that should be cut or trimmed to help prevent damage to the lines.
Service Mast
Correction Recommended
6.3 - The service masts, weather heads and cleat appear functional.

Service Line Capacity
Important Information
6.4 - Where entering the property, the service line capacity is 100 amps and 220 volts.

Service Equipment Panel
Service Equipment Panel Size and Location(s)
Important Information
6.5 - The main house and studio are served by separate 100 amp panels, located at the east side of the house.

Service Equipment Panel
Correction Recommended
6.6 - The circuits within the main house panel (load center) are not properly labeled, and should be evaluated by an appropriate specialist so that the appropriate load calculations and breaker sizes could be determined and the circuits properly labeled.

Important Observation
6.7 - The studio main panel and its components have no visible deficiencies.

Main Service Disconnect
Important Information
6.8 - The 100 amp main disconnects are located inside the service equipment panels.

Grounding
Correction Recommended
6.9 - A newer plastic water main has been installed at the house, and the electrical service for the house appears to rely on a buried metal water supply pipe for a grounding electrode. This newer plastic pipe has therefore likely compromised the grounding system and may pose a safety hazard for shock or electrocution. In addition, a driven metal water line appears to have been installed to remedy this, which is not permissible nor effective. We recommend that an appropriate professional evaluate and correct the grounding system as necessary for safety.
Sub Panel
Sub Panel Location(s)

*Important Information*
6.10 - A sub panel is located inside the studio garage.

Sub Panel Observations

*Important Observation*
6.11 - The studio sub panel appears to be in satisfactory condition with no visible deficiencies.

Wiring

Branch Circuit Wiring Type

*Important Information*
6.12 - Where visible and accessible, the wiring is primarily vinyl wrapped NM and/or PVC wrapped NM-B copper wiring.

Exterior Wiring

*Correction Recommended*
6.13 - Recommend removal of all exterior extension cords and unpermitted or unapproved wiring for safety.

Garage Wiring

*Correction Recommended*
6.14 - Extension cords are being used as permanent wiring for the automatic garage vehicle door opener and for the water heater recirculating pump. This is considered a fire hazard. We recommend the installation of permanently wired, dedicated receptacles as normally required for safety.
**Bonding**

**Water and Gas Supply Systems**

*Correction Recommended*

6.15 - The water and gas supply systems at the house do not appear to be electrically bonded (or no bonding was observed). An electrical bond, which is very easily remedied and at very little expense, is an intentionally installed electrically conductive and continuous path from the metal water and gas piping to the grounding electrode system to help prevent an electric shock/electrocution hazard. For more information on bonding (and its importance/significance) please visit http://en.wikipedia.org/wiki/Electrical_bonding

**GFCI Protection**

**General GFCI Comments**

*Important Information*

6.16 - Ground fault circuit interruption (GFCI) has been proven to save lives, and its importance must not be overlooked. Also, although a GFCI device (outlet or breaker) may be functional at the time of the inspection, it may have failed by the time you occupy the premises, and for this reason we recommend that you carefully test all GFCI devices for proper function prior to occupying the premises, and on a regular basis thereafter, using the manufacturers test button(s).

**GFCI Observations**

*Important Information*

6.17 - GFCI protection was provided at all required studio locations.

**Safety Concern**

6.18 - Ground fault circuit interruption (GFCI) has been proven to save lives, and its importance must not be overlooked. Although it may not have been a requirement at all the following locations at the time the home was constructed, serious consideration should be given to providing ground fault protection (GFCI) to the receptacle outlets in the garage, bathroom, all kitchen countertops and at all the exterior circuits as a safety upgrade. GFCI offers additional protection against shock and can help prevent electrocution. Please consult with a licensed electrician about this important safety feature.

**Exterior GFCI**

*Correction Recommended*

6.19 - The GFCI receptacle outlets at the south side of the main house and at the upper south studio deck were tripped and could not be reset.
AFCI Protection
General AFCI Comments

Important Information
6.20 - Arc fault circuit interruption (AFCI) has been proven to reduce the risk of fire due to arc faults in bedroom circuit wiring and is required in all newer construction.

AFCI Observations
Upgrade Recommended
6.21 - The bedroom/kitchen/laundry circuits and their receptacles (outlets) are not AFCI protected and were not required to be at the time either building was constructed. However, providing AFCI protection for these circuits/receptacles is highly recommended as a safety upgrade.

Receptacle Outlets
Upgrade Recommended
6.22 - There are not as many receptacles (and circuits) in the house as would be required by current standards and additional outlets/circuits are recommended as a safety upgrade.

Garage Receptacle Outlets
Correction Recommended
6.23 - The receptacle at the south wall of the garage has reversed polarity (hot and neutral wires reversed) and should be corrected for safety.
Bathroom Receptacle Outlets

Correction Recommended

6.24 - The left-hand receptacle outlet in the master bathroom is damaged (grounding hole is blocked) and needs replacing for safety.

Light Fixtures and Switches

Exterior Lights and Switches

Correction Recommended

6.25 - The light fixtures at the house main entry and the garage vehicle door and side door did not illuminate when tested and should be fitted with new bulbs and reevaluated for proper function.

Fan Fixtures

Fan Observations

Correction Recommended

6.26 - The fan in the main house dining area did not respond to normal user controls.

Electrical System Comments

Furnishings

Inspection Limitation

6.27 - Furniture and stored items and belongings throughout the house and studio may conceal defects with the wiring and prevent access to all receptacles.

Section 7.0 - Heating and Cooling


B. The inspector is not required to: 1. Inspect heat exchangers or electric heating elements 2. Inspect non-central air conditioning units or evaporative coolers 3. Inspect radiant, solar, hydronic, or geothermal systems or components 4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system 5. Inspect electronic air filtering or humidity control systems or components
General Heating Comments

Heating Provisions

Safety Concern

7.1 - There are no heating provisions in the studio as normally required for health and safety, and you should have a licensed heating contractor evaluate the property and install a permanently installed heat source.

General Cooling Comments

Cooling Provisions

Important Information

7.2 - There are no cooling provisions in the main house of the studio.

Forced-Air Heating System

General Forced-Air Furnace Comments

Important Information

7.3 - There are a wide variety of forced-air heating systems, which range from newer high-efficiency ones to older low efficiency ones, and there are an equally wide variety of factors that can affect their performance, ranging from the size of the house, the number of its stories, the type of its roofing material, its ventilation system, and the thermal value of its insulation and window glazing. All forced-air furnaces need to be evaluated and serviced annually by a licensed heating contractor.

Forced-Air Furnace Location(s)

Important Information

7.4 - There is a forced-air furnace located within the bedroom hallway furnace closet at the main house.

Forced-Air Furnace

Important Information

7.5 - The 47 year old, 125,000 btu Day & Night gas-fired forced air heating unit responded to normal user controls but has reached the end of its design life (furnaces typically have a design life of around 20 years). As a safety precaution we recommend that furnaces 20 years of age or older be evaluated for cracks in the heat exchanger by an appropriate specialist prior to the close of escrow and/or your inspection contingency period. Cracks in the heat exchanger can allow potentially deadly by-products of combustion to be circulated throughout the home. Please also note that older furnaces such as this one are not energy efficient.

7.6 - There is rust or metal fatigue within the visible portions of the firebox in the gas furnace. This means that the furnace should be more closely monitored, and serviced bi-annually.

Preventative Maintenance

7.7 - The furnace is dirty and does not appear to have been recently serviced, and we noticed that the burner flames were very large and yellow/orange in color, which could indicate a maladjusted gas/oxygen ratio. We recommend that you schedule a comprehensive service with an appropriately qualified heating contractor that includes cleaning the motors, fans, plenums (and ducts, if deemed necessary.)

Gas Valve and Connector

Safety Concern

7.8 - The aluminum gas line connector to the furnace is rigid and can crack easily and is seismically unsafe, and we recommend that you upgrade the line by installing a flexible connector line as mandated by current standards.
Upgrade Recommended

7.9 - There is no sediment trap on the furnace gas line as currently required. Although it may not have been required at the time the furnace was installed, installing a trap will help collect sediment, rust, debris, etc. in the gas piping system that can clog the burners and cause a malfunction.

Air Filter
Preventative Maintenance

7.10 - The filter is dirty and should be changed right away and then again every two or three months thereafter. A clean air filter significantly reduces particles in the breathable air and will help keep the home clean. It will also help protect the mechanical equipment and help prevent mold and bacteria from growing within the system. Most importantly, it will help prevent dirt from clogging the interior of the furnace that can cause the heat exchanger to overheat and crack. A cracked heat exchanger can circulate deadly carbon monoxide throughout the home.

Thermostat
Important Information

7.11 - The thermostat is damaged and held together with tape.

Distribution System
Safety Concern

7.12 - The rigid fiberglass supply ducts are a type that cannot be cleaned, can be problematic to hyper-allergic people, and although they may appear to be rigid they can be easily bent or compressed, and should be treated with care to avoid releasing glass fibers into the home. For health safety reasons, we cannot endorse these older/obsolete ducts, and recommend that they be replaced with newer, more efficient ducts that can be cleaned and do not pose the risk of releasing unhealthful air and fiberglass particles into the home. Note: These ducts are damaged in a number of areas and will need to be replaced at this time for health/safety.
Limitations and Exclusions

Important Information

7.13 - Your inspector does not dismantle any portion of the heating system(s), nor does he evaluate heat exchangers, the inside of the distribution ducting or supply plenums, electronic air-cleaners, humidifiers, and in-line duct motors or dampers. Your inspector may not have been able to check every register, at which the airflow may well be uneven and will decrease proportionate to its distance from the furnace(s).

7.14 - Although no visible evidence of heat exchanger failure was observed at the time of the inspection, the heat exchanger in an older furnace such as this one can crack at any time, with potentially hazardous consequences. As an extra precaution, and because the exchanger cannot be properly evaluated without dismantling at least some portion of the furnace, we recommend that the furnace be evaluated by an appropriate specialist prior to the end of your inspection contingency period to ensure that it is still in safe working condition.

7.15 - The remaining useful life of this furnace is not determinable. However, if a furnace is twenty years or older, as this one is, it has reached the end of its service/design life and can fail at any time, and you may wish to purchase a home warranty to cover its eventual replacement.

Section 8.0 - Fireplaces and Chimneys


B. The inspector is not required to: 1. Inspect chimney interiors 2. Inspect fireplace inserts, seals, or gaskets 3. Operate any fireplace or determine if a fireplace can be safely used

Masonry Fireplace

Type and Location

Important Information

8.1 - The fireplace is a masonry one, located in the living room.

Fireplace

Important Observation

8.2 - The fireplace is in satisfactory condition.

Damper

Important Observation

8.3 - The chimney damper is functional.

Log Starter

Important Observation

8.4 - The gas log starter in the fireplace was functional.
Log Grate
*Important Observation*
8.5 - The log grate appeared functional.

Fireplace Screen
*Important Observation*
8.6 - The built-in fireplace screening is functional.

Hearth Extension
*Important Observation*
8.7 - The hearth extension is in satisfactory condition.

Chimney
*Important Information*
8.8 - The chimney is a lined masonry one.

*Safety Concern*
8.9 - The chimney does not extend a minimum 3 ft. above the roof line, and is therefore considered to be too short, which can affect its ability to draw or function properly and can allow dangerous gases to enter into the living area. We recommend that you have this condition evaluated by an appropriately qualified fireplace specialist for recommendations and estimates for correction. Note: Do not operate this system until this condition has been properly corrected/repairs.

Chimney Termination
*Preventative Maintenance*
8.10 - There is no weather cap on the chimney and, inasmuch as they prevent moisture intrusion and thereby extend the life of chimney, we recommend having one installed.

*Safety Concern*
8.11 - There is no spark arrestor installed. We recommend having an approved spark arrestor installed at the top of the chimney as normally required for fire safety.
Chimney Crown

Preventative Maintenance

8.12 - The chimney crown, which is designed to seal the chimney wall and shed rainwater, has some cracks/openings that should be sealed/repai red to help prevent moisture intrusion.

Limitations and Exclusions

Further Evaluation

8.13 - The NFPA (National Fire Protection Agency) highly recommends an annual inspection of all chimneys, fireplaces, appliances and vents. They also recommend that an inspection take place upon the transfer of a property, the replacement of an appliance, an operating malfunction, or following an external event (such as an earthquake) likely to have caused damage. Our inspection of the fireplace and chimney is limited to the readily visible areas and components, and the inner reaches of a chimney flue are not visually accessible and our view from the top or bottom is not adequate to discover possible deficiencies or damage. A NFPA 211 Standard, Level II inspection, which includes cleaning the interior of the flue and the use of specialized tools and testing procedures, such as video cameras, is needed to thoroughly evaluate the fireplace system. This type of inspection falls outside the scope of our service. We recommend such an inspection prior to the close of this transaction.
Section 9.0 - Building Interior


B. The inspector is not required to: 1. Inspect window, door, or floor coverings 2. Determine whether a building is secure from unauthorized entry 3. Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices 4. Use a ladder to inspect systems or components

Walls and Ceilings

Walls and Ceilings

Important Information

9.1 - Some of the walls and ceilings in the main house have stress fractures, which have resulted from movement of some type. Once repaired, you should be aware that such cracks can continue to reappear, and particularly if they are not repaired correctly.

Windows

Dual-Glazed Windows

Important Information

9.2 - The fixed dual-glazed window adjacent to the studio entry door appears to have a broken hermetic seal, and you may wish to have the window replaced should you find this fogging/staining condition and the loss of energy efficiency objectionable. You may wish to have all windows in the home tested for broken seals by a licensed window specialist, as this falls outside the scope of a home inspection.

Important Observation

9.3 - All tested, openable dual-glazed windows were found to be functional (i.e. could be opened and closed).

Limitations and Exclusions

Important Information

9.4 - In accordance with inspection industry standards, we do not test every window in the house, and particularly if it is furnished. We do, however, test every unobstructed window in every bedroom to ensure that at least one provides an emergency exit. The windows are not tested for watertightness and we do not guarantee against leakage. Also, window security is not evaluated or contemplated, and window treatments (shades, curtains, blinds, etc.) are not inspected.

Inspection Limitation

9.5 - Dual pane window seals are not physically tested for leakage. Our inspection is visual only, and detecting leakage at dual pane windows is often not possible under certain weather conditions and/or when the windows are dirty, and leaks may go undetected unless you have the windows cleaned and physically tested by a window specialist.

Doors

Sliding Glass Doors

Correction Recommended

9.6 - The sliding glass door at the south side of the home does not function properly and needs servicing or replacement.

Limitations and Exclusions

Inspection Limitation

9.7 - The exterior doors were not tested for watertightness and we do not guarantee against leakage. Door security was not evaluated or contemplated.
Closets
Closets and Closet Doors
Correction Recommended
9.8 - The sliding closet doors in the house bedroom hallway are damaged and/or are installed incorrectly. Correction/repair is needed for safety. Also, there are missing door guides at the same closet that we recommend you have installed for safety.

Limitations and Exclusions
Inspection Limitation
9.9 - The closets in the home were filled with stored items and other assorted belongings which significantly limited our ability to inspect them. Hidden defects may exist.

Cabinets
Limitations and Exclusions
Inspection Limitation
9.10 - Many of the cabinets were filled with stored items and other assorted belongings that were not moved or removed, and hidden defects may exist.

Built-In Appliances
Food Waste Disposal
Important Information
9.11 - There is no garbage disposal provided at the studio kitchen sink.

Important Observation
9.12 - The food waste disposal responded to normal user controls and appeared to be functional.

Dishwasher
Important Information
9.13 - A dishwasher has not been provided at the studio kitchen.

Important Observation
9.14 - The Fisher&Paykel dishwasher responded to normal user controls and ran through all of its cycles in "fast cycle" mode.

Electrical Range
Safety Concern
9.15 - The range in the studio kitchen is not equipped with an anti-tip bracket that prevents the range from tipping, or its contents from spilling, should a child attempt to climb on it or its open door. This is a manufacturer required safety feature that should have been installed when the range was installed.
Important Observation
9.16 - The Samsung electrical range (includes the stove burners and oven/broiler components) in the studio was functional, but was neither calibrated nor tested for its performance.
9.16 - The gas range in the house was functional.

Stove Exhaust
Important Observation
9.17 - The house and studio kitchen mechanical exhaust and vent hood components are functional.

Limitations and Exclusions
Important Information
9.18 - We test appliances for their primary functionality by using the primary controls but we cannot and do not evaluate them for their performance nor for the variety of their settings or cycles. Please note that all appliances are subject to failure at any time and for this reason are evaluated as a courtesy only. We strongly recommend that you test them for yourself before the close of this transaction, and that you purchase a home warranty to cover their eventual repair or replacement.
9.19 - If present, evaluation of appliances (ranges, refrigerators, microwaves, dishwashers, etc.) that are not permanently installed falls outside the scope of a home inspection. If any “freestanding” appliances are to convey with the property, it is suggested that you have them tested by an appropriately qualified appliance specialist.
9.20 - Evaluation of refrigerators and refrigeration equipment/appliances falls outside the scope of our service. If any refrigeration equipment is to convey with the property, it is suggested that you have them tested by an appropriately qualified appliance specialist.

Laundry Provisions
Laundry Provision Observations
Safety Concern
9.21 - The laundry equipment in the main house and studio is in a location that makes it vulnerable to vehicular impact. We recommend that you have a steel post (bollard) installed in the garage slabs in front of the equipment as currently required for safety. Note: This was not a requirement when the main house was constructed.

Electrical Provisions
Important Information
9.22 - A 220 volt outlet was provided in the studio but was not tested, and we do not make a determination as to whether the receptacle outlet is compatible with any particular plug or appliance.
9.23 - No 220 volt outlet was provided at the main house and is needed for most electric clothes dryers.

Gas Valve and Connector
Correction Recommended
9.24 - There is no visible or accessible shut-off valve for the laundry gas line in the main house and one should be installed for safety.

Dryer Vent and Backdraft Damper
Important Observation
9.25 - Where visible and accessible, the dryer exhaust provisions appeared satisfactory.

Washer Water Supply Valves
Preventative Maintenance
9.26 - The rubber or plastic water supply connectors/hoses currently installed at the washing machine in the main house can burst and leak. We recommend that they be replaced with stainless steel braided ones to help guard against such an event (and the possibility of water damage).
Smoke Alarms
General Smoke Alarm Comments

Important Information

9.27 - Smoke alarms save lives. If there is a fire in your home, smoke spreads fast and you need smoke alarms to give you time to get out. Having a working smoke alarm cuts the chances of dying in a reported fire in half. Almost two-thirds of home fire deaths resulted from fires in homes with no smoke alarms or no working smoke alarms. For further important information regarding smoke alarms, please visit http://www.homeinspectionservices.com/SmokeAlarms.pdf

Smoke Alarms
Safety Concern

9.28 - There are no smoke alarms installed in the studio, which are needed in order to alert you to the presence of smoke from a fire. We recommend that photoelectric alarms utilizing the latest approved technology be installed in all currently required locations (in every bedroom, outside each sleeping area, on every floor level, etc.) for fire safety.

9.29 - There are older battery operated smoke alarms installed on the N/W bedroom and bedroom hallway ceiling in the main house that should be considered unreliable due to their advanced age. We recommend that newer alarms be installed in these locations and in all other bedrooms and in the main living area.

Carbon Monoxide Alarms
General Carbon Monoxide Information

Important Information

9.30 - Carbon monoxide (CO) is an odorless, colorless and toxic gas. Because it is impossible to see, taste or smell the toxic fumes, CO can kill you before you are aware it is in your home. At lower levels of exposure, CO causes mild effects that are often mistaken for the flu. These symptoms include headaches, dizziness, disorientation, nausea and fatigue. The effects of CO exposure can vary greatly from person to person depending on age, overall health and the concentration and length of exposure. We recommend that every home have at least one centrally located carbon monoxide (CO) detector or alarm on each level of the home, and outside each sleeping area or bedroom. We also urge you to have a professional inspection of all fuel-burning appliances -- including furnaces, stoves, fireplaces, clothes dryers, water heaters, and space heaters -- to detect deadly carbon monoxide leaks. For further important information regarding carbon monoxide, please visit http://www.homeinspectionservices.com/cosafety.pdf

Carbon Monoxide Devices
Safety Concern

9.31 - No carbon monoxide devices (detectors or alarms) were installed in the immediate area(s) outside of the sleeping rooms at the main house. We strongly recommend that you install a carbon monoxide device outside all sleeping rooms to help guard against accidental poisoning or death from this potentially deadly gas.

9.32 - No carbon monoxide devices (detectors or alarms) were installed in the immediate area(s) outside of the sleeping room(s) or on each level of the studio as required. We strongly recommend that you install carbon monoxide devices outside all sleeping rooms and on each level to help guard against accidental poisoning or death from this potentially deadly gas.
Vehicle Door(s)
Sectional Vehicle Door

Important Observation
9.33 - The three sectional garage vehicle doors (one at house, two at studio) were fully functional when tested using the automatic openers. The automatic garage vehicle door openers, sensors, and auto reversing features functioned satisfactorily when tested.

Garage Interior
Fire Resistive Wall

Safety Concern
9.34 - The attic access opening, solar lights, and all other openings are a breach in the studio garage firewall and should be repaired/sealed in order to maintain the necessary firewall separation between the garage and the living quarters.

9.3 - The attic access hatch in the studio garage ceiling should be fitted with a fire resistive door that is a minimum 1-3/8 in. solid construction and/or have a minimum 20 minute fire rating, and made to self-close and latch, in order to provide the necessary firewall separation between the garage attic area and the attic area above the living quarters.
9.36 - There are multiple vent openings in the west wall of the house garage that must be repaired/sealed/covered with 5/8" Type X drywall in order to maintain the necessary firewall separation and help halt the spread of fire between the garage and the living quarters.

Doors
Correction Recommended
9.37 - We recommend the installation of a threshold and weather stripping at the house garage side door to help prevent moisture and pest intrusion.

Fire Resistive Door
Correction Recommended
9.3 - The entry door from the garage into the main house appears to be fire rated but is not fully self-closing and latching as needed to maintain the necessary firewall separation between the garage and living quarters. This condition poses a potential fire safety hazard. Also, the door binds against the side jamb and will need servicing.

Safety Concern
9.39 - The entry door from the garage into the studio appears hollow and is not identified/labeled as being fire-resistive. This door must have such a rating or have a solid core and be self-closing and latching in order to maintain the necessary firewall separation between a garage and living quarters. Replacement of the door is needed for fire safety. Note: See 9.40 below.
9.40 - The door from the studio garage into the studio opens into a bedroom and/or a room that is currently used as a sleeping room. For fire safety reasons, it is not permissible for garage doors to open directly into a bedroom. Therefore, either the door should be removed and the wall properly framed and covered with 5/8" Type X drywall, or the room should not be used as sleeping quarters.

Cabinetry

Safety Concern
9.41 - If the storage cabinetry in the house garage is to convey with the home we recommend that it be anchored or secured to the wall for safety (cabinets are subject to toppling).

Limitations and Exclusions

Important Information
9.42 - Stored items significantly limited our inspection of the garage interior at both the main house and the detached studio. Because we do not move or remove these items, our inspection was limited solely to those components/areas of the foundation that were visible and accessible at the time of our inspection. Hidden/undisclosed defects may exist. If this is a concern we suggest that you request that the seller(s)/owner(s) have the garages emptied of their contents so that it can be re-inspected prior to the close of escrow or your inspection contingency period.
Section 10.0 - General

Property Comments

Pool and Spa Safety

*Important Information*

10.1 - Per SB 442, which went into effect on January 1, 2018, a private single family home with a pool or spa (a hot tub) is required upon transfer to include an evaluation to determine if at least two of the following drowning prevention safety features exist:

(1) An enclosure that meets the requirements of Section 115923 and isolates the swimming pool or spa from the private single-family home.

(2) Removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device.

(3) An approved safety pool cover, as defined in subdivision (d) of Section 115921 of the CA Health and Safety Code.

(4) Exit alarms on the private single-family home’s doors that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that “the door to the pool is open.”

(5) A self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home’s doors providing direct access to the swimming pool or spa.

(6) An alarm that, when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms," which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

(7) Other means of protection, if the degree of protection afforded is equal to or greater than that afforded by any of the features set forth above and has been independently verified by an approved testing laboratory as meeting standards for those features established by the ASTM or the American Society of Mechanical Engineers (ASME).

This property does not appear to meet or comply with any two of these required pool or spa drowning prevention safety features. Therefore, for pool and spa safety and for compliance reasons, it is recommended that you contact an appropriate specialist to incorporate at least two of the safety features listed above prior to occupying the property.

Property Permits

*Further Evaluation*

10.2 - The detached studio is currently being used for habitation and does not meet with numerous building and safety requirements for habitability and/or 24 hour occupancy. For this reason we recommend that you obtain all documentation from the building department or authority having jurisdiction (AHJ) to determine if all of the plumbing and electrical work that was observed was permitted and received a final approval, and that the building itself is permitted and approved for full time occupancy/residency. If not, we recommend that you consult with the local building department for further instruction.
Environmental Comments

Pest Control Information

Important Information

10.3 - Your home inspector is not a licensed pest control operator, and is not trained nor appropriately qualified to provide you with any information with regards to rodents, pests, bees, birds, etc., and any/all wood destroying pests or organisms (WDO's), or the possibility of hidden damage or potential health hazards caused by the presence of same. We therefore strongly advise that you have the property inspected for these conditions by an appropriately qualified and licensed pest control operator of your choosing prior to the close of this transaction.

Mold Information

Important Information

10.4 - Your home inspector is not an environmental specialist, and is not trained nor sufficiently knowledgeable or qualified to provide you with any information with regards to mold, fungus or other microbial contamination, or the possibility of hidden damage or health hazards caused by the presence of same. We therefore strongly advise that you have the property inspected and tested for these conditions by a specialist or specialists in the appropriate trade(s) prior to the close of this transaction.

Pre-1979 Construction

Important Information

10.5 - Given the approximate age of the building(s), asbestos and lead-based paint could be present. In fact, any building, especially those built around or before 1979, as this one is, should not be assumed to be free from these and other well-known contaminants. Regardless, we do not have the expertise or the authority to detect the presence of environmental contaminants, but if this is a concern you should consult with an environmental specialist, and particularly if you intend to remodel areas of the building(s).
Thank you for choosing Camelot Home Inspection Services. You have contracted with us to perform a
generalist inspection in accordance with the Standards of Practice established by the California Real
Estate Inspection Association (CREIA). These Standards, which appear in our Inspection Agreement at
the end of this report, are considered to be an integral part of this report. 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, or 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 material defects or adverse conditions that could result in
serious injury or lead to costs that would significantly affect your evaluation of the property, and to alert
you to the need for any secondary specialist evaluations. Therefore, you should be aware of the
limitations of this type of inspection, which are set forth in the CREIA Standards of Practice and which will
be described in greater detail therein.

Primarily, we will evaluate conditions, systems, or components to determine if they are functional or not
functional. We will take into consideration when a house was built and allow for the predictable wear or
deterioration that would occur through time, such as the cracks that appear in concrete and in the plaster
around windows and doors, scuffed walls or woodwork, worn or squeaky floors, and stiff or stuck
windows. Our report is not a listing of all defects or improvements that may be desired. Therefore, unless
they represent an immediate threat, we may overlook what we may consider to be relatively insignificant
and predictable defects, although some may be included in the report as a courtesy to you. This is
especially true for those conditions that would be apparent to the average person, or to someone without
any construction experience.

Items that are reported as being functional, serviceable, satisfactory, or responsive to normal user
controls were found to be capable of performing their normal, proper and characteristic action at the time
of the inspection. When they are not reported as such, and we recommend, suggest or advise correction,
service, repair, replacement, improvement, upgrading, monitoring or further evaluation of an item or
condition, we have made what we believe is a reasonable conclusion that the present condition of this
item may significantly effect the value, desirability, habitability or safety of the dwelling, and recommend
further evaluation by an appropriate specialist in the appropriate trade to ascertain the true and exact
nature of the deficiency and/or the cost to remedy said item or deficiency. When an item or condition is
reported as being outside the scope of the inspection, this item or condition was not inspected but has
been deferred for further evaluation by an appropriate specialist.

It is vital that all further evaluations and estimates for repair or replacement of all reported material
defects be obtained prior to the close of this transaction and/or within the client's contracted inspection
contingency period in order to avoid any unpleasant surprises after taking legal possession of the home.
Please be aware that in most instances, further evaluations of reported deficiencies by appropriate
specialists in the appropriate trades will result in the identification of additional defects and/or
recommendations for upgrades that could effect your evaluation of the property. For safety reasons, it is
strongly recommended that all health and safety upgrades, improvements, and repairs be made by
appropriate specialists prior to occupation of the home.

We do not have the expertise nor the necessary qualifications to inspect for or comment on wood
destroying pests such as termites and beetles, and organisms such as dry rot, fungus or mold. We
recommend that you schedule any such specialized inspection with the appropriate professionals before
the close of your contracted inspection contingency period. With regards to mold, please note that
inspecting or testing for mold is not included as a part of our inspection or this report, and that the
inspector’s insurance company does not cover any mold-related claims. Although mold, in one form or
another, is everywhere, some types of mold are known be toxic and may present a serious health risk to
some people, especially newborns, infants and those with bronchial conditions or asthma.

Notwithstanding possible statements to the contrary in the Real Estate Transfer Disclosure Statement
(CA D.R.E. Form TDS-14), our inspection and this report is not a substitute disclosure as described by CA Civil Code 1102. This means Martin Hewitt of Camelot Home Inspection Services is not responsible for any errors or omissions on the disclosure statement nor any possible consequences as a result of such errors or omissions.

This report is not intended to be used as a guide in renegotiating the sales price of the property, nor is it to be considered an all-inclusive listing of repairs needed to be made. The seller may or may not be required to repair or replace any material defects identified within the report, if any, and that determination should be made among the buyer, the seller, and any real estate agents, brokers or attorneys involved in the transaction.

We recommend that the Client(s) obtain copies of all building permits, final inspections and signatures from the local building department or AHJ. These documents should be reviewed to the clients satisfaction with the assistance of appropriate professionals in order to help identify any unapproved, and therefore potentially defective or unsafe, additions, conversions, or alterations to the original structure(s). This service is not provided by your home inspector.

Should repairs be necessary we recommend they be performed by a specialist in the appropriate trade and that all work comply with applicable laws, including governmental permits, inspections, and approval requirements. Buyer should obtain from seller receipts for repairs performed by others, a written statement indicating the date of repairs performed by seller and provide copies of receipts and statements of seller prior to final verification of condition. Re-inspections are only performed on items not accessible or that were unable to be inspected due to utilities not being turned on at the time of original inspection.

For your additional protection we strongly recommend that you personally perform a diligent visual inspection of the property after the seller vacates to insure that no adverse conditions were concealed by personal property and/or stored items while occupied, or that any damage was incurred at the time the property was vacated. Should any adverse conditions be revealed that were not addressed within this report prior to or after the close of this transaction, please contact our office immediately to schedule an additional inspection of these conditions.

Photographs may have been included in this report as a visual aid. As it is not practicable to photograph every defect or finding for inclusion in this report, any photographs provided in the report should therefore be considered representative only and are not intended to enhance those defects or findings or diminish any defects or findings that were not photographed or included.

Finally, it is your responsibility to read and comprehend the contents of this report in its entirety and to make your own determination as to the overall condition, suitability for any purpose, and specific deficiencies that may be concerning to you. The only recommendations and opinions endorsed by Camelot Home Inspection Services are those contained within this written report, as any oral commentary made during the inspection process may be misunderstood or possibly misinterpreted by those attending the inspection. We understand that this report contains technical information that may not be easily understood by the lay person. If you were not present during this inspection, or should you require any clarification or further information with regard to our inspection or this inspection report, it is essential that you call our office for a verbal consultation.
ABOUT YOUR INSPECTOR:

Martin Hewitt is the owner and sole proprietor of Camelot Home Inspection Services. Martin has been inspecting homes on a full-time basis since 1994 and has personally performed over 6500 inspections. He has been a member of the California Real Estate Inspection Association (www.creia.org) since 1995, and achieved CREIA Master Inspector (MCI) status in 1997. In addition to being a past President of the San Luis Obispo Chapter of CREIA (2001-2002), Martin has served on the CREIA Board of Directors for three years and as a Regional Director for two. Martin is also a certified member of the American Society of Home Inspectors (www.ashi.org), a nationally recognized association of professional home inspectors. He has been an ASHI member since 1998.
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Real Estate Inspection Agreement
REAL ESTATE INSPECTION AGREEMENT

THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Client: 
Address: San Luis Obispo, CA

SCOPE OF THE INSPECTION: The real estate inspection to be performed for Client ("Client") is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector. The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s).

Martin Hewitt, dba Camelot Home Inspection Services ("Inspector") will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building’s systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

The inspection shall be performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA®), attached hereto and incorporated herein by reference, and is limited to those items specified herein.

CLIENTS DUTY: Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector. Client agrees to provide payment to Inspector in a prompt and timely manner prior to Inspector’s issuance of the written report.

Client acknowledges that Inspector is a generalist and that further investigation of a reported condition by an appropriate specialist may provide additional information which can effect Client’s purchase decision. Client agrees to obtain further evaluation of reported conditions before removing any investigation contingency and prior to the close of the transaction.

In the event Client becomes aware of a reportable condition which was not reported by Inspector, Client agrees to promptly notify Inspector and allow Inspector and/or Inspector’s designated representative(s) to inspect said condition(s) prior to making any repair, alteration, or replacement. Client agrees that any failure to so notify Inspector and allow inspection is a material breach of this Agreement.

ENVIRONMENTAL CONDITIONS: Client agrees what is being contracted for is a building inspection and not an environmental evaluation. The inspection is not intended to detect, identify, or disclose any health or environmental conditions regarding this building or property, including, but not limited to: the presence of asbestos, radon, lead, urea-formaldehyde, fungi, molds, mildew, PCB’s, Chinese drywall, or other toxic, reactive, combustible, or corrosive contaminants, materials, or substances in the water, air, soil, or building materials. The Inspector is not liable for injury, health risks, or damage caused or contributed to by these conditions.

GENERAL PROVISION: The written report is not a substitute for any transferor’s or agent’s disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction.

The inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever. No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against Inspector more than one year from the date Client discovers, or through the exercise of reasonable diligence should have discovered, the cause of action. No event shall the time for commencement of a legal action or proceeding exceed two years from the date of the subject inspection. THIS TIME PERIOD IS SHORTER THAN OTHERWISE PROVIDED BY LAW.

This Agreement shall remain in full force and effect, unimpaired by the court’s holding.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Each party signing this Agreement warrants and represents that he/she has the full capacity and authority to execute this Agreement on behalf of the named party. If the Agreement is executed on behalf of Client by any third party, the person executing this Agreement expressly represents to Inspector that he/she has the full and complete authority to execute this Agreement on Client’s behalf and to fully and completely bind Client to all of the terms, conditions, limitations, exceptions, and exclusions of this Agreement.

SEVERABILITY: Should any provision of this Agreement be held by a court of competent jurisdiction to be either invalid or unenforceable, the remaining provisions of this Agreement shall remain in full force and effect, unimpaired by the court’s holding.

MEDIATION: The parties to this agreement agree to attend, in good faith, mediation with a retired judge or lawyer with at least 5 years of mediation experience before any lawsuit is filed. All notices of mediation must be served in writing by return receipt requested allowing 30 days for response. If no response is forthcoming the moving party may then demand binding arbitration under the terms and provisions set forth below.

ARBTrATION: Any dispute concerning the interpretation or enforcement of this Agreement, the inspection, the inspection report, or any other dispute arising out of this relationship, shall be resolved between the parties by binding arbitration conducted in accordance with California Law, except that the parties shall select an arbitrator who is familiar with the real estate profession. The parties agree that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and bear the cost of applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgement may be entered on it in any court having jurisdiction.

Each party agrees that they shall be entitled to discovery procedures within the discretion of the arbitrator. The arbitrator shall manage and bear the cost of applying the laws of the State of California to all issues submitted in the arbitration proceeding. The award of the arbitrator shall be final, and a judgement may be entered on it in any court having jurisdiction.

LIMITATION ON LIABILITY: The parties understand and agree that Inspector’s liability for errors or omissions in this real estate inspection and report is limited to a refund of one and one half times the fee paid for this inspection and report. This limitation applies to anyone who is damaged in any form or fashion or has to pay expenses of any kind for any and all claims arising out of or relating to this agreement, the inspection, or the inspection report, which includes claims alleging mistakes or omissions in this inspection and report. This liability limitation is binding on Client and Client’s spouses, heirs, principals, assigns, and anyone else who may otherwise have a claim through Client. Client assumes the risk of all losses greater than one and one half times the fee paid for the inspection. Client agrees to immediately accept a refund of one and one half times the fee as full settlement of any kind and all claims which may ever rise out of or relate to this inspection and report.

Construction Dispute Resolution Services, LLC

LIMITATION ON LIABILITY: The parties understand and agree that Inspector’s liability for errors or omissions in this real estate inspection and report is limited to a refund of one and one half times the fee paid for this inspection and report. This limitation applies to anyone who is damaged in any form or fashion or has to pay expenses of any kind for any and all claims arising out of or relating to this agreement, the inspection, or the inspection report, which includes claims alleging mistakes or omissions in this inspection and report. This liability limitation is binding on Client and Client’s spouses, heirs, principals, assigns, and anyone else who may otherwise have a claim through Client. Client assumes the risk of all losses greater than one and one half times the fee paid for the inspection. Client agrees to immediately accept a refund of one and one half times the fee as full settlement of any kind and all claims which may ever rise out of or relate to this inspection and report.

This Agreement constitutes the entire integrated agreement between the parties hereto pertaining to the subject matter hereof and may be modified only by a written agreement signed by all of the parties hereto. No oral agreements, understandings, or representations shall change, modify, or amend any part of this Agreement.

Client acknowledges having read and understood all the terms, conditions, and limitations of this Agreement and voluntarily agrees to be bound thereby and to pay the fee listed above.

Client: 
Date: 7/16/2020

(One signature binds all)

Inspector: 
Date: 7/16/2020

Martin Hewitt
CREIA STANDARDS OF PRACTICE

RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS

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

A. A real estate inspection is a survey and basic operation of the systems and components of a building which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the Inspector.

The purpose of the inspection is to provide the Client with information regarding the general condition of the building(s). Cosmetic and aesthetic conditions shall not be considered.

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

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

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

SECTION 1 - Foundation, Basement, and Under-floor Areas
A. Items to be inspected:
1. Foundation system
2. Floor framing system
3. Under-floor ventilation
4. Foundation anchoring and cripple wall bracing
5. Wood separation from soil
6. Insulation

B. The inspector is not required to:
1. Determine size, spacing, location, or adequacy of foundation bolting/bracing components or reinforcing systems
2. Determine the composition or energy rating of insulation materials

SECTION 2 - Exterior
A. Items to be inspected:
1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings
6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present

B. The inspector is not required to:
1. Inspect door or window screens, shutters, awnings, or security bars
2. Inspect fences or gates or operate automated door or gate openers or their safety devices
3. Use a ladder to inspect systems or components
4. Determine if any pool/spa safety equipment, manufacturers' design standards or testing is sufficient or otherwise conforms to regulatory requirements or other applicable standards; determine if any drowning prevention feature of a pool or spa is installed properly or is adequate or effective. Test or operate any drowning prevention feature.

SECTION 3 - Roof Covering
A. Items to be inspected:
1. Covering
2. Drainage
3. Flashings
4. Penetrations
5. Skylights

B. The inspector is not required to:
1. Walk on the roof surface if in the opinion of the Inspector there is risk of damage or a hazard to the Inspector
2. Warrant or certify that roof systems, coverings, or components are free from leakage

SECTION 4 - Attic Areas and Roof Framing
A. Items to be inspected:
1. Framing
2. Ventilation
3. Insulation

B. The inspector is not required to:
1. Inspect mechanical attic ventilation systems or components
2. Determine the composition or energy rating of insulation materials

SECTION 5 - Plumbing
A. Items to be inspected:
1. Water supply piping
2. Drain, waste, and vent piping
3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

B. The inspector is not required to:
1. Fill any fixture with water, inspect overflow drains or drain-stops, or evaluate backflow devices, waste ejectors, sump pumps, or drain line cleanouts
2. Inspect or evaluate water temperature balancing devices, temperature fluctuation, time to obtain hot water, water circulation, or solar heating systems or components
3. Inspect whirlpool baths, steam showers, or sauna systems or components
4. Inspect fuel tanks or determine if the fuel gas system is free of leaks
5. Inspect wells or water treatment systems

SECTION 6 - Electrical
A. Items to be inspected:
1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

B. The inspector is not required to:
1. Operate circuit breakers or circuit interrupters
2. Remove cover plates
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components

SECTION 7 - Heating and Cooling
A. Items to be inspected:
1. Heating equipment
2. Central cooling equipment
3. Energy source and connections
4. Combustion air and exhaust vent systems
5. Condensate drainage
6. Conditioned air distribution systems

B. The inspector is not required to:
1. Inspect heat exchangers or electric heating elements
2. Inspect non-central air conditioning units or evaporative coolers
3. Inspect radiant, solar, hydronic, or geothermal systems or components
4. Determine volume, uniformity, temperature, airflow, balance, or leakage of any air distribution system
5. Inspect electronic air filtering or humidity control systems or components
SECTION 8 - Fireplaces and Chimneys

A. Items to be inspected:
1. Chimney exterior
2. Spark arrester
3. Firebox
4. Damper
5. Hearth extension

B. The inspector is not required to:
1. Inspect chimney interiors
2. Inspect fireplace inserts, seals, or gaskets
3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 - Building Interior

A. Items to be inspected:
1. Walls, ceilings, and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke and carbon monoxide alarms
7. Vehicle doors and openers

B. The inspector is not required to:
1. Inspect window, door, or floor coverings
2. Determine whether a building is secure from unauthorized entry
3. Operate, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices
4. Use a ladder to inspect systems or components

Part 111. Limitations, Exceptions, and Exclusions

A. The following are excluded from a real estate inspection:
1. Systems or components of a building, or portions thereof, which are not readily accessible, not permanently installed, or not inspected due to circumstances beyond the control of the Inspector or which the Client has agreed or specified are not to be inspected
2. Site improvements or amenities, including, but not limited to; accessory buildings, fences, planters, landscaping, irrigation, swimming pools, spas, ponds, waterfalls, fountains or their components or accessories
3. Auxiliary features of appliances beyond the appliance’s basic function
4. Systems or components, or portions thereof, which are under ground, under water, or where the Inspector must come in contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit systems or components located in common areas
6. Determining compliance with manufacturers’ installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, covenants, or other restrictions
7. Determining adequacy, efficiency, suitability, quality, age, or remaining life of any building, system, or component, or marketability or advisability of purchase
8. Structural, architectural, geological, environmental, hydrological, land surveying, or soils-related examinations
9. Acoustical or other nuisance characteristics of any system or component of a building, complex, adjoining property, or neighborhood
10. Conditions related to animals, insects, or other organisms, including fungus and mold, and any hazardous, illegal, or controlled substance, or the damage or health risks arising there from
11. Risks associated with events or conditions of nature including, but not limited to; geological, seismic, wildfire, and flood
12. Water testing any building, system, or component or determine leakage in shower pans, pools, spas, or any body of water
13. Determining the integrity of hermetic seals at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing information from any third-party, including but not limited to; product defects, recalls, or similar notices
16. Specifying repairs/replacement procedures or estimating cost to correct
17. Communication, computer, security, or low-voltage systems and remote, timer, sensor, or similarly controlled systems or components
18. Fire extinguishing and suppression systems and components or determining fire resistive qualities of materials or assemblies
19. Elevators, lifts, and dumbwaiters
20. Lighting pilot lights or activating or operating any system, component, or appliance that is shut down, unsafe to operate, or does not respond to normal user controls
21. Operating shut off valves or shutting down any system or component
22. Dismantling any system, structure, or component or removing access panels other than those provided for homeowner maintenance

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

Part IV. Glossary of Terms
Note: All definitions apply to derivatives of these terms when italicized in the text.

Appliance: An item such as an oven, dishwasher, heater, etc. which performs a specific function
Building: The subject of the inspection and its primary parking structure
Component: A part of a system, appliance, fixture, or device
Condition: Conspicuous state of being
Determine: Arrive at an opinion or conclusion pursuant to a specified function
Device: A component designed to perform a particular task or function
Fixture: A plumbing or electrical component with a fixed position and function
Function: The normal and characteristic purpose or action of a system, component, or device
Functional Drainage: The ability to empty a plumbing fixture in a reasonable amount of time
Functional Flow: The flow of the water supply at the highest and farthest fixture, or device

Primary Parking structure: A building that an Inspector has agreed to inspect
Primary Building: A building that an Inspector has agreed to inspect
Real Estate Inspection: Refer to Part I, “Definitions and Scope”, Paragraph A
Representative Number: Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets
Safety Hazard: A condition that could result in significant physical injury
Shut Down: Disconnected or turned off in a way so as not to respond to normal user controls

System: An assemblage of various components designed to function as a whole
Technically Exhaustive: Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

Client acknowledges having read and understood the CREIA Standards of Practice and understands that the inspection is to be performed in accordance with these Standards

Client: ____________________________ Date: 7/16/2020
(One signature binds all)

Inspector: ____________________________ Date: 7/16/2020

Martin Hewitt
ACTIVATION OF UTILITIES AND NOTICE OF CANCELLATION AGREEMENT

THIS IS A LEGALLY BINDING CONTRACT - PLEASE READ IT CAREFULLY

Client: __________________________ Date and Time: Sun. July 19, 2020 @ 11:00 am

Address: __________________________ San Luis Obispo, CA Fee: $800.00

ACTIVATION OF UTILITIES: In order for Inspector to be able to properly inspect and test the property’s systems and components, the gas, water, and electricity (“utilities”) must be turned on or otherwise fully activated prior to the time of the inspection. In buildings that are vacant, it is not uncommon for one or more of the utilities to be turned off or otherwise deactivated. Due to liability and/or safety concerns, Inspector will not turn on or activate any utility, system, or component at the time of the inspection.

Client understands and agrees that it is Clients responsibility to ensure that the gas, water, and electricity will be activated at the time of the inspection, both inside and outside of the inspected structure(s). Unless damage or danger may result, all water and gas valves should be open, all gas pilot lights should be lit, and all electrical system components (panelboards, circuit breakers, etc.) should be activated.

If any of the utilities, systems, or components to be inspected are not activated at the time of the inspection and Client is not present at the inspection, Client understands that Inspector will proceed with the inspection as scheduled. If any of the utilities, systems, or components to be inspected are not activated at the time of the inspection and Client is present, Client has the option of having Inspector proceed with the inspection, or to cancel the inspection (see “Notice of Cancellation” below) and paying Inspector a fee equal to 50% of the fee (“fee”) listed above. If any of the utilities, systems, or components to be inspected are not activated at the time of the inspection and Client and/or Clients agent(s) or legal representative(s) opt to proceed with the inspection, Client understands that Inspector will not return to the property at a later date for any further inspections, nor issue any additional written inspection reports, unless agreed upon in writing between Inspector and Client.

NOTICE OF CANCELLATION: Client and/or Clients agent(s) or legal representative(s) may cancel the inspection up to 24 hours prior to the time of the inspection listed above (“Date and Time”). If, for any reason, foreseeable or unforeseeable, the inspection is cancelled or Inspector is otherwise instructed by Client and/or Clients agent(s) or legal representative(s) not to proceed with the inspection without first providing Inspector with 24 hours advance notice, Client agrees to pay Inspector a fee equal to 50% of the fee listed above.

To cancel a scheduled inspection, please call or text Inspector at 805-471-9447. To cancel by email, please email Inspector at camelothis@charter.net.

By signing below, Client acknowledges having read and understood all the terms and conditions of this addendum to the Real Estate Inspection Agreement and voluntarily agrees to be bound thereby.

Client: __________________________ Date: 7/16/2020

(One signature binds all)

Inspector: __________________________ Date: 7/16/2020

Martin Hewitt