



# Detail Property Inspection, Inc.

1125 E. Broadway #236

Glendale, CA 91205

818-553-8198, 323-668-1676, 626-622-7802 [www.detailinspect.com](http://www.detailinspect.com)



**Schedule Date :** Friday, September 21, 2018

**Report # :** M1809040

**Client:** Mei Ling Chen

**Address:**

**City/State/Zip:**

## Subject Property

**504 S Harbor Blvd**

**Fullerton, CA 92832**

### **Buyers**

**Agent :** Jane Hwang

**Office :** AAA Investment

**Address :**

**City/State/Zip :**

**Work Phone:** 626- 524-2925

**Fax #:** -

### **Sellers**

**Agent :** N/A

**Office :**

**Address :**

**City/State/Zip :**

**Work Phone:** -

**Fax #:** -



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Mei Ling Chen

## Invoice

**Subject Property:**  
504 S Harbor Blvd  
Fullerton, CA 92832

**Invoice Date:** Sep 21, 2018  
**Inspection Date:** Sep 21, 2018  
**Invoice #:**  
**Report #:** M1809040  
**Inspector :** Mike Owdeh - Chief

### INSPECTION FEES

DESCRIPTION	AMOUNT
INSPECTION FEE:	\$1,050.00
<b>SUB TOTAL :</b>	<b>\$1,050.00</b>
<b>CHECK # 5349 PAYMENT:</b>	<b>\$1,050.00</b>
<b>TOTAL DUE :</b>	<b>\$0.00</b>

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KEY TO THE INSPECTION REPORT

Report #: M1809040

This Report lists the systems and components inspected by this company. Items not found in this report are considered beyond the scope of this inspection, and should not be considered inspected at this time.

"APPEAR SERVICEABLE" means that we did not observe conditions that would lead us to believe problems existed with this system or component. The item is capable of being used. Some serviceable items may, however, show wear and tear. Other conditions if applicable, will be noted in the body of the report.

Significantly deficient systems or components will be identified as: Not functional / unsafe / worn / near end of lifespan. When in the inspector's opinion, an item is "significantly deficient", the reason will be within the body of the report.

Please read the entire report for all items, comments, inserts and pictures. As they all constitute the inspection report.

Notice: This report contains technical information that may not be readily understandable to the lay person. Therefore, a verbal consultation with the inspector is a mandatory part of this inspection report. If you choose not to consult with the inspector, this inspection company cannot be held liable for your understanding or misunderstanding of this report's contents. If you were not present during this inspection please call the office to arrange for your verbal consultation.

KEY TO THE INSPECTION REPORT

\* Items that have an asterisk next to them. This item or component warrants additional attention, repair or monitoring.

(1) Items that have a (1) next to them. The Bracketed Numbers are defined as follows:

- (1) Recommended evaluation by a qualified licensed structural engineer / geotechnical engineer.
(2) Recommend further review and repairs as needed by a qualified licensed contractor or specialty tradesman dealing with that item or system.
(3) Recommend further review for the presence of any wood destroying pests or organisms by qualified Pest Inspector.
(4) This item is a safety hazard - correction is needed
(5) Recommend upgrading for safety enhancement. This building may have been constructed before current safety standards were developed.

If you do not understand how to read this report please contact our office.

I have read and understand the Key to the Matrix Inspection Report. Client's Initials Representative/Agent's Initials

I agree to read the special "NOTICES" in each section of the report for further information concerning the limitations of this inspection. Client's Initials Representative/Agent's Initials

Present During The Inspection: [X] Client [X] Buyer's Agent [ ] Seller's Agent [ ] Seller

INSPECTOR : Mike Owdeh - Chief Inspector

Inspection Date: Sep/21/2018, Friday Start Time: 12:30 pm Completion Time:

The weather condition at the time of inspection was
Approximate temperature during inspection

Property Information:
The subject property inspected was a (an): Commercial. # of units
Approximate age of building: Stated by:
Approximate age of roof: Stated by:
Additions / Alterations to: Stated by:

NOTICE: It is always wise to check with the building department for permit information, especially if additions or alterations are noted.

IMPORTANT NOTICE TO THIRD PARTIES OR OTHER PURCHASERS: RECEIPT OF THIS REPORT BY ANY PURCHASERS OF THIS PROPERTY OTHER THAN THE PARTY(IES) IDENTIFIED ON THE CONTRACT PAGE #1 IS NOT AUTHORIZED BY THE INSPECTOR. THE INSPECTOR STRONGLY ADVISES AGAINST ANY RELIANCE ON THIS REPORT. WE RECOMMEND THAT YOU RETAIN A QUALIFIED PROFESSIONAL INSPECTOR TO PROVIDE YOU WITH YOUR OWN INSPECTION AND REPORT ON THIS PROPERTY.

# SUMMARY

Report # : M1809040 Part 1

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
(3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**IMPORTANT NOTE - PLEASE READ:** The Summary page is provided to allow the reader a brief overview of the report. This page is not encompassing. Reading this page alone is not a substitute for reading the report in entirety. The entire Inspection Report, including the Standard Of Practice, Limitation, Scope of Inspection and Pre-Inspection Agreement must be carefully read to fully assess the findings of the inspection. This is not intended to determine which items may need to be addressed per the contractual requirements of the sale of the property. Any areas of uncertainty regarding to the contract should be clarified by consulting an attorney or a real estate agent.

It is recommended that any deficiencies and components/systems related to these deficiencies noted in the report be evaluated/inspected and repaired as needed by licensed contractors/professionals **PRIOR TO THE CLOSE OF ESCROW**. Further evaluation **PRIOR** to the close of escrow is recommended so a properly licensed professional can evaluate our concerns further and inspect the remainder of the system or component for additional concerns that might be outside our area of expertise or the scope of our inspection. Please call our office for any clarifications or further questions.

## Unit A Roof

Unit A main roof appears worn and nearing end of life span, recommend frequent maintenance. pic 2  
Cracked roof to duct flashings noted on roof A. pic 9  
Gas pipe at main roof A is not supported, recommend shims. pic 1

## Unit B Roof

Tree in contact with roof unit B, recommend to trim away. pic 14  
Improper water heater vent pipe cap at unit B, recommend repair. pic 15

## Unit C Roof

Evidence of water ponding noted at main roof unit C, recommend repair by roofing contractor. pic 19

## Unit A & C Exterior

Hole needs repair noted at unit A exterior wall. pic 27  
Gas pipe across building A and C improperly installed, recommend evaluation by plumbing contractor. pic 29  
Signs of poor drainage noted at unit C rear entrance. pic 30

## Unit B Exterior

Possible termite damage noted at unit B soffits, check termite report. pic 34  
Gate opener not tested, seller to demonstrate.

**Client:** Mei Ling Chen

**Subject Property:** 504 S Harbor Blvd

**Schedule Date :** Friday, September 21, 2018

Fullerton, CA 92832

					
<b>Unit A Roof</b>	Unit A main roof appears worn and nearing end of life span.	Unit A main roof appears worn and nearing end of life span.	Damage noted at unit A roof to wall sheet flashings, recommend	Unit A main roof drain appears blocked, recommend cleaning.	Unit A main roof appears worn and nearing end of life
					
AC unit A on roof.	2.5 ton AC unit A, 2003.	Cracked roof to duct flashings noted on roof A..	Unit A main roof appears worn and nearing end of life span,	Gas pipe at main roof A is not supported, recommend shims.	<b>Unit B Roof</b>
					
House main roof unit B.	Tree in contact with roof unit B, recommend to trim away.	Improper water heater vent pipe cap at unit B, recommend repair.	<b>Unit C Roof</b>	Dentist Main roof unit C	Dentist Main roof unit C
					
Evidence of water ponding noted at main roof unit C, recommend	Evidence of water ponding noted at main roof unit C, recommend	AC unit B on roof C.	4 ton AC unit B.	<b>Unit A &amp; C Exterior</b>	Copper main water line and main water valve at rear unit A.
					
Water pressure, 75 PSI.	Copper main water line and main water valve at rear unit B.	Hole needs repair noted at unit A exterior wall.	Copper main water line and main water valve at rear unit B.	Gas pipe across building A and C improperly installed,	Signs of poor drainage noted at unit C rear entrance.
					
<b>Unit B Exterior</b>	Galvanized main water line and main water valve at unit B north	Galvanized plumbing noted at unit B.	Possible termite damage noted at unit B soffits, check termite report.	Three main panels at exterior.	100 AMP at main panel A.

# SUMMARY

Report # : M1809040 Part 2

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
(3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

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## Unit C Interior

Improper flex drain pipe at kitchenette sink, recommend solid and smooth. pic 18  
Electric water heater at main bathroom C not functional. pic 21  
Open ground at main bathroom C, recommend repair. pic 23

## Unit A Interior

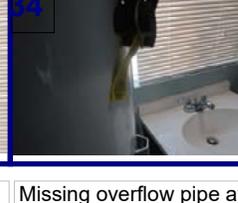
Neutral and ground wires connected at Subpanel A. pic 28  
Vent pipe at water heater A improperly installed, recommend repair. pic 32  
Water heater A not functional, recommend evaluation. pic 33  
Missing overflow pipe at water heater A, recommend to install. pic 34  
Hole needs repair noted at main bathroom A sink cabinet wall. pic 35  
Missing cover plate at main bathroom A wall. pic 36

**Client:** Mei Ling Chen

**Subject Property:** 504 S Harbor Blvd

**Schedule Date :** Friday, September 21, 2018

Fullerton, CA 92832

					
100 AMP at main panel A.	Main panels B and C are locked.	One gas meter at unit B exterior.	Gate opener not tested, seller to demonstrate.	Chain link fence noted.	Blockwall noted.
					
Wrought iron fence noted.	<b>Unit C Interior</b>	AC functional, 64 degrees.	Heat pump functional, 93 degrees.	Sub C panel at interior.	Kitchenette
					
Admin Bathroom	Copper plumbing noted.	Electric water heater functional, 108 degrees.	Electric water heater functional, 108 degrees.	Copper plumbing noted.	Improper flex drain pipe at kitchenette sink, recommend solid
					
Main bathroom C.	Main bathroom C.	Electric water heater at main bathroom C not functional.	Electric water heater at main bathroom C not functional.	Open ground at main bathroom C, recommend repair.	Storage room.
					
Lab.	<b>Unit A Interior</b>	Sub panel A at interior.	Neutral and ground wires connected at Subpanel A.	Water heater A strapped.	Water heater A strapped.
					
40 gln water heater, 2013.	Vent pipe at water heater A improperly installed, recommend	Water heater A not functional, recommend evaluation.	Missing overflow pipe at water heater A, recommend to install.	Hole needs repair noted at main bathroom A sink	Missing cover plate at main bathroom A wall.

# SUMMARY

Report # : M1809040 Part 3

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
(2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
(3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

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## Contd. Unit A Interior

Missing hardware at unit A doors. pic 2

Reinforcement noted at unit A, seller to disclose and recommend to check permits. pic 7

## Unit B Interior

Water heater B blocked and combustion holes not provided, recommend further evaluation and repair for safety. pic 9

Loose sink faucet at main bathroom B, recommend repair. pic 13

Missing tiles at main bathroom B shower walls, recommend repair and inspect for mold. pic 17

Exhaust fan at main bathroom B not functional. pic 18

Insufficient clearance to combustibles noted at kitchen B range, recommend repair for safety. pic 21

Open ground noted at kitchen B outlet, recommend repair. pic 22

Heat not provided at unit B, recommend to provide. pic 23

Exposed wiring at attic B, recommend repair. pic 29

Client: Mei Ling Chen

Subject Property: 504 S Harbor Blvd

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Fullerton, CA 92832

					
Abandoned drain pipe at unit A.	Missing hardware at unit A doors.	Missing hardware at unit A doors.	Proper grounding noted at various outlets.	A unit A functional, 63 degrees.	Heat functional, 93 degrees.
					
Reinforcement noted at unit A, seller to disclose and	<b>Unit B Interior</b>	Water heater B blocked and combustion holes not provided,	Water heater B blocked and combustion holes not provided,	Water heater B blocked and combustion holes not	Main bathroom B.
					
Loose sink faucet at main bathroom B, recommend repair.	Proper grounding noted at main bathroom B.	Temperature at hot water, 92 degrees.	Copper plumbing noted at main bathroom B.	Missing tiles at main bathroom B shower walls, recommend	Exhaust fan at main bathroom B not functional.
					
Kitchen.	Kitchen.	Insufficient clearance to combustibles noted at kitchen B range,	Open ground noted at kitchen B outlet, recommend repair.	Heat not provided at unit B, recommend to provide.	Sub panel B at interior.
					
Blocked closet noted.	Attic.	Attic.	Attic.	Exposed wiring at attic B, recommend repair.	Exposed wiring at attic B, recommend repair.
					
Attic.					

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**1 Driveway**  N/A  Asphalt  Concrete  N/A

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Eroded Asphalt\*  Maintenance\*  Sealant needed\*  Deterioration\*  Evidence of poor drainage\*  
 No cracks found  Common cracks  Major cracks\*  Trip hazards\*  Surface raised\*  Surface settled\*

Comments: Common cracks up to 1/4" were found in the driveway at the time of the inspection.

**2 Sidewalks**  N/A  Concrete  Brick  Paver / Tile  N/A

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks\*  Trip hazards\*  Surface raised\*  Surface settled\*  
 Concrete is above\*  Evidence of poor drainage\*  Other\*

Comments: Common cracks up to 1/4" were noted in the sidewalk at the time of the inspection.

**3 Retaining Walls**  N/A **LOCATION(S):**  Concrete  Stucco  Block

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks (1)  Moisture penetration\*  No drainage openings\*

Comments:

**4 Patio**  N/A **LOCATION(S):**  Concrete  Brick  N/A

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks  Major cracks (1)  Trip hazards\*  Surface raised\*  Surface settled\*  
 Concrete is above\*  Evidence of\* poor drainage\*

Comments:

**5 Patio Cover**  N/A **LOCATION(S):**  Earth contact (3)

**Open Design**  **Covered Roof (refer to Roof Page)\***

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Attachment to house\*  Patio cover lacks  Wood appears  
 Moisture at

Comments:

**6 Decks / Porch**  N/A  WOOD  Waterproofed Coating  Concrete  N/A

**LOCATION(S):** A B C

**Appears Serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Deck is on grade--unable to inspect\*  Piers need  Posts need  
 Cracks  Moisture  Deck appears unsound (1) (2)  (A)  (B)  (C)  
 Flashing  Earth-to-wood contact (3)  (A)  (B)  (C)  
 Porch\*  Steps\*  Uneven\*  
 Screens\*  Panels\*  Unable to  Railing of  
 **Railings are serviceable**  N/A  Railing  Railing of

Comments:

**7 Fences & Gates**  N/A  NOT INSPECTED  Wood  Chain Link  Masonry

**Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Posts are  Blocks are  Boards are  
 No cracks  Common cracks  Major cracks (2)  Fence height at  
 Gate(s) need  Self closing device is  Moisture damage\*

Comments: Gate opener not tested, seller to demonstrate. pic 4

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**8 Exterior Stairs**

N/A

Type:  
Location: **A**

**B**

**C**

- Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Moisture  Uneven  N/A  
 Railings serviceable  Railings  Openings in rails too large (5)

Comments:

**9 Exterior Walls**

N/A

Structure:  **WOOD FRAME**  
Wall Covering is: **Stucco**

- Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 No cracks found  Common cracks\*  Major cracks (1)  Cracks / openings need repair (2)  Soil contact \*(3)  
 Moisture stains/damage  Damaged  Nailing defects \*

Comments: **Common cracks up to 1/8" were found in the exterior walls at the time of the inspection. Hole needs repair noted at unit A exterior wall. pic 27**

**Notice:** Wall insulation type and value is not verified\* UFFI insulation or hazard are not identified\* Conditions inside the wall cannot be judged\* Lead paint testing is not performed\*

**10 Trim / Eaves,Fascia,Soffits**

N/A

**WOOD**  METAL  VINYL  N/A

- Eaves, soffits, fascia & trim appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  
 Moisture stains at soffits & fascia (2)(3)  Not fully visible\*  N/A  
 Flashings / Trim :  Not visible at:

Comments: **Refer to termite inspection report for further evaluation. Possible termite damage noted at unit B soffits, check termite report. pic 34**

**11 Chimney(s)**

N/A

Location: **A**

**B**

**C**

**D**

- Material: **A** **B** **C** **D**  **METAL FLUE**  **WOOD FRAME**  
 Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Chimney / brick / mortar is:  Settlement (2)  Flashing is  
 Spark screen present  Spark screen:  Raincap / screen recommended \*  
 Cracks/separations/sealing needed at  Unlined flue (2)  Cracks in chimney cap \*  
 Ash dump / door is:  Damage / deterioration / defect \*

Comments:

**Notice:** The interior of the flue was not inspected at this time. We recommend that you retain a qualified chimney sweep to clean and evaluate the flue \*

**12 Sprinklers**

N/A

Not inspected\*  Non operational (2)  Control box location

- Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Valve  Head  Line  Anti-siphon valves needed \*  
 Adjust spray away from  Areas of inadequate spray coverage \*  Adjust heads \*

Comments: **The sprinkler system is not in the scope of this inspection. the system needs to be adjusted so spray does not hit structures,sidewalks,fences.**

**Notice:** Underground pipes cannot be judged for breaks or possible root intrusions. Association-maintained systems are not tested. Grove systems are not tested\*

**13 Hose Faucets**

N/A

Faucets are not anti-siphon type valve (5)

- Appears serviceable  Some inoperative / corroded (2)  Leaks (2)  Missing handle(s)\*  Broken handle(s)\*

Comments:

**14 Gutters & Downspouts**

N/A

Full

Partial

None Installed

- Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Drains blocked\*  Debris filled\*  Gutters / downspouts:  
 Add gutters & downspouts for drainage\*  Add splashblocks for drainage\*  Route downspouts away from building\*  
 Roof / gutters not draining properly\*  No secondary drain(s) on roof (2)  Subsurface drains not tested\*

Comments: **Recommend adding gutters and down spouts for proper drainage.**

**Notice:** Gutters and subsurface drains are not water tested for leakage or blockage.\* Regular maintenance of drainage systems is required to avoid water problems at the roof and foundation.\*

**Page 4 FOUNDATION**

**Report # : M1809040**

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**15 Grading**  N/A  **Level Site**  Slope Minor  Moderate  Steep (1)  Stairstepped  Banks

- Drainage of site/slope of soil at foundation is proper based upon visual observation  Not fully visible\*
- Improper soil slope toward foundation\*  Soil / pavement is high at foundation\*  Earth-to-wood contact visible\* (3)
- Plants touch roof  Trees planted close to structure \*
- Surface drains noted, not tested - underground pipes cannot be judged\*  Signs of poor drainage / erosion\*

Comments: **Tree in contact with roof unit B, recommend to trim away. pic 14**  
**Signs of poor drainage noted at unit C rear entrance. pic 30**

**Notice:** This inspection does not include geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted.

**16 Slab-on-grade**  **17 Crawlspace**  **18 Basement**  N/A

- Foundation:  Poured Concrete  Masonry Block  Brick  Stone  Piers  Wood
- Columns:  Concrete  Steel  Wood  Masonry Block  Brick  Not Visible\*
- Entered crawl space  No access\*  Partial access\*  Viewed from access opening only\*
- Door  Cover :  Damaged\*  Missing\*  Crawlspace  Basement **not inspected, blocked access**
- Foundations:**  Visible  Partially visible\*  Not visible at\*
- Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*
- No cracks found  Retrofitting recommended  Further evaluation needed (1)
- No moisture present  N/A  Exposed footing\*
- Unable to inspect
- Slab not visible due to **Carpet and floor covering recommend further evaluation by removal of floor covering.**
- Cracks  Settlement

**Ventilation:**  **Serviceable**  N/A  Vents

Comments:

**Notice:** All slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. The inspector will, at additional cost, reinspect, provided the client removes floor covering and releases the inspector from damage caused by this process. Floor coverings are not removed during this inspection.\*

- Floor Construction:**  JOISTS  TRUSSES  CONCRETE  NOT VISIBLE  N/A
- Wood Frame:**  N/A  CONVENTIONAL WOOD FRAMING  TRUSS  Other
- Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*
- Framing is  Missing framing  Moisture
- Damaged  Missing  Earth-to-wood contact (2) (3)
- Joists  Beams  Post  Columns  Debris under house\*
- Concrete floors:  Evidence of
- Anchor bolts not visible\*  Shear panels
- Probing where deterioration is suspected revealed:  Engineer recommended (1)
- Insulation
- VAPOR RETARDER  N/A  Installed  Not installed\*  Not visible\*  Loose\*  Installed incorrectly\*
- Sump pump  N/A  Serviceable  Not functional\*  Pump not tested\*  Sump pump needed\*

Comments:

**BASEMENT STAIRS**  N/A  Serviceable  Uneven rise(2)(4)  Uneven run(2)(4)  loose step(s) (2)(4)  
 Railings  Stairs too steep (2)(4)(5)  Ceiling is

Comments:

**Notice:** The inspector does not determine the effectiveness of any system installed to control or remove suspected hazardous substances\* No engineering is performed during this inspection \*

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**Roof style:** **Main Roof A Flat Slope** **Main Roof B Slope** **Main Roof C Flat Slope**  
**How inspected:**  Walked  Viewed from ladder\*  Viewed from ground\*  With binoculars\*  Inspection is limited\*  
 Not fully visible due to:  Height  Weather  Snow  Type  Debris  N/A

**19 Main Roof A**  N/A **Roof Covering is: Roll Composition Sheets** # of layers: 1  
 **Appears serviceable within useful life**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*(2)  Not fully visible\*  
 Typical maintenance recommended. This usually consists of repair/replacement of damaged/missing ridge and other shakes/shingles. This maintenance should help ensure the water tightness of the building and be performed on a regular basis.\*  
 General condition favorable with signs of weathering and aging-regular maintenance and inspection advised.\*  
 Roof covering has  Moisture stained / damage\*  
 Weathering\*  Aging\*  Burnt through (2)  Cracking\*  Holes/opening(2)  Exposed (2)  Deteriorated membrane (2)  
 Loose  Displaced  Damaged  Missing:  Pitch appears insufficient (2)  Moss covered\*  
 Roof material appears to be improperly installed (2)  Fasteners are (2)  
 Roof appears to be  Evidence of prior patching / repairs (2)  
Comments: **The general condition of the roof appears to be in serviceable condition with signs of weathering and aging. We recommend regular maintenance and inspection. Unit A main roof appears worn and nearing end of life span, recommend frequent maintenance. pic 2**

**20 Main Roof B**  N/A **Roof Covering is: Asphalt Composition Shingle** # of layers: 1  
 **Appears serviceable within useful life**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*(2)  Not fully visible\*  
**Condition:**  Fasteners (2)  Dented  Rusted  Deteriorated paint (2)  
 Loose  Displaced  Damaged  Missing  Prior repairs (2)  Insufficient Pitch(2)  Moss covered\*  
 Roof material appears improperly installed (2)  Holes/openings(2)  Exposed(2)  Deteriorated membrane(2)  
Comments: **The general condition of the roof appears to be in serviceable condition with signs of weathering and aging. We recommend regular maintenance and inspection.**

**Notice:** Roofs of this material are often not walked on to avoid causing damage. Not all tiles/slates are checked for attachment.\* Inspection is limited\*

**21 Main Roof C**  N/A **Roof Covering is: Roll Composition Sheets** # of layers: 1  
 **Appears serviceable within useful life**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*(2)  Not fully visible\*  
 Typical maintenance recommended. This usually consists of covering exposed/bare with additional coating/aggregate material. Repair of open seams, cracks in flashings, deteriorated roof coverings, etc. \*  
 Excessive damage (2)  Excessive deterioration (2)  Roof material appears to be improperly installed (2)  
 Blistering\*  Cracking\*  Alligating\*  Open seams (2)  Moss covered (2)  Deteriorated surface (2)  
 Evidence of ponding (2)  Bare areas exposed to the sun (2)  Fasteners  
 Roof appears to be  Evidence of prior patching / repairs (2)  
Comments: **Recommend evaluation and repairs by a licensed roofing contractor. Evidence of water ponding noted at main roof unit C, recommend repair by roofing contractor. pic 19**

**Roof Notes**  N/A  **NOTICE:**  
Comments: **The report is an opinion of the general quality and condition of the roof.\* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past, or may be subject to future leakage.**

**Notice:** The report is an opinion of the general quality and condition of the roof.\* The Inspector cannot, and does not, offer an opinion or warranty and to whether the roof has leaked in the past or may be subject to future leakage.

**22 Exposed Flashings**  N/A  Flashings appears serviceable  N/A  
 Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*(2)  Not fully visible\*  
 Separation (s) / improper at:  Roof\*  Wall\*  Drip edge\*  Vent Pipes\*  Skylight\*  Other \* duct  
 **Vent caps appear serviceable**  Needs repair\*  Missing caps\*  Rusty flashing\*  Mastic covered\*  
 Damaged flashing\*  Improper flashing at:  No visible flashing at:  
 **Skylight(s) appear serviceable**  Cracked (2)  Damaged (2)  Defect (2)  Non professional skylight\*  
Comments: **Recommend evaluation and repairs by a licensed roofing contractor. Cracked roof to duct flashings noted on roof A.**

**Notice:** Determining the presence of asbestos or hazardous materials is beyond the scope of this inspection.\* Roofs, skylights and flashing are not water tested for leaks.\*  
 Notice: Tenting a home for fumigation may cause damage to roofs -- recommend reinspection for damage after tenting is completed.\*

# Detail Property Inspection, Inc.

## Page 6 PLUMBING

Report # : M1809040

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**23 Main Line**  N/A **Main pipe is Copper & Galvanized** **Size: 1"** **Pressure: 75 PSI**  AM  PM  
 Pressure is above 80 psi - recommend:  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Main valve location: **Rear**  Not located\*  Operational  Not operational (2)  Not inspected\*  
 Handle is  Excessive corrosion on valve (2)  Copper pipe not protected from concrete\*  
 Water softener installed (water condition/quality is not tested\*)  Leaks at main valve (2)  Leaks at water conditioner (2)  
Comments: **Galvanized pipes have limited life, further evaluation is recommended.\*(2)**

**24 Supply Lines**  N/A **Supply lines are Copper & Galvanized\***  
 **Appear serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Supply pipes show **moderate corrosion\***  Leaking noted at:  
 Water flow appears **to have moderate restriction\***  Noise in pipes (2)  
 Pipes lack support at:  Cross connection(s) present at:  Evidence of  
 Copper and galvanized pipe contact visible (2) Insulated :  N/A  Yes  No  
Comments: **Galvanized pipes have limited life, further evaluation is recommended.\*(2)**

**Notice:** Underground pipes or pipes inside walls cannot be judged for size, leaks or corrosion.\* Water quality testing or testing for hazards such as lead is not part of this inspection.\*  
 Notice: Be advised that some "Polybutylene" plastic piping systems have experienced documented problems.

**25 Waste Lines**  N/A **Waste lines are CAN NOT BE DETERMINED\***  
 **Appear serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Waste pipes show  Pipes lack proper support at:  
 Plumbing  All vents/traps not fully visible\*  Leaking noted at:  
 Insufficient fall for adequate drainage (2)  Open waste line (2)  Trap  
Comments:

**Notice:** City sewer service, septic systems and all underground pipes are not a part of this inspection. Future drainage performance is also not determined.\*  
 Be advised that some "ABS" plastic piping systems have experienced documented problems. Contact the manufacturer or plumbing expert for further information and evaluation.\*

**26 Fuel System**  N/A **Shut Valve Location: East Side** **Fuel type is Gas Meter**  
 Fuel system is not on for inspection-suggest utilities company light and test all fuel appliances\*  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Pipes not  Pipe is corroded (2)  Pipe is under strain (2)  
 Improper piping at:  Exposed plastic pipe (2)  Pipe is not 6" above ground (2)  
 No shutoff valve at:  Improper union at:  Pipes lack proper support (2)  
Comments: **Recommend to install a wrench and a seismic shutoff valve. Gas pipe at main roof A is not supported, recommend shims. Gas pipe across building A and C improperly installed, recommend evaluation by plumbing contractor. pic 29**

**Notice:** Underground piping & fuel tanks cannot be judged. Pipes inside walls or pipes concealed from view cannot be judged and the inspector does not perform tests for gas leaks or pipe size.\*

**27 Water Heaters**  N/A **Location A Unit A** **Type Gas** **Capacity 40 Gallons**  
**Location B Unit B** **Type Gas** **Capacity N/A**  
 **Appears serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Rust flakes in burner chamber\*  Burner flame appears improper (2)  Heater leaks  
 Water shutoff valve  Corrosion on pipes\*  Heater in garage is not on 18" raised platform\* (5)  
 Temperature Pressure Relief Valve overflow pipe is missing (2)  Combustion air supply is not provided  
 Insufficient clearance to combustible material (2)  Pilot / system off -- could not inspect\*(2)  
 Vent flue piping is not installed properly  Vent flue piping  
 Seismic straps appear serviceable  Seismic straps **are needed\*(5)**  Thermal blanket  
 Unit needs a catch pan with an exterior routed drain line\*  Recommend protecting heater from physical damage\*  
 Enclosure  Firewall  
Comments: **Improper water heater vent pipe cap at unit B, recommend repair. Vent pipe at water heater A improperly installed, recommend repair. Water heater A not functional, recommend evaluation. Missing overflow pipe at water heater A, recommend to install. Water heater B blocked and combustion holes not provided, recommend further evaluation and repair for safety. Electric water heater at main bathroom C not functional.**

**Notice:** Estimate of remaining life is not part of this inspection. Solar systems are not part of this inspection. Hot water recirculating pumps/systems are not part of this inspection.\*

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<b>28 Description</b>	<input type="checkbox"/> N/A	<b>Approximate BTU's</b>	<b>Unit A</b>	<b>N/A</b>	<b>Unit B</b>	<b>Unit C</b>
<b>Location A</b>	<b>Unit A Roof</b>	<b>Location B</b>	<b>Unit C Roof</b>		<b>Location C</b>	
<b>Heating Type:</b>	<b>Heat pump</b>	<b>Heating Type:</b>	<b>Heat pump</b>		<b>Heating Type:</b>	
<b>Fuel Type:</b>	<b>Electric</b>	<b>Fuel Type:</b>	<b>Electric</b>		<b>Fuel Type:</b>	
<u>Comments:</u> <b>Heat not provided at unit B, recommend to provide. pic 23</b>						

**Notice:** If a fuel burning heater / furnace is located in a bedroom, we recommend evaluation by a qualified heating contractor for safety and air volume requirements.\*

<b>29 Condition</b>	<input type="checkbox"/> N/A	<input type="checkbox"/> Not inspected*	
<input checked="" type="checkbox"/> System(s) appear serviceable	<b>Unit A&amp;C</b>	<input type="checkbox"/> Did not respond to normal controls (2)	
<input type="checkbox"/> Not Functional	<input type="checkbox"/> Unsafe	<input type="checkbox"/> Worn	<input type="checkbox"/> Near end of lifespan
		<input type="checkbox"/> Damage	<input type="checkbox"/> Deterioration
<input checked="" type="checkbox"/> System(s) <b>Unit AC</b> does not appear to have been serviced per manufacturer's instructions, within the last year*			
<u>Comments:</u>			

**Notice:** Inspector does not light pilots. If pilots are "OFF", a full inspection is not possible. It is suggested that heating systems be activated and fully inspected PRIOR TO CLOSE OF TRANSACTION.\*

<b>30 Venting</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Backventing (2)	<input type="checkbox"/> Unable to fully inspect vent pipe*
<input type="checkbox"/> Appears serviceable		<input type="checkbox"/> Damage (2)	<input type="checkbox"/> Not accessible*
<input type="checkbox"/> Vent lacks clearance from combustibles (2)(4)			<input type="checkbox"/> Improper vent rise
<input type="checkbox"/> Improper materials used for vent pipe			<input type="checkbox"/> Improper elbow angle
<input type="checkbox"/> Soot/Rust on			<input type="checkbox"/> Defective
<input type="checkbox"/> Vent terminates near window/opening (2)			
<u>Comments:</u>			

<b>31 Combustion Air</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Air supply	
<input type="checkbox"/> Appears serviceable		<input type="checkbox"/> Damage*	<input type="checkbox"/> Deteriorated*
		<input type="checkbox"/> Defects*	
<input type="checkbox"/> Combustion and return air sources are too close or mixing (2)			
<input type="checkbox"/> Recommend sealing platform at:			
<u>Comments:</u>			

<b>32 Burners</b>	<input checked="" type="checkbox"/> N/A	<input type="checkbox"/> Closed system / unable to inspect*	
<input type="checkbox"/> Burner flame appears typical		<input type="checkbox"/> Unusual flame pattern (2)	
<input type="checkbox"/> Rust flakes in burn chamber (2)		<input type="checkbox"/> Damaged	<input type="checkbox"/> Chamber
<u>Comments:</u>			

**Notice:** The inspector is not equipped to thoroughly inspect heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit or other technical procedures.\* Some furnaces are designed in such a way that inspection is almost impossible.\* Safety devices are not tested by this company.\*

<b>33 Distribution</b>	<input type="checkbox"/> N/A	<b>Type:</b> <b>Ducts &amp; Registers</b>	
<input checked="" type="checkbox"/> Appears serviceable	<b>Unit A&amp;C *</b>	<input type="checkbox"/> Ducts:	<input type="checkbox"/> Low air volume (2)
<input type="checkbox"/> Register(s)		<input checked="" type="checkbox"/> Not fully visible*	<b>Unit A&amp;C *</b>
<input type="checkbox"/> Zone valve did not operate		<input type="checkbox"/> Asbestos-like materials (4)	<input type="checkbox"/> Insulation
<input type="checkbox"/> Radiator inoperative (2)		<input type="checkbox"/> Circulating pump	
<input type="checkbox"/> Leaks on radiator (2)		<input type="checkbox"/> Radiator cold (2)	<input type="checkbox"/> Convector inoperative (2)
		<input type="checkbox"/> Leaks on convector (2)	<input type="checkbox"/> Convector cold (2)
		<input type="checkbox"/> Leaks on fitting (2)	
<u>Comments:</u>			

**Notice:** Asbestos materials have been commonly used in heating systems.\* Determining the presence of asbestos can ONLY be performed<sup>®</sup> I.T.A Copyright 1993/2000 by laboratory testing and is beyond the scope of this inspection.\*

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**34 Normal Controls**  N/A

**Appears serviceable** **Unit AC\***  
 Controls need  
 Leaks at:

Unable to inspect\*  Utilities off\*  
 Thermostat  
 Damage\*  Deterioration\*  Defects\*  
 Gauges need  Switch is  
 Corrosion at:  Expansion tank

Comments:

**Notice:** Thermostats are not checked for calibration or timed functions.\* Adequacy, efficiency or even heat distribution of the system through the house is not part of this inspection. \*

**35 Air Filter**  N/A

**Appears serviceable**  Suggest changing  Cleaning filter\*  No filter hold-down\*

Missing\*  Wrong size\*  Unable to inspect\*

Comments:

**Notice:** Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. \* Have these systems evaluated by a qualified individual. \*

**36 Heating Notes**  N/A

Suggest cleaning & servicing entire heating systems (2)  Fuel tank leak (2) (4)  
 Heater makes unusual noise during operation, further evaluation needed (2)  Undercut doors off carpet\*  
 High  Low  Air leaks at:  Leakage at:  
 Condensate lines:  Termination location:

Recommend complete system evaluation (2)  Unable to locate heat in all rooms\*

Comments: Suggest cleaning and servicing the entire furnace. (2)

**Notice:** Verification of the location or condition of underground fuel storage tanks is not part of this inspection.\* Environmental risks, if any, are not included. \*  
**Notice:** Asbestos materials have been commonly used in heating systems.\* Determining the presence of asbestos can ONLY be performed by laboratory testing and is beyond the scope of this inspection.\*

**37 Cooler & 38 Air**  N/A

**Location(s)** Unit A **Roof A** B **Roof C** C

**Type:** **Central air conditioning** **Power:**  120volt  240volt  One speed fan only\*  
 **Appears operational**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Unit makes unusual noise during operation (2)  Unit is not level\*  
 Pads  Unit  Float valve  Pump  Leaking noted\*

Comments: Recommend servicing the cooling system and checking the refrigerant level.

No power - unable to test\*  Warm air only (2)  
 Air temp below 65 degrees - unable to test system(s)\* (operation could cause damage)  One speed fan only\*  
 Not level(2)  Makes unusual noise(2)  Air temperature differential is incorrect (2)  
 Coil is damaged (2)  Recommend servicing system and checking refrigerant level **Unit AC\***  
**POWER:**  N/A  120 Volts  240 Volts  Electrical disconnect present  Gas\* (not inspected)  
 No electrical disconnect provided (2)  Improper conduit (2)  
 Proper grounding not provided (2)  No conduit (2)  
 Junction box  Cover  Heat pump auxiliary heat not functional(2)  
**CONDENSATE:**  N/A  Condensate line installed  Line not fully visible\*  
 Termination location:  No trap in line\*  
 Condensate lines:  
**REFRIGERANT LINES:**  N/A  Insulation installed on-lines  Ice on unit (2)  
 Insulation damaged\*  Insulation deteriorated\*  Ice on lines (2)  
 Lines not fully visible  Leaks at:  Line(s) appear damaged (2)

**Comments**  N/A

DATA PLATE: **2.5 ton AC unit A, 4 ton AC unit C**

Comments:

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**39 Service**  N/A  Overhead  **Underground**  **Number of conductors** **3**  
 120V\*  **240V**  **120V**  **AMPS 100**  **AMPS NOT DETERMINED**  
 **Appears serviceable**  Defects\*  Deterioration\*  Unsafe\*  Near end of lifespan\*  
 Loose connections at  Damaged connections at  
 Frayed wires (2)  Improper splices on main wires (2)  Improper tap on main wires (2)  
 Conductors too close to  Wires touch trees\* Contact utility company(4)  
 **Ground present**  Ground loose at:  Ground  
 Ground clamp not visible\*  Ground system not visible\*  More than six breakers with no main shutoff (2)  
 Main disconnect inspected at:  No drip loop on service wires (2)

Comments:

**40 Main Panel**  N/A **#A - Location** **Exterior**  **Panel rating** **100**  Not verified  
 Power is off at main.No inspection performed\* Recommend further evaluation\*  
 **Appears serviceable**  Defects\*  Deterioration\*  Unsafe\*  Near end of lifespan\*  Not accessible\*

Comments:

**Notice:** Six or fewer breakers usually do not require a main breaker, however this may indicate minimal electrical capacity.\* If the service amperage is less than 100, upgrade may be needed to operate larger electrical appliances\*

**41 Conductors**  N/A  **Service Wire: Copper**  **Branch Wire: Copper**  
 **Wiring Methods: Metal Conduit**

**42 Sub-panel(s)**  N/A **#B-Location** **Interior A** **#C-Location** **Interior B** **#D-Location** **Interior C**  
 Panel >>  is locked-could not inspect.\* Further evaluation is needed\*  
 Panel >>  is inaccessible-could not inspect.\* Further evaluation is needed\*

**43 Panel Notes**  N/A  **Wiring Methods:**  **Breakers**  **Fuses** **Operational**  
 **Panel(s) appear(s) serviceable**  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  
 Improper wiring at panel# (2):  Breaker is off at panel #\*:  
 Two wires connected to one breaker at panel # (2):  Signs of  
 Overfusing fuse/breaker size too large for wire panel #(2):  Aluminum wiring noted at the general 120volt circuits(2)  
 **Neutral and ground wires connected at sub-panel #(2): A** (Aluminum connections should be checked by a licensed electrician) \*  
 Direct tap  Antioxidant not visible on aluminum wire connections\*  
 Panel bond is not provided for safety at panel #(2):  Unprotected opening(s) in panel # (2):  
 Missing 240 volt - split branch coupler(s) at panel #\*:  N/A  
 Fused neutral wire(s) at panel # (2):  Breakers  Fuses  
 Electrical system appears outdated by today's standards (2)  Opening(s) dead front cover(s) at panel #\*(2)(4):

Comments: **Main panels B and C are locked. Neutral and ground wires connected at Subpanel A. pic 28**

**44 Wiring Notes**  N/A  **Sample of switches and outlets tested appear to be serviceable**  
 **Grounding and polarity of receptacles within 6' of plumbing fixtures**  
 **Appears serviceable (tested)**  **Furnishings prevent testing of all outlets and switches\***  
 **Three prong outlets did not test properly grounded (2)(4) at: Few areas**  
 Reverse polarity (2)(4) at:  Evidence of arcing (2)(4) at:  
 Outlet not operational (2)(4) at:  Light not operational \*(2)(4) at:  
 Outlets  Switches  Open neutral (2)(4) at:  
 Not exterior rated  **Missing cover plates \*(2)(4) at: main bath A**  
 **Exposed wiring needs protection (2)(4) at: AtticB**  **Damaged cover plates \*(2)(4) at:**  
 Box cover missing \*(4) at:  **Exposed splices (2)(4) at:**  
 Improper wiring (2)(4) at:  Extension cord used as wiring (2)(4) at:  
 **'GFCI(s) responded to test**  'GFCI' not operational (2)(4) at:  
 **'GFCI', (a safety device for outlets near water) recommended at: (5) All wet areas**  
 Closet light is subject to damage at:\*  Closet light is subject to hazard at:\*  
 Doorbell  Fixture missing\* loose at

Comments: **Recommend evaluation and repairs by a licensed contractor. Missing cover plate at main bathroom A wall. pic 36  
 Open ground noted at kitchen B outlet, recommend repair. pic 22 Exposed wiring at attic B, recommend repair.pic 29  
 Open ground at main bathroom C, recommend repair. pic 23**

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**45 DOORS (Entry)**  N/A  **Appears serviceable**  Damage\*  Deterioration\*  Defects\*  
 Hardware not operational\*  Doorbell  Door jamb not operational\*  Weather stripping damaged\*  
Comments:

**46 & 47 DOORS (Interior & Exterior)**  N/A  Several frames are not square - may indicate movement (1)  
 **Appears serviceable**  Damaged jamb\*  Needs adjustment at:  
 **Hardware is operational**  Missing\*  Loose\*  Not operational\* unit A  
 Door(s) rub at: various areas  Door stick at: various areas  
 Damaged at: various areas  Difficult to operate at:  
 Tempered glass  Not tempered (5)  Unable to determine tempered glass\*  
 Tracks serviceable  Deteriorated track(s) at: bedrooms  Door won't latch at: various areas  
 Screen doors not checked\*  Screens missing\* at rear sliding door  
Comments: **Missing hardware at unit A doors. pic 2**

**48 Windows**  N/A **Type: Aluminum**  Security bars present (not tested)  
 **Sample tested appears serviceable**  Window  Broken \*  
 Window  Stains\*  Damage\*  
 Screens  
Comments:

**Notice:** Determining condition of all insulated windows is not possible due to temperature, weather and lighting variations. Check with owner for further information.

**49 Interior Walls**  N/A  **Drywall**  Plaster  Paneling  N/A  
 **General condition serviceable**  Wall had common cracks at: various areas  
 Wall  Wall  
 Furnishings prevent full inspection-do a careful check on your final walk-through  Recommend evaluation by engineer (1)  
Comments:

**Notice:** The condition of walls behind wallpaper, paneling and furnishings cannot be judged.

**50 Ceilings**  N/A  **Drywall**  Acoustic Spray  Plaster  N/A  
 **General condition serviceable**  Ceiling(s) had common cracks at: various areas  
 Ceiling(s)  
 Ceiling(s)  
Comments:

**Notice:** Determining whether acoustic sprayed ceilings contain asbestos is beyond the scope of this inspection. For more information please contact the American Lung Association or an asbestos specialist.

**51 Floors**  N/A  **Carpet**  **Vinyl**  **Wood**  **Tile**  N/A  
 **General condition serviceable**  Damage \*  Deterioration \*  
 Cracked tiles at:  Damaged\*  Uneven area at:  
 Furnishings prevent full inspection-do a careful final walk-through\*  Loose carpet noted\*  Floor squeaks noted\*  
Comments:

**Notice:** Determining odors or stains is not included! Floor covering damage / stains may be hidden by furniture.\* The condition of wood flooring below carpet is not inspected.\*

**52 Fireplace(s)**  N/A **Location(s)** A B C  
**Type**  INSERT (have checked by removal\*)  
 Fireplace(s)  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  
 Fireplace(s)  Fireplace(s)  
 **Gas was operational**  Gas at fireplace  
 Gas at fireplace  Gas at fireplace  
 Fans/blowers at fireplace  Remove or block damper open if gas log is used\*

**Notice:** Recommend installing safety spacer on damper when gas logs are present\* Wood and ashes are not moved for inspection, Recommend clearing debris and further evaluation.\*

**Page 11 INTERIOR Continued**

**Report # : M1809040**

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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**53 Interior Features**  N/A

- |   |  |   |
|---|--|---|
| <input type="checkbox"/> Interior stairs appear serviceable | <input type="checkbox"/> Ceiling fan(s) operational                              | <input type="checkbox"/> Fan (s)  |
| <input type="checkbox"/> Stair handrails appear serviceable | <input type="checkbox"/> Uneven  | <input type="checkbox"/> Stairway is  |
| <input type="checkbox"/> Wet bar faucet appears serviceable | <input type="checkbox"/> Railing is  | <input type="checkbox"/> Openings in rails too wide* (5)                                |
| <input type="checkbox"/> Counter appears serviceable        | <input type="checkbox"/> Faucet is not operational (2)                           | <input type="checkbox"/> Faucet leaks (2) <input type="checkbox"/> Hot/Cold reversed(4) |
| <input type="checkbox"/> Plumbing under sink serviceable    | <input type="checkbox"/> Damage to   | <input type="checkbox"/> Deterioration to   |
| <b>Items installed but not inspected:</b>                   | <input type="checkbox"/> Leaks (2)   | <input type="checkbox"/> Improper piping <input type="checkbox"/> Icemaker not on       |
|   | <input type="checkbox"/> Central vacuum <input type="checkbox"/> Security system | <input type="checkbox"/> Intercom <input type="checkbox"/> N/A                          |

Comments: Reinforcement noted at unit A, seller to disclose and recommend to check permits. pic 7

**54 Smoke Detector**  N/A

**Locations:** A: Hall B: Bedrooms  
 C: D:

- |   |   |  |   |
|---|---|--|---|
| <input checked="" type="checkbox"/> Smoke detector test button responds | <input checked="" type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D | <input type="checkbox"/> Not tested*   | <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D |
| <input type="checkbox"/> Did not respond to test button*                | <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D                       | <input type="checkbox"/> None found (5)  | <input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D |
| <input type="checkbox"/> Couldn't test / no test button*                | <input type="checkbox"/> Indicator light on   | <input checked="" type="checkbox"/> Suggest additional detectors in appropriate locations* (5) |   |

Comments: Recommend CO detectors at hallway.

**55 Laundry**  N/A

Garage  Basement  Service Area  Other

- |  |   |  |  |   |
|--|---|--|--|---|
| <input type="checkbox"/> Piping (water&waste) serviceable      | <input type="checkbox"/> Unable to view / not tested* | <input type="checkbox"/> Damage*                 | <input type="checkbox"/> Deterioration*                | <input type="checkbox"/> Door / jambs*  |
| <input type="checkbox"/> Electrical outlet grounded (120 Volt) | <input type="checkbox"/> Unable to test*              | <input type="checkbox"/> Ungrounded*             | <input type="checkbox"/> Not operational (2)           | <input type="checkbox"/> Miswired (2)   |
| <input type="checkbox"/> 240 volt outlet operational           | <input type="checkbox"/> Inoperative*                 | <input type="checkbox"/> No 240 outlet           | <input type="checkbox"/> Not viewed*                   | <input type="checkbox"/> Not inspected*   |
| <input type="checkbox"/> Gas piping appears serviceable        | <input type="checkbox"/> N/A                          | <input type="checkbox"/> No gas provided         | <input type="checkbox"/> Unable to view*               |   |
| <input type="checkbox"/> Dryer venting provided                | <input type="checkbox"/> Dryer venting not provided*  | <input type="checkbox"/> Dryer vents into attic* | <input type="checkbox"/> Dryer vents into crawl space* |   |
| <input type="checkbox"/> Laundry sink serviceable              | <input checked="" type="checkbox"/> N/A               | <input type="checkbox"/> Damage on sink*         | <input type="checkbox"/> Deterioration on sink*        | <input type="checkbox"/> Sink is loose* <input type="checkbox"/> Slow draining*         |
| <input type="checkbox"/> Plumbing below sink serviceable       |   | <input type="checkbox"/> Deterioration*          | <input type="checkbox"/> Corrosion*                    | <input type="checkbox"/> Improper piping (2) <input type="checkbox"/> Leaks (2)         |
| <input type="checkbox"/> Faucet operational                    |   | <input type="checkbox"/> Deterioration*          | <input type="checkbox"/> Corrosion*                    | <input type="checkbox"/> Faucet leaks (2) <input type="checkbox"/> Hot/Cold reversed(4) |

Comments:

**Notice:** Washing machines and dryers are not moved during this inspection - condition of walls or flooring under these machines cannot be judged.\* The inspector does not test washing machine drains or supply valves. \* Water supply valves if turned may be subject to leaking. \*

**56 Attic**  N/A

Full  Partial **Roof Frame:**  Truss  Rafter Framing X  
**Ceiling Frame:**  Truss  Joist Framing X

- How Inspected:**  Entered  Access **Location:** Kitchen B  Inspection limited to view from access\*
- |   |  |  |   |  |   |
|---|--|--|---|--|---|
| <input checked="" type="checkbox"/> Appears serviceable | <input type="checkbox"/> Not Functional*       | <input type="checkbox"/> Unsafe*             | <input type="checkbox"/> Worn*            | <input type="checkbox"/> Near end of lifespan*           | <input checked="" type="checkbox"/> Not fully visible*    |
| <input type="checkbox"/> No stains visible              | <input type="checkbox"/> Small stains*         | <input type="checkbox"/> Moderate stains (2) | <input type="checkbox"/> Major stains (2) | <input type="checkbox"/> Unable to determine leakage*    |   |
| <input type="checkbox"/> Sagging framing (1)(2)         | <input type="checkbox"/> Broken framing (1)(2) | <input type="checkbox"/> Truss(es)           |   | <input type="checkbox"/> Framing appears undersized* (1) |   |
| <input checked="" type="checkbox"/> Vents provided      | <input type="checkbox"/> None*                 | <input type="checkbox"/> Blocked*            | <input type="checkbox"/> Minimal*         | <input type="checkbox"/> Poor ventilation*               | <input type="checkbox"/> Missing wind resistant straps(2) |
| <input type="checkbox"/> Power ventilator operational   | <input type="checkbox"/> N/A                   | <input type="checkbox"/> Not inspected*      | <input type="checkbox"/> Not operational* | <input type="checkbox"/> Screens                         |   |
| <input type="checkbox"/> Insulation Type:               |  | <input type="checkbox"/> No insulation*      | <input type="checkbox"/> Poor coverage*   | <input type="checkbox"/> Compressed*                     | <input type="checkbox"/> Wrong side up*                   |
| Approximate depth:                                      |  | <input type="checkbox"/> Insulation covers   |   |  |   |
| <input type="checkbox"/> Air/vapor retarder             |  | <input type="checkbox"/> N/A                 | <input type="checkbox"/> Installed        |  | <input type="checkbox"/> Vent pipe                        |

Comments:

**Ventilation**  N/A

Appears serviceable at:

- Exhaust fan  Exhaust fan

Comments:

# Detail Property Inspection, Inc.

**Page12 GARAGE**

**Report # : M1809040**

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**GARAGE / CARPORT:**  N/A  Attached  Detached  Carport  Other

**57 Floor**  N/A  Appears serviceable  Damage\*  Deterioration\*  Defects\*

No cracks found  Not fully visible\*  Major cracks (1)  Possible flammable material on floor\*(4)  
 Floor raised\*  Floor settled\*  Poor drainage\*  N/A

Comments:

**58 Firewall / Ceiling**  N/A  Not fully visible\*  Does not appear fire rated (4)  N/A

Appears serviceable  Moisture stains\*  Damage\*  N/A  Holes\*  Damage\*  Missing wall covering\*  
 Framing:  Exterior:

Comments:

**59 Ventilation**  N/A  Appears serviceable  Blocked\*  None\*  
 Screens  Window

Comments:

**60 Door To Interior**  N/A  Solid  Rated Door  Hollow Core (Non-Fire Resistive)

Appears serviceable  Damaged\*  Deterioration\*  Pet door interrupts integrity of fire door (2)(4)  
 Bad seal\*(4)  Enters in a Bedroom\*(4)  Door does not latch\*(4)  Door lacks threshold\*  Door lacks weatherstrip\*  
 Self closer operational  N/A  Closer non-operational\*  Closer missing\*  Closer needs adjustment\*

Comments:

**61 Exterior Door**  N/A  Appears serviceable  Damaged\*  Delaminated\*  Needs adjustment\*

Lock inoperative\*  Door jamb\*  Damaged door jamb\*  Door threshold\*  Damaged\*  
 Not inspected\*  Locked\*  Blocked\*  Rubs jamb\*

Comments:

**62 Vehicle Door(s)**  N/A  Roll Up  Tilt-Up  Sliding  N/A

Appears serviceable  Damage\*  Deterioration\*  Defects\*  Door / jambs\*  Moisture stained\*  Damaged\*  
 Tension rods loose\*  Door warped\*  Needs adjustment\*  Needs balancing\*  Hinges loose\*  Damaged\*  
 Safety springs installed  Not safety type springs\* (4)(5)  Broken springs (2)(4)  Broken safety wire(2)(4)  
 Vehicle door(s) are locked - could not test\*  Rollers damaged(2)  Tracks damaged(2)

Comments:

**63 Automatic Opener**  N/A  Non-operational\*  Opener / auto-reverse was not tested\*

Appears serviceable # of Units  Unit  Electronic sensor:  
 Automatic reverse operated  Automatic reverse did not operate (2)(4)(5)  Not inspected\*

Comments:

**64 Electrical**  N/A  Appears serviceable  Damage / deterioration / defects\*  Not fully visible\*

Improper wiring (2)(4)  Exposed wiring subject to damage \*(4)  Extension cords used as permanent wiring (2)(4)  
 Outlets serviceable  Open ground (2)(4)  Reverse polarity (2)(4)  Improper light fixture wiring (2)(4)  
 Open splices (2)(4)  Junction boxes missing covers\*(4)  'GFCI' recommended(5)  'GFCI' defective(2)(4)  
 Some outlet(s) are inaccessible\*  Outlet(s) not functional (2)  Loose/damaged outlet(2)  Loose/damaged cover\*

Comments:

**65 Comments**  N/A  Moisture stains on garage ceiling\*  Moisture stains on garage wall\*

Occupants' belongings block view of entire garage-unable to fully inspect.\* Do a careful check on your final walk-through.\*

Comments:

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
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 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**66 Kitchen Sink(s)**  N/A  Dishes block access to sink, could not inspect\*

Sink(s) appear(s) serviceable  Minor wear  Heavy wear\*  Chipped\*  Sink is loose\*  Slow draining\*  
 Recommend sealing at sink to counter connection\*  No hot water\*  Hot & cold water reversed\*(4)  
 Faucet serviceable  Non-operational(2)  Defective(2)  Faucet:  Spray wand defective\*  
 Plumbing under sink serviceable  Pipes are  Improper piping (2)  
 Moisture stains below sink\*  Moisture damage below sink\*  Restricted view below sink\*

**67 Kitchen (general)**  N/A **Counters:**  Tile  Laminate   Not fully visible\*

Counters  Floor  Lights  Appear serviceable  Grout\*  Caulking\*  Handles\*  
 Doors  Drawers  Counter  Other  Minor\*  Moderate\*  Heavy wear\*  Cracks\*  Damage\*  
 Minor cracked tile(s)\*  Moderate damage\*  Heavy damage\*  Missing \*  
 Cabinets appear serviceable  Minor wear  Moderate damage\*  Heavy wear\*  Heavy damage\*  
Comments: **Improper flex drain pipe at kitchenette sink, recommend solid and smooth. pic 18**

**68 Disposal**  N/A  Dishes block access to sink and disposal, could not inspect\*  Not fully visible\*

Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Non operational (2)  
 Blades appear to be  Unit makes unusual noise:  Splash guard damaged\*  Not inspected\*  
 Wiring serviceable  Improper wiring noted (2)(4)  Loose wire clamp at disposal\*  Missing wire clamp at disposal\*  
 Switch is in a hazardous location (2)(4)  Exposed wire splices (2)(4)  Missing junction box cover(s)\*  Power off\*  
Comments:

**69 Range / Cooktop**  N/A **# of ovens: 1**  Gas  Electric  Combination  Electric Ignition

Range / oven appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  
 Upper  Lower  Right  Left  Front  Rear  No inspection (power/gas off)\*  
 Free standing oven - not tested\*  Ranges / Cooktop not inspected\*  
 Oven door(s) appear(s) serviceable  Lower  Non operational (2)  
 Door(s) gasket(s) appear(s) serviceable  Damage noted\*  Door does not close properly\*  Cracked glass (2)  
 Separate cooktop serviceable  Not applicable  Damaged gasket(s)\*  Clock not tested  Appears non functional\*  
 Gas shutoff valve installed  N/A  Burner did not operate (2)  Element did not operate (2)  
 Gas shutoff valve not provided (2)  Gas valve is not visible\*  Exhaust ventilation appears serviceable  
Comments: **Insufficient clearance to combustibles noted at kitchen B range, recommend repair for safety. pic 21**

**Notice:** Self and/or continuous cleaning operations, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.\* Appliances are not moved.\*

**70 Dishwasher**  N/A  This Company Does Not Test Dishwashers  No test (power/water off)\*

Appears serviceable  Not Functional\*  Unsafe\*  Worn\*  Near end of lifespan\*  Not fully visible\*  
 Condition:door, liner & racks serviceable  Rust at:  Damage at:  
 Soap dish inoperative\*  Washer arm appears frozen (2)  Unit is not secured to cabinets\*  
 Door seals appear serviceable  Deteriorated\*  Leaking (2)  Door  
**DRAIN LINE INSTALLATION:**  Air gap device  Hi-loop method  Drain line is improperly installed (2)  
 Air gap device  None  Improper\*  Leaking noted at drain lines  Leaking noted at air gap device\*  
Comments:

**Notice:** Determining the adequacy of washing and drying functions of dishwashers is not part of this inspection.\*

**71 Special Features**  N/A  Special features not inspected\*

Trash compactor appears serviceable  Non operational (2)  No Key\*  Not inspected\*  
 Microwave appears serviceable  Non operational (2)  Not inspected\*  
 Other features/appliances present but not inspected include fridge  
Comments:

**Notice:** Refrigerators, freezers and built-in ice maker are not part of this inspection\*

**Page14 BATHROOMS**

**Report # : M1809040**

**KEY:** (1) Recommend evaluation by a structural engineer/geo-technical engineer (4) This item is a safety hazard - correction is needed  
 (2) Recommended evaluation and repairs by a licensed contractor (5) Upgrades are recommended for safety enhancement  
 (3) Refer to qualified termite report for further information \* This item warrants attention/repair or monitoring

**LOCATION:** Bath A **Main Bathroom A** B Main Bathroom B C Admin Bathroom C D Main Bathroom C E

**72 Toilet**  N/A **Appears serviceable**  A  B  C  D  E

Toilet loose at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Loose toilet tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Recommend new wax seal (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Cracked Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Water runs continually in tank*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Rust in Tank *	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Does not flush properly*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture around toilet (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E

Comments:

**73 Sink**  N/A **Appears serviceable**  A  B  C  D  E  Hot & cold water reversed\*(4)

Sink cracked*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion under sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Faucet appears serviceable</b>	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Loose fixture	<input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Sink faucet leaks*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corrosion on supply valve below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Low water volume*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Sink drain stopper non-functional / missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Drain appears serviceable</b>	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Improper drain trap (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Restricted view below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Rust / corroded drain line*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Damage to cabinet*	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Leaking drain line (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Moisture damage below sink*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Counter &amp; cabinet</b>			
<b>Appears serviceable</b>	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Damage to counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		
Grout needed at counter*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		

Comments: Hole needs repair noted at main bathroom A sink cabinet wall. pic 35 Loose sink faucet at main bathroom B, recommend repair. pic 13

**74 Vent / Heat**  N/A **Appears serviceable**  A  B  C  D  E

Comments: Exhaust fan at main bathroom B not functional. pic 18

**75 Bathtub**  N/A **Appears serviceable**  A  B  C  D  E

Damage to tub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E
<b>Faucet appears serviceable</b>	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not functional (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Hot & Cold water reversed(4)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Whirlpool not tested(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Damage at faucet*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Drain stopper missing*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Drain appears serviceable</b>	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Caulking needed tub to floor*1	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at bathtub*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E		

Comments:

**76 Shower**  N/A **Appears serviceable**  A  B  C  D  E

Damage to shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input checked="" type="checkbox"/> A <input type="checkbox"/> B <input checked="" type="checkbox"/> C <input checked="" type="checkbox"/> D <input type="checkbox"/> E
Caulking needed at shower walls*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Missing tile(s)*	<input type="checkbox"/> A <input checked="" type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Moisture damage to wall (2)(3)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Caulking needed at floor*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Slow draining at shower	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Floor needs caulking*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Leaking at water valve(s) (2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Low water volume at shower(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Shower head drip(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Shower diverter non-functional(2)	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
<b>Enclosure appears serviceable</b>	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Unable to determine if glass is tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Glass does not appear to be tempered*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Not applicable to this bathroom	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Broken glass*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Corroded fixtures*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
Caulking needed at enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E	Doors difficulty to operate*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E
		Damaged enclosure*	<input type="checkbox"/> A <input type="checkbox"/> B <input type="checkbox"/> C <input type="checkbox"/> D <input type="checkbox"/> E

Comments: Missing tiles at main bathroom B shower walls, recommend repair and inspect for mold. pic 17



# Detail Property Inspection, Inc.

1125 E. Broadway #236  
Glendale, CA 91205

818-553-8198 323-668-1676, Fax 818-475-5396 [www.detailinspect.com](http://www.detailinspect.com)

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.**

**Client:/Print:** Mei Ling Chen

**E-mail:**

**Telephone Number:**

**Report #:** M1809040

**Subject Property**

504 S Harbor Blvd  
Fullerton, CA 92832

I/We (Client) hereby request a limited visual inspection of the structure at the above address to be conducted by Detail Property Inspection, Inc., (Inspector), for my/our sole use and benefit. I/We warrant that I/We will read the following agreement carefully. I/We understand that I/We are bound by all the terms of this contract. I further warrant that I will read the entire inspection report when I receive it and promptly call the inspector with any questions I may have.

**Initial Here** \_\_\_\_\_

## SCOPE OF INSPECTION

The scope of the inspection and report is a limited visual inspection of the general systems and components of the home to identify any system or component listed in the report which may be in need of immediate major repair. The inspection will be performed in compliance with generally accepted standards of practice, a copy of which is available upon request.

## OUTSIDE SCOPE OF INSPECTION

Any area which is not exposed to view, is concealed, or is inaccessible because of soil, walls, floors, carpets, ceilings, furnishings, or any other thing is not included in this inspection. The inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the inspection. This is not a home warranty, guarantee, insurance policy or substitute for real estate transfer disclosures which may be required by law.

## Whether or not they are concealed, the following ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

- Specific components noted as being excluded on the individual systems inspection forms
- Private water or private sewage systems
- Mold, Mildew, odors or noise
- Proximity to railroad tracks or airplane routes
- Saunas, steam baths, or fixtures and equipment
- Boundaries, easements or lights of way
- Seismic safety, security or security bars and or safety equipment
- Sprinklers related systems, timer and components
- Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time clock controls
- Water softener / purifier systems or solar heating systems
- Furnace heat exchangers, freestanding appliances, security alarms or personal property
- Adequacy or efficiency of any system or component
- Prediction of life expectancy of any item
- Permits, building code or zoning ordinance violations
- Geological stability or soils condition, wave action or hydrological stability, survey or testing
- Structural stability or engineering analysis
- Termites, pests or other wood destroying organisms, dry-rot or fungus, latent or concealed defects
- Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut-off valve and any gas leaks
- Unique/technically complex systems or components
- Any adverse condition that may affect the desirability of the property
- Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards
- Building value appraisal or cost estimates
- Condition of detached buildings
- Pool or spas bodies and underground piping
- Inspection will not and is not intended to detect, identify, disclose, or report on the presence of Chinese Drywall products or the actual or potential environmental concerns or hazards arising out of the existence of these products.
- Items specifically noted as excluded in the inspection report

**Your inspector is a home inspection generalist and is not acting as a licensed engineer or expert in any craft or trade.**

**If your inspector recommends consulting other specialized experts, client must do so at client's expense.**

**I HAVE READ AND AGREE TO THE ABOVE SCOPE OF INSPECTION.**

**Page 1 of 2** Initial Here \_\_\_\_\_

# Detail Property Inspection, Inc.

Contract continued

Client: \_\_\_\_\_

Report #: \_\_\_\_\_

**THIS IS INTENDED TO BE A LEGALLY BINDING CONTRACT... PLEASE READ CAREFULLY.**

**ARBITRATION:** Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the inspection or inspection report shall be submitted first to a Non-Binding Mediation conference and absent a voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed there under shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or administrative tribunal having jurisdiction thereof.

**NOTICE: YOU AND WE WOULD HAVE A RIGHT OR OPPORTUNITY TO LITIGATE DISPUTES THROUGH A COURT AND HAVE A JUDGE OR JURY DECIDE THE DISPUTES BUT HAVE AGREED INSTEAD TO RESOLVE DISPUTES THROUGH MEDIATION AND BINDING ARBITRATION.**

**CONFIDENTIAL REPORT:** The inspection report to be prepared for Client is solely and exclusively for Client's own information and may not be relied upon by any other person. Client agrees to maintain the confidentiality of the inspection report and agrees not to disclose any part of it to any other person. Client may distribute copies of the inspection report to the seller and the real estate agents directly involved in this transaction, but Client and Inspector do not in any way intend to benefit said seller or the real estate agents directly or indirectly through this Agreement or the inspection report. **CLIENT AGREES TO INDEMNIFY, DEFEND AND HOLD INSPECTOR HARMLESS FROM ANY THIRD PARTY CLAIMS ARISING OUT OF CLIENT'S UNAUTHORIZED DISTRIBUTION OF THE INSPECTION REPORT**

**ATTORNEY'S FEES:** The prevailing party in any dispute arising out of this agreement, the inspection, or report(s) shall be awarded all attorney's fees, arbitrator fees and other related costs.

**SEVERABILITY:** Client and Inspector agree that should a Court of Competent Jurisdiction determine and declare that any portion of this contract is void, voidable or unenforceable, the remaining provisions and portions shall remain in full force and effect.

**DISPUTES:** Client understands and agrees that any claim for failure to accurately report the visually discernible conditions at the Subject Property, as limited herein above, shall be made in writing and reported to the Inspector within ten business days of discovery. Client further agrees that, with the exception of emergency conditions, Client or Client's agents, employees or independent contractors, will make no alterations, modifications or repairs to the claimed discrepancy prior to a reinspection by the Inspector. Client understands and agrees that any failure to notify the Inspector as stated above shall constitute a waiver of any and all claims for said failure to accurately report the condition in question.

### LIQUIDATED DAMAGES

It is understood and agreed by and between the parties hereto that the INSPECTOR/INSPECTION COMPANY is not an insurer, that the payment for the subject inspection is based solely on the value of the service provided by the INSPECTOR/INSPECTION Company in the performance of the limited visual inspection and production of a written inspection report as described herein, that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services and in case of failure to perform such services, and a resulting loss the INSPECTOR/INSPECTION COMPANY'S liability hereunder shall be limited and fixed in an amount equal to the inspection fee paid multiplied by two (2), or to the sum of five hundred dollars (\$500.00), whichever sum shall be less, as liquidated damages, and not as a penalty, and this liability shall be exclusive.

No legal action or proceeding of any kind, including those sounding in tort or contract, can be commenced against the Inspector/Inspection Company, or its officers, agents or employees more than one year after the date of the subject inspection. Time is expressly of the essence herein.

The written report to be prepared by Inspector shall be considered the final and exclusive findings of the Inspector regarding the inspection of the property. Client shall not rely on any oral statements made by the Inspector prior to issuance of the written report.

This agreement shall be binding upon and inure to the benefit of the parties hereto, their heirs, successors, assigns, agents, and representatives of any kind whatsoever. 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.

### PERMITS

I/We have read understand and agree to all of the terms and conditions of this contract and agree to pay the fees listed below.

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

ADDITIONAL SERVICES:

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

INSPECTION FEE:

DocuSigned by:  
*Mike Owdeh*  
199207EBD62748 Inspector

TOTAL INSPECTION FEES:

Signed: \_\_\_\_\_ Date: \_\_\_\_\_

PAYMENT:

# CREIA Standards of Practice

## 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, handrails and guardrails
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the *buildings*

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*

### **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*:

- Chimney exterior
- Spark arrestor
- Firebox
- Damper
- 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 disposals
6. Absence of smoke and carbon monoxide alarms
7. Vehicle doors and openers

B. The *Inspector* is not required to:

1. *Inspect* window, door, or floor coverings
2. *Determine* whether a *building* is secure from unauthorized entry
3. *Operate*, test or determine the type of smoke or carbon monoxide alarms or test vehicle door safety devices
4. Use a ladder to *inspect systems* or *components*

### **Part III. 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 into contact with water
5. Common areas as defined in California Civil Code section 1351, et seq., and any dwelling unit *systems* or *components* located in common areas
6. *Determining* compliance with manufacturers' installation guidelines or specifications, building codes, accessibility standards, conservation or energy standards, regulations, ordinances, 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* shutoff valves or *shutting down* any *system* or *component*
22. *Dismantling* any *system*, *structure* or *component* or *removing access panels* other than those provided for *homeowner maintenance*

B. The *Inspector* may, at his or her discretion:

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

## IV. Glossary of Terms

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

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

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

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

**Condition:** Conspicuous state of being

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

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

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

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

**Functional Drainage:** The ability to empty a plumbing *fixture* in a reasonable time

**Functional Flow:** The flow of the water supply at the highest and farthest *fixture* from the *building* supply shutoff valve when another *fixture* is used simultaneously

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

**Inspector:** One who performs a *real estate inspection*

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

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

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

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

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

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

**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