

Inspection Report

November 2024.

**Hayes Inspection Group
For**

Sample Report with Separate Summary

Granada Hills, CA

Inspector - Bud Hayes
Confidential and Proprietary

CLIENT INFORMATION



CLIENT NAME: Sample Habitability Report
CLIENT ADDRESS: Granada Hills, CA 91344
INSPECTION DATE: Thursday November 14 & 15, 2024.
INSPECTOR: Bud Hayes

Note

Sample Summary

Granada Hills, CA 91344

November 2024.

SUMMARY OF AREAS REQUIRING FURTHER EVALUATION

(THIS IS TYPICALLY PRINTED OUT SEPARATELY FROM THE INTERIOR UNITS REPORT)

Note: this was a summary list created for the building manager to follow on correcting any habitability violations. About 2 months later the client has asked us to reinspect and verify all of the issues were repaired. We do not do repairs and have no conflict of interest of our report. This is a good process to prevent litigation problems or false claims by tenants.

Some comments or defects found may be determined it is caused by the tenant and tenant may be responsible for cost or correction.

This was reinspected April 2025 and all repairs were completed except unit 101 where full access since tenant was ill/sick so only partial access and partial repairs were done (toilet has not been secured)

INTERIORS

127.

BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor. The toilet flush handle is very loose

The sink faucet is very loose and not water proofed.

101.

BATH 1:

Right bath

Needs attention

There's deteriorated grout in the shower at bottom.

BATH 2:

This is the **Master Bathroom.**

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.

102.

KITCHEN:

Needs Attention:

DISPOSAL: The garbage disposal does not work and will need repair / replacement, It is jammed and will not turn using an allen wrench.

November 2024.

107.

KITCHEN:

Needs Attention:

FLOOR: There are many Nicks and slices and minor holes in the floor in front of the sink and dishwasher.

Needs Attention:

FAUCET: The hot and cold position are reversed and hot is supposed to be to the left.

BATH 2:

This is the **Hall Bathroom.**

Needs Attention:

SINK: The faucet has a small leak at the base of the handles and this has a lower than normal flow of water and maybe a clogged aerator screen.

108.

BATH 1:

Needs Attention:

The sink faucet is loose.

110.

BATH 1:

Needs Attention: Sink is clogged and not draining

The tub spout is loose in the shower.

115.

BATH 1:

Needs Attention: There is a leak under the bathroom vanity sink which was just reported this morning and then scheduled to be repaired by maintenance today.

116.

KITCHEN:

Needs Attention: The sink faucet is leaking at the base of the stem of the faucet leaking onto the counter. There's no water intrusion seen into the cabinet below.

BATH 1:

Needs Attention: To sink faucet is leaking at the base and there's a torn piece of metal on the left hot water control handle which is a sharp piece of metal.

117.

BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.

118.

BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.

119.

BATH 1:

Needs Attention:

TOILET: The toilet continues to run after it is used, it will need repair.

128.

KITCHEN:

Needs Attention:

DISPOSAL: The garbage disposal does not work and will need repair / replacement.

129.

BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.

There's the crack in the seen behind the toilet which may be from moisture will need to be repaired after the toilet is secured and sealed properly.

130.

BATH 1:

Needs Attention: The diverter valve is stuck on the shower mode so the tub spout does not operate.

132.

BATH 1:

Needs Attention: The electric ceiling heater and fan are not working.

133.

BATH 1:

Needs Attention: The diverter valve is stuck on the shower mode only and the tub spot does not turn on.

135.

BATH 1:

Needs Attention: The diverter valve is also stuck on the shower mode on the and the tub will not turn on.

138.

BATH 1:

Needs Attention: The diverter valve is stuck in the tub spout position and the shower cannot turn on

Tenant reports she only uses the bath for medical reasons.

141.

KITCHEN:

Needs Attention: The hot and cold are reversed on the kitchen faucet hot is supposed to be on the left side.

142

This unit is vacant.

INTERIORS:

Needs Attention: The carpet is torn and ripped near the dining room and living room joint.

BATH 1:

Needs Attention: The shower diverter valve is stuck so that only the shower operates and not the tub spout.

143.

BATH 1:

Needs Attention: Diverter valve is stuck in the shower position

The sink drains very slowly and is partially clogged.

The floor next to the tub and shower is stained and the caulking is very dirty along the baseboard.

145.

KITCHEN:

Needs Attention: The floor trim is broken at the threshold from the kitchen to the dining area.

Needs Attention: The counter Edge in front is broken formica on the left side from the kitchen sink.

BATH 1:

Needs Attention: The sink base cabinet door is not closing properly

The floor threshold trim at the toilet Room is broken.

146.

BATH 1:

This is the **Hall Bathroom**.

Needs Attention: Bottom left sink door is out of adjustment and sags and needs adjusting.

202.

INTERIORS:

Needs Attention: The carpets are showing where and many stands and many wrinkles that could be considered a potential trip hazard.

205.

BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.

The shower diverter is stuck on the shower mode and the tub spout will not turn on.

207.

BATH 1:

This is the **Master Bathroom**.

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.

Shower temperature control is very difficult to operate and sticks.

BATH 2:

This is the Hall Bathroom.

Needs Attention:

SINK: faucet is loose

TOILET: The toilet is loose and not correctly attached to the floor.

208.

BATH 1:

Needs Attention: Toilet paper hanger is broken.

212.

BATH 1:

Needs Attention: Shower converter is not working and this is stuck on the tub spout so the shower is not working.

215.

BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.

220.

BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.

223.

BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.

The diverter is stuck on shower only

The fan for the ceiling heater squeaks and grinds and is not working properly

228.

BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.

Shower diverter is stuck on the shower mode only.

229.

KITCHEN:

Needs Attention:

DISPOSAL: The garbage disposal does not work and will need repair / replacement,

The red reset button was not resetting this and it was jammed.

233.

BATH 1:

Needs Attention:

BATHTUB: The caulking is cracked in the little deteriorated around the top Edge.

236.

KITCHEN:

Needs Attention:

CABINETS: The drawer slide to the right of the sink is broken.

237.

KITCHEN:

Needs Attention:

DISPOSAL: The garbage disposal does not work and will need repair / replacement.

238.

BATH 1:

Needs Attention: Shower diverter is stuck on the shower mode and the tub spout does not work.

240.

INTERIORS:

Needs Attention:

DOORS: The handle is loose to the sliding glass door to the deck.

BATH 1:

Needs Attention: The diverter is stuck in the shower mode position and the tub spout does not turn on.

BATH 2:

Left bathroom.

Needs Attention: The shower door has been removed.

241.

BATH 1:

Needs Attention: The shower diverter is stacked so only the shower operates and not the tub spout.

242.

BATH 1:

Needs Attention: There's a leak at the sink faucet base.

244.

BATH 1:

Needs Attention: Shower diverter is stuck on the shower mode only.

245.

KITCHEN:

Needs Attention: There's a piece of laminate missing on the edge of the countertop.

BATH 1:

Needs Attention: The shower diverter was not working properly and stuck on the shower mode.

246.

BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.

248.

BATH 1:

Needs Attention:

SINK: faucet is loose

TOILET: The toilet is loose and not correctly attached to the floor.

Other items are also noted in the entire inspection report and should receive eventual attention, but may not affect the habitability of the house and the majority are the result of normal wear and tear.

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,
Bud Hayes

INSPECTION CONDITIONS

CLIMATIC CONDITIONS:

WEATHER:

Clear.

TEMPERATURE:

70's.

BUILDING CHARACTERISTICS:

BUILDING TYPE:

Apartment Building 91 units.

STORIES:

Two.

UTILITY SERVICES:

UTILITIES STATUS:

The utilities were on.

OTHER INFORMATION:

BUILDING OCCUPIED:

Yes, the units are occupied.

CLIENT PRESENT:

Yes.

INTRODUCTORY COMMENTS:

This was a limited inspection focusing on the major concerns concerning maintenance and health and safety issues. of the client, focusing on tenant units and inspecting to identify any habitability issues.

It is advised to have a full home or building inspection done to fully examine the property.

DEFINITIONS AND STANDARDS

TERMS OF THE INSPECTION:

SERVICEABLE:

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

NEEDS ATTENTION:

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

NOT ACCEPTABLE:

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

STANDARDS:

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

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

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

INTERIORS

As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Minor cracks are found on interior surfaces in all buildings and are typically cosmetic in nature. The condition of floors underneath carpet, furniture and other coverings cannot be determined and is specifically excluded from the inspection and report. Only the general condition of visible portions of floors is included in this inspection. Window and door security bars are not tested or operated. Determining the condition of insulated glass is not always possible due to weather, temperature and lighting conditions. All fireplaces should be cleaned and inspected on a regular basis to make sure that it is a safe and structurally sound system. It is beyond the scope of this inspection to determine and cracking or damage to the chimney or its flue. This can only be determined by a chimney expert.

OVERVIEW OF UNIT COMPONENTS:

GENERAL COMMENT

Each unit has a page break between unit reports so when printed out hard copies can be individually placed in each units file

Pictures and additional comments are made to inform management of unit condition. Only items which in the opinion of the inspector are added to the summary.

This inspection does not include examining requested repairs or work order requests of the tenant, which they should do in writing per typical rental agreement guidelines.

127.

KITCHEN:

Serviceable.



BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor. The toilet flush handle is very loose

The sink faucet is very loose and not water proofed.



HEATING

The **gas wall furnace does not appear to be being used.** It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.



COOLING

The window A/C was not tested as part of this inspection,



101.

KITCHEN:
Serviceable.



BATH 1:
Right bath
Needs attention

There's deteriorated grout in the shower at bottom.



BATH 2:

This is the **Master Bathroom**.

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.



HEATING

The **gas wall furnace does not appear to be being used**. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

ELECTRICAL

The sub panel is located in the kitchen.



102.

KITCHEN:

Needs Attention:

DISPOSAL: The garbage disposal does not work and will need repair / replacement, It is jammed and will not turn using an allen wrench.



BATH 1:

Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.



HEATING

The **gas wall furnace does not appear to be being used**. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.



COOLING

The window A/C was not tested as part of this inspection,



ELECTRICAL

The sub panel is located in the kitchen.



103.

KITCHEN:
Serviceable.



BATH 1:
Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly. However the toilet handle is very loose and may break soon.



HEATING

The **gas wall furnace does not appear to be being used**. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

ELECTRICAL

The sub panel is located in the hall.



104.

KITCHEN:

Serviceable.



BATH 1:

Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.

HEATING

The **gas wall furnace does not appear to be being used**. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

Tenant has requested ti have furnace turned on.

105.

INTERIORS:

Serviceable.

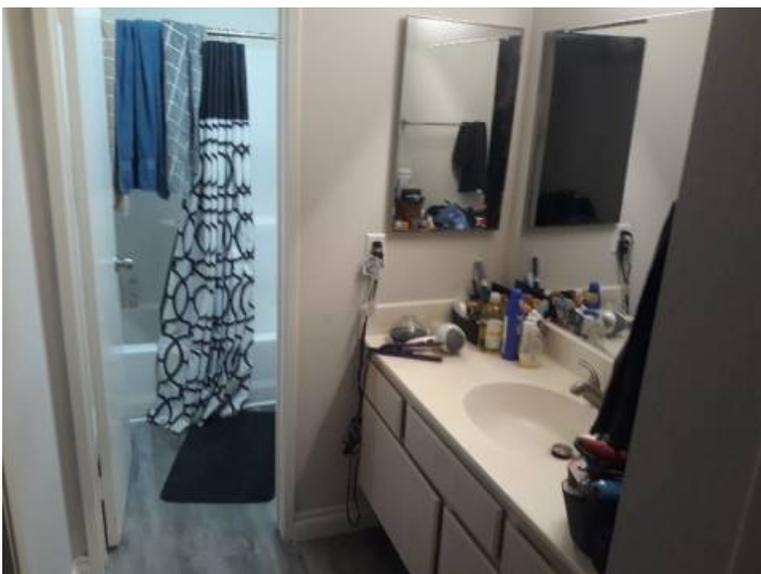
KITCHEN:

Serviceable.



BATH 1:

Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.



HEATING

The **gas wall furnace does not appear to be being used**. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

ELECTRICAL

The sub panel is located in the kitchen.

106

Vacant

The cover plates have been removed and there is work planned be done to do some final touches on this unit.



BATH 1:

Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.

HEATING

The **gas wall furnace does not appear to be being used**. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

107.

KITCHEN:

Needs Attention:

FLOOR: There are many Nicks and slices and minor holes in the floor in front of the sink and dishwasher.

Needs Attention:

FAUCET: The hot and cold position are reversed and hot is supposed to be to the left.





BATH 1:

This is the **Master Bathroom**.

Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.

BATH 2:

This is the **Hall Bathroom**.

Needs Attention:

SINK: The faucet has a small leak at the base of the handles and this has a lower than normal flow of water and maybe a clogged aerator screen.



HEATING
Serviceable.



108.

KITCHEN:
Serviceable.



BATH 1:
Needs Attention:

The sink faucet is loose.



HEATING

The **gas wall furnace does not appear to be being used**. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

COOLING

The window A/C was not tested as part of this inspection,



109.

KITCHEN:
Serviceable.



BATH 1:
Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.



HEATING

The **gas wall furnace does not appear to be being used**. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.



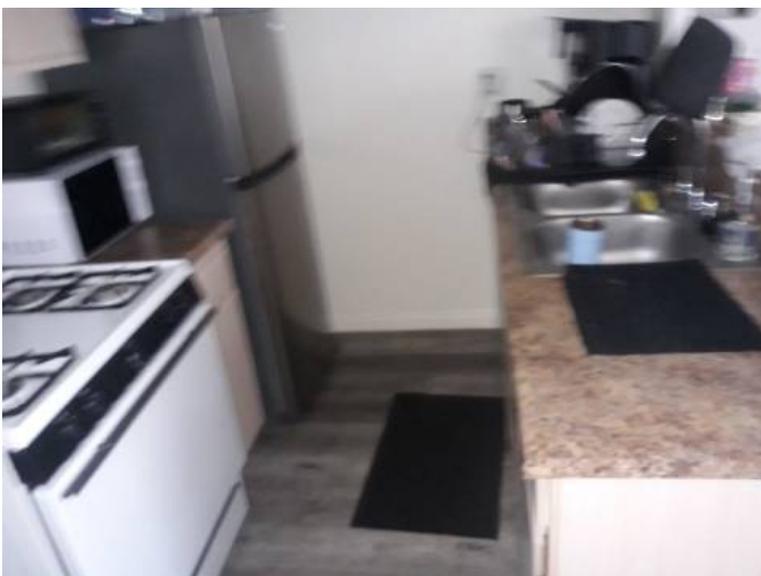
COOLING

The window A/C was not tested as part of this inspection,

110.

KITCHEN:

Serviceable.



BATH 1:

Needs Attention: Sink is clogged and not draining

The tub spout is loose in the shower.



HEATING

The **gas wall furnace does not appear to be being used.** It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

111

And it was not home and not responding to messages and this unit cannot be accessed.

112.

INTERIORS:

Serviceable.

KITCHEN:

Serviceable.



BATH 1:

Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.

However the toilet handle is very loose.

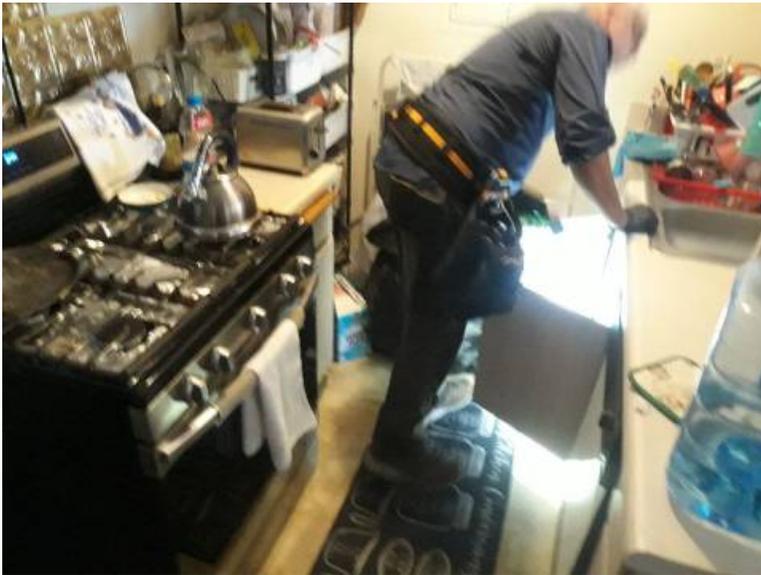
HEATING

The **gas wall furnace does not appear to be being used**. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

113.

INTERIORS:
Serviceable.

KITCHEN:
Serviceable.



BATH 1:
Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.



114.

INTERIORS:

Serviceable.

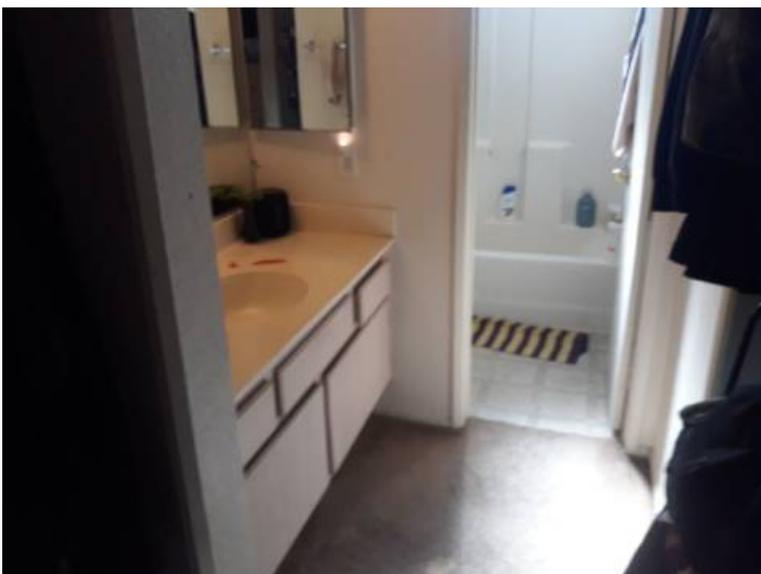
KITCHEN:

Serviceable.



BATH 1:

Serviceable: The bathroom surfaces and fixtures appeared to perform correctly when operated briefly.



115.

KITCHEN:
Serviceable.



BATH 1:

Needs Attention: There is a leak under the bathroom vanity sink which was just reported this morning and then scheduled to be repaired by maintenance today.



HEATING

The **gas wall furnace does not appear to be being used**. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

116.

KITCHEN:

Needs Attention: The sink faucet is leaking at the base of the stem of the faucet leaking onto the counter. There's no water intrusion seen into the cabinet below.

There is some corrosion and it chipped area on the drain cover cap in the left sink but this is not found to be leaking Below in the cabinet.





BATH 1:

Needs Attention: To sink faucet is leaking at the base and there's a torn piece of metal on the left hot water control handle which is a sharp piece of metal.



HEATING

The **gas wall furnace does not appear to be being used**. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

117.

KITCHEN:
Serviceable.



BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.



HEATING

The **gas wall furnace does not appear to be being used**. It is dirty and the pilot is off. It will need to be cleaned, serviced and tested before being returned to use.

118.

KITCHEN:

Serviceable.



BATH 1:

Needs Attention:

TOILET: The toilet is loose and not correctly attached to the floor.

HEATING

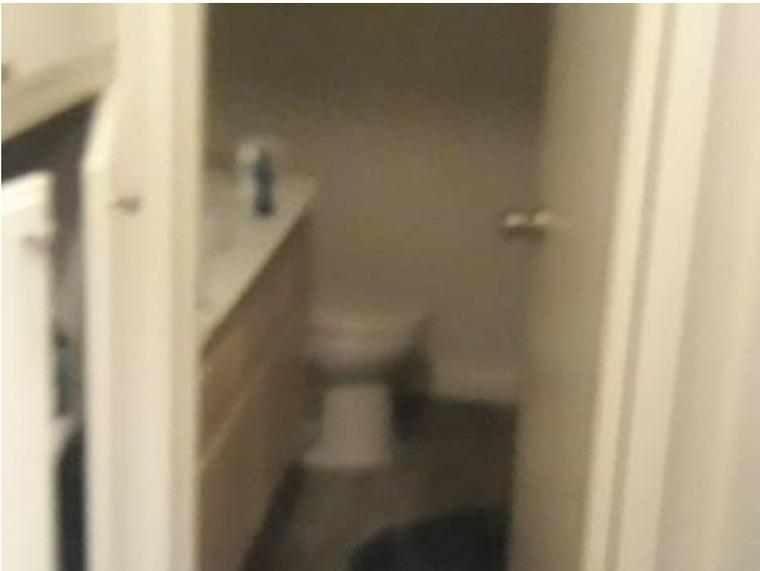
Serviceable.

119.

KITCHEN:
Serviceable.



BATH 1:
Needs Attention:
TOILET: The toilet continues to run after it is used, it will need repair.



HEATING
Serviceable.

INTERIOR COMMENTS:

COMMENTS:

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

GENERAL COMMENTS:

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

This is not a mold or fungus inspection, it is advised to have a mold specialist examine the property and structure and do a complete inspection to determine the presence or not of any mold that may affect the health or safety of the occupants.

During this inspection there may be items discovered that require further inspection and/or subsequent repairs. Where further inspection by a specialty trade is advised, this is meant to be done during the inspection period, prior to the contingency expiring and certainly prior to the close of escrow. The whole intent of this procedure being to fully discover the extent of the repairs needed and the associated costs.

CALIFORNIA REAL ESTATE INSPECTION ASSN.

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION (CREIA) RESIDENTIAL STANDARDS OF PRACTICE - FOUR OR FEWER UNITS

Part I. Definitions and Scope

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

A. A *real estate inspection* is a survey and basic *operation* of the *systems* and *components* of a *building* which can be reached, entered, or viewed without difficulty, moving obstructions, or requiring any action which may result in damage to the property or personal injury to the *Inspector*. The purpose of the inspection is to provide the Client with information regarding the general *condition* of the *building(s)*. Cosmetic and aesthetic *conditions* shall not be considered.

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

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

Part II. Standards of Practice

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

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

- | | |
|---|--|
| <p>A. Items to be <i>inspected</i>:</p> <ol style="list-style-type: none"> 1. Foundation <i>system</i> 2. Floor framing <i>system</i> 3. Under-floor ventilation 4. Foundation anchoring and cripple wall bracing 5. Wood separation from soil 6. Insulation | <p>B. The <i>Inspector</i> is not required to:</p> <ol style="list-style-type: none"> 1. <i>Determine</i> size, spacing, location or adequacy of foundation bolting/bracing components or reinforcing systems. 2. <i>Determine</i> the composition or energy rating of insulation materials |
|---|--|

SECTION 2 - Exterior

- | | |
|---|--|
| <p>A. Items to be <i>inspected</i>:</p> <ol style="list-style-type: none"> 1. Surface grade directly adjacent to the <i>buildings</i> 2. Doors and windows 3. Attached decks, porches, patios, balconies, stairways, and their enclosures 4. Wall cladding and trim 5. Portions of walkways and driveways that are adjacent to the <i>buildings</i> | <p>B. The <i>Inspector</i> is not required to:</p> <ol style="list-style-type: none"> 1. <i>Inspect</i> door or window screens, shutters, awnings, or security bars 2. <i>Inspect</i> fences or gates or <i>operate</i> automated door or gate openers or their safety <i>devices</i> 3. Use a ladder to <i>inspect systems</i> or <i>components</i> |
|---|--|

SECTION 3 - Roof Covering

- | | |
|--|--|
| <p>A. Items to be <i>inspected</i>:</p> <ol style="list-style-type: none"> 1. Covering 2. Drainage 3. Flashings 4. Penetrations 5. Skylights | <p>B. The <i>Inspector</i> is not required to:</p> <ol style="list-style-type: none"> 1. Walk on the roof surface if in the opinion of the <i>Inspector</i> there is risk of damage or a <i>hazard</i> to the <i>Inspector</i> 2. Warrant or certify that roof <i>systems</i>, coverings or <i>components</i> 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 drains
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 or inspect overflow or drain stops, or evaluate backflow devices, waste ejectors, sump pumps or drain line clean outs
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 coverplates
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 the heat exchangers or electric heating elements
2. Inspect non-central air conditioning units or evaporative coolers
3. Inspect radiant, solar, hydronic, or geothermal systems or components
4. Determine volume, uniformity, temperature, airflow, balance or leakage of any air distribution system
5. Inspect electronic air filtering or humidity control systems or components.

SECTION 8 - Fireplaces and Chimneys
A. Items to be inspected:

1. Chimney exterior
2. Spark arrestor
3. Firebox
4. Damper
5. Hearth extension

B. The Inspector is not required to:

1. Inspect chimney interiors
2. Inspect fireplace inserts, seals or gaskets
3. Operate any fireplace or determine if a fireplace can be safely used

SECTION 9 - Building Interior**A. Items to be *Inspected*:**

1. Walls, ceilings and floors
2. Doors and windows
3. Stairways, handrails, and guardrails
4. Permanently installed cabinets
5. Permanently installed cook-tops, mechanical range vents, ovens, dishwashers, and food waste disposers
6. Absence of smoke 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* or test smoke alarms or 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.

November 2024.

2. Include photographs in the written report or take photographs for *Inspector's* reference without inclusion in the written report. Photographs may not be used in lieu of written documentation.

Part IV. Glossary of Terms

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

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

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

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

Condition: Conspicuous state of being

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

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