Property Inspection Report

PROPERTY ADDRESS:
3101 Fryman Rd
Los Angeles, CA 91604

PREPARED EXCLUSIVELY FOR:
Ryan O'Rourke
Wednesday, October 14, 2026



INSPECTOR:
Colleen Brand, Master CREIA Inspector, Certified ASHI Inspector, ICC Combination Inspector

Dear Ryan O'Rourke,

Thank you for choosing AmeriSpec Inspection Services for your property inspection. The following report represents our professional opinion regarding conditions present at the time of the inspection. The complete report consists of the full report and the Inspection Agreement. The inspection was performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA). A copy of these Standards of Practice is included at the end of this report.

Our report is designed to be clear, easy to understand, and helpful. Please take the time to review it carefully. If you have any questions or if you need any additional information, please feel free to contact us. Throughout this report, the following terms are used:

'Right', 'Left', 'Front', and 'Rear' describe locations on/around the property, as viewed from the main entry door.

'Functional', as defined in the CREIA Standards of Practice, is 'A system, component or device that is performing its normal and characteristic purpose or action'.

Note special symbols at the front of certain comments. Below are the symbols and their meanings:

1 = A system, component or device that was found to have significant deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or, in the inspector's opinion, is at or near the end of its useful life.

2 = A system, component or device in need of routine maintenance, servicing or repairs to ensure proper function and/or longevity.

3 = A space, area, item, system, component or device that was not inspected or a specific condition which we did not evaluate for the reason(s) stated.

4 = A system, component or device that may not have been available or has been improved since the building was constructed.

For comments with these designations, we recommend further evaluation and/or inspection(s) by qualified, licensed specialists to provide you with associated costs to correct the conditions noted, prior to the expiration of the investigation contingency period.

We thank you for the opportunity to be of service to you.

Sincerely,



Colleen Brand
AmeriSpec Inspection Services
cbrand@amerispec.net
8939 S Sepulveda Blvd, Ste 110 #787
Los Angeles, CA 90045
310-446-5898 (o)
310-904-9464 (c)

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Introduction

This is the full inspection report, performed in accordance with the Standards of Practice of the California Real Estate Inspection Association (CREIA). It is the client's sole responsibility to read this report in its entirety and to research any and all jurisdictional permits required by the local authorities regarding the property in contract before the expiration of the investigation contingency period. An earnest effort was made on the client's behalf to discover reportable conditions as per our Inspection Agreement. Our inspection is general in scope and is designed to discover significant deficiencies in the structure and its systems. The inspection is not technically exhaustive. It is not meant to determine if everything was or will continue to be working properly. Items in the property can and do experience failure without prior indications. This report is a snap shot of the condition of the property at the time of inspection. We cannot determine if or when an item will experience failure, therefore, we cannot be held responsible for future failure. Warranty programs are available for this purpose.

We do not determine if everything is installed and performing to manufacturer's specifications or building codes. We suggest asking the current owner for any knowledge of additions, remodeling or other work done to the property requiring building permits and that all required permits were issued and final approval was granted. This inspection does NOT take in account product / component or system recalls. It is beyond the scope of this inspection to determine if any system or component is currently or will be part of any recall in the future. Client may wish to subscribe or contact the Consumer Product Safety Commission web site, www.cpsc.gov, for recall information regarding any system or component.

Where repairs or replacements are suggested, we recommend qualified, licensed professionals in that field be called upon to fully evaluate the scope of suggested repairs and provide you with associated costs, before removing any investigation contingency. We recommend that all due maintenance, repairs and safety upgrades be completed prior to the occupation of the property. We further recommend obtaining evaluation of all significant conditions within the awareness of the client prior to removing any investigation contingency and before the close of this transaction. Subsequent inspections by specialty contractors as recommended in this report may uncover additional defects not specifically noted in this report.

Re-inspections are performed, for a fee, only on items that were not accessible at the time of the original inspection or that were unable to be inspected due to utilities not turned on. We do not perform verification of repairs. Where repairs are necessary, we recommend qualified, licensed professionals or specialists in the appropriate fields. We further advise the client to obtain all paperwork from the sellers and the hired professionals concerning the work performed, including any receipts for repairs and/or governmental permits.

There is a time period from inspection to closing that varies with each property; we can only state condition at the time of inspection. Client is advised to perform a final verification of condition of the property prior to the close of this transaction and personally operate all major systems and perform a diligent visual inspection of the property after the seller or tenant vacates to ensure that no condition was concealed by personal property and/or stored items while occupied, or damaged during the seller's evacuation of the property. Should any condition be revealed that was not addressed within this report prior to or after the close of the transaction, please contact our office immediately for an additional evaluation regarding such condition.

This report may contain digital photographs and/or line diagrams of some items and components. These images are for your convenience only and do not represent all items or components that may be deficient. They are not meant to emphasize or diminish the significance of a reported condition or imply that a photographed condition is more or less significant that a condition which was not photographed. NOT ALL

DEFECTS ARE PHOTOGRAPHED; the entire written report must be reviewed.

General Conditions

NOTICE TO THIRD PARTIES: This inspection report is for the sole benefit and reliance of the above named Client for the above named property and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client and is issued subject to the terms, conditions and limitations of the Inspection Agreement under which the inspection was performed. The Inspection Agreement is incorporated by reference herein. Inspector assumes no liability for third party interpretation or use of this report. THIRD PARTIES ARE ENCOURAGED TO OBTAIN A PROPERTY INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.

This written report supersedes any audio or video recordings of inspector's verbal discussion of findings.

If we make a recommendation for further evaluation, that evaluation should be performed prior to the end of your investigation contingency period.

1001. INSPECTOR
Colleen Brand. Master CREIA Inspector #0155413, Certified ASHI Inspector #269079, ICC Combination Inspector #5316621-C8

1002. IN ATTENDANCE
Agent(s) representing the buyer(s)
Agent(s) representing the seller(s)
Other inspector(s)
3 The client was not present at the time of inspection. The inspection was performed in accordance with the terms outlined in the Inspection Agreement. As property conditions can change from the date of inspection to the date of closing, it is suggested that the client reference this report during a final walk through, prior to close of this transaction. Client is advised to call the home inspector for a verbal discussion of inspection findings, prior to expiration of the investigation contingency period.

1003. OCCUPANCY
3 The property is occupied. This is a limited review of some areas of the property due to personal property. Efforts were made to inspect as much as possible, however, due to the presence of personal items, some areas are not fully visible or accessible. Furniture, clothes, and other personal items are not moved for the inspection. To be sure there are no new defects or defects that were not visible at the time of the inspection we highly recommend that a final walk-through of the property be performed by the buyer(s) after the occupier has moved out and before the close of this transaction.

1004. PROPERTY INFORMATION
The property is a single family home.

For purposes of this inspection, the entry door faces east.

1005. LEVELS / FLOOR
2 story structure.

1006. ESTIMATED AGE
This structure is approximately 76 years of age, as provided by the county assessor's website. This information should be verified with the seller or city/county records.

3 While asbestos detection and lead paint detection are beyond the scope of the inspection, the age of this building suggests that some building materials in this structure may contain asbestos and/or lead. Asbestos and lead paint were widely used in building materials prior to 1978, with limited use thereafter. Asbestos and lead paint can cause health problems, especially for children. The only way to confirm their presence is through laboratory analysis by a qualified professional. If client has any concerns regarding this possibility, an appropriate specialist should be consulted prior to expiration of the investigation contingency period. Additional information is available at www.epa.gov.

1007. WEATHER CONDITIONS
Weather conditions at the time of inspection were warm and clear.

1008. START TIME
8:30 AM

1009. STOP TIME
2:00 PM

1010. INSPECTOR'S COMMENTS
3 Property appears to have had renovations/additions made. We are unable to determine if improvements were performed with permits and were in compliance with local code requirements at the time of construction. As per the scope of this inspection, we do not investigate nor give any opinion concerning the compliance of the property's improvements with regard to any governmental building code requirements or permits. When asking for permit records, you should not inquire about specific work done to this property with the local Building and Safety Department. If that work was done without proper permits and does not comply with local codes and ordinances, they can require removal or correction of that work. Client is advised to review any related documentation such as permits and certificates of completion, prior to expiration of the investigation contingency period.

3 A pool is present. Pools and all related equipment, including but not limited to, pump(s), heater(s), electrical components, pool decking, pool body, are not within the scope of this inspection. Client is advised to have a pool inspection to ensure safety, proper operation and condition, prior to expiration of the investigation contingency period.

3 A hot tub/spa is present. Hot tubs/spas and related equipment are beyond the scope of this inspection. It is suggested that client have the spa inspected to ensure safety, proper operation and condition, prior to expiration of the investigation contingency period.

3 Independent inspection was performed by chimney/fireplace, termite, sewer video, geologic specialist(s), concurrent with this property inspection. We suggest further review of their documentation and report(s) prior to expiration of the investigation contingency period.

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Exterior / Grounds

Our inspection of the exterior components includes the wall cladding, windows, doors, flashings, trim, eaves and attached decks, porches, balconies, columns, stairs, guardrails and handrails. We also look at drainage around the inspected structure(s) and for evidence of moisture intrusion, poor ventilation and inadequate separation between wood and soil. Our inspection of the grounds is limited to the surface grade, walkways, driveways, planters, and other hardscaping which are immediately adjacent to the inspected structure(s). We do not render opinions regarding soil quality or stability, nor do we determine property line boundaries. Fences, gates, detached decks, landscaping, grounds lighting or electrical, and irrigation sprinkler systems generally are not inspected.

1101. DRIVEWAY
Concrete
2 Cracking and deterioration observed; recommend regular maintenance and repairs as needed to prolong the useful life of the surface until replacement.



1102. WALKWAYS
Concrete
Pavers
The walkways are in functional condition.

1103. EXTERIOR WALL CLADDING
Stucco
2 Cracks observed around the structure. We suggest sealing all cracks in stucco, brick and stone surfaces and caulking around all windows, doors and voids to prevent water penetration as a routine maintenance effort.







4 There is no stucco weep screed installed. In older homes, the stucco was continued to or below the finish grade level. This condition allows moisture and corrosive minerals to be 'wicked' up into the stucco which causes deterioration of the stucco. This is a normal maintenance item which will need to be addressed periodically.

1104. TRIM / FASCIA / SOFFITS / EAVES
Wood
The trim/fascia/soffits/eaves are in functional condition.

1105. WINDOWS / FRAMES
Aluminum clad wood frame
Casement
Double pane
Double glazed insulated windows observed in the home. The inspector is unable to determine if all double glazed insulated windows in this property are completely intact and without compromised seals. Conditions indicating a broken seal are not always visible or present and may not be apparent or visible at the time of inspection. Changing conditions such as temperature, humidity, and lighting limit the ability of the inspector to visually review these windows for broken seals. For more complete information on the condition of all double glazed windows, consult the seller, prior to expiration of the investigation contingency period.

3 Retrofitted/replaced windows noted. Inspector is unable to view installation methods and cannot determine if windows were installed properly. Client is advised to review all information regarding installation, including any necessary permits, invoices, work completed and any warranty information.

2 Loose/damaged window trim observed at the upper level south window. We recommend a qualified, licensed professional for necessary corrections.



1106. EXTERIOR DOOR(S)
Wood
Fiberglass / Vinyl / Composite
French
Accordion/folding style

2 Damaged/missing weather stripping observed at the pool house bathroom and accordion door(s); repair/replace as needed.


Pool house


Pool house

2 Accordion doors at the pool house do not slide properly in the track; repairs/adjustments are needed.

1107. FENCES / WALLS / GATES

Wood
Block
Wrought iron/welded steel

3 Extensive vegetation and overgrowth observed around fencing/walls. This can promote moisture damage and/or deterioration to the fencing and walls which is not always visible to the inspector. Suggest trimming/removal of vegetation to prevent damage. This was a limited review of this area. Damage/deterioration can only be viewed after removal of vegetation/overgrowth.

3 Motorized vehicle gate(s) observed at the property. This type of gate is beyond the scope of this inspection. Suggest client verify proper operation and safety features with the seller.

1108. RETAINING WALL(S)

Block
Brick

3 Retaining wall(s) observed at the property. Verification of the construction and design of such walls is an engineering consideration beyond the scope of our inspection. Buyer should obtain additional information from seller, local building authorities or a qualified contractor, prior to expiration of the investigation contingency period.

1 Retaining wall at the south of the property is cracked/leaning. A qualified, licensed contractor or engineer is recommended for further evaluation to provide you with repair options and costs, prior to expiration of the investigation contingency period.






1 There was no visible drainage system noted for the retaining wall(s). We recommend verification or that a drainage system be installed to collect and divert moisture away from the wall(s).





South driveway wall

1 Efflorescence and/or blistering observed at the south yard wall, indicating inadequate drainage behind the wall. We recommend that a qualified, licensed professional provide you with a full evaluation and scope of corrective work needed, prior to expiration of the investigation contingency period.





1109. SURFACE GRADE / DRAINAGE

1 This building is located on, below or within a slope. Geological evaluations are beyond the scope of this inspection. A geotechnical engineer should be consulted prior to expiration of the investigation contingency period for full evaluation of soil, site grading, drainage, foundation and retaining walls.

1 Hillside areas have a potential to slide and visual signs of instability may not be present or evident to a generalist. If you have concerns about the stability of the site we recommend further evaluation by a qualified registered geotechnical engineer, prior to expiration of the investigation contingency period.

2 Grade at or above vent(s) can direct water into the sub-area. Soil/paving should be removed from vicinity of vents.



Entry porch



South walkway



South of house

3 Underground lot drainage system with area drain(s) observed. It is beyond the scope of this inspection to inspect or perform tests on underground drainage systems or verify the adequacy of the system. Suggest client obtain information from sellers or verify that the drainage system functions properly, prior to expiration of the investigation contingency period.

2 The installation of flower beds/planters against the exterior siding of the home can trap water along the foundation promoting moisture intrusion and deterioration to the foundation. We recommend correcting the condition noted.



2 We recommend additional drainage system be added in areas to collect and divert surface water and roof runoff to an appropriate location. We recommend a qualified, licensed professional for necessary corrections.

1110. ELECTRICAL

Ground fault circuit interrupter (GFCI) provided for safety. GFCIs should be tested monthly to ensure proper operation.

2 Light or switch sampled was not working or we did not determine what the switch controls. Exterior lights may be on timers or photocells and their operation was not verified. We suggest reviewing light operation with the seller, prior to close of this transaction.

3 Motion lights observed. The inspector is unable to verify the proper operation of motion sensor devices during daylight hours. Suggest client verify proper operation.

1 Weatherproof cover is missing/broken at the north patio. Suggest repairs/replacement of weatherproof cover as needed to ensure safety.

1 Open junction box(es) observed at the south of the house. Lack of covers on junction boxes is a shock or fire hazard. A qualified, licensed electrician should install a proper cover on all junction boxes.



1111. BELL / CHIME

3 An intercom/camera system was observed at this property. Intercom/camera systems are not within the scope of this inspection; client is advised to consult with sellers for additional information and to verify operation of the system.

1112. PATIO / PATIO COVER
Concrete
Stone
Pavers
The patio/patio cover is in functional condition.

1114. BALCONY / TERRACE
3 Tiled terrace(s) noted above the ADU. We cannot determine what or if any membrane and flashing is installed under the tile. We recommend inquiring with the seller about any previous or current leakage.

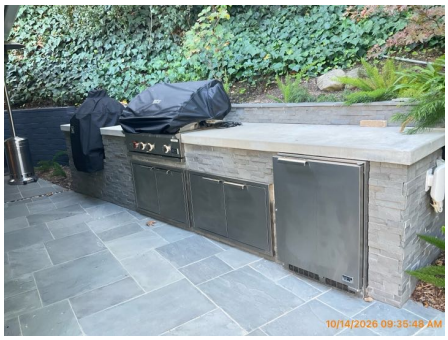
1115. PORCH / STOOP
Concrete
Stone
The porch is in functional condition.

1116. STAIRS / STEPS
Concrete
Stone
1 No railings noted; recommend installing handrails for safety.



1118. EXTERIOR / GROUNDS COMMENTS
2 Close tree(s) noted. Tree(s) in contact with or very close to the dwelling can cause damage from fire or during winds or as the tree(s) continue to grow. Removal of tree(s) may be needed in the future should damage become apparent. Suggest client monitor foundation/wall/roof to ensure damage free conditions.

3 Outdoor kitchens/grill stations observed at the property. These systems are not within the scope of this inspection; client is advised to consult with sellers or a qualified professional for additional information to ensure proper operation and condition.



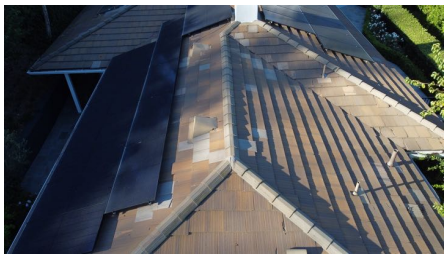


Roof Covering

Our evaluation of the roof is to determine if surface areas are missing and/or damaged and therefore subject to possible leaking. Portions of the roof, including underlayment, decking, and some flashing are hidden from view and cannot be evaluated by our visual inspection, therefore, our review is not a guarantee against roof leaks or a certification. Some areas are not visible when we are unable to mount the roof due to weather conditions, height, pitch, etc. Areas most vulnerable to leaks are low slope areas, areas pitched towards walls, through-roof projections (chimneys, vents, skylights, etc.), roof slopes that change pitch or direction, and intersecting roof/wall lines. Flashing and shingle defects can cause hidden leaks and deterioration and should be immediately addressed. We advise a qualified contractor estimate and review the full roof system when defects are reported. Factors such as shingle quality, weather, ventilation, and installation methods can affect wear rate. Determine the remaining life of the roof is beyond the scope of our inspection; we recommend verifying the installation date and manufacturer's warranty with the seller prior to close of this transaction. Tenting a structure for fumigation may damage the roof. If the structure is to be tented, we recommend a follow-up inspection of the roof covering after tenting has been removed and before the close of this transaction. Further evaluation of the roof, or needed repairs if recommended, should be put off until after the tent has been removed. As maintenance can be needed at any time, roofs should be professionally inspected annually.

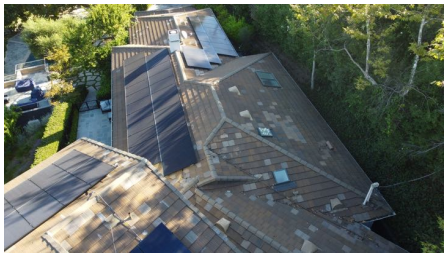
1201. TYPE / MATERIAL
Hip
Concrete tile

1202. METHOD USED TO INSPECT
The roof was inspected via drone.



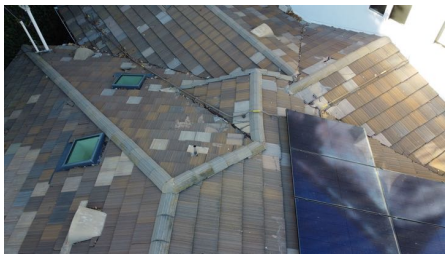




3 Roof was visually inspected from accessible points on the interior and/or exterior. If a roof is too high, is too steep, is wet, or is composed of materials which can be damaged if walked upon, the roof is not mounted. This is a limited review due to type of roofing material installed (lightweight concrete tile). All comments refer to 'where visible and accessible'. Client may wish to have the entire roof reviewed by a qualified, licensed roofer, prior to expiration of the investigation contingency period.

1203. CONDITIONS

2 Numerous broken tile(s) observed. Recommend review by a qualified roofer for repair or replacement, as necessary.




1204. DRAINAGE / GUTTERS / DOWNSPOUTS

Metal. Gutters/downspouts are not evaluated for performance or adequacy. Client should consult with seller for any additional information about gutter/downspout performance.

3 Downspouts exit into an underground drainage system. Underground drainage systems are not within the scope of this inspection and a functional water flow test is not performed.

1205. FLASHINGS

Intact and functional, where visible.

1206. PENETRATIONS

The roof penetrations are in functional condition.

1207. SKYLIGHTS

Conventional style skylight(s)
Skylight(s) are in functional condition.

1208. MAINTENANCE

2 Suggest trimming all trees and vegetation away from the roof to help prevent damage to roofing materials.

Chimney(s) / Fireplace(s)

Our chimney review is limited to the visible and/or accessible components only. Examination of concealed or inaccessible portions such as flue lining or the adequacy of the chimney to properly draft is not within the scope of this inspection. This includes determining the presence of a flue lining, or if lining is present, checking for deterioration, damage or cracks. The purpose of the chimney is to take the combustion products (i.e. smoke and exhaust gases) from certain fuel burning appliances to the outside of the structure. Improper care and maintenance of a chimney can lead to loss of property and compromise the health and safety of the property's occupants. We recommend a National Fire Protection Association

(NFPA) 211 Standard, Level II inspection, including a video scan, by a qualified chimney specialist as part of the property-purchasing process and prior to removing any inspection contingency. A Level II inspection may identify problems that exist which cannot be detected during a general property inspection.

1311. CHIMNEY / FIREPLACE COMMENTS

3 Independent inspection was performed by a chimney specialist, concurrent with this property inspection. We suggest further review of their documentation and report(s), prior to expiration of the investigation contingency period.

3 We recommend a NFPA 211 Level II inspection by a qualified fireplace professional prior to expiration of the inspection contingency period. Our inspection of the fireplace(s) and chimney(s) is limited to the readily visible portions only. The inner reaches of a flue are relatively inaccessible. Our distant oblique view from the top or bottom is not adequate to discover possible deficiencies or damage, even with a strong light. A qualified fireplace professional will clean the interior if necessary; use specialized tools, testing procedures, mirrors and video cameras as needed to evaluate the fireplace system. It is not unusual for additional defects to be discovered that will require repair for the safe operation of this system; these repairs can be expensive. For safe and efficient operation we further recommend annual inspections by a qualified fireplace professional.

Garage / Accessory Building

Our inspection of the exterior garage/accessory building components includes the wall cladding, windows, doors, flashings, trim, eaves and attached decks, porches, balconies, columns, stairs, guardrails and handrails. We also look at drainage around the inspected structure(s) and for evidence of moisture intrusion, poor ventilation and inadequate separation between wood and soil. Our inspection of the grounds is limited to the surface grade, walkways, driveways, planters, and other hardscaping which are immediately adjacent to the inspected structure(s).

Garage floors should not be covered with carpet, cardboard, wood or other combustible materials and, of course, flammable products should be properly stored. It is recommended all garage door openers be equipped with a regularly tested safety reverse device to reduce chances of injury. Attached garages should be separated from the dwelling by a steel or solid wood door, and common walls should have a fully sealed fire resistant covering such as drywall to protect against fume entry and to slow the migration of smoke or fire from entering the dwelling in the event of a garage fire. Mounting a self-closer on the door between the garage is an additional suggested safety upgrade. We suggest you keep attic hatches closed, repair any holes or damage that exist or occur, and avoid creating openings between the home and garage. It is especially important to keep garage wall and ceiling areas directly beneath living space intact.

As of July 2019, all garage door openers are required to have a battery backup that is designed to operate when activated due to an electrical outage. Replacement of the garage doors connected to an automatic opener requires updating to a battery backup type. Verification of compliance is beyond the scope of this inspection. Client is advised to verify compliance and update if needed.

1401. TYPE

Attached garage. Attached garages in most jurisdictions should be separated from common walls of the house by a proper separation wall and door. This is to keep the migration of any smoke or fire from entering the house in the event of a fire in the garage. A self closer on the fire door between the garage and the house is an additional safety precaution.

1407. FLOOR / SLAB
Concrete
The floor/slab is in functional condition, where visible and accessible.

1408. GARAGE VEHICLE DOOR(S)
Sectional
The garage door is in functional condition.

1410. GARAGE DOOR OPENER(S)
The garage door opener is equipped with a force activated safety reverse device and an electric eye beam device, both of which operated when tested at the time of our inspection. The U.S. Product Safety Commission recommends these devices be checked monthly for proper operation and safety.

1412. EXTERIOR PEDESTRIAN DOOR(S)
Wood
Functional.

1414. WALLS / FRAMING
Plaster/Drywall
Conventional wood framing

1415. FIRE SEPARATION
Fire separation is intact, where visible.

1416. ROOF DECKING / CEILING / FRAMING
Conventional wood framing

1417. ELECTRICAL
1 Ground Fault Circuit Interrupter (GFCI) protection is not present at all currently recommended locations. Please refer to the Electrical comments step # 1809.

1419. GARAGE / ACCESSORY BUILDING COMMENTS
3 Limited inspection due to personal property. Recommend client refer to the Seller's Disclosure Statement regarding the condition of any concealed elements and verify condition once items have been removed, prior to close.

Foundation / Basement / Under-Floor Areas

Water seepage and moisture penetration are common problems in raised foundation crawlspaces usually resulting from inadequate water management above ground. Improving drainage and grading can correct most causes. Our review of the crawlspace cannot always detect the past or future possibility of water in this area. We suggest that you obtain disclosure from the prior occupants regarding any history of water in the crawlspace and obtain price estimates when infiltration is disclosed or signs of water are present. We make no representation as to the internal condition or stability of concrete footings and foundations except as exhibited by their performance. A small number of vertical hairline cracks are common in foundations and unless accompanied by displacement or other conditions may not be reported.

Structures built with slab construction may have heating duct work, plumbing, gas, and electrical lines running beneath or within the slab. As it is impossible to determine condition of these items by a visual

inspection, they are specifically excluded from the scope of this inspection.

1501. FOUNDATION TYPE
Basement/Crawlspace
Exterior poured concrete and concrete block foundation walls with interior poured concrete foundation walls and pier and post construction.

Slab or partial slab construction. The visible areas of the concrete slab foundation showed no signs of unusual cracking or movement. The current condition of the concrete slab could not be confirmed by visual inspection due to wall-to-wall floor coverings.

1502. METHOD USED TO INSPECT
The crawlspace was accessed from the north exterior basement door and the west exterior hatch.

3 Unable to access crawlspace at the south of the house due to low clearances and ducting obstructing access. This is a limited inspection of these areas. Recommend review of the Seller Disclosure Statement regarding the condition of these areas and arranging for access for inspection, prior to expiration of the inspection contingency period.

1503. SUB FLOOR
Wood plank

1504. FLOOR FRAMING SYSTEM
Conventional/dimensional lumber floor framing system
1 Multiple floor framing support posts at the west crawlspace lack proper footings. A qualified, licensed foundation contractor is recommended for review and any necessary repairs to ensure longevity and structural integrity.




1505. UNDER-FLOOR VENTILATION
Screened openings.

2 Crawlspace vent openings are covered with louvered grilles which reduces the effective ventilation area and can become easily clogged with debris. We recommend removal of louvered grilles and installation of 1/8" x 1/8" hardware mesh to ensure adequate crawlspace ventilation.

1506. FOUNDATION WALLS
Poured concrete
Masonry block

1 Exposed section of foundation footing noted at the east of the crawlspace. This condition does not provide proper support for the foundation. A qualified, licensed foundation contractor is recommended for review and any necessary repairs to ensure longevity and structural integrity.



1507. FOUNDATION ANCHORING / CRIPPLE WALL BRACING

The wood frame of the building is anchored (bolted) to the foundation; bolting appears to be from original construction. The adequacy of bolting or the compliance to modern code specifications are not evaluated in this inspection. If client is concerned, a qualified foundation specialist should be contracted for further evaluation.

1508. WOOD SEPARATION FROM SOIL

2 Wood is in contact with soil at foundation form boards left in place. Sufficient clearance should be maintained to prevent damage to wood from rot and insects.



1509. INSULATION

Rolled/batt insulation

2 Insulation coverage is partial. Recommend adding additional insulation.

1510. MOISTURE / MOISTURE BARRIER

1 Moisture/dampness was noted in the crawlspace, at the south middle of the home and at the west crawlspace. Crawlspaces should be clean and dry. Moisture can cause structural problems such as settling, mold, mildew, damage/deterioration to the wood framing, and corrosion/deterioration to metal components. Suggest further review prior to closing by a qualified contractor for corrections as needed to ensure a clean dry crawlspace.

1 Efflorescence observed at the foundation walls; this is a mineral deposit left behind from exterior water infiltration. Exterior grading/drainage corrections are recommended to help control moisture in the crawlspace and potential subsequent foundation damage.













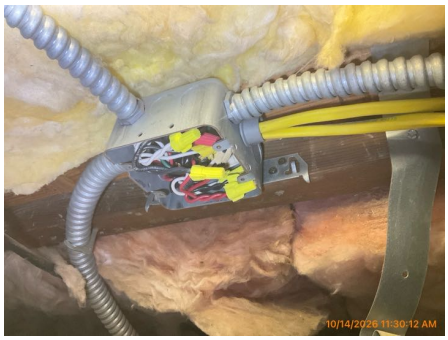
1511. ELECTRICAL

1 Open junction box(es) observed at the basement and the crawlspace. Lack of covers on junction boxes is a shock or fire hazard. A qualified, licensed electrician should install a proper cover on all junction boxes.









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1 Receptacle cover(s) missing. This can expose live wires and is a shock hazard. Recommend replacing for safety.



1 No Ground Fault Circuit Interrupter (GFCI) protection is present. Please refer to the Electrical comments step #1809.

1513. FOUNDATION / BASEMENT / UNDER-FLOOR AREAS COMMENTS

2 Construction debris and trash noted in the crawlspace; recommend removal to help limit moisture build-up and pest infestation.

Plumbing / Gas System

Our focus in the plumbing portion of the inspection is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shutoff valves and angle stops under the kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of leaking. All shutoff valves or angle stops should be turned regularly to ensure free movement in case of emergency. The water supply system was tested for its ability to deliver functional water flow to installed plumbing fixtures and the condition of connected piping that was visible. Our plumbing inspection also consists of checking for functional drainage at all fixtures. Evaluating the condition of the interior or buried portions of the drain system is beyond the scope of a general home inspection. We suggest you obtain the maintenance history for the building's plumbing and obtain receipts for any recent work or for anything for which a warranty may apply. The interior of the sewer line can be observed for breaks and root intrusion by means of a video scan service provided by others. We recommend a sewer video inspection, especially when structures have been unoccupied for an extended period of time.

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1601. WATER SHUTOFF VALVE / LOCATION

Main shutoff(s) located at the north curb and in the basement. Since main shutoff valves are operated infrequently, it is not unusual for them to become frozen over time. They often leak or break when operated after a period of inactivity. For this reason main shutoff valves are not tested during a property inspection. We suggest caution when operating shutoffs that have not been turned for a long period of time.







1602. MAIN WATER LINE MATERIAL

Copper. Supply line material was based on the visible portion at the main shutoff valve. Water meters are not inspected.

1603. WATER PRESSURE

1 Water pressure was 100 pounds per square inch (psi) at the time of inspection. This is higher than the normal range of 40-80 psi. Recommend adjustment or replacement of the pressure regulator valve to prevent excess pressure and possible damage to the supply plumbing.



1604. WATER SUPPLY PIPING

Copper
Cross-linked polyethylene (PEX)

1605. FUNCTIONAL FLOW

No significant drop in water volume was observed with the simultaneous operation of another fixture.

1606. DRAIN / WASTE / VENT PIPING

ABS
Cast Iron

1 Drain/waste/vent lines are partly original and will likely need ongoing maintenance/replacement. Life expectancy of cast iron and galvanized drain piping is 60-80 years. Regular inspection and budgeting for replacement in the near future is advised.

1 Leaking observed at the drain line below the kitchen. Recommend review by a licensed plumber for repair or replacement, as necessary.



1607. FUNCTIONAL DRAINAGE

No significant drop in volume of water drainage was noted with the simultaneous operation of another fixture.

3 Due to the age of the structure, the time this property has been unoccupied and/or the presence of large trees on or near the property we recommend having the building's sewer lateral video-inspected by a qualified sewer line specialist prior to expiration of the inspection contingency period. Underground sewer lateral failure may result from tree root infiltration, ground movement (earthquake or settlement) or deterioration due to age. Sewer lateral failure can lead to a back-up of raw sewage into the home's interior resulting in expensive corrective work. A sewer-video inspection can verify the condition of the line and determine if any expensive repairs are needed.

1608. EXTERIOR FAUCETS

The exterior faucet(s) are in functional condition.

1609. LANDSCAPE WATERING SYSTEM

3 The landscape watering system is controlled by timing device(s). Timing devices are beyond the scope of this inspection. No operational test or inspection was performed on the landscape watering system. Verification of this system's performance by the client with the seller is advised prior to close of this transaction.

1615. GAS METER(S) / GAS PIPING

Black iron pipe

Gas meter(s) located at the north east yard, near the pool equipment. Main gas shutoff valve(s) located at the meter(s).





Automatic earthquake shutoff valve(s) observed. Verifying the installation, size, or operation of these valves is beyond a general home inspection.


West yard near spa


North of house, near basement door

1617. PLUMBING / GAS SYSTEM COMMENTS

Cleanout(s) located at the north of the house, near the basement door.





3 A water softening device was observed. This appliance was not inspected, as water treatment devices are beyond the scope of this inspection. We recommend referring to the Seller Disclosure Statement regarding the condition of this appliance. We further recommend confirming proper operation prior to close.



Water Heating Equipment

Our evaluation of the water heater is both visual and operational provided power and/or fuel is supplied to the unit. Since water heaters are capable of producing scalding temperatures, we suggest you measure your water temperature upon taking occupancy and adjust it to a safe temperature (typically 120-130 degrees). For further protection, anti-scald faucets are available for sinks, tubs and showers. Due to the possibility of the water heater temperature pressure relief valve leaking after it has been opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance. Water heater blankets may void the warranty on some water heaters. Keep all combustibles

away from the heater and store no paints or other chemicals in the same room. A spill pan and drain is advised if your heater is located in, adjacent to, or above a finished area. Time to obtain hot water at a fixture or whether the heater is of adequate size for your needs is beyond the scope of a professional property inspection. The client is encouraged to consult their agent concerning warranty options as water heaters can fail at any time and are expensive to repair or replace.

House

1701. LOCATION OF UNIT

The water heating equipment is located at the basement.



1702. WATER HEATING EQUIPMENT DESIGN TYPE

Natural gas
Tankless

1703. BRAND / CAPACITY / AGE

Manufactured by Navien
The water heating equipment was manufactured in 2018. Typical life expectancy of water heating equipment is 8-12 years.



1704. SUPPLY LINES

Copper

1705. ENERGY SOURCE

Natural gas. Gas shutoff valve(s) observed near the appliance(s).

1706. TEMPERATURE / PRESSURE RELIEF VALVE

Temperature pressure relief valve(s) with discharge line(s) observed. Due to the possibility of the TPR valve(s) leaking after opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance.

1707. BURNER CHAMBER
Unable to inspect combustion chamber(s) due to closed system(s).

1708. COMBUSTION AIR
Functional.

1710. FLUE VENTING
Plastic
Direct vent
Exhaust venting is functional, where visible and accessible. Concealed sections are not inspected.

1712. WATER HEATER OPERATION / CONDITION
Hot water was supplied to all fixtures in the property at the time of inspection.

1713. CONTROLS / TEMPERATURE
1 Water temperature is set too high at the time of inspection; suggest reducing water temperature to between 120 to 130 degrees, for safety.

1714. MAINTENANCE
3 Most tankless water heater manufacturers recommend annual cleaning/servicing of these systems; suggest consulting with the seller or a qualified professional for maintenance history and/or servicing requirements.

Pool House

1701. LOCATION OF UNIT
The water heating equipment is located at the west of the pool house.



1702. WATER HEATING EQUIPMENT DESIGN TYPE
Natural gas
Tankless

1703. BRAND / CAPACITY / AGE
Manufactured by Takagi

The water heating equipment was manufactured in 2021. Typical life expectancy of water heating equipment is 8-12 years.



1704. SUPPLY LINES
Copper

1705. ENERGY SOURCE
Natural gas. Gas shutoff valve(s) observed near the appliance(s).

1706. TEMPERATURE / PRESSURE RELIEF VALVE
Temperature pressure relief valve(s) with discharge line(s) observed. Due to the possibility of the TPR valve(s) leaking after opened, these valves are not tested during the inspection. Manufacturers suggest regular testing to help assure performance.

1707. BURNER CHAMBER
Unable to inspect combustion chamber(s) due to closed system(s).

1708. COMBUSTION AIR
Functional.

1710. FLUE VENTING
Exhaust venting is functional, where visible and accessible. Concealed sections are not inspected.

1712. WATER HEATER OPERATION / CONDITION
1 The water heater was inoperable at the time of inspection. Recommend review by a licensed contractor for repair or replacement, as necessary, prior to close.

1714. MAINTENANCE
3 Most tankless water heater manufacturers recommend annual cleaning/servicing of these systems; suggest consulting with the seller or a qualified professional for maintenance history and/or servicing requirements.

Electrical

Our electrical inspection meets the CREIA standards of practice and is done by sampling visibly accessible wiring and fixtures. Determining the actual capacity of the system and distribution of circuits in the property requires load calculations which are not within the scope of this report. Underground circuits and concealed components of the system are not inspected. While age is one factor, most properties have electrical issues created by amateur electricians. We do not move belongings and do not examine

every fixture, outlet, wiring run, etc., nor do we remove insulation or wall coverings. Covers are not removed, with the exception of the cover of the main electrical panel when this can be done safely and without risking damage to finish. Much of the wiring in the building is not visible and not reviewed. Once the current occupant's belongings have been removed, it's a good idea to check all outlets with a tester and to look inside cabinets, closets and other obstructed areas before moving in your own belongings. We use a standard electrical tester to check a sample of outlets. While the tester is generally reliable, it can be fooled by certain improper wiring practices, which we cannot detect during a general property inspection. Because electrical defects are safety concerns, we advise the use of a qualified, licensed electrician for cost estimates, repairs and upgrades, prior to occupancy.

1801. ELECTRICAL MAIN SERVICE / EQUIPMENT
Service entrance is an overhead service drop.

1 The overhead service entrance wires are strung through and/or deflected by trees. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the local utility provider.



1802. ELECTRIC METER(S)
The electric meter is located at the south of the house.

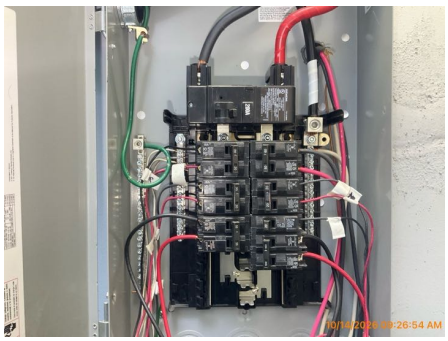
A main breaker was noted at the meter(s).

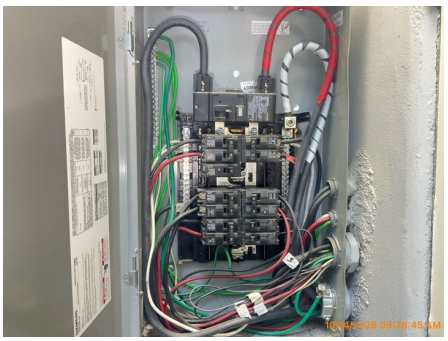


1803. MAIN ELECTRICAL PANEL / LOCATION

The main electrical panels are located at the south of the house.





Service entrance cables are copper
Branch circuit wiring is copper
Overload protection provided by breakers

1804. GROUNDING / ELECTRICAL BONDING

Water piping
Driven ground rod(s)

1 Water and gas pipe bonding was not viewed. Bonding the water and gas lines together (typically at the water heater) can reduce the potential for electric shock. This potential can be eliminated with a few dollars worth of parts and a few minutes of labor by a licensed electrician.

1805. SERVICE AMPERAGE / VOLTAGE

Service panel rating is approximately 400 amps, as determined by the main breaker.



120/240 volts.

1806. WIRING METHOD / BRANCH WIRING

Functional, where visible and accessible.

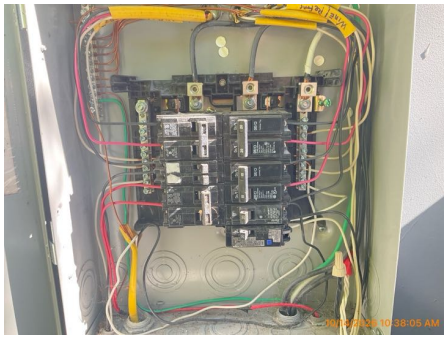
Plastic insulated copper wiring in non-metallic sheathed cable
Plastic coated copper wiring in flexible metal conduit

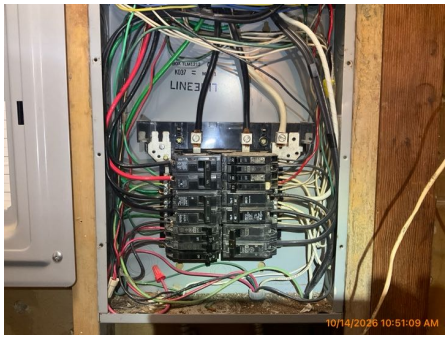
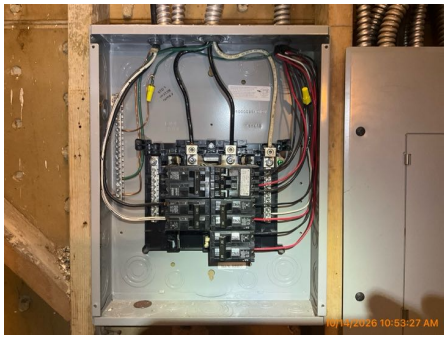
1807. SUB-PANEL LOCATION / COMMENTS

The sub-panels are located at the south of the house, the pool house, the basement.

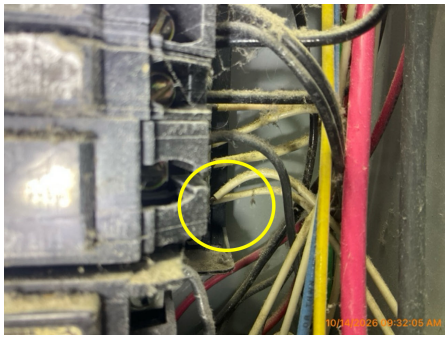




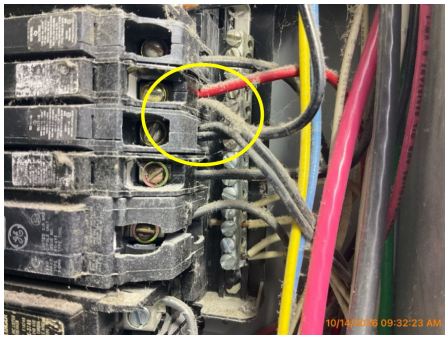

Pool house

Pool house



1 Doubled up neutrals noted in the south exterior sub-panel. Doubling up on the neutrals creates a significant problem when the circuit needs to be isolated. A licensed electrician is needed to review this panel and make all corrections necessary to ensure safe and proper operation of the system.

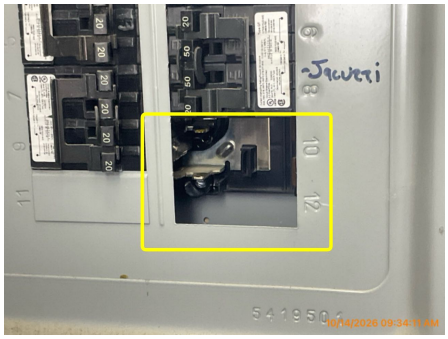


1 Double tapping observed at the south exterior sub-panel. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers. Recommend review by a qualified professional electrician for repair or replacement as necessary.



3 Access to the sub-panel A is obstructed. Clearance rules currently require free access to the panel and for 30 inches side to side clearance as well as open space for three feet in front of panel, extended to the floor or grade level. We recommend review by a qualified, licensed electrician for further evaluation and any necessary repairs/replacement.

1 Open knockouts observed in sub-panel A service panel cover/box; suggest installing knockout plugs or wire protection, as needed, for safety.



1 No grounding conductor was noted at the pool house sub-panel. When a sub-panel with multiple circuits is located in a detached structure, an additional grounding conductor is required. A qualified, licensed electrician should be consulted for further evaluation and corrections or installation as needed for safety.

2 A number of breakers were not labeled or were inadequately identified. We recommend accurately labeling all breakers to allow individual circuits to be shut off for maintenance or emergency needs.

1808. SMOKE ALARMS / CARBON MONOXIDE ALARMS

1 Missing smoke alarm(s) noted. Recommend replacement for safety. We recommend installing fresh batteries in all smoke alarms upon occupancy and periodic testing.

1 Carbon monoxide alarm(s) not observed at all required locations (all hallways leading to sleeping rooms, at each level of the home, and any bedroom with a fireplace or fossil fuel burning appliance). We recommend installing carbon monoxide alarms according to manufacturer's specifications and local ordinances to provide protection to occupants from potential poisoning from fossil fuel burning appliances, including fireplaces. We recommend installing fresh batteries in all carbon monoxide alarms upon occupancy and periodic testing.

1809. GFCIS / AFCIS

4 Ground Fault Circuit Interrupter (GFCI) protection is not present at all currently recommended locations. Ground fault circuit interrupters may not have been required when this home was built, but upgrading with GFCIs at all receptacles near water sources or wet/damp locations, such as all exterior, bathrooms, kitchen, and basement/crawlspace outlets is recommended to enhance your electrical safety. Upgrades should be performed by a licensed electrician.

4 Arc-fault interrupters are not present at all currently-recommended locations. Arc-Fault Circuit Interrupters (AFCI) may not have been required when the home was built. Suggest client consider upgrading with AFCIs at all living area receptacles to enhance safety. Arc- Fault Circuit Interrupters contain solid state circuitry that will recognize the unique voltage and current wave form combinations that are the 'signature' of an electrical arc, and they open the circuit when arcing occurs. Upgrades should be performed by a licensed electrician.

1811. ELECTRICAL COMMENTS

3 A solar/photo-voltaic electric system was observed at the property. These systems are not within the scope of this inspection; client is advised to consult with sellers or a qualified professional for additional information prior to expiration of the inspection contingency period to ensure proper operation and condition.





Heating / Cooling

Our inspection of the heating and central cooling equipment and components is visual and operational provided power and/or fuel is supplied to the components. Our evaluation includes the readily accessible ducts and outlets. The equipment is operated using normal user controls as conditions allow. Adequacy, efficiency or the even distribution of air throughout a building is not evaluated; we suggest you ask the sellers or occupants if any areas of the property do not properly heat or cool. We recommend that you operate the furnace and central air conditioning prior to the close of this transaction and check the adequacy of the heating and cooling distribution systems for your needs. Heat exchangers are mostly not visible and are not inspected. Identifying or testing for the presence of asbestos or other potentially hazardous materials is not within the scope of this inspection. We suggest you obtain the maintenance history of the heating and central cooling equipment as well as receipts for any recent repairs for which a warranty might apply. We recommend an annual cleaning and safety check and complete evaluation of heat exchangers by a factory qualified technician on all furnaces that are beyond their design life; central heating and cooling equipment design life is approximately 15-20 years for split systems and approximately 10-15 years for package units. Clients are encouraged to purchase an equipment warranty plan since furnaces and central cooling equipment can require repair or replacement at any time.

Forced Air Furnace

East Forced Air Furnace Heating / Cooling

1901. LOCATION OF HEATING UNIT
The heating system is located at the basement. This system services the east of the house (media room, living room, entry hallway, powder room).



1902. HEATING SYSTEM TYPE / BRAND / ESTIMATED AGE
Manufactured by Rheem.

The heating system was manufactured in 2020.



Gas forced air central heating, 70,000 Btu/HR input rating.

Induced draft furnace

1903. HEATING SYSTEM ENERGY SOURCE
Natural gas with shutoff valve(s).

1904. BURNER CHAMBERS
Functional, where visible and accessible.

1905. COMBUSTION AIR
Functional.

1907. BLOWER MOTOR(S)
Functional.

1908. FILTER(S)

2 Filter was missing or not located; suggest installing/replacing filter(s) for proper operation. Recommend servicing/cleaning filter(s) on a regular basis to ensure proper operation and air flow.

1910. EXHAUST VENTING

Metal

Exhaust venting is functional, where visible and accessible. Concealed sections are not inspected.

1911. THERMOSTAT / CONTROLS

The thermostat is located at the east hallway.

1912. DISTRIBUTION / DUCTING

Ducts/registers. The adequacy, efficiency or even distribution of air throughout a building cannot be addressed by a visual inspection. The inspector does not perform pressurization or smoke tests on the duct system. As a result, no representation is made regarding the duct systems compliance with Title 24 of the California Energy Efficiency Standards for Residential and Nonresidential Buildings. Normal servicing and maintenance is recommended on a yearly basis to ensure that duct leakage is held to a minimum.

2 Grey flexible ducting is present. This type of ductwork is known to deteriorate from exposure to sunlight. No areas of deterioration were observed at the time of inspection. Suggest monitoring to ensure ductwork remains intact.





1913. CONDENSATE DRAINAGE

Functional, where visible and accessible.

3 A condensate lift pump is present on this unit; lift pump operation is beyond the scope of this inspection. Recommend consulting sellers or a qualified HVAC contractor for additional information or to verify function.

1915. LOCATION OF CONDENSER UNIT
The central cooling condenser unit is located at the north east of the house.



1916. COOLING SYSTEM TYPE / BRAND / ESTIMATED AGE
Manufactured by Rheem/Ruud.

The condenser unit was manufactured in 2020.



The unit is a 3 1/2-ton, split system with an exterior compressor/condenser and an interior A-coil attached to the furnace providing cooling through refrigerated air.

1917. CONDENSER UNIT ENERGY SOURCE
Electric with disconnect(s) provided in sight of the unit.

1919. REFRIGERANT LINES / REFRIGERANT TYPE
Refrigerant lines are in functional condition.

1920. COOLING SYSTEM OPERATION
The air conditioner was activated to check the operation of the motor and the compressor, both of which are in functional condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

Bedrooms Forced Air Furnace Heating / Cooling

1901. LOCATION OF HEATING UNIT
The heating system is located at the west crawlspace. This system services the primary bedroom and upstairs bedrooms.



1902. HEATING SYSTEM TYPE / BRAND / ESTIMATED AGE
Manufactured by Carrier.

The heating system was manufactured in 2016.



Gas forced air central heating, 80,000 Btu/HR input rating.

Condensing furnace

1903. HEATING SYSTEM ENERGY SOURCE
Natural gas with shutoff valve(s).

1904. BURNER CHAMBERS
Unable to inspect heat exchanger(s) due to closed system(s).

1905. COMBUSTION AIR
Functional.

1907. BLOWER MOTOR(S)
Functional.

1908. FILTER(S)

2 Dirty filter(s) noted; recommend replacement for proper operation of the system. Dirty filters decrease system efficiency and block air flow.



1910. EXHAUST VENTING

Plastic

Exhaust venting is functional, where visible and accessible. Concealed sections are not inspected.

1911. THERMOSTAT / CONTROLS

The thermostat is located at the primary bedroom .

1912. DISTRIBUTION / DUCTING

Ducts/registers. The adequacy, efficiency or even distribution of air throughout a building cannot be addressed by a visual inspection. The inspector does not perform pressurization or smoke tests on the duct system. As a result, no representation is made regarding the duct systems compliance with Title 24 of the California Energy Efficiency Standards for Residential and Nonresidential Buildings. Normal servicing and maintenance is recommended on a yearly basis to ensure that duct leakage is held to a minimum.

1913. CONDENSATE DRAINAGE

Functional, where visible and accessible.

3 A condensate lift pump is present on this unit; lift pump operation is beyond the scope of this inspection. Recommend consulting sellers or a qualified HVAC contractor for additional information or to verify function.

1914. HEATING SYSTEM OPERATION

The furnace was tested using normal operating controls and functioned properly at the time of inspection. Due to inaccessibility of many of the components of this unit, the review is limited. Holes or cracks in the heat exchanger are not within the scope of this inspection as heat exchangers are not visible or accessible to the inspector. Unit was operated with normal user controls. As with all mechanical equipment the unit can fail at anytime without warning. Inspectors cannot determine future failures. If a detailed inspection is desired, a licensed heating contractor should be consulted prior to close of this transaction to ensure proper and safe operation of this unit.

1915. LOCATION OF CONDENSER UNIT
The heat pump outdoor unit is located at the west of the house.



1916. COOLING SYSTEM TYPE / BRAND / ESTIMATED AGE
Manufactured by Carrier.

The heat pump outdoor unit was manufactured in 2025.



A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve.

1917. CONDENSER UNIT ENERGY SOURCE
Electric with disconnect(s) provided in sight of the unit.

1919. REFRIGERANT LINES / REFRIGERANT TYPE
R454B. Refrigerant lines are in functional condition.

1920. COOLING SYSTEM OPERATION
The heat pump was activated to check the operation of the motor and the compressor, both of which are in functional condition. As a detailed review of the cooling capacity of this unit is beyond the scope of this inspection, we make no warranty as to the system's adequacy.

Heat Pump

Kitchen Heat Pump Heating / Cooling

1901. LOCATION OF HEATING / COOLING COMPONENTS

The heat pump air handler unit is located at the west crawlspace. The heat pump outdoor unit is located at the west of the house.

This system services the middle of the house (kitchen, breakfast room, dining room).





1902. HEATING / COOLING SYSTEM TYPE / BRAND / ESTIMATED AGE

Heat pump air handler unit is manufactured by Rheem. Heat pump outdoor unit is manufactured by Rheem.

The heat pump air handler unit was manufactured in 2020. The heat pump outdoor unit was manufactured in 2021.





Electric heat pump. A heat pump is basically a compressor-cycle air conditioning system that can operate in reverse. As long as the unit is functioning properly in either the heating or the cooling mode, it is an indication that the major components (compressor, fans, coils) are operational, with the exception of the reversing valve.

1903. HEATING / COOLING SYSTEM ENERGY SOURCES

Electric with disconnect(s) noted.

1907. BLOWER MOTOR

Blower motor is in functional condition.

1908. FILTER(S)

Functional. Recommend servicing/cleaning filters on a regular basis to ensure proper operation and air flow.

1911. THERMOSTAT(S) / CONTROLS
The thermostat is located at the breakfast room.

1912. DISTRIBUTION / DUCTING
Ducts/registers. The adequacy, efficiency or even distribution of air throughout a building cannot be addressed by a visual inspection. The inspector does not perform pressurization or smoke tests on the duct system. As a result, no representation is made regarding the duct systems compliance with Title 24 of the California Energy Efficiency Standards for Residential and Nonresidential Buildings. Normal servicing and maintenance is recommended on a yearly basis to ensure that duct leakage is held to a minimum.

1913. CONDENSATE DRAINAGE
Functional, where visible and accessible.

1914. HEATING / COOLING SYSTEM OPERATION
The heat pump was functional at the time of inspection. Heat pump was tested using normal operating controls and operated properly in heating and cooling modes at the time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures.

Pool House Heat Pump Heating / Cooling

1901. LOCATION OF HEATING / COOLING COMPONENTS
The heat pump air handler unit is located at the pool house bathroom ceiling. The heat pump outdoor unit is located at the west of the pool house.





1902. HEATING / COOLING SYSTEM TYPE / BRAND / ESTIMATED AGE
Heat pump air handler unit manufacturer is unknown. Heat pump outdoor unit is manufactured by Mitsubishi.

The heat pump air handler unit age is unknown. The heat pump outdoor unit age is unknown. We recommend consulting with the seller for any additional information regarding the condition noted.



Ducted mini-split electric heat pump system

1903. HEATING / COOLING SYSTEM ENERGY SOURCES
Electric with disconnect(s) noted.

1907. BLOWER MOTOR
Blower motor is in functional condition.

1908. FILTER(S)
2 Filter was missing or not located; suggest installing/replacing filter(s) for proper operation. Recommend servicing/cleaning filter(s) on a regular basis to ensure proper operation and air flow.

1911. THERMOSTAT(S) / CONTROLS
The thermostat is located at the pool house.

1912. DISTRIBUTION / DUCTING
Ducts/registers. The adequacy, efficiency or even distribution of air throughout a building cannot be addressed by a visual inspection. The inspector does not perform pressurization or smoke tests on the duct system. As a result, no representation is made regarding the duct systems compliance with Title 24 of the California Energy Efficiency Standards for Residential and Nonresidential Buildings. Normal servicing and maintenance is recommended on a yearly basis to ensure that duct leakage is held to a minimum.

1913. CONDENSATE DRAINAGE
Functional, where visible and accessible.

1914. HEATING / COOLING SYSTEM OPERATION
The heat pump was functional at the time of inspection. Heat pump was tested using normal operating controls and operated properly in heating and cooling modes at the time of inspection. As with all mechanical equipment, the unit may fail at anytime without warning. Inspectors cannot determine future failures.

Kitchen(s)

We perform a visual and operational inspection of all built-in appliances. The appliances listed in this report are operated, if accessible and power is supplied. Cooking systems are checked for burner operation but not for calibration, timers, special features or cleaning cycles. Built-in dishwashers are run

through a full normal wash cycle to determine if the system is free of leaks and excessive corrosion. Please double-check appliance operation just before closing and re-check for secure cabinets, counters and appliances. Upon occupancy, the client should secure any freestanding oven so it cannot tilt forward when weight is applied to the door. (Most ovens come with directions how to do this.) Individuals have been injured when sitting on or standing on these doors. Small built-in or attached appliances, instant hot water dispensers, water filters or water conditioning systems are not inspected. Clients are advised to purchase a property protection plan because appliances, including new appliances, can fail at any time, including immediately after the inspection. Older appliances are more prone to failure.

2004. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES
Ground fault circuit interrupter (GFCI) provided for safety. GFCIs should be tested monthly to ensure proper operation.

2005. CABINETS
The cabinets are in functional condition.

2006. COUNTER TOPS
2 The countertop edge is not well-sealed at the sink and/or backsplash. This condition should be corrected to help prevent moisture penetration and damage into the cabinet(s) below.



2007. SINK(S)
The sink(s) are in functional condition.

2008. FAUCET(S)
The faucet(s) are in functional condition.

2009. TRAPS / DRAINS / SUPPLY
Traps/drains/supplies are in functional condition.

2010. DISPOSER(S)
Disposers are in functional condition.

2011. DISHWASHER
Dishwashers were operational at the time of inspection. Dishwashers most commonly fail internally at the pump, motor or seals. We do not disassemble these units to inspect these components. Our inspection is limited to operating the unit on the 'normal wash' cycle only. We recommend you operate these units prior to close of this transaction.

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2014. COOK TOP
The gas cook top was tested at the time of inspection and functioned properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

2015. OVEN(S)
The electric oven elements were tested at the time of inspection and functioned properly. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failures.

2016. HOOD / FAN / LIGHT
Exterior vented
Hood appears to be properly vented to the exterior of the structure; concealed sections are not accessible for verification or inspection. Vent should be cleaned regularly to prevent grease build-up and ensure proper operation and safety.

2017. MICROWAVE
Built-in microwave ovens are tested using normal operating controls. Unit was tested and functioned at the time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by a qualified technician.

2019. KITCHEN COMMENTS
The refrigerator was inspected (opened) to verify that unit is cooling at time of inspection. Freon levels, water/icemaker operation and installation, compliance to manufacturer's installation requirements, and any other specialty items are beyond the scope of this inspection. We recommend consulting sellers for additional information about any current or repaired conditions and verifying that refrigerators are included in your home warranty plan as these units can be expensive to replace.

A hot water dispenser was present and operational at the time of inspection. These can fail at anytime without warning. No warranty, guarantee, or certification is given as to future failure.

3 A water filtration system was noted. This system is beyond the scope of a general home inspection. We recommend confirming operation with the seller prior to close and obtaining any maintenance and operational information.

Bathroom(s)

Our focus in bathrooms is directed at identifying visible water damage and/or problems. We may not always mention common faults such as stuck stoppers or dripping faucets. If considered important, you should check these items independently. Shut-off valves and angle stops under kitchen or bathroom sinks and toilets are not turned or tested during the inspection due to the possibility of causing a leak. All shut-off valves or angle stops should be turned regularly to ensure free movement in case of emergency. Bathrooms require regular maintenance to prevent the possibility of water damage and maintenance should be performed without delay. Since leaks can occur at any time, plumbing should be checked just before closing and then regularly during occupancy. We advise that all floors, tile edges and tub/shower walls be caulked and sealed to prevent moisture penetration. When found soft, you should have checked for leaks and hidden damage. All leaks should be repaired and missing/damaged grouting and caulk should be replaced at once to help prevent future/further damage. Even tile that appears to be in good shape can take on water, so we suggest that you apply a sealant to tile surfaces upon occupancy. Shower pans are visually inspected for leakage, but leaks often do not show except when the shower pan is in use. Determining if tub/shower surrounds are water tight is beyond the scope of this inspection. If sluggish

or noisy drains are noted, the drain waste vent system should be checked for blockage, damage or other restriction before close. We do not operate or inspect saunas, steam-shower equipment, water-filtering systems or ancillary appliances. Operating an exterior vented exhaust fan helps to reduce the chances of mold growth and harmful condensation.

East Media Room

2105. VENTILATION
Exhaust fan was functional at the time of the inspection. We do not determine the effectiveness of the unit.

Same type/material as exterior windows, please refer to exterior step #1105.

2106. HEATING / COOLING SOURCE
Central heating/cooling register(s).

2107. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES
Ground fault circuit interrupter (GFCI) provided for safety. GFCIs should be tested monthly to ensure proper operation.

2112. SHOWER BASE
Tiled shower base observed. Tiled showers are not filled and tested for leaks during the inspection as this is a visible inspection of accessible areas only. Visible examination of the shower and surrounding areas was inspected for leaks. No visible evidence of leaks noted at the time of inspection.

2113. SHOWER SURROUND
The shower surround is in functional condition.

2114. SHOWER DOOR
The shower door is in functional condition.

Safety/tempered glass installed for safety.

2115. SHOWER FAUCET
The shower faucet is in functional condition.

2116. SINK(S)
2 Sink stopper does not operate properly; repair or replace as needed for proper function.

2117. SINK FAUCET(S)
The faucet is in functional condition.

2118. TRAPS / DRAINS / SUPPLY
Traps/drains/supplies are in functional condition.

2119. TOILET
Low-flow toilet installed
The toilet is in functional condition.

2121. COUNTER / CABINETS
The counters/cabinets are in functional condition.

Entry Powder Room

2105. VENTILATION
Same type/material as exterior windows, please refer to exterior step #1105.

4 Ventilation for this bathroom is provided by a window only. While an exhaust fan may not have been required at the time of construction, we recommend installation of an exhaust fan as an upgrade to help improve ventilation in this bathroom.

2106. HEATING / COOLING SOURCE
Central heating/cooling register(s).

2107. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES
1 Ground Fault Circuit Interrupter (GFCI) protection is not present at all currently required locations (all bathroom receptacles). Please refer to the Electrical comments step # 1809.



2116. SINK(S)
The sink is in functional condition.

2117. SINK FAUCET(S)
The faucet is in functional condition.

2118. TRAPS / DRAINS / SUPPLY
Traps/drains/supplies are in functional condition.

2119. TOILET
Low-flow toilet installed
The toilet is in functional condition.

2121. COUNTER / CABINETS
The counters/cabinets are in functional condition.

West Primary En-Suite

2105. VENTILATION
Exhaust fans were functional at the time of the inspection. We do not determine the effectiveness of the units.

Same type/material as exterior windows, please refer to exterior step #1105.

2106. HEATING / COOLING SOURCE
Central heating/cooling register(s).

3 A floor heating system was observed at this bathroom. These systems are not within the scope of this inspection; client is advised to consult with sellers or a qualified professional for additional information prior to close to ensure proper operation and condition.

2107. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES
Ground fault circuit interrupter (GFCI) provided for safety. GFCIs should be tested monthly to ensure proper operation.

2108. TUB / HYDRO MASSAGE TUB
The tub is in functional condition.

2111. TUB FAUCET
The tub faucet is in functional condition.

2112. SHOWER BASE
Tiled shower base observed. Tiled showers are not filled and tested for leaks during the inspection as this is a visible inspection of accessible areas only. Visible examination of the shower and surrounding areas was inspected for leaks. No visible evidence of leaks noted at the time of inspection.

3 Walk-in shower with floor drain noted. Due to the lack of a shower curb with this installation, extra care should be taken to ensure the drain does not become restricted during use as this can allow for water escape and potential damage to surrounding finishes.

2113. SHOWER SURROUND
The shower surround is in functional condition.

2114. SHOWER DOOR
The shower door is in functional condition.

Safety/tempered glass installed for safety.

2115. SHOWER FAUCET
The shower faucets are in functional condition.

2116. SINK(S)
2 East sink stopper does not operate properly; repair or replace as needed for proper function.

2117. SINK FAUCET(S)
The faucets are in functional condition.

2118. TRAPS / DRAINS / SUPPLY
Traps/drains/supplies are in functional condition.

2119. TOILET
Low-flow toilet installed
The toilet is in functional condition.

2120. BIDET / URINAL

3 Washlet toilet/seat noted. These devices are beyond the scope of a general inspection. Consult with the seller or the manufacturer's instructions for more information.

2121. COUNTER / CABINETS

The counters/cabinets are in functional condition.

2122. STEAMER / SAUNA

The steamer was functional at the time of inspection. Specialty items/functions are beyond the scope of this inspection; recommend consulting sellers for additional information.

Upstairs Hallway

2105. VENTILATION

Exhaust fan was functional at the time of the inspection. We do not determine the effectiveness of the unit.

Same type/material as exterior windows, please refer to exterior step #1105.

2 Crank mechanism is not operational, repair/replace as needed for proper operation.



2106. HEATING / COOLING SOURCE

Central heating/cooling register(s).

2107. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES

1 GFCI at the upstairs hallway bathroom did not reset; suggest review by a licensed electrician for repairs/replacement as needed for safety.

2108. TUB / HYDRO MASSAGE TUB

The tub is in functional condition.

2109. TUB SURROUND

The tub surround is in functional condition.

2110. TUB ENCLOSURE

Safety/tempered glass installed for safety.

2111. TUB FAUCET

The tub faucet is in functional condition.

2112. SHOWER BASE
Same as tub.

2113. SHOWER SURROUND
Same as tub.

2114. SHOWER DOOR
Same as tub.

2115. SHOWER FAUCET
The shower faucet is in functional condition.

2116. SINK(S)
2 Sink stoppers do not operate properly; repair or replace as needed for proper function.

2117. SINK FAUCET(S)
The faucets are in functional condition.

2118. TRAPS / DRAINS / SUPPLY
Traps/drains/supplies are in functional condition.

2119. TOILET
Low-flow toilet installed
The toilet is in functional condition.

2121. COUNTER / CABINETS
The counters/cabinets are in functional condition.

2124. BATHROOM COMMENTS
1 Evidence of moisture intrusion/damage observed at the lower tub surround wall. The extent or cause of damage cannot be determined without destructive analysis. Hidden damage may exist within inaccessible areas. We recommend review by a qualified, licensed professional for independent verification of noted conditions, to locate and correct any active moisture source(s), and for necessary maintenance and/or repairs to any damaged materials, prior to expiration of the inspection contingency period.







1 Any time water is allowed to intrude or condense within the structure, the possibility of hidden damage, decay and/or mold exists. Inspection for and identification of these conditions is beyond the scope of the CREIA Standards of Practice; we suggest further review by a testing and/or remediation specialist.

Upstairs En-Suite

2105. VENTILATION
Exhaust fan was functional at the time of the inspection. We do not determine the effectiveness of the unit.

Same type/material as exterior windows, please refer to exterior step #1105.

2106. HEATING / COOLING SOURCE
Central heating/cooling register(s).

2107. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES
1 GFCI at the upstairs en-suite bathroom did not reset; suggest review by a licensed electrician for repairs/replacement as needed for safety.

2112. SHOWER BASE
Tiled shower base observed. Tiled showers are not filled and tested for leaks during the inspection as this is a visible inspection of accessible areas only. Visible examination of the shower and surrounding areas was inspected for leaks. No visible evidence of leaks noted at the time of inspection.

2113. SHOWER SURROUND
The shower surround is in functional condition.

2114. SHOWER DOOR
The shower door is in functional condition.

Safety/tempered glass installed for safety.

2115. SHOWER FAUCET
The shower faucet is in functional condition.

2116. SINK(S)
The sink is in functional condition.

2117. SINK FAUCET(S)
The faucet is in functional condition.

2118. TRAPS / DRAINS / SUPPLY
Traps/drains/supplies are in functional condition.

2119. TOILET
Low-flow toilet installed
The toilet is in functional condition.

2121. COUNTER / CABINETS
2 Cosmetic damage/wear observed on drawers/cabinets; suggest corrections as needed.

Pool House

2105. VENTILATION
Exhaust fan was functional at the time of the inspection. We do not determine the effectiveness of the unit.

Same type/material as exterior windows, please refer to exterior step #1105.

2107. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES
Ground fault circuit interrupter (GFCI) provided for safety. GFCIs should be tested monthly to ensure proper operation.

2112. SHOWER BASE
Tiled shower base observed. Tiled showers are not filled and tested for leaks during the inspection as this is a visible inspection of accessible areas only. Visible examination of the shower and surrounding areas was inspected for leaks. No visible evidence of leaks noted at the time of inspection.

3 Walk-in shower with floor drain noted. Due to the lack of a shower curb with this installation, extra care should be taken to ensure the drain does not become restricted during use as this can allow for water escape and potential damage to surrounding finishes.



2113. SHOWER SURROUND
The shower surround is in functional condition.

2114. SHOWER DOOR
The shower door is in functional condition.

Safety/tempered glass installed for safety.

2115. SHOWER FAUCET
The shower faucet is in functional condition.

2116. SINK(S)
The sink is in functional condition.

2117. SINK FAUCET(S)
The faucet is in functional condition.

2118. TRAPS / DRAINS / SUPPLY
Traps/drains/supplies are in functional condition.

2119. TOILET
Low-flow toilet installed
The toilet is in functional condition.

2121. COUNTER / CABINETS
The counters/cabinets are in functional condition.

Laundry Area

The supply hoses to the washer are not disconnected during the inspection, nor are the valves operated. These can leak at any time and should be considered a part of normal maintenance. If the washer and dryer are present, they are not moved to prevent floor damage and the review of the area behind the washer/dryer is limited. We recommend checking this area once the machines have been removed, prior to close of this transaction. It is beyond the scope of this inspection to inspect the washer and dryer. If these appliances are included in the sale of the property, we suggest consulting the sellers as to proper operation prior to close of this transaction. We suggest that you clean exhaust pipes upon occupancy and then regularly to enhance safety/performance. Water hoses that discharge into laundry tubs can cause contamination by creating a 'cross connection' if they discharge below the tub rim. We suggest you keep these elevated above the flood rim of the tub.

2204. WASHER HOOKUPS
No leaks noted at the time of inspection. In order to prevent possible damage, we do not disconnect the supply hoses to the washer, nor do we operate the valves. Valves are unpredictable and can leak at any time. Repairs to these areas should be considered as part of normal maintenance.

2205. DRYER HOOKUPS
3 Dryer is labeled for gas, but hookup is not visible due to machines in place. Client is advised to confirm hookup and condition once machines are removed, prior to close.

2206. DRYER VENTING
Dryer appears to be properly vented to the exterior of the structure; concealed sections are not accessible for verification or inspection. Vent should be cleaned regularly to prevent lint build-up and ensure proper operation and fire safety.

2207. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES
Functional.

2209. LAUNDRY AREA COMMENTS
3 Our inspection is conducted by visual means only and we do not inspect or evaluate automatic clothes washer hot and cold water supply or waste line piping that is installed within any concealed space such as covered walls, concrete slab floors or similar inaccessible areas. Also, we do not operate or report on automatic clothes washers and dryers or any type of laundry equipment. It is recommended that the current property owners be consulted to confirm there are no current or past problems with the laundry machines, supply, and/or waste piping before the close of this transaction. We recommend verifying that laundry machines are included in your home warranty plan as these units can be expensive to replace.

Interior Areas

Our inspection of the readily accessible portions of the rooms include the surface of walls, ceilings and floors. We operate a representative number of accessible windows, doors and light switches. We conduct a basic test for grounding and polarity of a sampling of the accessible outlets and report the presence or absence of smoke alarms. We do not evaluate curtains, drapes, blinds, shutters or any type of window

treatment. Cosmetic conditions including soil, stains, small cracks, and normal wear and tear may not be reported. Furniture, area rugs and other personal items may hide wall, floor, or floor covering stains or damage. We recommend that you look at the floor and wall condition, especially inside closets and cabinets after personal items have been removed and check all doors and windows for security and operation prior to the close of this transaction. Sensitivity to odors is not uniform and we recommend that you determine for yourself if objectionable odors are present, particularly if pets were kept. We also recommend installing carbon monoxide alarms according to manufacturer's specifications to provide protection to occupants from potential poisoning from fossil fuel burning appliances, including fireplaces.

2301. FLOORS / FLOOR STRUCTURE
Tile
Carpet
Wood

2302. WALLS / WALL STRUCTURE
Conventional/dimensional lumber wood-framed wall system
Plaster/Drywall

2303. CEILINGS / CEILING STRUCTURE
Conventional/dimensional lumber wood-framed ceiling system
Plaster/Drywall

2304. INTERIOR DOORS

2 Door does not latch properly at the upstairs hallway bathroom; suggest repairs/adjustments for proper operation.

2 Door hinge is broken at the upstairs hallway bathroom. We recommend a qualified, licensed professional for necessary corrections.



2305. CLOSETS / WARDROBES
The closets/wardrobes are in functional condition.

2306. WINDOWS / SAFETY GLAZING / SECURITY BARS
Same type/material as exterior windows, please refer to exterior step # 1105.

2307. HEATING / COOLING SOURCES
Central heating/cooling register(s) noted.

2308. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES

2 Flickering light(s) noted at the primary bedroom. We recommend a qualified, licensed professional for necessary corrections.

2309. WET BAR(S)

Ground fault circuit interrupter (GFCI) provided for safety. GFCIs should be tested monthly to ensure proper operation.

1 Disposer at the pool house wet bar did not operate at the time of inspection. Recommend review by a qualified professional for repair or replacement as necessary.

The refrigerators were inspected (opened) to verify that unit is cooling at time of inspection. Freon levels, water/icemaker operation, compliance to manufacturer's installation requirements, and any other specialty items are beyond the scope of this inspection. We recommend consulting sellers for additional information about any current or repaired conditions and verifying that refrigerators are included in your home warranty plan as these units can be expensive to replace.

1 Dishwashers at the pool house wet bar were not operational at the time of inspection. We recommend a qualified, licensed professional for necessary corrections.

Built-in microwave ovens are tested using normal operating controls. Unit was tested and functioned at the time of inspection. Leak and/or efficiency testing is beyond the scope of this inspection. If concerned, client should seek further review by a qualified technician.

2311. STAIRS / HANDRAILS / GUARDRAILS

Stairs, handrails and guardrails are in functional condition.

2313. INTERIOR AREAS COMMENTS

1 Stress cracks and/or popping nails viewed at a several locations typical of seismic racking, structural movement/settlement, and/or water intrusion. We recommend further evaluation by a qualified contractor or engineer, prior to expiration of the inspection contingency period.


Living room


Living room


Media room



Entry hallway



Upstairs hallway

Attic Areas / Roof Framing

Our evaluation of the attic is limited by lighting, personal storage and accessibility. If an attic is heavily insulated, the inspector will have a difficult time accessing and reviewing ceiling joists, electrical wiring, plumbing, ducting, etc. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is usually impractical to determine if these stains are active unless they are leaking at the time of inspection thus when stains are present further evaluation is advised. Viewing during a rainstorm would increase the chances of determining whether leaks exist or the current status of staining. Older roofs are, of course, more prone to water infiltration but new roofs can develop leaks as well. Regular inspection and maintenance of all roofing is advised. We suggest checking roof surfaces each spring and fall and after each severe storm. Increasing insulation in the attic is one of the best ways to improve the energy efficiency of a building and to reduce the costs of heating and cooling. Most buildings we view can benefit from additional insulation. The Department of Energy website can help you to determine recommended upgrades and the payback period for insulation improvements in your geographical area.

2401. ACCESS LOCATION / INSPECTION METHOD
The attic access is located at the second floor hallway, the media room. Our attic inspection determines the presence of insulation, visible evidence of leakage and the underside of the roof, ventilation, and a visual review of the rafters and/or trusses. Water stains around roof penetrations such as chimneys, plumbing, and vents are very common. It is difficult to determine if these stains are active unless leaking at the time of inspection.

The attic was entered and a visual inspection was performed.

2402. ROOF FRAMING SYSTEM
Conventional/dimensional lumber roof framing system

3 Structural repairs/modifications observed at the attic. Inspector is unable to determine appropriateness or effectiveness of repairs/modifications. Suggest consulting with the seller or a structural engineer for additional information and verifying permits for repairs/modifications, prior to expiration of the inspection contingency period.




2403. ROOF SHEATHING
Plywood
Spaced wood plank
Oriented strand board (OSB)

2404. EVIDENCE OF LEAKING
No evidence of leaking noted at the time of inspection.

2405. VENTILATION
Gable vents

2406. INSULATION
Rolled/batt insulation
Loose-fill insulation

2407. ELECTRICAL

1 Open junction box(es) observed at the attic. Lack of covers on junction boxes is a shock or fire hazard. A qualified, licensed electrician should install a proper cover on all junction boxes.



Drowning Prevention Safety Features

As per the California Building and Professions Code §7195-7199, in connection with the transfer, as defined in subdivision (e), of real property with a swimming pool or spa, an appropriate inspection shall include a noninvasive physical examination of the pool or spa and dwelling for the purpose of identifying which, if any, of the seven drowning prevention safety features listed in subdivision (a) of Section 115922 of the Health and Safety Code the pool or spa is equipped, are in good repair, operable as designed, and, if applicable, appropriately labeled, as required by Section 115922 of the Health and Safety Code. A home inspector is not required to determine whether an equipped drowning prevention safety feature, as specified, meets certain standards.

We recommend that all swimming pools and spas are equipped with at least two of the following seven drowning prevention safety features. This assessment is NOT a pool inspection and should NOT serve as a substitute for professional evaluation of the pool, equipment, and safety systems by a qualified, licensed pool professional, prior to expiration of the inspection contingency period.

A pool isolation fence, as described in Section 115923 of the Health and Safety Code, is the most studied and effective drowning prevention safety feature for preventing a child from accessing a pool or spa unsupervised, according to the American Academy of Pediatrics Policy Statement, "Prevention of Drowning," published in 2019.

2501. POOL ENCLOSURE
Pool enclosure DOES NOT meet the requirements of Health and Safety Code Section 115923 to isolate the swimming pool or spa from the private single family home.

115923. An enclosure shall have all of the following characteristics:

(a) Any access gates through the enclosure open away from the swimming pool, and are self-closing with a self-latching device placed no lower than 60 inches above the ground.
(b) A minimum height of 60 inches.
(c) A maximum vertical clearance from the ground to the bottom of the enclosure of two inches.
(d) Gaps or voids, if any, do not allow passage of a sphere equal to or greater than four inches in diameter.
(e) An outside surface free of protrusions, cavities, or other physical characteristics that would serve as handholds or footholds that could enable a child below the age of five years to climb over.

Enclosure DOES NOT meet the requirements in the following areas:

Gates leading to pool/spa areas do not shut and latch automatically

2502. REMOVABLE MESH FENCING
NO removable mesh fencing that meets American Society for Testing and Materials (ASTM) Specifications F2286 standards in conjunction with a gate that is self-closing and self-latching and can accommodate a key lockable device is installed.

2503. SAFETY POOL COVER
NO manually operated or power-operated safety pool cover accompanied by a label verifying that the cover meets certain specifications is installed.

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2504. EXIT ALARMS
NO exit alarms are present on the private single-family home's doors and windows that provide direct access to the swimming pool or spa. The exit alarm may cause either an alarm noise or a verbal warning, such as a repeating notification that "the door to the pool is open".

2505. SELF-CLOSING / SELF-LATCHING DOORS
NO self-closing, self-latching device with a release mechanism placed no lower than 54 inches above the floor on the private single-family home's doors and windows providing direct access to the swimming pool or spa is present.

2506. WATER ALARM
NO water alarm is present that when placed in a swimming pool or spa, will sound upon detection of accidental or unauthorized entrance into the water. The alarm shall meet and be independently certified to the ASTM Standard F2208 "Standard Safety Specification for Residential Pool Alarms", which includes surface motion, pressure, sonar, laser, and infrared type alarms. A swimming protection alarm feature designed for individual use, including an alarm attached to a child that sounds when the child exceeds a certain distance or becomes submerged in water, is not a qualifying drowning prevention safety feature.

2507. OTHER MEANS OF PROTECTION
NO other means of protection present.

2508. LOCKING SPA COVER
Spa/hot tub cover is not locked or locks are damaged, missing and/or inoperable. Spa/hot tub cover should be kept locked for child drowning safety. Correction or replacement is recommended to ensure safety.

2509. SWIMMING POOL BARRIERS CONCLUSION
1 The swimming pool or spa is NOT equipped with two or more of the listed drowning prevention safety features, as required by current state law. While this standard may not have been in effect at the time of installation, we recommend review by a qualified, licensed professional for further evaluation and any necessary corrections or upgrades to enhance child drowning safety.

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Executive Summary

This is a summary review of the inspector's findings during this inspection, however, it does not contain every detailed observation; THE ENTIRE REPORT MUST BE REVIEWED. The complete report consists of the Summary Report, the Full Report, and the Inspection Agreement. This summary is provided as an additional service to our client, and is presented in the form of a listing of the items which, in the opinion of your inspector, merit further attention, investigation, or improvement. This written report supersedes any audio or video recordings of inspector's verbal discussion of findings.

Where repairs or replacements are suggested, we recommend qualified, licensed professionals in that field be called upon to fully evaluate the scope of suggested repairs and provide you with associated costs, before removing any investigation contingency. We recommend that all due maintenance, repairs and safety upgrades be completed prior to the occupation of the property. We further recommend obtaining evaluation of all significant conditions within the awareness of the client prior to removing any investigation contingency or before the close of this transaction. Subsequent inspections by specialty contractors as recommended in this report may uncover additional defects not specifically noted in this report.

NOTICE TO THIRD PARTIES: This inspection report is for the sole benefit and reliance of the above named client for the above named property and is nontransferable. The report is a summary of the inspection and all consultation between Inspector and Client and is issued subject to the terms, conditions and limitations of the Inspection Agreement under which the inspection was performed. The Inspection Agreement is incorporated by reference herein. Inspector assumes no liability for third party interpretation or use of this report. THIRD PARTIES ARE ENCOURAGED TO OBTAIN A PROPERTY INSPECTION FROM A QUALIFIED INSPECTOR OF THEIR CHOICE.

Note special symbols at the front of certain comments. Below are the symbols and their meanings:

1 = A system, component or device that was found to have significant deficiencies, was operating or installed incorrectly, is a possible health, fire, safety concern or, in the inspector's opinion, is at or near the end of its useful life.

2 = A system, component or device in need of routine maintenance, servicing or repairs to ensure proper function and/or longevity.

3 = A space, area, item, system, component or device that was not inspected or a specific condition which we did not evaluate for the reason(s) stated.

4 = A system, component or device that may not have been available or has been improved since the building was constructed.

For comments with these designations, we recommend further evaluation and/or inspection(s) by qualified, licensed specialists to provide you with associated costs to correct the conditions noted, prior to the expiration of the investigation contingency period.

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EXTERIOR / GROUNDS 1108. RETAINING WALL(S)

1 **1:** Retaining wall at the south of the property is cracked/leaning. A qualified, licensed contractor or engineer is recommended for further evaluation to provide you with repair options and costs, prior to expiration of the investigation contingency period.






1 **2:** There was no visible drainage system noted for the retaining wall(s). We recommend verification or that a drainage system be installed to collect and divert moisture away from the wall(s).




South driveway wall

1 **3:** Efflorescence and/or blistering observed at the south yard wall, indicating inadequate drainage behind the wall. We recommend that a qualified, licensed professional provide you with a full evaluation and scope of corrective work needed, prior to expiration of the investigation contingency period.





EXTERIOR / GROUNDS 1109. SURFACE GRADE / DRAINAGE

1 **4:** This building is located on, below or within a slope. Geological evaluations are beyond the scope of this inspection. A geotechnical engineer should be consulted prior to expiration of the investigation contingency period for full evaluation of soil, site grading, drainage, foundation and retaining walls.

1 **5:** Hillside areas have a potential to slide and visual signs of instability may not be present or evident to a generalist. If you have concerns about the stability of the site we recommend further evaluation by a qualified registered geotechnical engineer, prior to expiration of the investigation contingency period.

EXTERIOR / GROUNDS 1110. ELECTRICAL

1 **6:** Weatherproof cover is missing/broken at the north patio. Suggest repairs/replacement of weatherproof cover as needed to ensure safety.

1 **7:** Open junction box(es) observed at the south of the house. Lack of covers on junction boxes is a shock or fire hazard. A qualified, licensed electrician should install a proper cover on all junction boxes.



EXTERIOR / GROUNDS 1116. STAIRS / STEPS

1 **8:** No railings noted; recommend installing handrails for safety.



GARAGE / ACCESSORY BUILDING 1417. ELECTRICAL

1 **9:** Ground Fault Circuit Interrupter (GFCI) protection is not present at all currently recommended locations. Please refer to the Electrical comments step # 1809.

FOUNDATION / BASEMENT / UNDER-FLOOR AREAS 1504. FLOOR FRAMING SYSTEM

1 **10:** Multiple floor framing support posts at the west crawlspace lack proper footings. A qualified, licensed foundation contractor is recommended for review and any necessary repairs to ensure longevity and structural integrity.





FOUNDATION / BASEMENT / UNDER-FLOOR AREAS 1506. FOUNDATION WALLS

1 **11:** Exposed section of foundation footing noted at the east of the crawlspace. This condition does not provide proper support for the foundation. A qualified, licensed foundation contractor is recommended for review and any necessary repairs to ensure longevity and structural integrity.



FOUNDATION / BASEMENT / UNDER-FLOOR AREAS 1510. MOISTURE / MOISTURE BARRIER

1 **12:** Moisture/dampness was noted in the crawlspace, at the south middle of the home and at the west crawlspace. Crawlspaces should be clean and dry. Moisture can cause structural problems such as settling, mold, mildew, damage/deterioration to the wood framing, and corrosion/deterioration to metal components. Suggest further review prior to closing by a qualified contractor for corrections as needed to ensure a clean dry crawlspace.

1 **13:** Efflorescence observed at the foundation walls; this is a mineral deposit left behind from exterior water infiltration. Exterior grading/drainage corrections are recommended to help control moisture in the crawlspace and potential subsequent foundation damage.













FOUNDATION / BASEMENT / UNDER-FLOOR AREAS 1511. ELECTRICAL

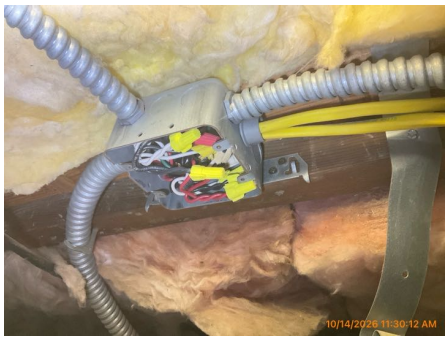
1 **14:** Open junction box(es) observed at the basement and the crawlspace. Lack of covers on junction boxes is a shock or fire hazard. A qualified, licensed electrician should install a proper cover on all junction boxes.







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1 **15:** Receptacle cover(s) missing. This can expose live wires and is a shock hazard. Recommend replacing for safety.



1 **16:** No Ground Fault Circuit Interrupter (GFCI) protection is present. Please refer to the Electrical comments step #1809.

PLUMBING / GAS SYSTEM 1603. WATER PRESSURE

1 **17:** Water pressure was 100 pounds per square inch (psi) at the time of inspection. This is higher than the normal range of 40-80 psi. Recommend adjustment or replacement of the pressure regulator valve to prevent excess pressure and possible damage to the supply plumbing.



PLUMBING / GAS SYSTEM 1606. DRAIN / WASTE / VENT PIPING

1 **18:** Drain/waste/vent lines are partly original and will likely need ongoing maintenance/replacement. Life expectancy of cast iron and galvanized drain piping is 60-80 years. Regular inspection and budgeting for replacement in the near future is advised.

1 **19:** Leaking observed at the drain line below the kitchen. Recommend review by a licensed plumber for repair or replacement, as necessary.



HOUSE WATER HEATING EQUIPMENT 1713. CONTROLS / TEMPERATURE

1 **20:** Water temperature is set too high at the time of inspection; suggest reducing water temperature to between 120 to 130 degrees, for safety.

POOL HOUSE WATER HEATING EQUIPMENT 1712. WATER HEATER OPERATION / CONDITION

1 **21:** The water heater was inoperable at the time of inspection. Recommend review by a licensed contractor for repair or replacement, as necessary, prior to close.

ELECTRICAL 1801. ELECTRICAL MAIN SERVICE / EQUIPMENT

1 **22:** The overhead service entrance wires are strung through and/or deflected by trees. We recommend the trees be trimmed clear of the wires or the service be reconfigured. To reduce shock hazard during this procedure, the work should be coordinated with the local utility provider.

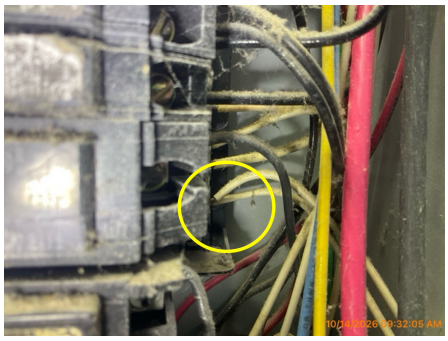


ELECTRICAL 1804. GROUNDING / ELECTRICAL BONDING

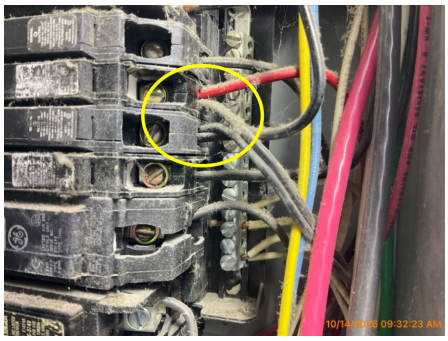
1 **23:** Water and gas pipe bonding was not viewed. Bonding the water and gas lines together (typically at the water heater) can reduce the potential for electric shock. This potential can be eliminated with a few dollars worth of parts and a few minutes of labor by a licensed electrician.

ELECTRICAL 1807. SUB-PANEL LOCATION / COMMENTS

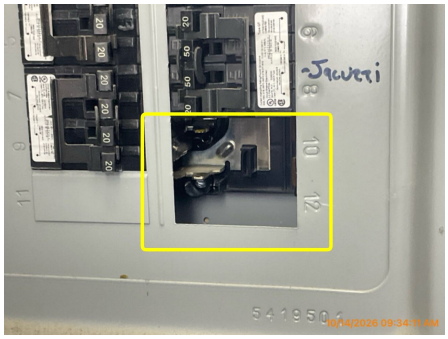
1 **24:** Doubled up neutrals noted in the south exterior sub-panel. Doubling up on the neutrals creates a significant problem when the circuit needs to be isolated. A licensed electrician is needed to review this panel and make all corrections necessary to ensure safe and proper operation of the system.



1 **25:** Double tapping observed at the south exterior sub-panel. Double tapping (i.e. 2 wires on a single pole breaker) can add to the load of the affected circuit causing a possible overload and tripping breakers. Recommend review by a qualified professional electrician for repair or replacement as necessary.



1 **26:** Open knockouts observed in sub-panel A service panel cover/box; suggest installing knockout plugs or wire protection, as needed, for safety.



1 **27:** No grounding conductor was noted at the pool house sub-panel. When a sub-panel with multiple circuits is located in a detached structure, an additional grounding conductor is required. A qualified, licensed electrician should be consulted for further evaluation and corrections or installation as needed for safety.

ELECTRICAL 1808. SMOKE ALARMS / CARBON MONOXIDE ALARMS

1 **28:** Missing smoke alarm(s) noted. Recommend replacement for safety. We recommend installing fresh batteries in all smoke alarms upon occupancy and periodic testing.

1 **29:** Carbon monoxide alarm(s) not observed at all required locations (all hallways leading to sleeping rooms, at each level of the home, and any bedroom with a fireplace or fossil fuel burning appliance). We recommend installing carbon monoxide alarms according to manufacturer's specifications and local ordinances to provide protection to occupants from potential poisoning from fossil fuel burning appliances, including fireplaces. We recommend installing fresh batteries in all carbon monoxide alarms upon occupancy and periodic testing.

ENTRY POWDER ROOM BATHROOM(S) 2107. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES

1 **30:** Ground Fault Circuit Interrupter (GFCI) protection is not present at all currently required locations (all bathroom receptacles). Please refer to the Electrical comments step # 1809.



UPSTAIRS HALLWAY BATHROOM(S) 2107. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES

1 **31:** GFCI at the upstairs hallway bathroom did not reset; suggest review by a licensed electrician for repairs/replacement as needed for safety.

UPSTAIRS HALLWAY BATHROOM(S) 2124. BATHROOM COMMENTS

1 **32:** Evidence of moisture intrusion/damage observed at the lower tub surround wall. The extent or cause of damage cannot be determined without destructive analysis. Hidden damage may exist within inaccessible areas. We recommend review by a qualified, licensed professional for independent verification of noted conditions, to locate and correct any active moisture source(s), and for necessary maintenance and/or repairs to any damaged materials, prior to expiration of the inspection contingency period.







1 **33:** Any time water is allowed to intrude or condense within the structure, the possibility of hidden damage, decay and/or mold exists. Inspection for and identification of these conditions is beyond the scope of the CREIA Standards of Practice; we suggest further review by a testing and/or remediation specialist.

UPSTAIRS EN-SUITE BATHROOM(S) 2107. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES

1 **34:** GFCI at the upstairs en-suite bathroom did not reset; suggest review by a licensed electrician for repairs/replacement as needed for safety.

INTERIOR AREAS 2309. WET BAR(S)

1 **35:** Disposer at the pool house wet bar did not operate at the time of inspection. Recommend review by a qualified professional for repair or replacement as necessary.

1 **36:** Dishwashers at the pool house wet bar were not operational at the time of inspection. We recommend a qualified, licensed professional for necessary corrections.

INTERIOR AREAS 2313. INTERIOR AREAS COMMENTS

1 **37:** Stress cracks and/or popping nails viewed at a several locations typical of seismic racking, structural movement/settlement, and/or water intrusion. We recommend further evaluation by a qualified contractor or engineer, prior to expiration of the inspection contingency period.


Living room


Living room


Media room


Entry hallway


Upstairs hallway

ATTIC AREAS / ROOF FRAMING 2407. ELECTRICAL

1 **38:** Open junction box(es) observed at the attic. Lack of covers on junction boxes is a shock or fire hazard. A qualified, licensed electrician should install a proper cover on all junction boxes.



DROWNING PREVENTION SAFETY FEATURES 2509. SWIMMING POOL BARRIERS CONCLUSION

1 **39:** The swimming pool or spa is NOT equipped with two or more of the listed drowning prevention safety features, as required by current state law. While this standard may not have been in effect at the time of installation, we recommend review by a qualified, licensed professional for further evaluation and any necessary corrections or upgrades to enhance child drowning safety.

EXTERIOR / GROUNDS 1101. DRIVEWAY

2 **40:** Cracking and deterioration observed; recommend regular maintenance and repairs as needed to prolong the useful life of the surface until replacement.



EXTERIOR / GROUNDS 1103. EXTERIOR WALL CLADDING

2 **41:** Cracks observed around the structure. We suggest sealing all cracks in stucco, brick and stone surfaces and caulking around all windows, doors and voids to prevent water penetration as a routine maintenance effort.







EXTERIOR / GROUNDS 1105. WINDOWS / FRAMES

2 **42:** Loose/damaged window trim observed at the upper level south window. We recommend a qualified, licensed professional for necessary corrections.



EXTERIOR / GROUNDS 1106. EXTERIOR DOOR(S)

2 **43:** Damaged/missing weather stripping observed at the pool house bathroom and accordion door(s); repair/replace as needed.



Pool house



Pool house

2 **44:** Accordion doors at the pool house do not slide properly in the track; repairs/adjustments are needed.

EXTERIOR / GROUNDS 1109. SURFACE GRADE / DRAINAGE

2 **45:** Grade at or above vent(s) can direct water into the sub-area. Soil/paving should be removed from vicinity of vents.



Entry porch



South walkway



South of house

46: The installation of flower beds/planters against the exterior siding of the home can trap water along the foundation promoting moisture intrusion and deterioration to the foundation. We recommend correcting the condition noted.



47: We recommend additional drainage system be added in areas to collect and divert surface water and roof runoff to an appropriate location. We recommend a qualified, licensed professional for necessary corrections.

EXTERIOR / GROUNDS 1110. ELECTRICAL

48: Light or switch sampled was not working or we did not determine what the switch controls. Exterior lights may be on timers or photocells and their operation was not verified. We suggest reviewing light operation with the seller, prior to close of this transaction.

EXTERIOR / GROUNDS 1118. EXTERIOR / GROUNDS COMMENTS

49: Close tree(s) noted. Tree(s) in contact with or very close to the dwelling can cause damage from fire or during winds or as the tree(s) continue to grow. Removal of tree(s) may be needed in the future should damage become apparent. Suggest client monitor foundation/wall/roof to ensure damage free conditions.

ROOF COVERING 1203. CONDITIONS

50: Numerous broken tile(s) observed. Recommend review by a qualified roofer for repair or replacement, as necessary.





ROOF COVERING 1208. MAINTENANCE

51: Suggest trimming all trees and vegetation away from the roof to help prevent damage to roofing materials.

FOUNDATION / BASEMENT / UNDER-FLOOR AREAS 1505. UNDER-FLOOR VENTILATION

52: Crawlspace vent openings are covered with louvered grilles which reduces the effective ventilation area and can become easily clogged with debris. We recommend removal of louvered grilles and installation of 1/8" x 1/8" hardware mesh to ensure adequate crawlspace ventilation.

FOUNDATION / BASEMENT / UNDER-FLOOR AREAS 1508. WOOD SEPARATION FROM SOIL

2 **53:** Wood is in contact with soil at foundation form boards left in place. Sufficient clearance should be maintained to prevent damage to wood from rot and insects.



FOUNDATION / BASEMENT / UNDER-FLOOR AREAS 1509. INSULATION

2 **54:** Insulation coverage is partial. Recommend adding additional insulation.

FOUNDATION / BASEMENT / UNDER-FLOOR AREAS 1513. FOUNDATION / BASEMENT / UNDER-FLOOR AREAS COMMENTS

2 **55:** Construction debris and trash noted in the crawlspace; recommend removal to help limit moisture build-up and pest infestation.

ELECTRICAL 1807. SUB-PANEL LOCATION / COMMENTS

2 **56:** A number of breakers were not labeled or were inadequately identified. We recommend accurately labeling all breakers to allow individual circuits to be shut off for maintenance or emergency needs.

EAST FORCED AIR FURNACE HEATING / COOLING 1908. FILTER(S)

2 **57:** Filter was missing or not located; suggest installing/replacing filter(s) for proper operation. Recommend servicing/cleaning filter(s) on a regular basis to ensure proper operation and air flow.

EAST FORCED AIR FURNACE HEATING / COOLING 1912. DISTRIBUTION / DUCTING

2 **58:** Grey flexible ducting is present. This type of ductwork is known to deteriorate from exposure to sunlight. No areas of deterioration were observed at the time of inspection. Suggest monitoring to ensure ductwork remains intact.





BEDROOMS FORCED AIR FURNACE HEATING / COOLING 1908. FILTER(S)

2 **59:** Dirty filter(s) noted; recommend replacement for proper operation of the system. Dirty filters decrease system efficiency and block air flow.



POOL HOUSE HEAT PUMP HEATING / COOLING 1908. FILTER(S)

2 **60:** Filter was missing or not located; suggest installing/replacing filter(s) for proper operation. Recommend servicing/cleaning filter(s) on a regular basis to ensure proper operation and air flow.

KITCHEN(S) 2006. COUNTER TOPS

2 **61:** The countertop edge is not well-sealed at the sink and/or backsplash. This condition should be corrected to help prevent moisture penetration and damage into the cabinet(s) below.



EAST MEDIA ROOM BATHROOM(S) 2116. SINK(S)

2 **62:** Sink stopper does not operate properly; repair or replace as needed for proper function.

WEST PRIMARY EN-SUITE BATHROOM(S) 2116. SINK(S)

2 **63:** East sink stopper does not operate properly; repair or replace as needed for proper function.

UPSTAIRS HALLWAY BATHROOM(S) 2105. VENTILATION

2 **64:** Crank mechanism is not operational, repair/replace as needed for proper operation.



UPSTAIRS HALLWAY BATHROOM(S) 2116. SINK(S)

2 **65:** Sink stoppers do not operate properly; repair or replace as needed for proper function.

UPSTAIRS EN-SUITE BATHROOM(S) 2121. COUNTER / CABINETS

2 **66:** Cosmetic damage/wear observed on drawers/cabinets; suggest corrections as needed.

INTERIOR AREAS 2304. INTERIOR DOORS

2 **67:** Door does not latch properly at the upstairs hallway bathroom; suggest repairs/adjustments for proper operation.

2 **68:** Door hinge is broken at the upstairs hallway bathroom. We recommend a qualified, licensed professional for necessary corrections.



INTERIOR AREAS 2308. ELECTRICAL / SWITCHES / RECEPTACLES / FIXTURES

2 **69:** Flickering light(s) noted at the primary bedroom. We recommend a qualified, licensed professional for necessary corrections.

CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION
Residential Standards of Practice - Four or Fewer Units

Part I. Definitions and Scope

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

A. A *home inspection* is a noninvasive visual survey and basic *operation* of the systems and *components* of a home 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)* to assist client in determining what further evaluation, inspection, and repair estimates Client should perform or obtain prior to the release of contingencies.

B. A *home 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. All further evaluation, inspection, and repair work needs to be provided by competent and qualified professionals who are licensed and/or certified.

D. Client should consider all available information when negotiating regarding the Property.

E. *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*.

F. Cosmetic and aesthetic *conditions* shall not be considered

Part II. Standards of Practice

A *home 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*
   6. Pool or spa drowning prevention features, for the sole purpose of identifying which, if any, are present.

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

SECTION 3 - Roof Covering

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

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

SECTION 4 - Attic Areas and Roof Framing

A. Items to be *inspected*:
   1. Framing
   2. Ventilation
   3. Insulation

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

SECTION 5 - Plumbing

A. Items to be *inspected*:
   1. Water supply piping
   2. Drain, waste, and vent piping
   3. Faucets, toilets, sinks, tubs, showers
   4. Fuel gas piping
   5. Water heaters

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, private water supply 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* onsite electrical generation or storage 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 - 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*

SECTION 9 - 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

Part III. Limitations, Exceptions, and Exclusions

A. The following are *excluded* from a home *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, easements, setbacks, 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. Wood Destroying Organisms (WDO) including termites or any insect, as well as rot or any fungus, that damage wood. Under California law, only an inspector licensed by the Structural Pest Control Board is qualified or authorized to inspect for any rot or termite activity or damage. You are advised to obtain a current WDO report and must rely on that report for any potential rot or termite activity and recommendations for repair.
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 or reflective coatings at multi-pane glazing
14. Differentiating between original construction or subsequent additions or modifications
15. Reviewing or interpreting information or reports from any third-party, including but not limited to; permits, disclosures, product defects, construction documents, litigation concerning the Property, 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 home 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

Home Inspection: Refer to Part I, 'Definitions and Scope', Paragraph A

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

Inspector: One who performs a home 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

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 home inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

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