

# Home Inspection Report

12 Sample Avenue  
Rancho Mirage, CA  
October 25, 2006  
Prepared for: John and Mary Buyer



Performed by  
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**Property Inspection Service**



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## ***I. Inspection Information***

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

Inspector will prepare and provide Client a written report for the sole use and benefit of Client. The written report shall document any material defects discovered in the building's systems and components which, in the opinion of the Inspector, are safety hazards, are not functioning properly, or appear to be at the ends of their service lives.

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

**CLIENT'S DUTY:** Client agrees to read the entire written report when it is received and promptly call Inspector with any questions or concerns regarding the inspection or the written report. The written report shall be the final and exclusive findings of Inspector.

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

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

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

**GENERAL PROVISIONS:** The written report is not a substitute for any transferor's or agent's disclosure that may be required by law, or a substitute for Client's independent duty to reasonably evaluate the property prior to the close of the transaction. This inspection Agreement, the real estate inspection, and the written report do not constitute a home warranty, guarantee, or insurance policy of any kind whatsoever.



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This inspection is distinct from a specialist inspection which is more costly, may take several days to complete, involves the use of specialized instruments, the dismantling of equipment, video scanning, destructive testing, and laboratory analysis. By contrast this inspection is completed on site, at a fraction of the cost and within a few hours. Consequently, the general inspection and its report will not be as comprehensive as that generated by specialists and it is not intended to be.

**PROPERTY CONDITIONS:** The residence was occupied during the inspection. Furniture, wall coverings, carpeting, storage and other circumstances limits visibility of components during the inspection. It is recommended that you conduct a re-inspection of the residence with your realtor prior to the close of escrow when the residence has been vacated. Any alterations, additions or renovations made to the property should be verified as being done in compliance by contacting the building inspection department having jurisdiction.

**GENERAL INFORMATION:**

**Date and Time:** The home inspection took place on January 21, 2007 at 9:00am

**Weather:** The weather was sunny and dry with temperatures in the 80s

**Inspected by:** Brad Kirstein

**Attendance:** Present at the inspection were John & Mary Buyer and their Real Estate agent

**Structure Type:** Wood frame, slab on grade

**Orientation:** Front door facing east

**Approx. Yr. Built:** 2004

**Unofficial Footage:** 3250 Square Feet

End of Section



## ***II. Inspection Sections***

**INTRODUCTION:** The home is very well built. The installation of good quality components was noted throughout the house inclusive of the electrical, mechanical and plumbing systems.

### **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

The **Foundations** of the home were inspected for outward visible signs of structure defects. The building is a wood frame structure, supported by concrete spread footings. The interior floors are concrete slab on grade. There is therefore, no flooring framing system as mentioned above. This is a common construction means in this region and there is nothing wrong with this methodology. We typically enter all accessible areas to confirm that foundations are bolted and to look for evidence of structural deformation or damage, but we may not comment on minor deficiencies such as commonplace settling cracks in the stem walls and slight deviations from plumb and level which would have little structural significance. Most of the footings are underground of course with the top of the stem wall visible around the outside perimeter of the home and in the garages. Structural framing and sheathing is inspected by representative sampling where accessible which it was in the small attic space. Samplings of the doors and windows were taken to check for settling and out of square. We inspected for unusually heavy or problematic looking floor, paving, drywall and exterior finish cracking. Some cracking is not uncommon on some exterior finish types, but it will be reported if cracking is excessive or problematic looking or characteristic of settling or structural defect. We observed no structural issues to report at this home.

### **SECTION 2 – Exterior**

A. Items to be inspected:

1. Surface grade directly adjacent to the buildings
2. Doors and windows
3. Attached decks, porches, patios, balconies, stairways, and their enclosures
4. Wall cladding and trim
5. Portions of walkways and driveways that are adjacent to the buildings



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B. The Inspector is not required to:

1. Inspect door or window screens, shutters, awnings, or security bars

The **Exterior** of the house is clad in a stucco type finish. Exterior walls, flashings, trim, eaves, soffits and fascias are inspected. Again, we inspect for unusually heavy or problematic looking exterior finish cracking. The exterior stucco finish is examined for a proper metal drip screed around the perimeter of the house, instead of extending into the dirt. Weep screed is required to be held a minimum of 4" above earth and 2" above paving and it is. Also the exterior finish paving should be an inch or two lower than the elevation of the slab inside which again, it is. Some cracking in the stucco is not uncommon but any cracks may allow moisture to enter. No cracking was noted but if cracks do appear, we recommend keeping them sealed and painted. Cracks greater than 1/8" may indicate a problem condition; however, we did not observe any today. If cracking of this nature shows up, please contact the builder for consultation. Based upon our observations, this is not likely to happen. Also the home has nice aluminum architectural expansion control which further lessens the likelihood of a problem. The patio soffits also had expansion joints, a nice and thoughtful installation. Walls, flashings, trim, eaves, soffits and fascias are inspected. Representative sampling inspections of the exteriors of the doors and windows are taken. We noted that the windows in this home have rubber seals which sometimes do not hold up well in the desert heat. You should ask the builder what the warrantee is on them, and keep an eye on them. Sometimes the top seal will sag and pop out. All we checked today were okay. Attached walkways and patios were inspected. We inspected the surface grading, hardscaping and drainage directly adjacent to the building. The homes hardscape and landscape does slope properly away from the structure which is very important, especially since there is no gutter or roof drain system to carry storm water away.

### **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.

The **Roof** inspection is to report on the type and condition of roofing materials, missing and/or damaged material, and obvious defects where visible. We access every roof in order to examine it unless it is unsafe or impossible to do so. The roof type/material is a combination of standing seam metal roof and flat asphaltic sections protected by gravel and it appears to be functional. The parapet walls are nicely designed and installed to prevent water intrusion and to allow the flat roof to be redone when it eventually reaches the end of its life. Other flashings and vents are inspected



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for methods of installation, functionality and for visually evident defects. Like any roof covered, care must be taken with walking on it. We suggest that foot traffic be kept to an absolute minimum to prevent unnecessary damage to the membrane and to the paper underneath, especially later in its life when the material becomes naturally becomes more brittle.

What remains true of all roofs is that, whereas their condition can be evaluated, it is virtually impossible for anyone to detect a leak except as it is occurring or by specific water tests, which are beyond the scope of our service. Even water stains on ceilings, or on the framing within the attics, will not necessarily confirm an active leak without some corroborative evidence, and such evidence can be deliberately concealed. Consequently, only installers can credibly guarantee that a roof will not leak, and they do. We cannot and do not give such guarantees. We will examine every roof, evaluate it, and even attempt to approximate its age, but we will not predict its remaining life expectancy, nor guarantee that it will not leak. Naturally the sellers or the occupants of a residence will generally have the most intimate knowledge of the roof and of its history. Therefore, we recommend that you ask the sellers about it, and that you either include comprehensive roof coverage in your home insurance policy. This roof should come with a builders warrantee of course. Make sure you have contact numbers for the general contractor, and for the roofing subcontractor who is ultimately responsible.

#### **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

We evaluate **Attic** spaces by direct access inspecting for proper accessibility, insulation and ventilation. This home is mostly full height ceilings and flat (low sloped) roof which means there isn't much attic space that is accessible. There is attic space we gained access to through the hatch in the entry way. HVAC systems and related duct work, waste line venting, roof framing and other structural framing, electrical and plumbing that is there, was inspected. The visual portions of the framing are inspected for being in acceptable condition, conforming to the standards in the year the home was built and they look fine. The two attic mounted HVAC systems and duct work were inspected for good workmanship. See HVAC section for more information on attic mounted equipment. No attic issues were found but we did have a comment on the HVAC below.

#### **SECTION 5 – Plumbing**

A. Items to be inspected:

1. Water supply piping
2. Drain, waste, and vent piping



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3. Faucets and fixtures
4. Fuel gas piping
5. Water heaters
6. Functional flow and functional drainage

B. The Inspector is not required to:

1. Fill any fixture with water or inspect overflow 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. (This home does have a circulation system that we were unable to turn on and this has been recommended for review by the builders plumbing contractor. We also asked for the mixing valves at the showers to be adjusted properly).

The **Plumbing Systems** of the house were inspected. The plumbing systems in the house appear to be good quality systems. The incoming main water service and shut off valve was observed. Plumbing system supply, waste and vent piping is inspected where accessible. We ran the dishwasher. There was no clothes washing machine present but the hook ups are installed. Functional flow of water supply and functional drainage at the fixtures is checked. Gas piping and connectors are checked. We inspect the wet walls (walls which contain plumbing supply or waste lines, and walls that abut shower enclosures) for outward visible signs of moisture damage. Good maintenance includes keeping all plumbing fixtures and tile effectively caulked or grouted. We noted some small cracked areas in the showers that need to be touched up. This is not uncommon on new construction at the inside bottom corners of the showers. Water heaters are inspected. The water heater is fired by natural gas. We inspect for strapping/bracing, overflow drainage, temperature pressure relief valve and proper discharge piping, presence of proper gas shut off valves, cold water shut off valves, freedom from corrosion exhaust venting and support. All indications are that it is a very good plumbing system and is free of any material defects. We had only a couple of minor comments.

## **SECTION 6 – Electrical**

A. Items to be inspected:

1. Service equipment
2. Electrical panels
3. Circuit wiring
4. Switches, receptacles, outlets, and lighting fixtures

B. The Inspector is not required to:

1. Operate circuit breakers or circuit interrupters
2. Remove cover plates
3. Inspect de-icing systems or components
4. Inspect private or emergency electrical supply systems or components



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The **Electrical Systems** and service panels of the home were inspected. An underground electrical service is routed to the main panel on the exterior side of the building. The service is has two 200 amp disconnects. There is a main and sub panel. They are by Square D, a good brand manufacturer. The main panel outside is appropriate for outdoor use. No unusual corrosion or rust was observed or course and the panel was dry inside. No evidence of water intrusion was observed. Common national safety standards require electrical panels to be weatherproof. Also they should have a main disconnect, and each circuit in the panel should be clearly labeled. Panels should be effectively grounded. Industry standards require us to take a representative sampling and testing of lights, outlets, switches and devices, looking to raise suspicions or curiosities. The HVAC equipment is checked for proper service disconnects. A representative sampling of Ground Fault Interrupters (G.F.I.) was taken and checked. All we checked reset properly unless noted otherwise. Grounding sources were observed at the water piping. This does appear to be a very good overall electrical installation, and free of defects.

### **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

The **Heating, Ventilation and Air Conditioning Systems** were inspected. There are three separate systems in a nicely designed, zoned layout. We run all systems in both the heating and cooling modes. The energy source for heating is natural gas. The air distribution systems are inspected by means of a visual representative sampling inspection of ducting, duct insulation, outlets and piping systems. Ventilating systems are also inspected where visible. The air conditioning units responded and achieved an acceptable temperature differential at the supply and return grills of 14 degrees or more. The thermostats are serviceable and responded properly. Condensate drainage systems are inspected and appear to be correctly installed. All three systems are nice quality Carrier brand. Keep the filters changed often, at least 3 or 4 times a year with high grade 3M brand filters (or equal) and the systems will provide longer service life and will run more efficiently. Have all new filters installed immediately after you move in, and then have twice annual servicing by a licensed and properly qualified HVAC specialist. As part of the annual maintenance, ask your contractor to blow the condensate lines out with compressed air. Having an experienced contractor perform yearly maintenance on the air conditioner has many benefits.



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Visual examination inspection points are made for proper installation, safety, economy and functionality. It would be a good idea to have the systems serviced and cleaned at this time. The filters and condensing units are dirty.

**SECTION 8 – Fireplaces and Chimneys**

A. Items to be inspected:

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

B. The Inspector is not required to:

1. Inspect chimney interior

The fireplace was inspected and the chimney exterior weather cap and spark arrester appears to be in acceptable condition. The portions of the firebox and flue that are visible also appear to be in acceptable condition. There is a functional damper and hearth in place. The gas line is capped in the box. There is a valve present in the face of the hearth as expected. There are a wide variety of pre-fabricated chimneys like this one, which are constructed on site with approved components. We perform a competent inspection on them but we are limited by the areas which cannot be viewed without dismantling any portion of them. The fireplace appears to be fine however, with no defects observed or detected.

**SECTION 9 – Building Interior**

A. Items to be inspected:

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

B. The Inspector is not required to:

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

The **Interior** of the house was inspected and was found to be in excellent condition. We inspect for unusually heavy or problematic looking cracking and found none. Floor tile is randomly



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checked for loose tile and obvious cracking and grout deterioration. An inspection and representative sampling of the doors and windows was taken. Permanently installed cabinets and countertops are inspected. The primary Built-in Appliances in the home were checked. Burners on stoves and ovens were turned on. Exhaust hoods and lights are checked. Dishwashers are run through normal cycles. There were two high end dishwashers and both ran normally. Unless noted otherwise there were no obvious problems, loud noises or leaks. Garbage disposals are checked by turning them on and off. The Garage was inspected and automatic garage doors are operated. The concrete slabs, stem walls, walls and ceilings were inspected. Exterior doors are inspected and doors between the garage and the house are inspected proper spring loaded self closing hinges. A general inspection of other interior components is taken to expose anything that falls into a material defect category.

**OPTIONAL SECTION 10 – Pool and Spa**

The pool and spa system was inspected and the general condition of the visible portions of the systems, structures and components is very good. The inspection using normal user controls, attempts to discover and report any items, which in the opinion of the Inspector are not functioning properly, or appear to be at the ends of their service lives. Excluded from this pool/spa inspection is any system, structure or component of the pool/spa which is inaccessible, concealed from view, below the water line or cannot be inspected due to circumstances beyond the control of Inspector. The pool is located in the back yard and is a conventional built in ground type of pool installation. There is concrete hardscaping around the pool perimeter which is good condition and appears to generally slope away from the pool. The tile coping and stone work appears to be in good condition. No obvious defects or missing pieces were noted. Normally necessary equipment such as lights, pumps, heaters, filters and related mechanical and electrical connections are present. The equipment appears to be a very good name brand product. A good overall quality electrical installation has been provided with no obvious defects. The breaker sub-panel and conduit work looks good. The panel is fed off the main panel for the house. The control panel mounted inside the house is an excellent quality controller which we found to be user friendly and easy to understand. The systems responded to our normal user commands as expected. The heater came on in the spa mode and pool modes. The spa bubbles worked and we detected a temperature rise in the spa after allowing the heat to run in the spa mode. The pool and spa lights came on. The system is in good overall good condition. This is a nice quality installation.

The safety systems including but not limited to barrier systems, alarms, pressure limit devices, suction hazards and entrapment hazards are excluded from the scope of this report and were not inspected or considered. Evaluating child access barrier adequacy is excluded from the scope of this report. We recommend that you carefully address pool safety issues such as adequate child protection at pool enclosures, entry gates, back yard and side access, and alarm systems serving doors that access the pool area directly from a home's interior.

Smoke detectors are not tested or inspected by this company. Since it is not unusual for a period of time to pass between when the inspection occurred and when a buyer takes possession of the property, it is unwise and unsafe for us to report on the working status of smoke detectors present.



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Although the seller is required to transfer the home with proper working smoke detectors, it is important that those present at the final walkthrough, make sure the smoke detectors are working and installed as per local fire authority jurisdiction. It is in the best interest of the client to change the batteries, test the smoke alarms, maintain smoke alarms per manufacturers requirements, add additional alarms if necessary and add carbon monoxide alarms. Most manufactures recommend that smoke alarms be replaced every 10 years.

**Photographs** are included for items that may be hard to explain or for items difficult to access, like things in the attic. As you read through the report, please do not hesitate to call if we may be of further assistance.

Respectfully,

Complete Home Inspections Inc.  
Mr. Brad Kirstein, President

End of Section.



### ***III. Summary***

The home overall is in good condition. The systems are well planned and installed. Quality and good overall workmanship is evident throughout. We did note the following items, which are brought to your attention. We suggest that any agreed to repairs or evaluations be made by licensed contractors. Ask for and keep copies of all receipts from these licensed contractors.

#### **SECTION 2 – Exterior**

- 1) Irrigation valves noted leaking at row in front and at row on north side of house. One of the heads needs to be repaired as well. It is shooting upward.

#### **SECTION 3 – Roof Covering**

- 2) Some of the scuppers have plaster debris in them. See scupper to upper right or single garage door. Recommend for all scuppers to be checked and cleared.

#### **SECTION 5 – Plumbing**

- 3) We could not get the hot water circulation pump to run.
- 4) The hot water heater TPRV drain piping does not end in a visible location.
- 5) The copper piping needs to be braced where it comes through the wall by the water heater and diaphragm.
- 6) Some of the anti-scalding mixing valves in the shower do not allow the water to get hot. For example, there are two heads in the master shower with different temperatures. Recommend for all shower valves to be checked and adjusted.

#### **SECTION 6 – Electrical**

- 7) Inspector recommends for the two 200 amp disconnects be labeled as to their function.
- 8) Buyer requests explanation to the wiring alterations to the switching for the ceiling fans. Some switches appear to have been abandoned. Dining room appears to have been altered for added lights.
- 9) The outdoor type electrical outlets are exposed to the elements where the outdoor lighting transformers are plugged in on the north side. Recommend plastic domed type retrofit covers to protect the circuits.
- 10) Two different outdoor lighting transformers/timers have been provided. We didn't understand how to turn on and program the one on the right hand side. The one on the left was self explanatory. Please ask the builder to provide the manuals or explanation.

#### **SECTION 7 – Heating and Cooling**



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- 11) There are two HVAC units mounted in the attic. The one on the right has quite a bit of oil in the drip pan. The left side has some oil below as well. Recommend for the units to be checked to make sure there isn't some problem such as a leaking bearing seal or some other problem. We don't normally see oil like this.
- 12) Inspector recommends servicing of all three units including new filters and cleaning of condensing units. This is normal maintenance but it does appear to be due.

**SECTION 9 – Building Interior**

- 13) Recommend for any ceramic tile grout voids in shower pans to be filled for effective seal.
- 14) The door hardware to the Casita mechanical closet does not work properly. Also the deadbolt hardware from the laundry area to the single car garage also needs to be worked on so it flips over all the way like the other door.

**SECTION 10 – Pool and Spa**

- 15) The low voltage controls are not wired the way we are accustomed to seeing them. For example, typically the spa can be heated without having to run the booster jets. Also at one point the spa heater came on but then shut down after about a minute. Please have the pool subcontractor come to double check the low voltage wiring and programming of the system. Have the controller in the spa double checked as well. This is a very nice system but it seems to need some fine tuning.

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

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

End of Section.



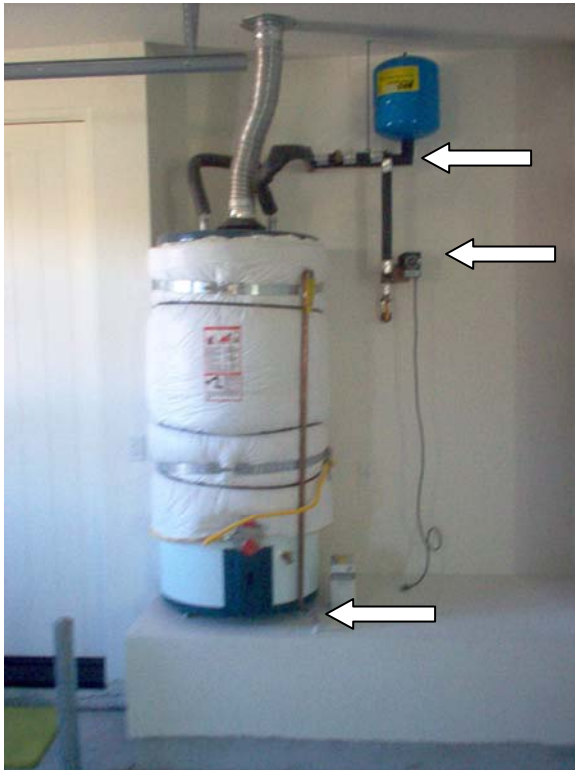
## ***IV. Photographs***



Typical roof view.



Another roof view.



View of water heater. Arrows indicate top: area needs bracing, middle: recirculation pump, below: PTRV piping.



Oil staining at attic mounted HVAC unit.

End of section



## **Part V. Glossary of Terms**

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

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

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

**Condition:** Conspicuous state of being

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

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

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

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

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

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

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

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

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

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

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

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

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

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

**Real Estate Inspection:** Refer to Part I, "Definitions and Scope", Paragraph A

**Representative Number:** Example, an average of one component per area for multiple similar components such as windows, doors, and electrical outlets

**Safety Hazard:** A condition that could result in significant physical injury

**Shut Down:** Disconnected or turned off in a way so as not to respond to normal user controls

**System:** An assemblage of various components designed to function as a whole

**Technically Exhaustive:** Examination beyond the scope of a real estate inspection, which may require disassembly, specialized knowledge, special equipment, measuring, calculating, quantifying, testing, exploratory probing, research, or analysis

End of Report