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TAYLOR G. VREEKEN
CCI
PROFESSIONAL INSPECTOR
INSPECTION ASSOCIATION

CALIFORNIA LICENSED CONTRACTOR
379838
GENERAL BUILDING-B
ELECTRICAL-C-10
CONCRETE-C-8

TILE ROOFING INSTITUTE

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Address: 1412 W Nectarine Ave Lompoc, CA 93436 **10/01/2026**

Inspector: Taylor Vreeken, CCI
P.O. Box 415 Templeton, CA 93465 | O: 805.462.1978 C: 805.441.9727

CERTIFIED BUILDING INSPECTOR / *State Board Member, CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION*

Please take the time to review the entire report carefully and completely. If there is anything you would like us to explain, or if there are any questions you have, please feel free to call us. We would be happy to answer any questions you may have.

IMPORTANT: All repairs should be completed or supervised by a licensed contractors. Example;
All plumbing repairs should be done by a licensed plumbing contractor.
All electrical repairs should be done by a licensed electrical contractor.
All heating and/or cooling system repairs should be done by a licensed HVAC contractor.
All roof repairs should be done by a licensed roofing contractor, etc.

This inspection is performed for the client of a property to provide a general, overall report of the conditions as they existed at the time of the inspection. This report focuses on the 6 major systems, which include: **Structural Integrity, Roof, Electrical Systems, Plumbing System, Heating and Cooling Systems and the Fireplaces and Chimneys**. Cosmetic conditions are outside the scope of this inspection and may not be included or reported on as part of a home inspection.

Notice: It is important that the Client follow all recommendations as stated in this report to help prevent damage, deterioration and to help ensure a safe and healthy building. The inspector can not be held liable if all recommendations are not followed completely.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

E&C = Evaluation and Corrections Needed: This issue is a potentially serious concern and should be addressed. Recommend further review and repair by a qualified and licensed professional.

SC = Safety Concern: Dangerous conditions exist that should be corrected immediately for safety. Recommend further review and repairs by a qualified and licensed professional.

FI = Further Investigation is Needed: Client should have an appropriate licensed specialist investigate further until satisfied as to the cause, current conditions, potential future issues and correct as needed.

MR = Maintenance Recommended or Needed: Contact a qualified professional to service this system or component to help prevent future issues and ensure proper working order.

SU = Safety Upgrades: Safety upgrades are recommended, but may not necessarily be required. Contact a qualified professional for additional information.

UPG = Upgrade: Upgrades are recommended or needed by a qualified professional to help improve and maintain the overall performance and/or integrity of the system or component.

DS = Disclosure: This item should be monitored, as future attention, repair or upgrades might be needed. Contact a specialist for additional information and recommendations.

Be advised that, if the building was furnished at the time of the inspection, many areas were not visible or accessible. Therefore, the conditions in these areas could not be determined fully and warrant additional review once the building is vacant. Be aware that some defects, such as water intrusion or leaks that do not visibly show themselves at the time of this inspection, cannot be detected and may only arise after a building has been occupied for a time. A full re-inspection by us is warranted once the building is vacant.
Comments made within this report that are outside the scope of a standard inspection or the CREIA standards are informational only and at the discretion of the inspector. These comments do not in anyway constitute a full or complete inspection or evaluation of that specific system or component.

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General Information

NOTICE: This report contains technical information. If you were not present during the inspection, please contact this office to arrange for a phone consultation with your inspector. If you choose not to consult the inspector, this inspection company and inspector cannot be held liable for your misinterpretation or misunderstanding of this report's contents.

It is the responsibility of the client to check with local building departments for permit information during all real estate transactions.

NOTE: All warranties and liability protection for the client from this inspection applies only to the parties written on the signed contract and is not transferable to any third party without a new signed contract. If you acquired this inspection and are not the contracted party you are required to contact Professional Inspection Services to request for a reduced fee a new contract or forfeit any future liability claims.

IMPORTANT NOTIFICATION (Clients responsibility): Be aware that any defect comment within this report may only identify a portion of a overall condition. Example: A crack or movement in the foundation noted on the South side of the home, or a defective outlet found in the dining area. It is the responsibility of the client to have the appropriate licensed professional to review the entire system, and not only the specific noted defect. Such as per our example, the engineer or contractor shall review the entire foundation systems not only the specific area noted in the report to ensure that additional movement or settling is not occurring in other areas which are not directly identified in the report. Also per the example, the electrical contractor shall review all electrical outlets not just the defective outlet noted in the report to determine if additional defects in the electrical system needs repairing. Additional defects may be discovered during the additional review of the entire system by the appropriate licensed professional.

Hidden Defects: A latent, hidden or concealed defect is one which could not be readily discovered by reasonable, customary and non-invasive visual observation during the inspection. These defects might have been painted over, inside walls, buried under insulation, covered or blocked with furniture and other belongings, or tucked away in hard-to-reach spaces with limited access which require dismantling or the use of special equipment or tools or in areas that the home inspector dreamed unsafe to enter. Defects that are discovered which have been concealed, hidden, or covered up by home owners, etc., are outside the scope of this inspection. Considering home inspections are only visual and non-invasive in scope, the inspector is not required to use x-ray vision or ESP to find hidden or concealed defects and is not responsible or liable if discovered after the close of escrow during remodels, during different weather patterns which were not encountered during the inspection or when the occupant's belongings or flooring have been removed, even if they appear days, months or even years after the move in. If the home is occupied during the inspection, the client shall have the inspector revisit the property, for an additional fee, to inspect areas of the property which were not visible or accessible at the time of the original inspection due to occupant's belongings once the home is vacant and prior to the close of escrow. Failure to due so will void any inspector liability for discovered defects which fall within the standards in areas that were blocked during the original inspection by the occupant's belongings.

WEATHER CONDITIONS
1: Approx. Temperature: **70°F**
2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES
3: North

INSPECTION DATE	START TIME	FINISH TIME ON-SITE
Thursday, October 1, 2026	11:00 am	2:00 pm

INSPECTOR
5: Taylor Vreeken, CCI, CMI

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PROPERTY TYPE
6: Single Family Residence

INSPECTION TYPE
7: **Pre-Sale Listing Inspection** : This inspection is performed on behalf and for the seller specifically, to provide a general overview of the property conditions as they existed at the time of inspection. This report focuses on the six primary systems: **Structural Integrity, Roofing, Electrical, Plumbing, Heating and Cooling, and the Fireplaces and Chimneys**. *Cosmetic conditions and non-permanent appliances are excluded.*

This report is informational only and does not reflect any repairs, upgrades made or conditions that have changed after the inspection date.

Buyer's Responsibility*: Any prospective buyer relying upon this report is required to contact Professional Inspection Services, complete a report review, execute a new inspection agreement, and pay all applicable fees. Any prospective buyer who relies upon this report without completing these requirements does so knowingly and voluntarily and thereby waives and releases any and all claims against Professional Inspection Services and its inspectors arising from or related to such reliance. Failure to comply with these requirements constitutes a complete and unconditional release of Professional Inspection Services and its inspectors from liability associated with the unauthorized use of or reliance upon this report.*

YEAR/ OCCUPANCY STATUS
8: Approx. Year Built: 1962
9: Occupied.

PRESENT DURING THE INSPECTION
10: Seller

ADDITIONS
DS **11:** ADDITIONS or UPGRADES SUSPECTED:
Some upgrades or additions were observed or suspected that may have required building permits. No determination is made regarding permit status. The client is advised to contact the local building department to verify whether proper permits and final approvals were obtained.

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:
DS **12:** OUTSIDE THE SCOPE OF THIS INSPECTION:
Items listed below are outside the scope of this inspection and were not evaluated or inspected per standards. Client is advised to have these areas or components reviewed, inspected and tested by an appropriate and qualified trade professional familiar with applicable standards.

13: **Notice**: Building constructed prior to 1979 may contain asbestos and/or lead-based paint. Determining if drywall, flooring, attic insulation, acoustic ceilings or any other component in, or on the house that may contain asbestos or if the exterior and interior paint contains lead is beyond the scope of this inspection. If concerned have tested.

14: Sheds

Grounds

DRIVEWAY TYPE
15: Concrete Driveway

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DRIVEWAY COMMENTS

UPG **16:** Some common and moderate cracks found in areas of the driveway. Client should investigate further the cause and correct.

SU **17:** Areas of the driveway are uneven with potential trip hazards. Upgrades recommended.

SIDEWALK / WALKWAY TYPE
18: Concrete Walkways
19: Brick Paver Walkways

SIDEWALK / WALKWAY COMMENTS
20: Walkways appear serviceable

SU **21:** Areas of the walkways are uneven with potential trip hazards.

PATIO TYPE
22: Concrete Patios
23: Brick Paver Patios

PATIO COMMENTS
24: Patios appears serviceable.

FI DS **25:** **Disclosure**: Some typical and moderate cracks found at areas of the concrete patio areas.

SU **26:** Areas of the patio are raised, settled and/or uneven with potential trip hazards.

PATIO / PORCH COVERS

E&C **27:** Areas of the wood framed BACK PATIO COVER do not meet minimum construction or engineering standards. Improper installation of the heavy wood framed patio cover attached directly to the existing house roof overhang facia board without appropriate connections and fasteners other required upgrades. Further evaluation by a licensed contractor familiar with minimum construction and engineering standards is recommended.

Exterior

Any comments as to water intrusion are not intended to be technically exhaustive per CREIA standards. If some water intrusion is evident it is recommended to have all areas of potential water intrusion evaluated by a qualified water intrusion specialist. This is a visual, non-destructive inspection.

Disclosure: Wall insulation type & value, if installed, is not determined. Conditions inside walls cannot be judged.

STRUCTURE TYPE
28: Wood Framed

EXTERIOR WALL COVERINGS
29: Painted Stucco.

Disclosure: The painted stucco will require continuous and ongoing maintenance, such as repainting approximately every 7 to 10 years depending on the quality of paint.

30: Brick Veneer

EXTERIOR WALL COMMENTS
31: Exterior walls appear in good condition

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MR **32:** Areas of the exterior are not fully visible and not inspectable due to occupant's belongings and foliage. Conditions are behind the blockage are unknown. Client is advised to have the obstructions moved to have the areas reinspected.

STUCCO

DS **33:** Some typical-type cracking was observed at areas of the exterior stucco. These types of cracks are common and are often the result of normal shrinkage, thermal expansion, or minor building movement. At the time of inspection, no significant displacement or structural concerns were noted. However, the cracks should be monitored over time for signs of additional movement, widening, displacement, or the development of new cracks, which may indicate a more significant underlying condition requiring further evaluation.

FI DS **34:** Disclosure: Areas of the original older exterior stucco do not have a weep screed or drainage openings. This is typical, given the age of construction.

EXTERIOR TRIM

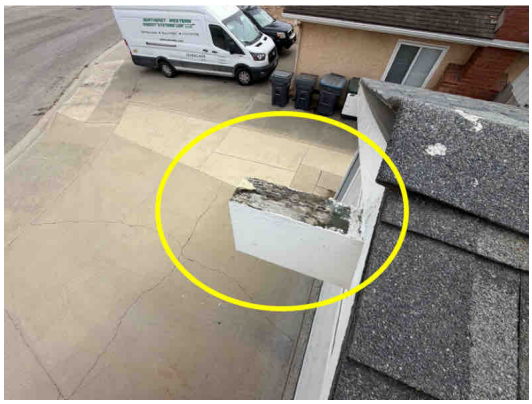
35: TRIM TYPE: Wood

36: Appears serviceable. *Refer to the Termite Report for additional comments and recommendations*.

E&C **37:** Some moisture and/or bug type damage & deterioration found at exterior areas such as eaves, fascia and/or trim. Refer to the termite report for locations and extent.









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Grading

Geological conditions and site stability are outside the scope of this inspection. For further information contact a licensed civil engineer. Off-site water (i.e. street water, water from a neighboring property, or sub-surface water) influences onto this property are outside the scope of this inspection and are not addressed. If concerned, have evaluated by a licensed geotechnical engineer.

SITE SLOPE

38: Minor Slope

Determination of site stability, soil erosion potential, and water runoff from surrounding slopes, streets, and adjacent properties is outside the scope of this inspection and is not evaluated.

GRADING COMMENTS

MR UPG **39:** Evidence of ponding water was observed in areas of the property at and/or near the home in some planter areas. Recommend improving site drainage and landscape grading and/or adding proper underground drainage as needed to help direct water away from the structure and off the property.

MR **40:** Areas of insufficient slope of the soil away from the building along some areas of the perimeter foundation. A proper slope of the soil, patios and walkways should allow for water to flow freely away from the building, not allow water to flow against areas the foundation edges and water should not allow for ponding of water in areas near or at the foundation as this can cause erosion and/or settling of the foundation system.

MR **41:** Plants and/or Trees touch the buildings exterior. Proper landscape maintenance needed.

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Foundation

Notice: No engineering of the foundation or any structural component is performed. Areas of the perimeter foundation are not visible. Some typical and common cracks noted in the perimeter foundation. Client is advised to monitor cracks to help determine if future movement or conditions occur.

FOUNDATION TYPE

DS **42: Raised Foundation with Crawlspace**

Disclosure: Be aware that some crawlspaces may contain toxins from current or past animal or critter intrusion, molds, fungus or other issues arising from past moisture or water intrusion which may negatively affect the overall air quality within the crawlspace and living spaces. Determining the air quality inside the home and crawlspace is outside the scope of this inspection. All parities should perform their own due diligence until satisfied as to the air quality inside the living spaces.

DS **43: Disclosure**: Some typical and common cracks noted at visible areas of the perimeter foundation. Client is advised to measure and monitor cracks to determine if future movement occurs.

DS **44:** Some typical cracks noted at areas of the concrete perimeter foundation system. Areas of cracks on the exterior should be documented and monitored as additional future movement may occur. If client or perspective homeowner has specific concerns as to cause, the current conditions and potential future issues, a licensed civil engineer should evaluate, document and provide information with regard to future potential conditions.

FI **45:** Some water stains noted on the underside of the wood framing in areas of the crawlspace under some exterior doors, bathrooms and/or kitchen. Refer to the Termite report for additional comments and recommendations as to the exact location, extent, and if repairs are needed.

46: CRAWLSPACE VENTILATION: Appears adequate.

Determining the precise quantity of crawlspace ventilation openings is not calculated and is outside the scope of this inspection. The determination of adequate ventilation is by visually inspecting the overall condition throughout the visible and accessible areas of the crawlspace. This would include inspecting the metal components within the crawlspace for excessive rusting or if there is an unusual moisture condition, such as high humidity, mold, an inordinate amount of fungus growth on the wood framing not from a water leak, or other issues related to an excessive moisture condition caused by the inadequate amount of ventilation in the crawlspace.

47: ANCHOR BOLTS: Some Foundation anchor bolts noted in areas of the crawlspace. *Anchor bolts not fully visible.*

48: Installed in areas of the foundation system: Wood Posts on Concrete base

DS **49:** Foundation and stem walls are poured concrete. *Common cracks visible in the concrete foundation. Foundation perimeter is not fully visible*.

50: *Disclosure: No engineering of the foundation and / or any structural component in the crawlspace or basement is performed. If concerned have tested.*

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INSULATION

E&C **51:** Most of the visible subfloor was uninsulated. Insulation was present in only a limited portion of the crawlspace, with much of it hanging loose or lying on the ground rather than secured against the subfloor. Recommend a qualified insulation contractor remove displaced material and properly install and support insulation where needed.







RAISED FOUNDATION NOTES

DS **52:** Access, visibility, and inspection were limited in areas of the crawlspace due to insulation, some areas are too small for physical access and plumbing. Condition in some areas, not visible or accessible, in the crawlspace are unknown. Be advised that some additional defects may be discovered, not specifically mentioned in this report, during additional investigations or during repairs in the crawlspace.

SU **53:** Evidence of past rodents or other critters living in the crawlspace and/or other areas (visible droppings). Contact a qualified pest control professional for additional comments and recommendations. Determining if condition is old or active is outside the scope of this inspection.

SU DS **54: Disclosure**: *Be aware that older homes with raised foundations such as this, may not meet the current seismic foundation construction and engineering standards that are required in today's homes. If concerned, client may wish to consult a qualified engineer and/or licensed foundation contractor familiar with the current foundation construction and engineering standards for upgrade recommendations.*

NOTE: There is no requirements for foundation upgrades at this time, and this information provided is merely a disclosure and recommendation.

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MR **55:** Cellulose and/or debris noted in areas of the crawlspace. Recommend removal.



E&C **56:** Some support posts in the crawlspace show signs of settlement with uneven framing and interior floors. Recommend further review and repairs by qualified foundation professional.

SU **57:** Recommend installation of approved metal connectors/ strapping at wood post-to-beam connections and anchorage at wood post-to-concrete post base connections within the crawlspace as a seismic upgrade. Improved connections help resist lateral movement and uplift forces, enhancing the overall structural performance of the foundation support system. This upgrade is recommended but may not have been required at the time of original construction.

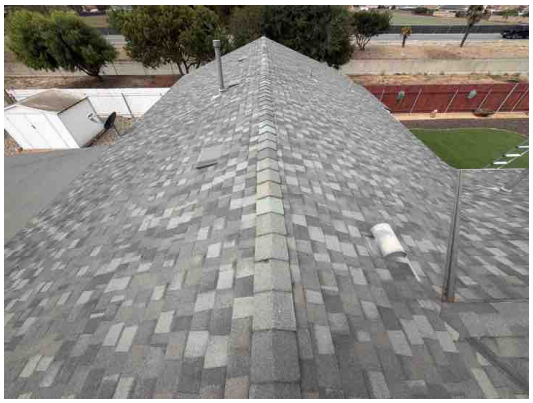
Roof

This inspection of the roof covering and components such as flashings and skylights is not intended to be technically exhaustive per CREIA standards. Meaning that if defects are found it is recommended to have the entire roof completely re-evaluated by a licensed roof contractor familiar with the current minimum installation requirements. Be aware that additional defects may be discovered during a more comprehensive evaluation by the licensed roofing professional. There should be no more than 2 layers of roofing on a building per standards.

ROOF STYLE

58: Gable





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ROOF MATERIAL TYPE
59: Asphalt Shingle
Average life expectancy of this roof material: 25-30 years
There is Approx. 5 +/- years of visible wear at areas of the roof.

60: Rolled Composition
Average life expectancy of this roof material: 25 years
There is Approx. 5 years of visible wear

ASPHALT COMPOSITION SHINGLE COMMENTS
61: ROOF CONDITION: The Asphalt Composition roof material appears to be within its useful life and in good condition for its age.
However, this is not a warranty or guarantee that the roof does not leaks or other future conditions might exist. This is only a physical inspection of the visible areas of the roof system.

FLAT / LOW SLOPE ROOF COMMENTS
62: ROOF CONDITION: **The Rolled Composition roof appears serviceable, within useful life and in good condition**.
However, this is not a warranty or guarantee that the roof does not leaks or other future conditions might exist. This is only a physical inspection of the visible areas of the roof system.

Flashings

Roof flashings, transitions, and skylights are not water tested for leakage. This is a visual inspection of the roof and its components per CREIA standards. All roofs require continuous and ongoing maintenance. Recommend having the roof serviced regularly by a qualified professional. Contact a licensed roofing professional for recommendations.

ROOF FLASHING
63: ROOF FLASHING CONDITION: Exposed and visible areas of the roof flashings appear serviceable and in good condition.

NOTE: *All roof flashing should be inspected and resealed approximately every 3 to 5 years to help maintain water tightness.*

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MR **64:** Resealing of the roof flashings is recommended as part of needed maintenance.



Gutters

RAIN GUTTERS
65: Type: Full rain gutter installation.

MR **66:** Installed rain gutters / roof drainage systems appear to be in a serviceable condition.
All roof rain gutters will need continuous and ongoing annual maintenance to help prevent gutter leaks. General maintenance should consist of; cleaning, re-fastening loose gutters and downspouts, etc.

RAIN GUTTER COMMENTS
MR DS **67: Underground Roof Rain Gutter Drains are Installed***:* Some of the roof rain gutter downspouts enter into an underground piped drainage system. *The conditions of the underground pipe and there terminations are not visible, not inspected - nor tested during this inspection. Additional inspecting, cleaning and testing the underground piping is recommended to determine proper flow and termination. Service underground drains regularly.*

Attic

Areas of the attic framing, drywall, electrical, plumbing, etc., are not fully visible or accessible due to the attic insulation and the areas of the attic that are too small for safe access. Refer to the Termite Repot for additional comments and recommendations.

ATTIC ACCESS
68: ATTIC ACCESS LOCATION: Bedroom Hallway
69: VISIBLE ATTIC FRAMING: No noted framing defects found in the accessible and visible areas of the attic.

70: ATTIC VENTILATION: Appears Adequate. *However, attic ventilation was not calculated but visually observed.*

DS **71:** Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, HVAC ducting and some areas are too small for physical access.

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72: Attic Photographs








TYPE OF INSULATION FOUND IN THE ATTIC
73: **Blown Fiberglass**: Approx. Depth 6-8 +/- Inches

ATTIC COMMENTS
FI DS **74:** Some minor and moderate moisture stains noted in areas throughout the attic. All water stains should be investigated by a licensed roofer. Refer to termite report for additional comments and/or recommendations.

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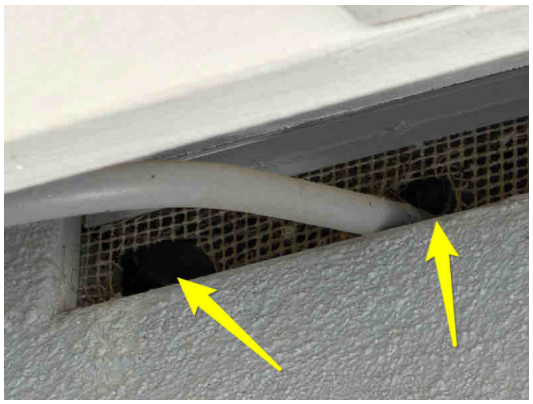
E&C MR **75:** Some damaged or missing attic eave vent screens on areas of the exterior at the roof overhangs. Repair or replacement of the damaged or missing vent screens is recommended to help prevent critter intrusion into attic areas.





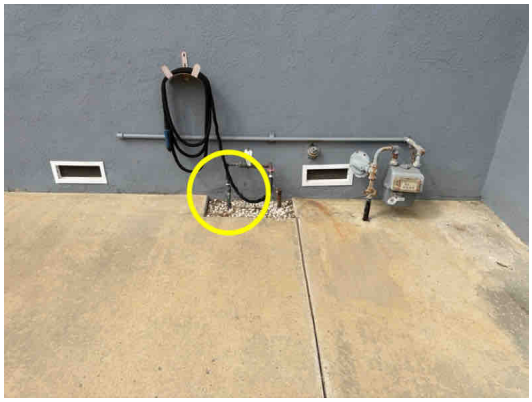
Plumbing

This inspection of the water supply system, waste system and its fixtures and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated by a qualified plumbing professional. Be aware that additional defects may be discovered during a more specific or directed evaluation by a licensed plumbing contractor.

MAIN WATER SUPPLY
76: Main water supply shut-off location : **EAST SIDE- Exterior** . *Main water shut-off valve not tested.*

Water Pressure - *Is At Approx.* **45** *+/- PSI. Optimal water pressure is between 40 and 80 PSI.*

1. Pressure Regulator Installed: **YES**
2. An Automatic Leak Detection Device installed on the main water supply: **NO.**





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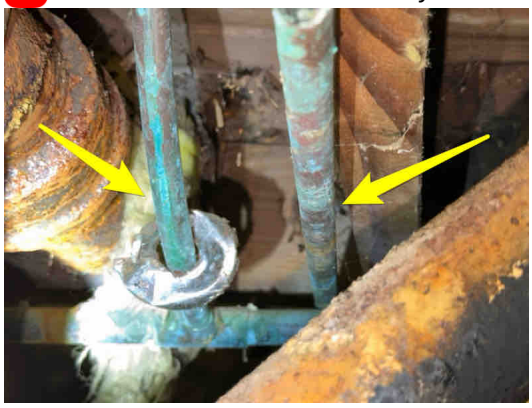
TYPE OF WATER PIPING
77: Type(s) of water supply piping that could be seen at the time of the inspection (other plumbing materials may be present but were not discovered at this time):
78: Copper

WATER SUPPLY PIPING
79: The visible areas of the water supply piping appears to be within useful life. *Pipes are not fully visible.*

80: *The condition of the Plumbing Pipe inside walls, under insulation in the attic, underground, under the slab, and in all inaccessible areas which are not readily visible are not evaluated or inspected. Conditions cannot be judged. Water pipe leak detection or pressure testing is not performed.*

E&C **81:** Some moderate and heavy corrosion noted at areas of the copper water supply piping in the crawlspace.





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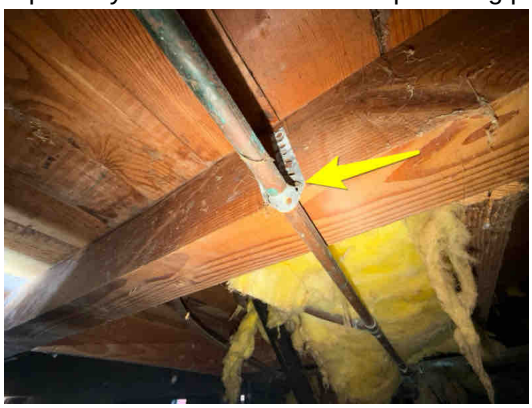
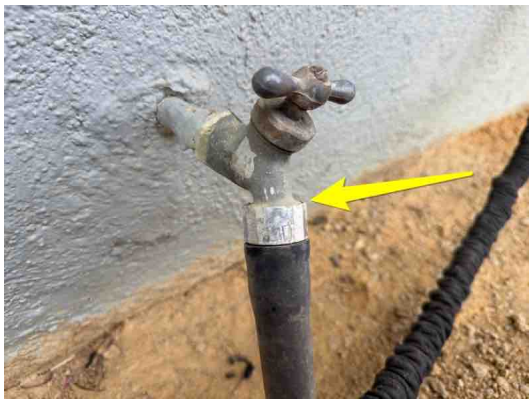
E&C **82:** An improper use of galvanized strapping to fasten the copper water piping in the crawlspaces. This is an improper copper/galvanized contact. This can cause electrolysis and damage the copper piping. Recommend repairs by a certified or licensed plumbing professional familiar with minimum requirements.



HOSE FAUCETS

83: The evaluated exterior hose faucets operated when tested.

FI DS **84:** Disclosure: Garden hose was not able to be removed from the hose bib via reasonable methods. Repairs may be warranted: NORTH SIDE



WASTE PIPING TYPE

85: Type(s) of waste water drain piping that could be seen at the time of the inspection. Other piping materials may be present or used in areas which are not visible at this time due to concealment.

86: ABS and PVC

87: Galvanized

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WASTE/SEWER PIPE CONDITION

FI **88:** **Note**: Due to the age of the building and the use of older galvanized, cast iron and/or other type of piping used for the waste and sewer systems, the piping may be nearing or at the end of its useful life and may have some defects or damage. The average life expectancy of these types of piping systems is approx. 50 +/- years and can fail without warning. Some visible and/or suspected corrosion, deterioration and/or flow restriction of the old waste piping systems is believed to exist.
Recommend additional review and video scoping of the waste and sewer piping to verify conditions.

Disclosure: *Waste and sewer pipes are not fully visible. Pipe conditions inside walls, inaccessible areas, under the ground or slab cannot be judged or determined.*





SC **89:** Open waste or sewer line needing to be repaired or capped: EAST EXTERIOR





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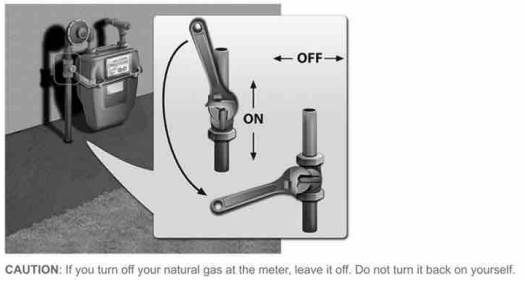
Fuels

FUEL TYPE
90: Natural Gas. **Location of main Gas shut-off** : EAST SIDE- Exterior

Client is advised to have All fuel-burning appliances (such as furnaces, water heaters, boilers, fireplaces, and gas dryers, etc.) inspected and serviced at least once per year by a qualified technician or the local gas utility provider. Regular inspection helps ensure proper combustion, safe venting, and detection of potential gas leaks or carbon monoxide hazards, and helps maintain safe and efficient operation of the equipment.





91: Gas shut-off appears serviceable.
Disclosure: *Gas piping and valves not tested during this inspection (visual inspection only).*

Water Heater

The average life of a tank type water heater is 6-10 years. Water heaters may begin to leak or quit working without warning. Client should visually inspect the water heater regularly to help ensure good condition and that the water heater is free from leakage or corrosion.
Determining size and gpm/ adequate hot water volume is beyond the scope of a home inspection.

WATER HEATER INFORMATION
92: Water Heater Location: GARAGE
Date: 2022
Size: 40 Gallons
Fuel Type: Natural Gas



WATER HEATER CONDITION
93: Water Heater Operated when tested.

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COMBUSTION AIR
94: Proper amount of combustion air.

STRAPPING
95: WATER HEATER STRAPPING: The Water Heater is strapped and braced satisfactorily to prevent movement.

TPR PIPING
96: The visible areas of the Water Heater TPR (Temperature Pressure Relief) pipe and valve appear serviceable in good condition. *TPR Valve not tested.*

VENT PIPING
97: Visible areas of the water heater vent flue pipe are serviceable.

PLATFORM ENCLOSURE
FI **98: Disclosure**: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

SC FI **99:** Moisture stains and damage at the drywall areas of the water heater platform and/or enclosure. Some visible mold growth noted on areas of the drywall. Recommend additional review and clean up by a qualified mold remediation professional. Refer to Termite report for additional comments and recommendations.



GAS PIPING
100: The water heater gas piping appears within useful life with no physical damage.

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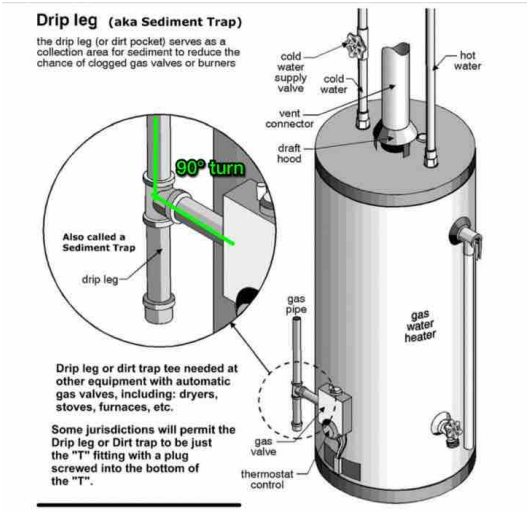
SU **101:** Recommend the installation of the missing sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements. [CPC 1212.8]





WATER HEATER GENERAL COMMENTS

UPG **102:** Missing the insulation on areas of the Hot and Cold water supply piping at the water heater.

Energy Code (Title 24, Part 6)
California's energy standards require insulation on the first 5 feet of cold and ALL the hot water piping from the water heater, to reduce heat loss and sweating (condensation).

SHUTOFF

103: Cold Water heater shutoff valve installed. *Valve not tested.*

E&C **104:** Evidence of past leaking with corrosion at the COLD water supply shut-off valve at the water heater. Recommend corrections by a licensed plumber.



DRIP PAN

E&C **105:** Missing / recommend a drip pan under the water heater. A drip pan is needed to help prevent damage if a leak were to occur per California plumbing codes and standards. [CPC 507.5]

EXPANSION TANK

E&C **106:** Missing the required water heater thermal expansion tank per minimum codes and standards *(PRV installed at main)*. Corrections recommended.
[CPC 608.3] [CMC 1005.0]

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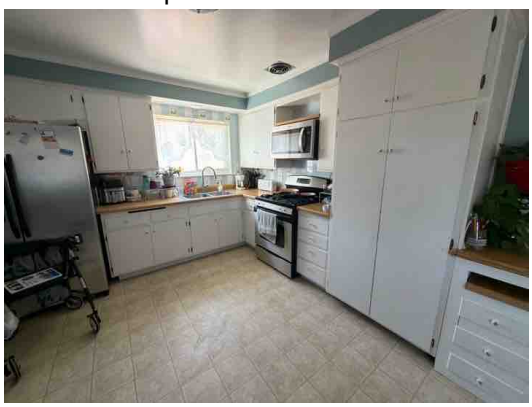
Kitchen

LOCATION
107: Kitchen photos:



SINK
108: The kitchen sink appears serviceable with typical wear for its age.

109: Plumbing under the kitchen sink appears to be installed correctly and is functioning.

DS **110: Disclosure***: Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

FI **111:** Some corrosion found at the water supply shutoff valves under the Kitchen sink / evidence of past leaking. Client should investigate further until satisfied as to the cause, condition and potential future issues. Correction Recommended.





112: Dishes block full view of the kitchen sinks - could not fully inspect. *Check carefully once empty.*

DISPOSAL
113: Disclosure: No disposal installed at the kitchen sink.

DISHWASHER
114: Disclosure - No dishwasher installed.

COOKTOP
115: The cooktop is Natural Gas and operated when tested

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OVEN
116: The *GAS OVEN* operated when tested
Disclosure: *The testing of the oven thermostat for temperature accuracy is outside the scope of this inspection.*

COOKTOP HOOD
117: Kitchen cooktop hood, exhaust fan and light operated when tested.

CABINETS & COUNTERS
118: Appear serviceable.

DS **119: Disclosure**: The area behind the refrigerator and other kitchen appliances is not accessible, not visible and not inspected.

DS **120:** Kitchen counters & cabinets have typical wear.

DS **121: Disclosure***: Kitchen counters and cabinets are not fully visible due to occupant's belongings. Do a careful check during final walkthrough and areas are evacuated and cleaned. If defects are discovered contact our office to evaluate and document condition.*

KITCHEN SPECIAL FEATURES
122: Microwave operated when tested.

Laundry

LAUNDRY:
123: Photo of the Laundry Location



LAUNDRY TYPE
DS **124: Disclosure**: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

125: Gas available for laundry dryer
126: Laundry dryer vent provided.
However, vent system is not fully visible or tested. It is recommended that the laundry dryer vent system, vent pipe and cap be cleaned regularly to avoid excessive lint buildup, which is a potential fire hazard.

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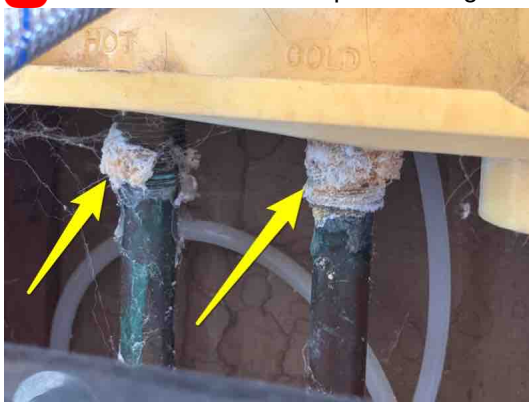
LAUNDRY COMMENTS

SU **127:** The GAS laundry dryer installed in the garage which generates a flame during operation capable of igniting flammable vapors is improperly installed directly on the garage floor. Gas dryers are now (as of 2026) required to be at least raised off the garage floor on a platform to prevent an accidental ignition of flammable vapors, such as gasoline fumes. Currently the Gas laundry dryer is improperly installed directly on the garage floor which is considered a safety concern by the Gas Company and building standards.

128: Disclosure: *The laundry washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the laundry machines are being transferred with the sale of the property, client should perform due diligence to ensure the proper and safe operation of the washer and dryer within the clients inspection period.*

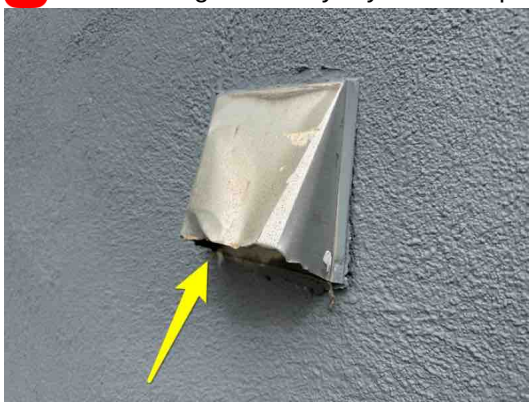
DS **129:** Area behind and under the laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

E&C **130:** Some corrosion / past leaking found at the HOT and COLD water supply valve at laundry.



DRYER VENTING

E&C **131:** Damaged laundry dryer vent cap. Recommend replacement or repairs.



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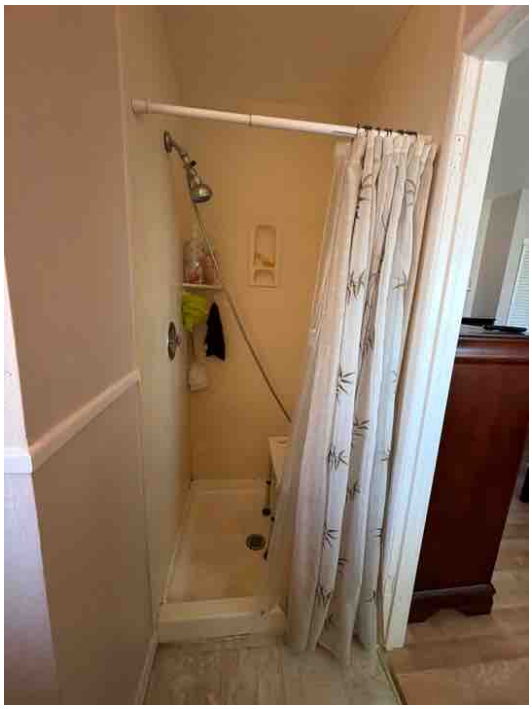
Bathrooms

BATHROOM LOCATIONS
132: PRIMARY BEDROOM BATHROOM





133: HALL BATHROOM



TOILETS
134: Operated when tested.

SINKS
135: Bathroom sink faucet and drain operated when tested.

Disclosure: *The operation and condition of the sink drain stoppers are outside the scope of this inspection and are not tested. Any and all comments made regarding sink drain stoppers are informational only and may only be specific to a single sink.*

VENTILATION
136: Appears adequate.

BATHTUBS
137: Tub faucet and drain operated when tested.

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SHOWERS
138: Showers operated when tested.

Determining the water tightness and integrity of the shower pans and walls, determining conditions behind tile or enclosures at the tubs and showers is outside the scope of this inspection as areas not visible or readily accessible. Unable to verify or determining if the tile or enclosures were installed per manufacturer's installation instructions.

Interior

Any comments as to water intrusion is not intended to be technically exhaustive per CREIA standards, meaning that if some water intrusion is evident it is recommended to have all areas of potential water intrusion evaluated by a qualified water intrusion specialist, as this is a visual, non-destructive inspection to point out potential issues as they are apparent and visible at this time. Be aware that additional defects may be discovered during a more comprehensive evaluation.
Note: Windows or doors blocked by occupant's belongings, blinds, and/ or window-door coverings are not able to be fully inspected.

FRONT ENTRY DOOR
139: Operated when tested.

140: Weather stripping appears serviceable.

141: Door hardware operated when tested.

EXTERIOR DOORS
142: Operated when tested
143: Latching hardware operated and appears serviceable.

INTERIOR DOORS
144: Operated when tested.

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DS **145:** Interior door is missing / not installed: PRIMARY BEDROOM BATHROOM



WINDOWS

DS **146:** Double-Pane Glass Retrofit Windows

Note: *Due to the many different types and brands of retrofit windows systems, compliance with manufacturer installation requirements could not be verified, as no installation documentation was available at the time of inspection.*

147: WINDOWS: A sampling of the accessible windows operated when tested.

Note*: Windows with blinds or shades or other coverings are not tested. All windows should be serviced by a qualified window specialist to ensure windows operate smoothly and properly and to ensure water tightness. Have all deteriorated weatherstripping replaced. Window blinds, shades, drapes or other window coverings are not inspected and are outside the scope of this inspection. Client should provide their own due diligence and evaluate all window coverings.*

E&C **148:** Some windows found a little difficult to operate. Maintenance or upgrades to the windows are recommended.

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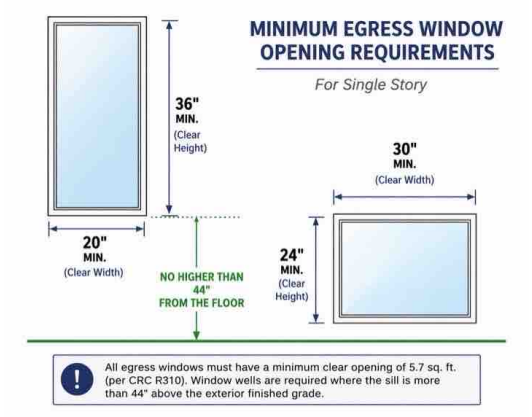
FI **149:** Moisture stains and/or damage on the inside at some window sills. Refer to the termite report for additional comments and recommendations.



SU **150:** Windows in BEDROOMS are a too high off the floor and do not meet the current minimum fire egress standards. Standards for fire egress windows are no more than 44 inches off the floor.



FLOORING
151: CONDITION: Flooring appears to be in good condition with typical wear for its age.

152: *Disclosure: Furnishings, rugs and occupants' belongings are examples item that prevent the full inspection of the flooring. Conditions in areas not visible are unknown. Do a careful check prior to closing*.

DS **153:** Some moderate and minor deterioration and/or damage noted at areas of the interior flooring.

CEILING TYPE
154: Drywall
155: Drywall with Acoustic Spray

Notice: *Determining if the wall or ceiling drywall, acoustic ceilings, flooring, attic insulation, insulation around the heating ducting, cementous vent piping or any other component in the house contains asbestos is beyond the scope of this inspection. If concerned have tested.*

WALL TYPE
156: Drywall

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WALLS AND CEILINGS

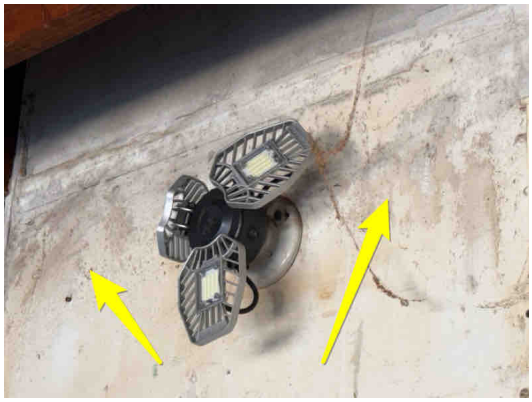
157: The general overall physical condition of the interior walls and ceilings appear to be good with some typical and common cracks.
Note: Determining the indoor air quality is outside the scope of this inspection. All parities should perform their own due diligence until satisfied as to the air quality inside the living spaces to determine if it is within your own personal acceptable levels.

DS **158:** Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor the cracks as future or additional movement may occur. Contact a qualified drywall professional for additional information and recommendations on how to repair.

159: *The conditions inside walls, behind occupants' belongings, behind wallpaper or paneling, under flooring and areas not visible cannot be determined and are not inspected. Do a careful check during final walkthrough. Identification, investigation or recommendations regarding MOLD and/or the presence of MOLD are outside the scope of this inspection.*
160: Disclosure*: Furnishings, window coverings (such as drapes shades and shutters) and/or occupant's belongings prevent full inspection of the interior, closets and cabinetry. Client is advised to do a careful visual inspection prior to closing and contact our office for an additional inspection if suspicious conditions exist.*

FI DS **161:** Evidence of past ceiling and wall repairs and/ or alterations found throughout. Client should investigate further to satisfy themselves as to the cause and current conditions.

SC **162:** Evidence of past moisture stains & damage with some visible mold growth on areas of the drywall: GARAGE SOUTH WALLS. Recommend additional review by a qualified remediation professional. Recommend further review to determine if stains are current or old and if repairs are needed.



INTERIOR CABINETRY

163: Disclosure: Areas of the interior wood cabinetry are serviceable with signs of typical wear and deterioration.

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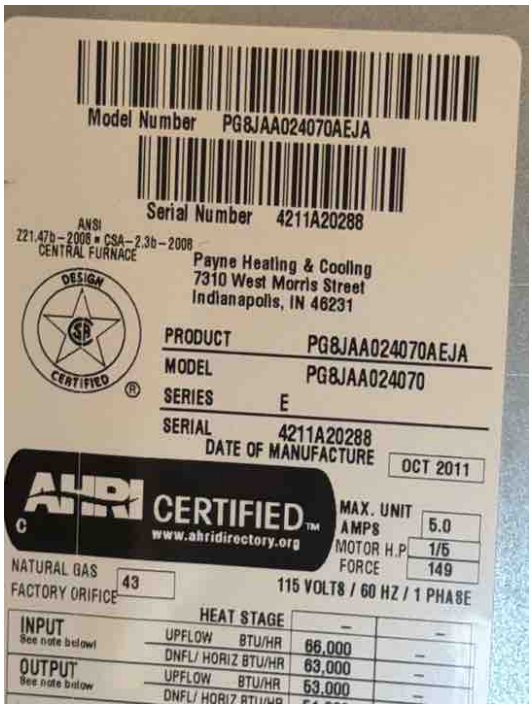
Heating

This inspection of the heating system and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated by a qualified HVAC professional. Be aware that additional defects may be discovered during a more comprehensive evaluation by an appropriate professional.

GENERAL INFO
164: LOCATION: BEDROOM HALLWAY ENCLOSURE
DATE: 2011
Approx. BTU RATING: 66,000
FUEL TYPE: Natural Gas
FURNACE TYPE: Gas Forced Air

Calculating or determining the size, efficiency, or adequacy of the heating system for this structure is outside the scope of this inspection.





CONDITION
165: HEATING SYSTEM CONDITION: The heating system operated when tested.

FURNACE FLAME
166: The Furnace flame appears serviceable.

Disclosure: The heater was not dismantled or tested for a crack in the heat exchanger. This is beyond the scope of a home inspection. If furnace is older you should have the heat exchanger checked by a licensed HVAC professional.

Notice: Safety switches such as thermocouples are not tested. Carbon Monoxide testing is beyond the scope of the inspection and is not performed.

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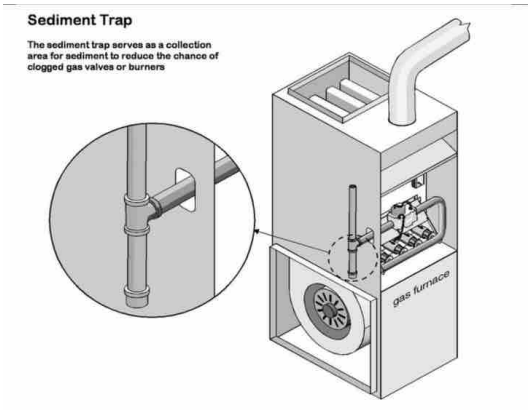
UPG **167:** Missing the required installation of the sediment trap at the furnace gas piping at flex connection. Correction should be performed by a certified or licensed HVAC professional familiar with minimum requirements.



VENTING
168: The visible areas of the furnace vent piping appears serviceable. *However, the furnace vent pipe is not fully visible.*

DUCTING/DISTRIBUTION
169: Appears serviceable at visible areas.

Disclosure*: Conditions inside the ducting are not visible and are unknown. Be advised that certain dirty ducting systems have been known to have some biohazards and/or carcinogens inside the ducting. Cleaning, resealing and servicing of HVAC system and ducting is recommended every few years.*

AIR FILTERS
170: Air filters appear clean and in good condition.

COMBUSTION AIR
171: Appears to be the appropriate amount and in the appropriate locations.

THERMOSTAT/CONTROLS
172: Operated when tested.

Electrical

We recommend that all electrical defects be reviewed and repaired completely by a licensed electrical contractor. Additional defects may be discovered during review or repairs as this inspection is a general overview of the entire electrical system and may not detail every electrical defect. GFCI and Arc Fault protected circuits are tested only at the test / reset button location and only if the circuit is not being used by occupant. No other part of the circuit was tested for GFCI or AFCI protection per standards.

Disclosure: *Wiring located inside the wall cavities, behind drywall, behind non-accessible covers and in areas not readily accessible or visible for any reason are not inspected and are outside the scope of this inspection as the hidden conditions are unknown.*

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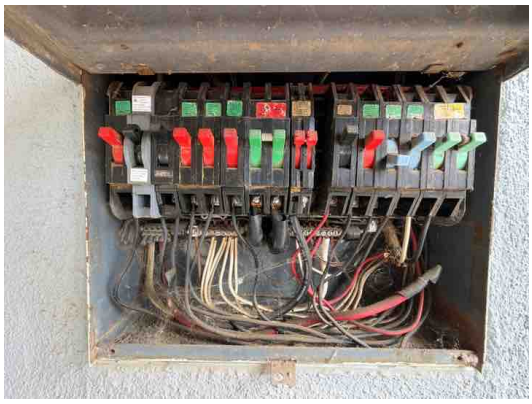
TYPE OF SERVICE AND MAIN ELECTRICAL PANEL-1
173: Electrical Service Type: **Overhead** (condition of service wires not fully visible and are unknown)
Main Electrical Panel Location: **Exterior - Southeast Corner**
Main Electrical Panel Ampacity: **100**
Panel Voltage: **240 volt**
Branch Wire Type: Copper

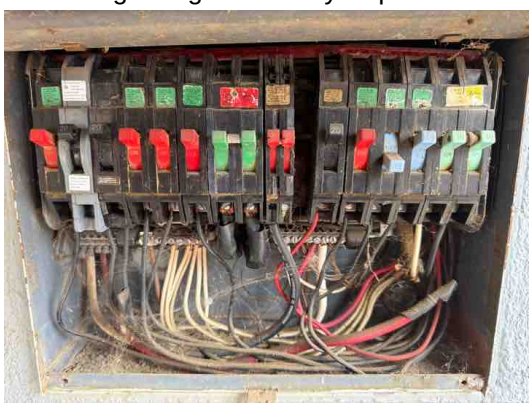
Determining the capacity of the circuits in the electrical panel(s) is outside the scope of this inspection. This is only a visual inspection of the electrical panels per the CREIA standards. No load testing of the circuits was performed.





MAIN PANEL

E&C **174:** The home is equipped with a Zinsco/Sylvania-GTE electrical panel. These panels have a documented history of reliability concerns, including reports of breakers that may fail to operate as intended under certain fault conditions. In addition, some insurance carriers may decline coverage or require panel replacement prior to issuing a policy. Recommend further evaluation by a qualified electrician and consultation with the prospective insurance carrier regarding insurability requirements.

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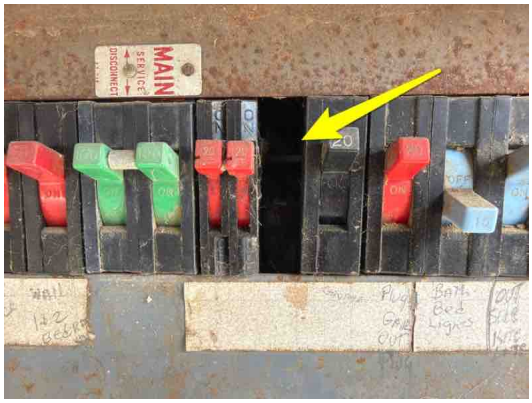
PANEL COMMENTS

SC **175:** Openings in the electrical panel dead front cover were not properly sealed with approved filler plates. Unprotected openings are considered a safety hazard and may allow accidental contact with energized components



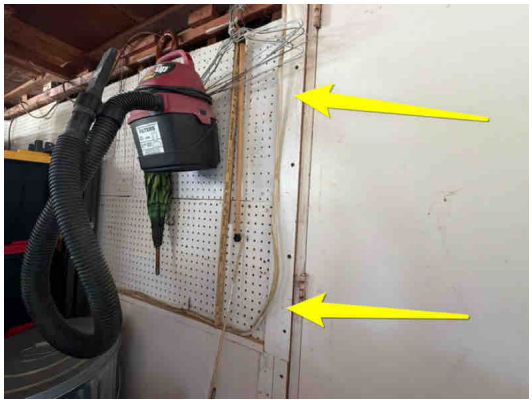
WIRING/CONDUIT

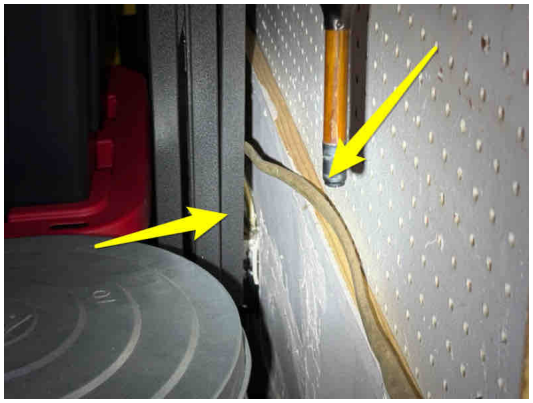
176: A sampling of the switches, light fixtures and outlets operated when tested.

Disclosure: *Occupant's belongings and furniture are not moved for testing of outlets and switched. Receptacles which are in use or are blocked by child tamper barriers are not tested. If house is occupied or any restricted conditions exist, additional testing is recommended. Additional inspection fees may apply. Astronomical clock-type lighting controls, photocells associated with exterior lighting are outside scope of this inspection and are not tested.*

DS **177:** *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SC **178:** Improper exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: MULTIPLE LOCATIONS IN THE GARAGE
NEC 334.15(B)
NEC 300.4





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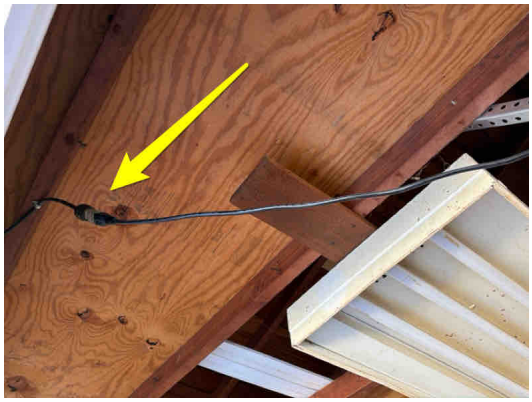
SC **179:** Improper electrical wiring. Exposed electrical wires and/or splices not protected in a box with a cover: GARAGE



SU **180:** Extension cord improperly used as permanent electrical wiring: MULTIPLE LOCATIONS IN THE GARAGE





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OUTLETS

SC **181:** Electrical outlet found loose in wall: BEDROOM-1

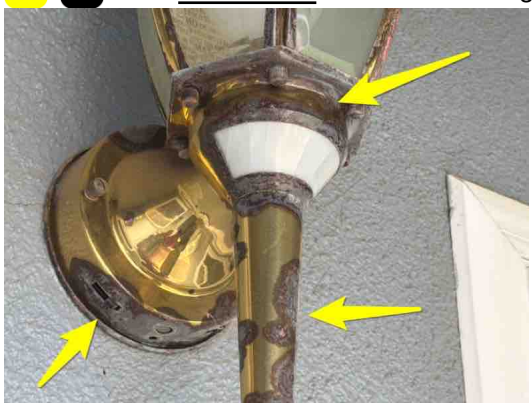


LIGHTING

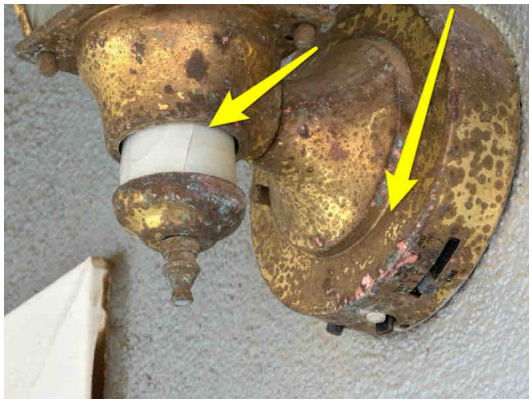
FI DS **182:** *Some electrical switches do not operate anything visible, (purpose unknown).*

FI **183:** *Some lights found to be non-operational (check bulbs if still found non-operational contact a qualified electrician to evaluate and repair or replace defective fixtures and/or switches).*

MR DS **184:** **Disclosure**: Some exterior light fixtures found corroded and/or deteriorated.







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DOOR BELL

DS **185:** Security cameras, video doorbells, and similar security devices are not tested for operation and are outside the scope of this home inspection. These devices may be considered personal property and may be removed by the seller prior to closing. If any security or camera equipment, including video doorbells, remains with the property, the client is advised to obtain all necessary access codes, account information, and operating instructions, and to reset passwords, access codes, and security settings upon taking possession of the property.

Detectors

186: *SMOKE DETECTORS and CARBON MONOXIDE DETECTORS are installed at the required locations.*

Disclosure: *This is not a warranty as to the effectiveness of the detectors, only that the detectors are installed in the appropriate locations per California law. Owner is responsible for testing detectors monthly and replace detectors every 10 years.*

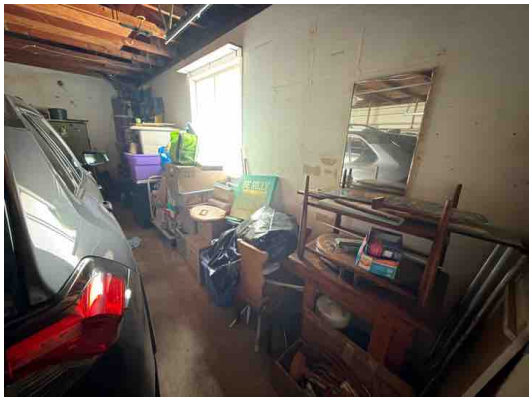
Garage

The conditions inside walls, behind occupants' belongings, and areas not visible cannot be determined. Do a careful check during final walkthrough.

Determining the condition of the waterproofing on interior below grade walls is outside the scope of this inspection. Interior walls are visually inspected for stains and damage in accessible areas that are not blocked or covered by occupants' belongings.

PHOTO
187: Garage





FLOORS
188: Visible areas of the garage floor appears serviceable.

DS **189:** Common cracks found in the concrete garage floor.

DS **190:** *Due to an excessive amount of stored items and/or cabinetry in the garage, the majority of the garage walls and/or floor, is not accessible, not visible, nor inspected. A re-inspection is recommended once access is made available.*

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WALLS & CEILINGS
191: Visible areas of the garage walls and ceiling appear acceptable.

If the garage is occupied, areas of the floor, walls, ceilings and attic may not be visible during original inspection due to occupant's belongings or cabinetry. If the garage is occupied during this inspection, client should have garage reinspected once garage is vacant.

DS **192:** *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

DS **193:** Walls not fully visible due to occupants' belongings and/or cabinetry.

SC FI **194:** Some holes or openings found in the garage firewall. Corrections are warranted for fire safety. Contact an appropriate contractor to review the entire garage repair as needed.





FIRE DOOR
SC **195:** Self-closer is non-operational at garage fire rated door to the living space.



PEDESTRIAN DOOR
196: Operated when tested.

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E&C **197:** Some moisture damaged found at the garage pedestrian exterior door, door jamb and/or trim. Refer to the Termite report for additional comments and recommendations.







MR **198:** Some visible daylight noted around the GARAGE exterior pedestrian door. Adding, adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.



VEHICLE DOOR TYPE
199: Roll-up

VEHICLE DOOR
200: The garage vehicle door(s) operated when tested.

201: Proper safety springs installed on the garage vehicle door.

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VEHICLE DOOR OPENER
202: The installed garage vehicle door opener(s) operated when tested.

All Newer garage door openers as of 2019 are equipped with battery backup systems typically have batteries with an average service life of approximately 1 3 years. These batteries should be tested annually, by unplugging the unit from the power outlet and tested. Replace batteries as needed to ensure proper operation during power outages. The battery systems at the newer garage vehicle door openers are not tested today and are outside the scope of this inspection.

203: The garage vehicle door auto opener and safety reverse mechanism operated properly when tested.

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