



<https://www.look1st.net>
look1st@sbcglobal.net
(530) 864-6809
14049 Drexel Drive
Magalia, Ca. 95954
Inspector: Steven Waterman
NACHI #06092992



Johnson / Clarion Inspection

Client(s): **Colin & Susan Johnson**

Property address: **14405 Clarion Way
Magalia, Ca. 95954**

Inspection date: **Friday, October 3, 2025**

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NOTE:












The findings and recommendations contained in this report are based on the newest and most up to date construction and safety standards in the industry. Some deficiencies may not have been recognized as such at the time the structure was built or remodeled. Other deficiencies are aimed at energy efficiency or air quality, and are not required building restrictions or practices.

Look 1st Inspections LLC is not a specialist in code compliance or zoning restrictions, and no part of the report should be considered as required repair and/or replacement.

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How to Read this Report

This report is organized by the property's functional areas. Within each functional area, descriptive information is listed first and is shown in bold type. Items of concern follow descriptive information. Concerns are shown and sorted according to these types:

	Safety	Poses a risk of injury or death
	Repair/Replace	Recommend repairing or replacing
	Repair/Maintain	Recommend repair and/or maintenance
	Minor Defect	Correction likely involves only a minor expense
	Maintain	Recommend ongoing maintenance
	Evaluate	Recommend evaluation by a specialist
	Monitor	Recommend monitoring in the future
	Energy Efficiency	Correction will likely save on energy costs
	Comment	For your information
	Damage	Damage caused by wood destroying insects or organisms (Rot, carpenter ant galleries, etc.)
	Conducive conditions	Conditions conducive for wood destroying insects or organisms (Wood-soil contact, shrubs in contact with siding, roof or plumbing leaks, etc.)

Contact your inspector If there are terms that you do not understand, or visit the glossary of construction terms at <https://www.reporhost.com/glossary.asp>

General Information

Report number: 4449

Time started: 9:45 am

Time finished: 1:00 pm

Client present for discussion at end of inspection: No

Weather conditions: Cloudy

Temperature: Cool

Ground condition: Wet

Type of building: Single family

Age of building(s): 39 years

Source for building age: www.zillow.com

Front of building faces: East

Occupied: No


1)  Propane was not available during the inspection (tank empty, shut off valve turned off, no tank installed, etc.). As a result, some appliances such as water heater(s), forced air furnace(s), gas fireplace(s), stove(s), range(s) and/or gas supply lines weren't fully evaluated. The inspector was unable to test for gas leaks.



Photo 1-1 Propane tank empty

Grounds

Limitations: The following items are not included in this inspection: swimming pools, spas, hot tubs, water features and related equipment; playground, recreation or leisure equipment; landscape lighting; areas below exterior structures with less than three feet of vertical clearance; irrigation systems; invisible fencing; sea walls, docks and boathouses. Any comments made regarding these items are as a courtesy only. Note that the inspector does not test or determine the adequacy of drainage systems for grounds, walkways, below-grade stairs and roof downspouts. The inspector does not provide an evaluation of geological conditions and/or site stability, compliance of pool or spa fencing with municipal requirements, or determination that deck, balcony and/or stair membranes are watertight.

Condition of fences and gates: Appeared serviceable

Fence and gate material: Wood, Wire

Site profile: Minor slope

Condition of driveway: Appeared serviceable

Driveway material: Asphalt, Poured in place concrete

Condition of sidewalks and/or patios: Required repairs, replacement and/or evaluation (see comments below)

Sidewalk material: Poured in place concrete, Paving stones

Deck, patio, porch cover material and type: Covered (Refer to Roof section)

Condition of decks, porches and/or balconies: Required repairs, replacement and/or evaluation (see comments below)


Condition of guardrails: Required repairs, replacement and/or evaluation (see comments below)

Deck, porch and/or balcony material: Wood

Condition of exterior stairs: Required repairs, replacement and/or evaluation (see comments below)

Condition of handrails: Appeared serviceable

Exterior stair material: Wood

2)  Guardrails in some areas with drop-offs higher than 30 inches were substandard with gaps over 4". This is a safety hazard. Standard building practices require that they:

- Be installed at drop-offs higher than 30 inches
- Be securely and permanently attached
- Be at least 36 inches in height
- Not be climbable by children
- Not have gaps or voids that allow passage of a sphere equal to or greater than four inches in diameter


A qualified contractor should evaluate and repair, replace or install guardrails as necessary, and as per standard building practices.



Photo 2-1 Front porch guardrail



Photo 2-2 Front porch guardrail

3)  One or more deck ledger boards were nailed to the building rather than being attached by adequate fasteners. This poses a significant safety hazard since the ledger board(s) may separate from the building, causing the deck(s) to collapse. A qualified contractor should install lag screws or bolts as per standard building practices to securely attach the ledger board(s) to the building. For more information on installing deck ledger boards visit: http://www.hometime.com/Howto/projects/decks/deck_4.htm

And for more information on building safe decks in general, visit: <http://www.thisoldhouse.com/toh/knowhow/exteriors/article/0,16417,212625,00.html>



Photo 3-1 Front porch ledger board



Photo 3-2 West deck ledger board


4)  One or more trip hazards were found in sidewalk and/or patio sections due to cracks, settlement, heaving and/or deterioration. A qualified contractor should evaluate and repair or replace sections as necessary to eliminate trip hazards.



Photo 4-1 East side


5)  Rot or water damage was found at one or more decks, porches or balconies in decking boards and/or joists. A qualified person should evaluate and repair as necessary. All rotten wood should be replaced.



Photo 5-1 Front porch joists



Photo 5-2 Front porch joist



Photo 5-3 West deck



Photo 5-4 West deck



Photo 5-5 West deck


6)  Rot or water damage was found at one or more sets of exterior stairs in treads and/or support posts. A qualified person should evaluate and repair as necessary. All rotten wood should be replaced.



Photo 6-1 West deck stairs



Photo 6-2 West deck stairs



Photo 6-3 West deck stairs



7)  The perimeter grading sloped towards the building in one or more areas. This can result in water accumulating around the building foundation. Recommend grading soil so it slopes down and away from the structure with a slope of at least 5% (10% or better is optimal) for at least 6 feet.



Photo 7-1 South side

8)  Soil was in contact with or too close to wooden support posts and/or stairs. This is a conducive condition for wood destroying insects and organisms. Standard building practices require the following clearances to soil below:

- 12 inches between beams and the soil below
- 18 inches between joists and the soil below
- 6 inches between support post bases and the soil below
- Not in contact with any wood

Efforts should be made, such as grading and/or removing soil, to maintain these clearances. If this is not practical, then installing borate based Impel rods may help to prevent infestation and damage. For more information, visit:

http://www.ewoodcare.com/products/borates_preserve/impel_rods.html



Photo 8-1 Front porch stairs



Photo 8-2 NW corner carport



Photo 8-3 West deck stairs



Photo 8-4 South stairs



Photo 8-5 South stairs


9)  Sidewalk(s) and/or patios were undermined in one or more areas, where soil has eroded out from beneath. Repairs should be made to prevent further erosion and undermining.



Photo 9-1 NE corner garage


10)  One or more decks, porches and/or balconies were damaged. A qualified person should evaluate and repair or replace as necessary.



Photo 10-1 West deck



Photo 10-2 West deck



Photo 10-3 West deck



Photo 10-4 Front porch

11) 🗑️ 🐛 One or more landscaping timbers were rotten or damaged by wood destroying insects. Landscaping timbers should be replaced as necessary.



Photo 11-1 South side



Photo 11-2 West side

12) ⓘ 💧 Firewood was stored so that it was either in contact with the building or very close to it. This is a conducive condition for wood destroying insects. Recommend storing firewood outdoors in an open area, as far away from the building as practical, to keep away insects. For more information visit <http://ohioline.osu.edu/hyg-fact/2000/2065.html>



Photo 12-1 North side



Photo 12-2 West side

13) **i** Minor cracks, settlement, heaving and/or deterioration were found in one or more sidewalk or driveway sections. However they don't appear to be a structural concern and no trip hazards were found. No immediate action is recommended, but the client may wish to have repairs made or have cracked sections replaced for aesthetic reasons.



Photo 13-1 Driveway



Photo 13-2 SW corner

Exterior / Foundation

Limitations: The following items are not included in this inspection: below-grade foundation walls and footings, or those obscured by vegetation or building components; exterior building surfaces or components obscured by vegetation, stored items or debris. Any comments made regarding these items are as a courtesy only. Some amount of cracking is normal in concrete slabs and foundation walls due to shrinkage and drying. Note that the inspector does not determine the adequacy of sump pumps, seismic reinforcement, nor determine if support posts, columns, beams, joists, studs, trusses, etc. are of adequate size, spanning or spacing.

Condition of wall covering: Required repairs, replacement and/or evaluation (see comments below)

Apparent wall structure: Wood frame

Wall covering: Wood, Stucco

Condition of foundation and footings: Appeared serviceable

Foundation type: Crawlspace

Foundation material: Poured in place concrete

Anchor bolts for seismic reinforcement: Installed

Anchor bolts for seismic reinforcement were observed at: Crawl space

Condition of floor substructure: Appeared serviceable

Pier or support post material: Wood, Bearing wall

Beam material: Solid wood

Floor structure: Solid wood joists

Condition of crawl space: Appeared serviceable

Crawl space inspection method: Traversed

Insulation material underneath floor above: Fiberglass roll or batt

Ventilation: Appears serviceable

Vapor barrier present: No


- 14)  Some sections of siding and/or trim were damaged and/or substandard. A qualified person should evaluate and repair, replace or install as necessary.



Photo 14-1 South side



Photo 14-2 South side


- 15)  Some crawl space vents were blocked by removable panels. This restricts ventilation in the crawl space and may result in increased levels of moisture inside. Materials or items blocking vents should be removed as necessary.



Photo 15-1 North side

Roof / Attic

Limitations: The following items or areas are not included in this inspection: areas that could not be traversed or viewed clearly due to lack of access; areas and components obscured by insulation; solar roofing components; any comments made regarding these items are as a courtesy only. Note that the inspector does not determine if rafters, trusses, joists, beams, etc. are of adequate size, spanning or spacing. The inspector does not provide an estimate of remaining roof surface life, does not determine that the roof has absolutely no leaks at the time of the inspection, and does not determine that the roof won't leak in the future. Only active leaks and evidence of past leaks observed during the inspection are reported on as part of this inspection. To absolutely determine that no leaks exist, complete access to all roof structure areas must be available during a wide variety of weather conditions, including prolonged heavy rain, high wind from varying directions, heavy accumulations of snow and/or ice, and melting snow and ice.

Condition of roof structure: Required repair, replacement and/or evaluation (see comments below)

Roof type: Gable, Hipped, Shed

Roof inspection method: Traversed

Condition of shingle and/or shake roof surface materials: Required repair, replacement and/or evaluation (see comments below)

Roof surface material: Asphalt or fiberglass composition shingles

Apparent number of layers of roof surface material: One
Condition of exposed flashings: Required repair, replacement and/or evaluation (see comments below)
Condition of gutters, downspouts and extensions: Required repair, replacement and/or evaluation (see comments below)
Gutter and downspout material: Metal
Condition of attic: Required repair and/or evaluation (see comments below)
Attic inspection method: Traversed
Roof structure type: Trusses
Ceiling structure: Trusses
Ceiling insulation material: Fiberglass loose fill, Fiberglass roll or batt
Ceiling insulation depth: 4" to 6"
Ceiling insulation rating: R19 to R22
Vapor retarder: Installed
Roof ventilation: Appears serviceable

16) 🚧🔧 Recessed "can" lights that are not rated for contact with insulation were installed in the ceiling below the attic. One or more of these lights are in contact with insulation. This is a fire hazard. Insulation should be moved, and wells or barriers should be installed or repaired as necessary to keep the insulation away from these lights as per the manufacturer's installation instructions.



Photo 16-1 Kitchen sink light



Photo 16-2 Kitchen sink light

17) 🛠️🔍🚰 Rot or water damage was found at one or more sections of the roof structure, including: trim, fascia and/or rafters. A qualified person should evaluate and repair as necessary. All rotten wood should be replaced.



Photo 17-1 North side above HVAC unit

18) 🛠️🔍💧 Roof repairs were needed because some composition shingles had the following conditions: damage and/or deterioration. Leaks may occur as a result. A qualified contractor should evaluate and repair as necessary.



Photo 18-1 Carport roof



Photo 18-2 Carport roof



Photo 18-3 Garage peak

19) 🔧🔍💧 One or more exhaust fan ducts in the attic were not connected to a vent cap. This is a conducive condition for wood destroying insects and organisms due to increased moisture levels in the attic from the exhaust air. A qualified person should evaluate and make permanent repairs as necessary and as per standard building practices, so all exhaust air is vented outside.



Photo 19-1 Hall bathroom exhaust fan duct



Photo 19-2 Master bathroom exhaust fan & duct

20) 🔧🔍💧 Some gutters were missing. Water may accumulate around the building foundation as a result. A qualified person should evaluate and repair as necessary.



Photo 20-1 Carport



Photo 20-2 Carport



21)   The ceiling insulation's R rating was significantly less than what's recommended for this area (R30 or more). Recommend having a qualified contractor install additional insulation as per standard building practices for better energy efficiency. For more information, visit: <http://www.eere.energy.gov/consumer/tips/insulation.html>



Photo 21-1 Attic insulation



Photo 21-2 Attic insulation



Photo 21-3 Attic insulation above sloped ceiling



Photo 21-4 Attic insulation above sloped ceiling




22)    Some roof flashings were missing and/or loose. Leaks may occur as a result. A qualified contractor should evaluate and repair as necessary.



Photo 22-1 South side



Photo 22-2 South side

23) 🛠️ 📄 No weatherstrip was installed around the attic access hatch. Weatherstrip should be installed around the hatch to prevent heated interior air from entering attic. For more information, visit: <https://www.reporhost.com/docs/atticaccess.pdf>



Photo 23-1 Attic access

24) 🛠️ 💧 The fascia in one or more areas above lower roof sections was in contact with or had less than a one inch gap between it and the roof surface below. A gap of at least one inch is recommended so water isn't wicked up into the wood fascia from the shingles below, and also to provide room for additional layers of roofing materials when the current roof surface fails. Recommend having a qualified contractor make repairs as necessary, such as trimming fascia, so at least a one inch gap exists between the wood and the roofing below where necessary.



Photo 24-1 NE corner garage



Photo 24-2 SE corner garage



Photo 24-3 South side

25) 🧰💧 Moss was growing on the roof. As a result, shingles may lift or be damaged. Leaks may result and/or the roof surface may fail prematurely. This is a conducive condition for wood destroying insects and organisms. Efforts should be taken to kill the moss during its growing season (wet months). Typically zinc-based chemicals are used for this, and must be applied periodically. For information on various moss treatment products and their pros and cons, visit:

<http://bryophytes.science.oregonstate.edu/page24.htm>



Photo 25-1 Carport roof

26) 🧰💧 Trees were overhanging roof and were within 10 feet of roof vertically. This is a conducive condition for wood destroying insects and organisms

since organic debris such as leaves or needles are more likely to accumulate on the roof surface. Accumulated debris may cause water to enter gaps in the roof surface and leak into attic and/or interior spaces. Trees should be pruned so they are at least 10 feet above roof, or don't overhang the roof.



Photo 26-1 West side



27)   Stains and/or discoloration were visible on the roof structure in one or more areas. These areas were dry at the time of the inspection. The stains may be caused by a past leak. Recommend asking the property owner about past leaks. The client should monitor these areas in the future, especially after heavy rains, to determine if active leaks exist. If leaks are found, a qualified contractor should evaluate and repair as necessary.



Photo 27-1 Above front porch



Photo 27-2 In garage at electric service mast penetration



28)   Some sections of the composition shingle roof surface appeared to be near the end of their service life and will likely need replacing in the near future, even with repairs. The client may want to have a qualified roofing contractor evaluate and attempt to issue a year roof certificate.



Photo 28-1 Carport roof



Photo 28-2 Carport roof



29)   One or more downspouts terminated above roof surfaces rather than being routed to gutters below or to the ground level. This is very common, but it can reduce the life of roof surface materials below due to large amounts of water frequently flowing over the roof surface. Granules typically are washed off of composition shingles as a result, and leaks may occur. Recommend considering having a qualified contractor install extensions as necessary so downspouts don't terminate above roof surfaces.



Photo 29-1 Carport roof

Garage / Carport

Limitations: The inspector does not determine the adequacy of firewall ratings. Requirements for ventilation in garages varies between municipalities.

Type: Attached, Carport

Condition of detached garage or carport structure: Required repair, replacement and/or evaluation (see comments below)

Condition of garage-dwelling door: Required repair, replacement and/or evaluation (see comments below)

Type of garage-dwelling door: Solid core

Condition of garage vehicle door(s): Appeared serviceable

Garage vehicle door type: Sectional

Number of vehicle doors: 1

Condition of automatic opener(s): Appeared serviceable

Condition of garage floor: Appeared serviceable

Condition of garage interior: Appeared serviceable

Garage ventilation: Exists




30)    The garage-dwelling door didn't self-latch when it closed with the self-closing device because of damage or deterioration to the hardware. This door is intended to prevent vehicle fumes from entering living spaces and to slow the spread of fire from the garage to living spaces. A qualified person should evaluate and make repairs as necessary.



Photo 30-1 Garage-dwelling door


31)  Rot or water damage was found in one or more sections of the carport including trim, rafters and/or fascia. A qualified person should evaluate and repair as necessary. All rotten wood should be replaced.



Photo 31-1 Carport fascia



Photo 31-2 Carport fascia



Photo 31-3 Carport


32)  Vehicle door paint was deteriorated. This can lead to rust and corrosion. Paint finish should be maintained as necessary.



Photo 32-1 Vehicle door

33) ⓘ Minor cracks, heaving and/or settlement were found in one or more sections of slab floors.



Photo 33-1 Garage



Photo 33-2 Garage



Photo 33-3 Carport

Electric

Limitations: The following items are not included in this inspection: generator systems, surge suppressors, inaccessible or concealed wiring; underground utilities and systems; low voltage lighting or lighting on timers or sensors. Any comments made regarding these items are as a courtesy only. Note that the

inspector does not determine the adequacy of grounding or bonding, does not determine if this system has an adequate capacity for the client's specific needs, nor determine if this system has any reserve capacity for additions or expansion. The inspector does not operate circuit breakers as part of the inspection, install or change light bulbs, nor determine the operability of every wall switch.

Electric service condition: Required repair, replacement and/or evaluation (see comments below)

Primary service type: Overhead

Number of service conductors: 3

Service voltage (volts): 120/240

Service amperage (amps): 200

Primary service overload protection type: Circuit breakers

Main disconnect rating (amps): 100

System ground: Concrete encased electrode

Condition of main service panel: Required repair, replacement and/or evaluation (see comments below)

Condition of sub: Appeared serviceable

Location of main service panel #A: Building exterior, SE corner garage

Location of sub panel #B: Garage interior

Branch circuit wiring type: Nonmetallic sheathed

Condition of branch circuit wiring: Required repair, replacement and/or evaluation (see comments below)

Solid strand aluminum branch circuit wiring present: None visible

Condition of smoke detectors: Required repair, replacement and/or evaluation (see comments below)

Smoke detectors present: Yes

Carbon monoxide detectors present: Yes




34)    One or more electric receptacles at the following "wet" locations appeared to have no ground fault circuit interrupter (GFCI) protection: kitchen, bathroom(s), garage, exterior and/or crawl space. This is a safety hazard due to the risk of shock. Recommend having a qualified electrician evaluate to determine if GFCI protection exists, and if not, repair as necessary. For more information, visit: http://www.mikeholt.com/documents/nec/pdf/GFCI_requirement_page2.pdf



Photo 34-1 Kitchen



Photo 34-2 Kitchen



Photo 34-3 Master bathroom



Photo 34-4 Garage



Photo 34-5 Garage



Photo 34-6 Crawl space



Photo 34-7 Crawl space



Photo 34-8 West side



Photo 34-9 Crawl space



35)   Smoke detectors were loose and/or deteriorated in the following locations: hallways leading to bedrooms. A qualified person should replace smoke detectors or make repairs as necessary. For more information, visit: <http://www.cpsc.gov/cpscpub/pubs/5077.html>



Photo 35-1 Hall



36)   One or more smoke detectors didn't respond when tested. A qualified person should evaluate and replace smoke detectors, replace batteries or make repairs as necessary. For more information, visit <http://www.cpsc.gov/cpscpub/pubs/5077.html>



Photo 36-1 Master bedroom

37)  The drip loop in the service entrance wires was substandard. A qualified electrician should evaluate and repair as necessary.



Photo 37-1 Electric service mast


38)  Some junction boxes were loose. This is a potential safety hazard for shock or fire. A qualified person should evaluate and repair as necessary.



Photo 38-1 Attic


39)  One or more ground fault circuit interrupter (GFCI) electric receptacles wouldn't trip and/or wouldn't trip with test instrument at the following "wet" locations: bathroom(s). This is a safety hazard due to the risk of shock. A qualified electrician should evaluate and repair as necessary.



Photo 39-1 Hall bathroom

40) 🚨 One or more bushings were missing from where wires enter holes in panel #A. This is a safety hazard since the wiring insulation can be cut or abraded on the metal edge of the hole(s). A qualified electrician should install bushings where missing.



Photo 40-1 Main panel

41) 🚨 Some cover plates on junction boxes were missing. They are intended to contain fire and prevent electric shock from exposed wires. This is a safety hazard due to the risk of fire and shock. A qualified person should repair as necessary.



Photo 41-1 Attic



Photo 41-2 Attic

42) 🚨 One or more wall-mounted exterior light fixtures had wiring that's subject to water intrusion due to caulk not being installed around the light fixture's back plate. Caulk should be applied around the perimeter of back plates where missing. A gap should be left at the bottom for condensation to drain out.



Photo 42-1 NW corner garage



Photo 42-2 Front entry



Photo 42-3 NE corner garage



Photo 42-4 South side

43) 🎁🔍 The legend for overcurrent protection devices (breakers or fuses) in panel #A was substandard. Recommend installing, updating or correcting the legend as necessary so it's accurate. Evaluation by a qualified electrician may be necessary.



Photo 43-1 Main panel

44) 🏠🔍 The service drop wires were in contact with trees or vegetation. The utility company should prune or remove trees as necessary to prevent straining or abrading the service drop wires.



Photo 44-1 SE corner


45)  Some light fixtures were inoperable. Recommend further evaluation by replacing bulb(s) and/or consulting with the property owner. Repairs or replacement of the light fixture(s) by a qualified electrician may be necessary.



Photo 45-1 Garage landing



Photo 45-2 Garage



Photo 45-3 Kitchen



Photo 45-4 Crawl space


46)  Some bulbs in light fixtures were missing. As a result, some light fixtures couldn't be fully evaluated. Recommend replacing bulbs to fully evaluate fixtures where necessary.



Photo 46-1 North side

47) **i** Meter & panels



Photo 47-1 Meter & main panel



Photo 47-2 Meter & main panel



Photo 47-3 Sub panel

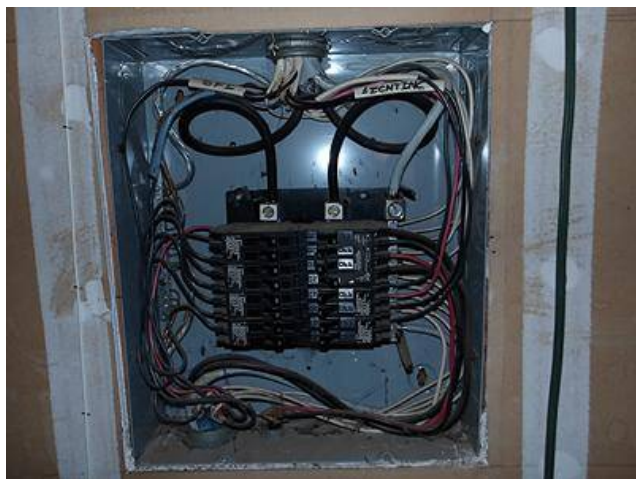


Photo 47-4 Sub panel

Plumbing / Fuel Systems

Limitations: The following items are not included in this inspection: private wells and sewage disposal systems; main, side and lateral sewer lines; gray water systems; pressure boosting systems; incinerating or composting toilets; fire suppression sprinkler systems; water softeners, conditioners or filtering

systems; plumbing components concealed within the foundation or building structure, or in inaccessible areas such as below tubs; underground utilities and systems; overflow drains for tubs and sinks; backflow prevention devices. Any comments made regarding these items are as a courtesy only. Note that the inspector does not operate water supply or shut-off valves due to the possibility of valves leaking or breaking when operated. The inspector does not test for lead in the water supply, the water pipes or solder, does not determine if plumbing and fuel lines are adequately sized, and does not determining the existence or condition of underground or above-ground fuel tanks.

Condition of service and main line: Appeared serviceable

Location of main water meter: East side by street

Location of main water shut: SW corner garage

Water service: Public

Service pipe material: Copper

Condition of supply lines: Required repair, replacement and/or evaluation (see comments below)

Supply pipe material: Copper

Condition of waste lines: Required repair, replacement and/or evaluation (see comments below)

Waste pipe material: Plastic

Condition of fuel system: Appeared serviceable

Location of main fuel shut: West side


48)  Leaks were found in one or more waste fittings. A qualified plumber should evaluate and repair as necessary.



Photo 48-1 Master bathtub drain line



Photo 48-2 Master bathtub drain line


49)  Water supply lines were routed outside and are subject to freezing. The client should ask the property owner if inside shut-off valves exist for these supply pipes. If unable to determine if shut-off valve(s) exist, or if none do, then a qualified plumber should evaluate and install interior shut-off valves as necessary to prevent pipes from freezing and bursting.



Photo 49-1 Water line below West deck



Photo 49-2 Hose bib below West deck



Photo 49-3 Shut-off valve for West deck hose bib




50)   One or more outside faucets were leaking. For example, from the valve stem when turned on or from the spigot when turned off. A qualified plumber should evaluate and repair as necessary.



Photo 50-1 East side below stairs

51)  One or more outside faucets were missing [backflow prevention devices](#). These devices reduce the likelihood of polluted or contaminated water entering the potable water supply. This condition can occur when an outside faucet is left in the "on" position with a hose connected and the sprayer head turned off. When pressure in the system fluctuates, water can be drawn back into the water supply pipes from the building. If a chemical sprayer is being used with the hose, those chemicals can enter the water supply pipes.

Recommend installing backflow prevention devices on all exterior hose bibs where missing. They are available at most home improvement stores and are easily installed. For more information, visit: http://edis.ifas.ufl.edu/BODY_AE079



Photo 51-1 East side below stairs



Photo 51-2 SW corner garage

52) **i** Gas & water shut-off valves



Photo 52-1 Gas shut-off valve, West side



Photo 52-2 Water shut-off, SW corner garage

Water Heater

Limitations: The following items are not included in this inspection: solar water heating systems; circulation systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on water heaters, does not determine if water heaters are appropriately sized, or perform any evaluations that require a pilot light to be lit.

Condition of water heater: Appeared serviceable

Type: Tank

Estimated age: 8 years

Energy source: Electricity

Capacity (in gallons): 40

Manufacturer: Bradford White

Model: RE340T6 / ser# PC39160774 / Mfg 12-2017

Location of water heater: Utility room closet

53) **i** Water heater & data label



Photo 53-1 Water heater

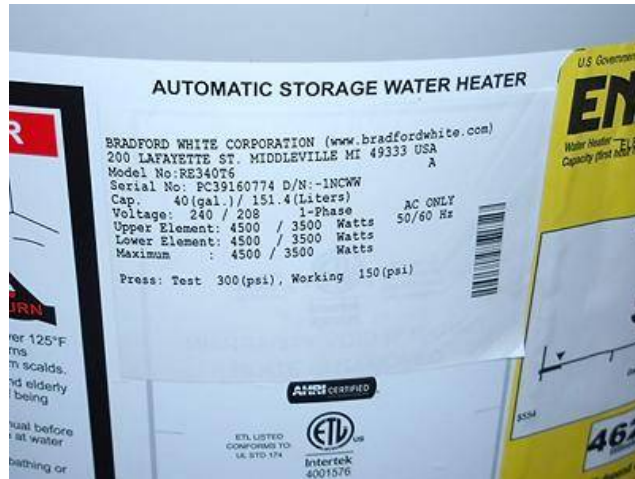


Photo 53-2 Water heater

Heating

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; solar, coal or wood fired heat systems; thermostat or temperature control accuracy and timed functions; heating components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on heating system components, does not determine if heating systems are appropriately sized, or perform any evaluations that require a pilot light to be lit. It is beyond the scope of this inspection to determine if furnace heat exchangers are intact and free of leaks.

Condition of heating system: Required repair, replacement and/or evaluation (see comments below)

Location of heating system: Exterior, North side

Heating type: Forced air

Fuel type: Propane gas

Approximate BTUs: 72,000 input / 58,400 output

Manufacturer: Lennox

Model: LRP16GE36-072XP-2A / ser# 1618M07055 / Mfg 12-2018

Condition of burners: No access, not inspected, excluded

Condition of venting system: Appeared serviceable

Condition of combustion air supply: Appeared serviceable

Condition of distribution system: Appeared serviceable

Distribution system: Ducts and registers

Condition of controls: Appeared serviceable

Condition of air filters: Required repair, replacement and/or evaluation (see comments below)

Location of air filters: Behind return air grill




54)  One or more air filters were dirty. A qualified person should replace filter(s) as necessary. Filters should be checked monthly and maintained as necessary in the future.



Photo 54-1 Hall ceiling

55)   This heating system was not fully evaluated because the following condition(s) existed for the furnace: gas supply turned off. Recommend that a full evaluation be made by a qualified person when conditions have been corrected so the system is operable. Note that as per the standards of practice for NACHI (<http://www.nachi.org>) and ASHI (www.ashi.org), the inspector is not required to operate shut-off valves, pilot lights or overcurrent protection devices, or any controls other than "normal controls".

NOTE: Propane tank empty



Photo 55-1 Propane tank empty


56)  HVAC unit & data label



Photo 56-1 HVAC unit



Photo 56-2 HVAC unit

Cooling / Heat Pump

Limitations: The following items are not included in this inspection: humidifiers, dehumidifiers, electronic air filters; thermostat or temperature control accuracy and timed functions; cooling components concealed within the building structure or in inaccessible areas; underground utilities and systems; safety devices and controls (due to automatic operation). Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of remaining life on cooling system components, does not determine if cooling systems are appropriately sized, and does not test coolant pressure. Condensation pans and drain lines may clog or leak at any time and should be monitored while in operation in the future.

Condition of cooling system and/or heat pump: Required repair, replacement and/or evaluation (see comments below)

Location: Exterior, North side

Type: Packaged unit

Estimated age: 7 years

Approximate tonnage: 3 ton

Manufacturer: Lennox

Condition of distribution system: Appeared serviceable

Condition of controls: Appeared serviceable

Condition of air filters: See Heating

57) ⁱ The outdoor air temperature was below 65 degrees Fahrenheit during the inspection. Because of this, the inspector was unable to operate and fully evaluate the cooling system.



Photo 57-1 HVAC unit



Photo 57-2 HVAC unit

Fireplaces / Stoves / Chimneys

Limitations: The following items are not included in this inspection: coal stoves, gas logs, chimney flues (except where visible). Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of drafting or sizing in fireplace and stove flues, nor

determine if prefabricated or zero clearance fireplaces are installed in accordance with the manufacturer's specifications. The inspector does not perform any evaluations that require a pilot light to be lit.

Condition of fireplaces, stoves: Appeared serviceable

Location #A: Living room

Stove type: Freestanding

Fuel type: Wood

Condition of chimneys: Appeared serviceable

Chimney type: Metal



58)   All solid fuel burning appliances (woodstoves and fireplaces, etc.) and their chimneys should be inspected annually by a qualified chimney service contractor, cleaned and repaired as necessary.



Photo 58-1 Wood stove & chimney

Kitchen

Limitations: The following items are not included in this inspection: free-standing or portable appliances such as dishwashers, trash compactors, refrigerators, freezers, ice makers; specialty appliances such as hot water dispensers, water filters and trash compactors; appliance timers, clocks, cook functions, self and/or continuous cleaning operations, thermostat or temperature control accuracy, and lights. Any comments made regarding these items are as a courtesy only. Note that the inspector does not provide an estimate of the remaining life of appliances, and does not determine the adequacy of operation of appliances such as dishwashers, garbage disposals, trash compactors, ovens, broilers, etc.

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of garbage disposal: Appeared serviceable

Condition of dishwasher: Appeared serviceable

Condition of range, cooktop: Required repair, replacement and/or evaluation (see comments below)

Condition of refrigerator: Appeared serviceable

Condition of built-in microwave / range hood: Appeared serviceable


59)  No cooktop or range was installed.



Photo 59-1 Range missing

60) **i** Some counters showed minor damage.



Photo 60-1

61) **i** Some cabinet surfaces, drawers and/or doors showed minor wear.

62) **i** The refrigerator ice maker was in the "off" position. The inspector was unable to evaluate this component.



Photo 62-1 Ice maker off

Bathrooms / Laundry / Sinks

Limitations: The following items are not included in this inspection: overflow drains for tubs and sinks; bidets, heated towel racks, saunas, steam generators, clothes washers, clothes dryers. Any comments made regarding these items are as a courtesy only. Note that the inspector does not determine the adequacy of washing machine drain lines, washing machine catch pan drain lines, or clothes dryer exhaust ducts. The inspector does not operate water supply or shut-off valves for sinks, toilets, bidets, clothes washers, etc. due to the possibility of valves leaking or breaking when operated. The inspector does not determine if shower pans or tub and shower enclosures are water tight, or determine the completeness or operability of any gas piping to laundry appliances.

Location #A: Hall

Location #B: Master

Condition of counters: Appeared serviceable

Condition of cabinets: Appeared serviceable

Condition of sinks and related plumbing: Appeared serviceable

Condition of toilets: Required repair, replacement and/or evaluation (see comments below)

Condition of bathtubs and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of shower(s) and related plumbing: Required repair, replacement and/or evaluation (see comments below)

Condition of ventilation systems: Required repair, replacement and/or evaluation (see comments below)

Condition of laundry facilities: Required repair, replacement and/or evaluation (see comments below)

Gas supply for laundry equipment present: No

240 volt receptacle for laundry equipment present: Yes

63) 🚧🔧 The clothes dryer was equipped with a foil, accordion-type, flexible exhaust duct. The U.S. Consumer Product Safety Commission considers these types of ducts to be unsafe, and a fire hazard. These types of ducts can trap lint and are susceptible to kinks or crushing, which can greatly reduce the air flow. This duct should be replaced with a rigid or corrugated semi-rigid metal duct, and by a qualified contractor if necessary. Most clothes dryer manufacturers specify the use of a rigid or corrugated semi-rigid metal duct. For more information on dryer safety issues, visit: <http://www.cpsc.gov/CPSCPUB/PUBS/5022.html>

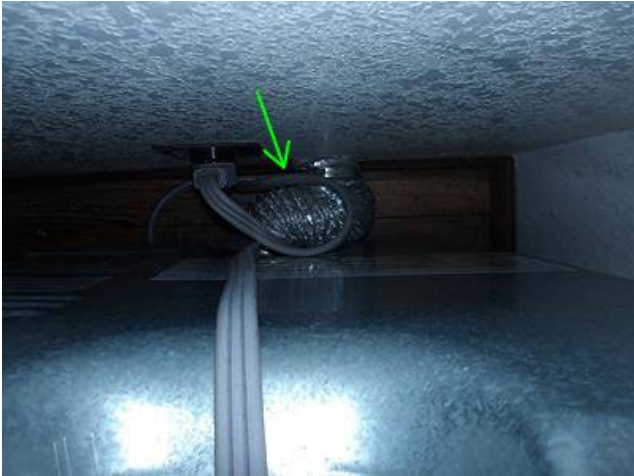


Photo 63-1 Behind dryer

64) 🚧🔧💧 The exhaust fan at location #B was inoperable. Moisture may accumulate as a result. A qualified person should evaluate and repair or replace as necessary.



Photo 64-1 Master bathroom

65) 🛠️🔍💧 The toilet at location #A was loose. A qualified contractor should remove the toilet(s) for further evaluation and repairs if necessary. A new wax ring should be installed and toilet(s) should be securely anchored to the floor to prevent movement and leaking.



Photo 65-1 Hall bathroom

66) 🛠️🔍💧 Leaking or dripping was found at the shower head fitting at location #B. A qualified plumber should evaluate and repair as necessary.



Photo 66-1 Master bathroom

67) 🛠️ The bathtub drain stopper mechanism at location #A and B was missing. A qualified person should repair or replace as necessary.



Photo 67-1 Hall bathroom



Photo 67-2 Master bathroom

68) **i** Counters showed minor deterioration and/or damage at location #A and B.



Photo 68-1 Hall bathroom



Photo 68-2 Master bathroom



Photo 68-3 Master bathroom

Interior Rooms / Areas

Limitations: The following items are not included in this inspection: security, intercom and sound systems; communications wiring; central vacuum systems; elevators and stair lifts; sources of obnoxious odors; cosmetic deficiencies due to normal wear and tear in wall, floor and ceiling surfaces and

coverings, or in equipment; deficiencies relating to interior decorating; low voltage and gas lighting systems. Any comments made regarding these items are as a courtesy only. Note that the inspector does not evaluate any areas or items which require moving stored items, furnishings, debris, equipment, floor coverings, insulation or similar materials. The inspector does not test for asbestos, lead, radon, mold, hazardous waste, urea formaldehyde urethane, or any other toxic substance. Some items such as window operability are tested on a sampled basis. The client should be aware that paint may obscure wall and ceiling defects, floor coverings may obscure floor defects, and furnishings may obscure wall, floor and floor covering defects. If furnishings were present during the inspection, recommend a full evaluation of walls, floors and ceilings that were previously obscured when possible. Determining the cause of odors is not within the scope of this inspection.

Exterior door material: Wood, Sliding glass

Condition of exterior entry doors: Appeared serviceable

Condition of interior doors: Required repair, replacement and/or evaluation (see comments below)

Type of windows: Aluminum

Condition of windows: Appeared serviceable

Wall type or covering: Drywall

Condition of walls: Appeared serviceable

Ceiling type or covering: Drywall

Condition of ceilings: Appeared serviceable

Flooring type or covering: Carpet, Laminate

Condition of flooring: Appeared serviceable


69)  All bedroom doors has no gap between it and the floor below, or has a gap substantially less than one inch. This structure has a forced air heating system with centrally located return air ducts. When bedroom doors are closed, the only effective path for return air out of the bedrooms is under the doors. A minimum gap of one inch below bedroom doors is recommended to allow an adequate air flow for return air. Recommend trimming the bottoms of bedroom doors as necessary so each door has a minimum one inch gap at its base.



Photo 69-1 Master bedroom



Photo 69-2 NE bedroom



Photo 69-3 SE bedroom



70)   Some interior doors were difficult to open or close and/or wouldn't latch. A qualified person should evaluate and repair as necessary.



Photo 70-1 Master bedroom



Photo 70-2 SE bedroom closet

71) 🛠️ Fixtures such as towel hangers were damaged. A qualified person should repair or replace as necessary.



Photo 71-1 Master bathroom

72) ⓘ Minor cracks and/or holes were found in walls and ceilings in one or more areas. They do not appear to be a structural concern, but the client may wish to repair these for aesthetic reasons.

This report is the exclusive property of this inspection company and the client(s) listed in the report title. Use of this report by any unauthorized persons is prohibited. Look First Inspections requires an inspection agreement to be signed by Client prior to performing an inspection. If you were not present at the inspection and did not sign the Inspection Agreement you, by accepting, paying for, and/or using the inspection report you acknowledge and agree to be bound by the terms and conditions of the inspection agreement and further agree that the Inspection Agreement will form part of the inspection report.

Home Inspection Agreement
Look 1st Inspections LLC.

Steven E. Waterman
14049 Drexel Drive
Magalia, Ca. 95954
Phone : 530-864-6809
E-mail: Look1st@sbcglobal.net
Inter Nachi #: 06092992

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

Client Name(s): Colin & Susan Johnson Report #: 4449
Property Address: 14405 Clarion Way, Magalia, Ca. 95954
Client Telephone: 415-912-6617 Contact: _____

Agreed Inspection Fee: _____ \$ 395.00
Additional Fee(s) For: _____ \$ _____
Additional Fee(s) For: _____ \$ _____
Discount For: _____ \$ _____

TOTAL INSPECTION FEES: \$ 395.00 (due at or before the inspection)

1. Client requests a limited visual inspection of the residential structure identified at the above address by the listed Inspector of the above Company, herein after collectively referred as the "Company" and Client hereby represents and warrants that all approvals necessary have been secured for the Company's entrance on to the property.
2. Client warrants: (a) they have read the following Agreement carefully, (b) they understand they are bound by all the terms of this contract, and (c) they will read the entire Inspection Report when received and promptly call Company with any questions they may have.
3. Client understands that the Inspection and Inspection Report are performed and prepared for their sole, confidential and exclusive use. Client agrees that they will not transfer or disclose any part of the Inspection Report to any other person with these exceptions **ONLY**. (a) one copy may be provided to the current seller(s) of the property but only upon the express condition that the seller(s) covenant to use the Inspection Report only in connection with Client's transaction, and agree not to transfer or disclose the Report to any persons other than their Real Estate Agent, and (b) one copy may be provided to the Real Estate Agent representing Client and/or Bank or other lender for use in Client' transaction only. Client agrees to indemnify, defend and hold harmless Company from any third party claims relating to this Inspection or Inspection Report.
4. Company agrees to perform a limited visual Inspection of the residential structure at the above address and to provide Client with a written opinion as to the apparent general condition of the structure's components and systems, including identification of significant observable deficiencies as they exist at the time of the Inspection. The Inspection will be performed in a manner consistent with the standards of the Housing Inspection Foundation. A copy of these standards are provided to Client.
5. The Inspection only includes those systems and components expressly and specifically identified in the Inspection Report. Any areas which are not exposed to view, are concealed, are inaccessible because of soil, walls, floors, carpets, ceilings, furnishing or any other thing, or those areas/items which have been excluded by the Housing Inspection Foundation standards and/or by agreement of the parties is not included in this Inspection. The Inspection does not include any destructive testing or dismantling. Client agrees to assume all the risk for all conditions which are concealed from view at the time of the Inspection or exists in any area excluded from Inspection by the terms of this Agreement. Maintenance and other items may be discussed but will **NOT** form a part of the Inspection Report. The following areas/items, systems and components are among those **NOT** included in the inspection:
 - Code or zoning violations
 - System or component installation
 - Permit research
 - Structural, geological, soil, wave action or hydrological stability, survey, engineering, analysis or testing.
 - Termites or other wood destroying insects, rodents or other pests, dry-rot or fungus
 - Latent or concealed defects
 - Asbestos, radon gas, lead paint, urea formaldehyde, toxic or flammable chemicals, water or air quality, PCB's

or other toxins, electromagnetic fields, underground storage tanks, proximity to toxic waste sites or other environmental or health hazards

- Private water or sewage systems
- Pools, spas, hot tubs, saunas, steam baths, fountains or other types of or related systems and components
- Repair cost estimates
- Building value appraisal
- Radio controlled devices
- Automatic gates
- Elevators, lifts, dumbwaiters
- Thermostatic or time clock controls
- Water softeners or purifiers
- Radiant heat systems
- Furnace heat exchanger
- Solar heating systems
- Gas appliances such as fire pits, barbecues, heaters and lamps. Main gas shut off valve.
- Any gas leaks
- Odor or noise
- Seismic safety
- Freestanding appliances
- Security or fire safety systems
- Personal property
- Any adverse condition that may affect the desirability of the property
- Proximity to railroad tracks or airplane routes
- Boundaries, easements or rights of way
- Unique/technically complex systems or components
- System or component life expectancy
- Adequacy or efficiency of any system or component
- Items specifically noted as excluded in the Inspection Report

“CHINESE DRYWALL EXCLUSION”

- Client specifically acknowledges that the Property Inspection will not and is not intended to detect, identify, disclose or report on the presence of Chinese Drywall products, or the actual or potential environmental concerns or hazards arising out of the existence of these products.
- Client agrees to hold the Company and Inspector harmless for any injury, health risk, or damages of any nature caused or contributed to by these products.
- Furthermore, Client acknowledges that any discussions regarding the actual or potential presence of Chinese Drywall are informative in nature **ONLY** and that the Property Inspection Company and/or Inspector do not hold the Company themselves to be experts pertaining to the potential concerns associated with Chinese Drywall.

Clients initials: CJ

6. Client understands that the Inspection and Inspection Report do not constitute a guarantee or warranty of merchantability or fitness for a particular purpose, expressed or implied, or Insurance Policy, nor is it a substitute for Real Estate Transfer Disclosures which may be required by law.
7. The written Report to be prepared by Company shall be considered the final exclusive findings of Company of the structure. Client understands and agrees they will not rely on any oral statements made by the Inspector prior to the issuance of the written Report. Client further understands and agrees Company reserves the right to modify the Inspection Report for a period of time that shall not exceed forty-eight (48) hours after the Inspection Report has first been delivered to Client.
8. Client understands and agrees that any claim arising out of or related to any act or omission of Company in connection with the Inspection of the Residential Structure, as limited herein, shall be made in writing and reported to Company within ten (10) business days of discovery. Client further agrees to allow Company to re-inspect the claimed discrepancy, with the exception of emergency conditions, before Client or Client's Agents, Employees or Independent Contractors repairs, replaces, alters or modifies the claimed discrepancy. Client understands and agrees that any failure to notify Company as stated above shall constitute a waiver of any and all claims Client may have against Company.
9. Any dispute, controversy, interpretation or claim including claims for, but not limited to, breach of contract, any form of negligence, fraud, or misinterpretation arising out of, from or related to, this contract or arising out of, from or related to the Inspection or Inspection Report shall be submitted first to a Non-Binding Mediation conference and absent a

voluntary settlement through Non-Binding Mediation to be followed by final and Binding Arbitration, if necessary, as conducted by Construction Dispute Resolution Services, LLC or Resolute Systems, Inc. utilizing their respective Rules and Procedures. If you would like to utilize the Mediation or Arbitration services of another dispute resolution provider other than one of those so stated, please submit your recommendation to us for our consideration. If the dispute is submitted to Binding Arbitration, the decision of the Arbitrator appointed thereunder shall be final and binding and the enforcement of the Arbitration Award may be entered in any Court or Administrative Tribunal having jurisdiction thereof.

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

10. It is understood and agreed by and between the parties hereto that Company is not an insurer, that the payment for the subject Inspection is based solely on the value of the service provided by Company in the performance of a limited Visual Inspection of the general condition of the structure's systems and components as described in Paragraph 4 and production of a written Inspection Report, that because of the limited nature of this Inspection, said Inspection cannot be expected to uncover all defects or deficiencies within the structure, and that it is impracticable and extremely difficult to fix the actual damages, if any, which may result from a failure to perform such services. Thus, Client and Company agree that in the event Client is thereby damaged, then the liability of Company (including its Officers, Agents and Employees) shall be limited to a sum equal to the amount of the fee paid by the Client for Inspection and report and this liability shall be exclusive.

Clients initials: CJ

11. Client understands and agrees that if they are not present at the time of Inspection and therefore do not sign this Agreement, that this Agreement will form a part of the Inspection Report and acceptance of the Inspection Report by Client and payment shall therefore constitute acceptance of the terms and conditions of this Agreement. Look 1st Inspections LLC. requires an Inspection Agreement to be signed by Client prior to performing and Inspection. If you were not present at the Inspection and did not sign the Inspection Agreement, you, by accepting, paying for, and/or using the Inspection Report, acknowledge and agree to be bound by the terms and conditions of the Inspection Agreement, and further agree that the Inspection Agreement will form a part of the Inspection Report.
12. If any portion of this Agreement is found to be invalid or unenforceable by any Court or Arbitrator, the remaining terms shall remain in force between the parties.
13. This Agreement represents the entire Agreement between the parties. No oral agreements, understandings or representations shall change, modify or amend any part of this Agreement. No change or modification shall be enforceable against any party unless such changes or modifications are in writing and signed by **BOTH** parties. This Agreement shall be binding upon and inure to the parties hereto, their Spouses, Heirs, Executors Administrators, Successors, Assigns and Representatives of any kind whatsoever.

I have read, understand and agree to all the terms and conditions of this contract and to pay the fee listed above.

Dated: 10/01/25

Client Signature: Colin Johnson

Dated: 10/1/2025

Inspector Signature: Steve J. Water

This audit trail was created during the document signature process and holds details of parties involved, including email address of signer(s), device IPs, signature timestamp and more. It serves as a digital certificate and can be used as a legal evidence.

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Colin and Susan Johnson (susanjohnson510@gmail.com)
Sent via email

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IP: 68.21.170.79



Consent provided and document signed by

Colin and Susan Johnson (susanjohnson510@gmail.com)
Identity verified by email

Consent given on: 2025-10-02 05:46:10 UTC

Signed on: 2025-10-02 05:46:10 UTC

User Reference Id: 3a2b5523c5bc435584d47085bd6297c1

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