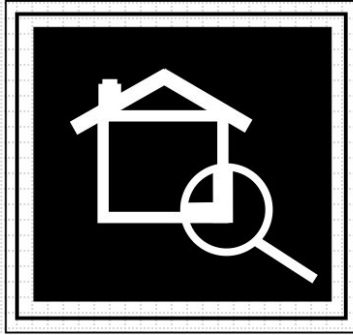




Professional

Inspection Services

Inspection Report



Address: 710 Los Osos Valley Rd Los Osos, California

2/16/23

Inspector: Keith Vreeken, MCI, FCI
P.O. Box 415 Templeton, CA 93465 O: 805.462.1978 C: 805.440.5050

MASTER 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 Systems, Heating and Cooling, 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 Recommended: 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.
- SU** = Safety Upgrades are recommended, but may not necessarily be required.
- MR** = Maintenance Recommended. Contact a qualified professional to service this system or component to help prevent future issues and ensure proper working order.
- FI** = Client should investigate further until satisfied as to the cause, current conditions, potential future issues and correct as needed.
- DS** = Disclosure: This item should be monitored, as future attention, repair or upgrades might be needed. Contact a specialist for additional comments 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 PHIS 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

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.*

WEATHER CONDITIONS

1: Approx. Temperature: **60** Degrees Fahrenheit

2: Dry Today

3: Rain Recently

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

4: West

INSPECTION DATE

Thursday, February 16, 2023

START TIME

2:00 pm

FINISH TIME

4:30 pm

INSPECTOR

6: Keith Vreeken, MCI

PROPERTY TYPE

7: Single Family

YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: {Year Built}

9: Occupied.

PRESENT DURING THE INSPECTION

10: Property Owner

11: Tenant

Grounds

DRIVEWAY TYPE

12: Concrete driveway.

13: Asphalt driveway

DRIVEWAY COMMENTS

FI 14: Some typical, common and moderate cracks found in areas of the driveway.



SU 15: Areas of the driveway are uneven with potential trip hazards. Upgrades recommended.

MR 16: Sealant, general maintenance recommended at the asphalt driveway to help to preserve the overall life of the asphalt.

MR FI 17: Eroded or damaged asphalt found in some areas of the driveway. Maintenance or repairs are recommended.



SIDEWALK / WALKWAY TYPE

18: Concrete Walkways

19: Brick Paver Walkways

SIDEWALK / WALKWAY COMMENTS

20: Some typical and common cracks found at areas of the walkways.

FI 21: Disclosure: Some common and moderate cracks found at areas of the concrete walkways.

SU 22: Areas of the walkways are uneven with potential trip hazards.

FI DS 23: Disclosure: Areas of the exterior walkways found to be installed high at or above exterior interior floor level, and some exterior door thresholds. This does not allow for moisture which can collect behind the exterior siding or trim to properly drain and can build up moisture inside the wall cavity. Refer to the Termite Report for additional comments and recommendations.



Example

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 not determined. Conditions inside walls cannot be judged.

FENCE/ GATES

24: Disclosure: Fences and gates area outside the scope of a home inspection. Comments made below are informational only and at the discretion of the inspector. The comments below do not in any way constitute a full inspection of the fencing or gates. If concerned have the fences and gates evaluated by a fence contractor.

MR 25: Some Gates and/or latches need adjustment or repairs.

MR 26: Moisture damage noted at areas of the fencing, gates and/or fence posts.

E&C MR 27: Some leaning found at areas of the wood fencing.

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

28: Level to Minor Slope

COMMENTS

E&C 29: Recommend some proper / minor landscape grading and maintenance along areas of the exterior. This should help ensure the proper flow of site water away from the building(s) and off the property. This will also help prevent an excessive moisture condition and help maintain the proper clearances from the stucco or wood siding to the soil. Trim trees and bushes for making contact with areas of the exterior siding, trim and/or roof.

E&C MR 30: Soil level found high at areas of the foundation. (Recommend 4 inches from the bottom of the exterior stucco siding to dirt, rock, mulch or wood chips).



Example

MR 31: Areas of poor site drainage / evidence of potential ponding of water on property and/or along areas of the building perimeter.

MR 32: 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 pond or puddle of water in areas near or at the foundation as this can cause erosion and/or settling of the foundation system.

Retaining Walls

Inspection of retaining walls is only visual per CREIA standards. Engineering of retaining walls is not performed and is outside the scope of this inspection.

33: Masonry



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

34: Concrete Slab

Disclosure: No visible deflection noted under the flooring. However, the concrete slab is not visible due to furnishings and/or floor coverings. Cracks and conditions of the concrete under the flooring are not visible nor determined. settling, cracking, moisture intrusion from under the slab or other defects cannot be determined and are outside the scope of this inspection.

DS 35: Disclosure: Some typical and common cracks noted in the concrete perimeter foundation. The perimeter foundation is not fully visible. Client is advised to monitor cracks to help determine if future movement or conditions occur.

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

36: Combination: Gable and Hip



ROOF TYPE

37: Asphalt Shingle

Average life expectancy: 20 years

Approx. years of visible wear: 25 +/- years

ASPHALT COMPOSITION SHINGLE COMMENTS

E&C 38: Areas of the Asphalt composition roofing appears to be at the end of its useful life. Recommend contacting a licensed roofing contractor for an estimate for replacement.



E&C 39: Some damaged and missing roof shingles noted at areas of the roof. Corrections are needed. Contact a qualified roofer to evaluate the roof and make the appropriate recommendations and repairs as needed.



MR FI 40: Some loose and lifting roof shingles found at areas of the asphalt composition roof. Maintenance and/or repairs Recommended.



Example



Example



Example

FI 41: Some past roof leaks noted with moisture stains and/or damage at areas of the roof overhangs.

Roof 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

E&C MR 42: **ROOF FLASHING CONDITION:** Some Roof flashing were found to be needing maintenance, servicing and/or repairs. Contact a qualified roofing professional to review all roof flashings and provide maintenance and/or repair as needed.

E&C MR 43: Some Loose / Lifting roof flashings. Corrections, maintenance or repairs are recommended to help prevent water intrusion and/or roof leakage from windy wet weather.



Example



Example

44: No visible head wall flashings under the California hips.



No exposed metal flashing

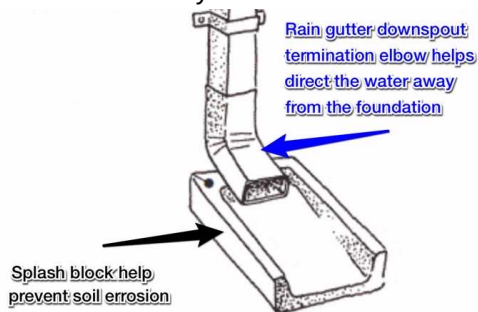


Example

Gutters/Downspouts

RAIN GUTTER COMMENTS

MR 45: Recommend splash blocks and diverting the rain gutter downspouts at the bottom to assist in proper flow of roof water away from the house and to help prevent soil erosion where not installed.



Example

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 Report for additional comments and recommendations.

ATTIC ACCESS LOCATION

46: ATTIC ACCESS LOCATION: Primary Bedroom Closet



47: ATTIC CONDITION: No noted framing defects found in the accessible and visible areas of the attic.

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

DS 49: Disclosure: Areas of the attic are not fully visible and not inspected due to insulation, ducting and areas being too small for physical access.

TYPE OF INSULATION FOUND IN THE ATTIC

50: Blown Fiberglass: Approx. Depth 6-8 +/- Inches

ATTIC COMMENTS

E&C **MR** 51: Some damaged attic eave vent screens found on areas of the exterior at the roof overhangs. Repair or replacement recommended to help prevent critter intrusion into attic areas.



Example

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

52: Main water supply shut-off location: Northeast Corner. *Main water shut-off valve not tested.*



Main water shut off valve

TYPE OF WATER PIPING

53: Copper

WATER SUPPLY PIPING

54: Water supply piping appears to be within useful life. *Pipes are not fully visible.*

55: Disclosure: *Pipe conditions inside walls, underground or under the slab, inaccessible areas, areas under insulation cannot be judged. Water testing not performed.*

HOSE FAUCETS

56: Operated when tested.

SU 57: Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

MR 58: Some exterior hose faucets leak / drip at handle when on.

WASTE PIPING TYPE

59: ABS and PVC

WASTE/SEWER PIPE CONDITION

60: The visible areas of the waste piping used for this building are within its useful life expectancy.

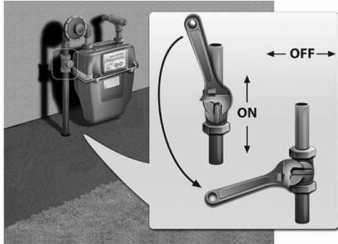
However, waste pipes are not fully visible. Pipe conditions inside walls, inaccessible areas, under the insulation and under the ground or slab cannot be judged or determined. Water testing not performed.

Note: Buildings should have the underground waste and sewer lines scoped by a plumber to determine condition as part of the inspection process.

Fuels

FUEL TYPE

61: Natural Gas. Location of main shut-off: Northeast Corner



CAUTION: If you turn off your natural gas at the meter, leave it off. Do not turn it back on yourself.



Main gas shut off valve

62: 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.

WATER HEATER INFORMATION

63: Water Heater Location: EXTERIOR LAUNDRY ROOM

Date: 2014

Size: 40 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

64: Water Heater Operated when tested.

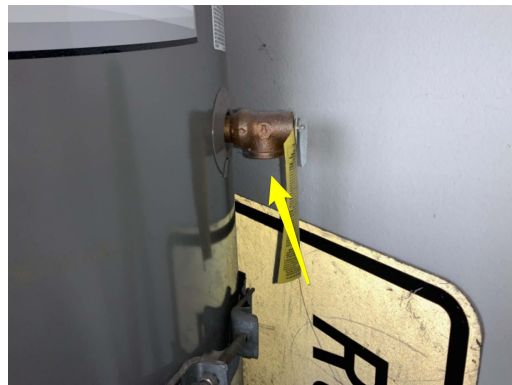
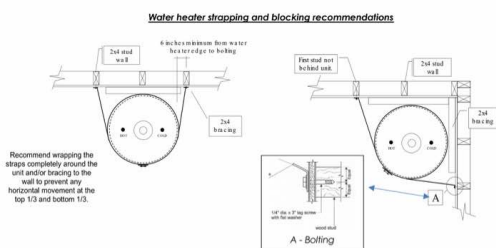
COMBUSTION AIR

65: Proper amount of combustion air.

STRAPPING

E&C 66: Water heater is improperly and loosely strapped & not secured well - moves when pushed.

Recommend adding the proper **STRAPPING and/or BRACING OR BLOCKING** to the wall to properly secure the tank per Uniform Plumbing Code and State Architect Requirements. Recommended further review and repairs by a certified or licensed professional familiar with the minimum installation requirements.



TPR PIPING

SC 67: Water heater TPR (temperature pressure relief) pipe is missing / not installed.



VENT PIPING

E&C 68: Missing / Recommend a proper storm collar per standards at the water heater vent pipe at the roof termination.



PLATFORM ENCLOSURE

69: Water heater enclosure and/or platform appears serviceable.

WATER HEATER GENERAL COMMENTS

E&C 70: 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.

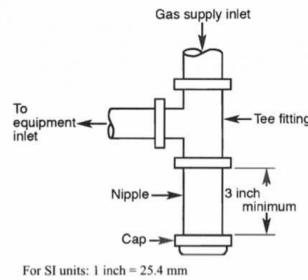
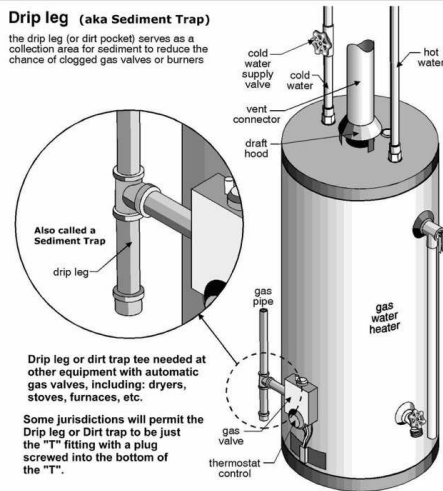


FIGURE 1212.8
METHOD OF INSTALLING A
TEE FITTING SEDIMENT TRAP
[NFPA 54: FIGURE 9.6.7]



SHUTOFF

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

DRIP PAN

SU 72: Recommend a drip pan be installed under the WATER HEATER to help prevent damage if a leak were to occur.

Kitchen

SINK

73: Appears serviceable with typical wear for its age.

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

DS 75: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

MR 76: Recommend sealing the kitchen sink at counter connection and /or the counter top to backsplash.



This can allow water to flow into the cabinetry below

SC FI 77: Moisture stains and damage in the cabinet below the kitchen sink. Some visible mold growth noted on areas of the drywall and/or cabinetry. Recommend additional review by a qualified remediation professional.



Heavy water damage

DISHWASHER

FI 78: Dishwasher found non-operational.

CABINETS & COUNTERS

79: Appear serviceable.

DS 80: Disclosure: The area behind the refrigerator is not accessible, not visible and not inspected due to the installation of a refrigerator.

DS 81: Kitchen counters & cabinets have typical wear.

DS 82: 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.

DISPOSAL

83: Operated when tested.

COOKTOP

84: Natural Gas: Operated when tested

COOKTOP HOOD

MR 85: Kitchen cooktop exhaust hood filter is missing.

E&C 86: Kitchen cook top exhaust hood FAN found non-operational or not operating properly.



OVEN

87: Natural Gas: Operated when tested

MR 88: Oven light non-operational.

MR 89: The thermostat in the oven found loose and not properly sitting in its hanger which can negatively affect the temperature settings in the oven. Maintenance or repair recommended.



Laundry

LAUNDRY TYPE

90: Gas provided for laundry dryer

91: 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.*

DS 92: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

LAUNDRY COMMENTS

93: 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.*

94: Area behind laundry machines is not fully visible due to laundry machines themselves. Conditions are not fully known. Client should inspect area prior to the close of escrow once the laundry machines have been moved out.

95: Disclosure: **No visible 240-volt outlet found or provided for laundry .**

DRYER VENTING

MR **96:** Recommend cleaning the laundry dryer vent system, pipe and cap for safety as part of typical ongoing maintenance.

E&C **97:** The laundry dryer vent pipe found disconnected at the dryer connection inside the laundry room. Correction needed for safety.



Bathrooms

BATHROOM LOCATIONS

98: PRIMARY BEDROOM BATHROOM

99: HALL BATHROOM

TOILETS

100: Operated when tested.

101: Toilets are at 1.6 gallon flush or less.

SINKS

102: 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.*

DS **103: Disclosure:** *Restricted view in the bathroom cabinets and countertop due to occupant's belongings. Check areas carefully once areas are evacuated and cleaned. If defects are found contact our office to evaluate and document condition.*

104: Not all bathroom sink aerators are NOT low flow: PRIMARY BEDROOM BATHROOM. Upgrades Recommended.

MR 105: Disclosure: Drain stoppers do not operate, are missing or do not operate well at some bathroom sinks. General maintenance recommended.

VENTILATION

106: Appears adequate.

E&C 107: The HALLWAY BATHROOM and PRIMARY BEDROOM BATHROOM exhaust fan vent pipe found improperly terminating in the attic. Proper termination to the exterior is recommend per standards.



BATHTUBS

MR 108: Drain stopper is non-operational at tub drain: HALLWAY BATHROOM

E&C 109: Tub faucet found does not operate properly: HALLWAY BATHROOM

SHOWERS

SU 110: The drain cover found loose in the primary bedroom bathroom shower



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.

FRONT ENTRY DOOR

111: Operated when tested.

112: Weather stripping appears serviceable.

113: Door hardware operated when tested.

EXTERIOR DOORS

114: Operated when tested

115: Latching hardware operated and appears serviceable.

MR 116: Visible daylight noted around some of the exterior doors. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.



Example

INTERIOR DOORS

117: Operated when tested.

FI 118: Some interior bedroom closet doors are missing or not installed: BEDROOM-2xt

WINDOWS

119: Aluminum / Single-Pane Glass

120: Disclosure: Missing and/or damaged screens found at some windows.

FLOORING

121: TYPE: Vinyl / Linoleum

122: TYPE: Carpet

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

124: *Disclosure: Furnishings and occupants' belongings prevent full inspection. Do a careful check prior to closing.*

FI DS 125: Disclosure: Some visible deterioration and/or damage noted at areas of the flooring.

FI 126: Some unusual sloping noted at areas of the interior floor. Client should have a qualified foundation professional to remove the flooring to evaluate the entire concrete slab until satisfied as to the cause, the current condition, potential future issues and determine if repairs or upgrades are needed.

CEILING TYPE

127: Drywall

WALL TYPE

128: Drywall

WALLS AND CEILINGS

129: The general overall condition of the interior walls and ceilings appear to be good with some typical and common cracks.

DS 130: Disclosure: Some typical and common cracks noted at the walls and ceilings throughout the building. Client should monitor cracks as future movement can occur. Contact a qualified drywall professional for additional information with recommendations to upgrade or repair.

131: *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.*

132: Disclosure: *Furnishings 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.*

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

133: LOCATION: BEDROOM HALLWAY ENCLOSURE

FURNACE TYPE: Gas Forced Air

FUEL TYPE: Natural Gas

Approx. BTU RATING: 75,000

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



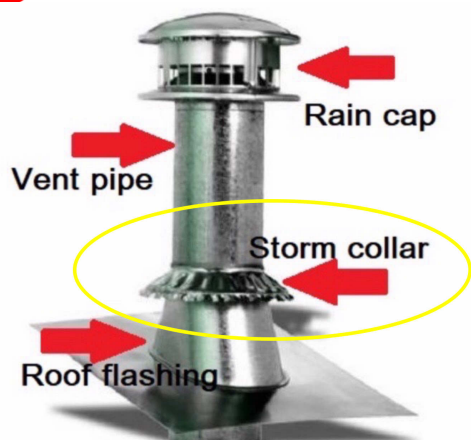
134: Year: 2008

CONDITION

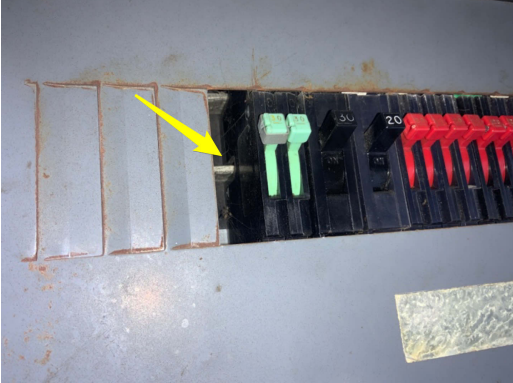
FI 135: FURNACE CONDITION: The Furnace did not respond to normal controls. Recommend further review by a licensed HVAC contractor

VENTING

E&C 136: Missing / Recommend a proper storm collar per standard at the furnace vent pipe at the roof termination.



SC 141: Improper and unsafe openings in the dead front cover inside the MAIN ELECTRICAL PANEL. Openings are needing to be plugged or sealed for safety per standards.



SC 142: Missing fasteners at the dead front cover inside the MAIN ELECTRICAL PANEL.

WIRING

143: A sampling of the switches, light fixtures and outlets operated.

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

SU 145: GFCI and AFCI outlet protection, Vacancy Sensors and Humidistat switches are recommended in all areas per current standards where not currently installed as an upgrade/not required. Contact a licensed electrical contractor to evaluate and make the appropriate recommendations.

a. Vacancy Sensor light switch: A Vacancy Sensors are light switches that detect when a space such as a bathroom, garage, laundry room or closet is unoccupied and accordingly automatically turns OFF the lights, thereby saving energy.

b. Humidistat Fan Switch: Humidistat Fan Switch: A humidistat is a switch which controls the fan depending on the amount of moisture in the air. If there's a lot of moisture, it turns the fan on. When the humidity level is reduced, it switches the fan off.

SC 146: Improper electrical wiring. Exposed electrical splices / wires not protected in a box with a cover in the laundry room above the water heater.



In the laundry room above the water heater

OUTLETS/SWITCHES

SC 147: Exterior electrical LIGHT SWITCH found without a proper weather tight box or cover for the exterior light on the FRONT OF THE GARAGE.

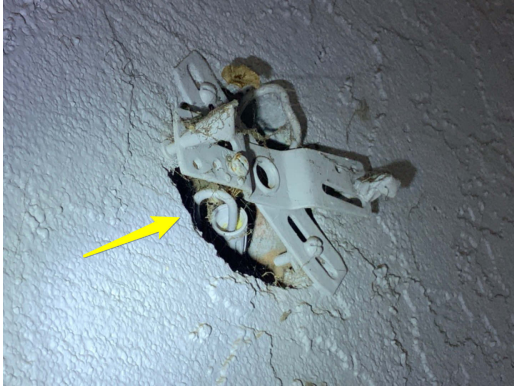


Switch needs a proper weather tight cover



LIGHTING

SC 148: Light fixture is missing, exposed wiring: AT THE GARAGE EXTERIOR LIGHT ON THE SOUTHEAST CORNER ON THE SIDE OF THE GARAGE.



DOOR BELL

E&C 149: Damaged doorbell button.

Detectors

SC 150: Smoke detector did not respond when tested: BEDROOM HALLWAY and PRIMARY BEDROOM

SC 151: Smoke detector missing at required location: BEDROOM-1 and BEDROOM-2

SC 152: Carbon Monoxide detector did not respond when tested: BEDROOM HALLWAY

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.

FLOORS

153: Visible areas of the garage floor appears serviceable.

154: Common cracks found in the garage floor.

DS 155: The garage floor is not fully visible due to occupants' belongings and/or cabinetry. *Areas of the garage is not accessible, visible nor inspected. A re-inspection is recommended once access is made available.*

DS 156: Due to an excessive amount of stored items and/or cabinetry in the garage, portions of the garage are not accessible, visible nor inspected. *A re-inspection is recommended once access is made available.*

WALLS & CEILINGS

157: Visible areas of the garage walls and ceiling appears serviceable.

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

DS 159: Walls not fully visible due to occupants' belongings and/or cabinetry.

PEDESTRIAN DOOR

160: Operated when tested.

VEHICLE DOOR TYPE

161: Tilt-up

VEHICLE DOOR

162: The garage vehicle door(s) operated when tested.

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

MR 164: *Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

E&C 165: Moisture stains & damage at the wood garage tilt-up vehicle door, door jam and/or trim. Refer to termite report for additional comments and recommendations.