

Professional

Inspection Services

Inspection Report



BUILDING AND INSPECTING
SWIMMING POOL
FOR OVER 30 YEARS

Address: 333 York Ave Oceano, CA 93445

03/10/2026

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 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 do 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: 65°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: South

INSPECTION DATE
Tuesday, March 10, 2026

START TIME
8:30 am

FINISH TIME ON-SITE
11:30 am

INSPECTOR
5: Keith Vreeken, MCI

PROPERTY TYPE

6: Single Family / Two Kitchens

INSPECTION TYPE

7: [Pre-Sale Listing Inspection](#) : This inspection is performed for the seller 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 not reported on as part of a home inspection. This report, which can be given to a perspective buyer, is informational only and may not include recent repairs completed after the inspection was performed, nor conditions which may have surfaced since this inspection was completed. A prospective buyer relying on this report and the original contract, provided by the seller, is required to contact Professional Inspection Services for a report review and to sign a new contract. [Any Buyer who receives this report is required for a fee to sign a new contract and pay for an on-site report review to prevent any misinterpretation of the report findings. Any failure of this requirement releases Professional Inspection Services and its inspectors from any and all liability from the buyer without exception.](#)

YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 1977

9: Occupied.

PRESENT DURING THE INSPECTION

10: Seller's Agent

ADDITIONS

DS 11: **Disclosure**: Be aware that some upgrades or additions which may have required building permits were found or suspected. *Client should check with the local building departments for applicable permits.*

Grounds

DRIVEWAY TYPE

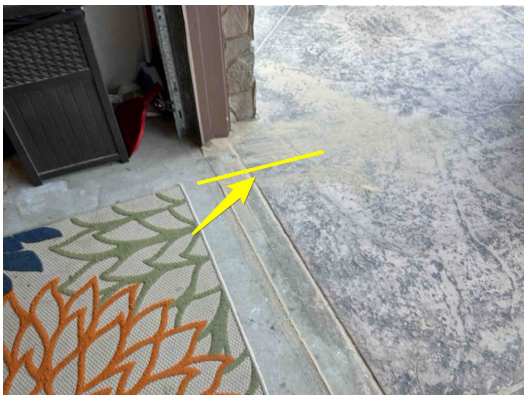
12: Concrete Driveway

DRIVEWAY COMMENTS

13: Driveway appears serviceable.

14: Typical & common cracks found in areas of the driveway.

DS 15: **Disclosure**: Due to the slope and height of the driveway at the garage connection, some water intrusion into the garage may occur during certain weather.



Example

SIDEWALK / WALKWAY TYPE

16: Concrete Walkways

SIDEWALK / WALKWAY COMMENTS

17: Walkways appear serviceable

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

PATIO TYPE

19: Concrete Patios



PATIO COMMENTS

20: Patios appears serviceable.

21: Typical and common cracks found.

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.

STRUCTURE TYPE

22: Wood Framed

EXTERIOR WALL COVERINGS

23: 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.

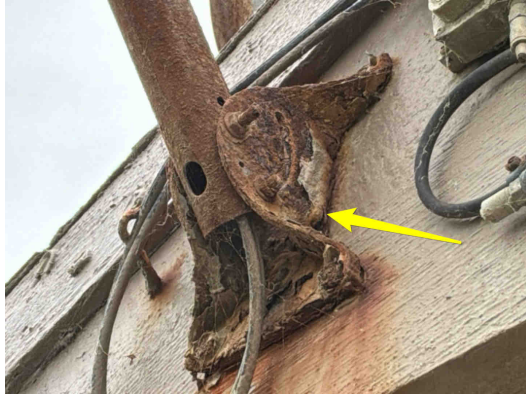
24: Rock Veneer

Disclosure: Conditions behind the rock veneer unknown. Referred to the Termite report for additional comments or recommendations.

EXTERIOR WALL COMMENTS

DS 25: Disclosure: *Wall insulation type & value not determined. Conditions inside walls cannot be judged.*

SU 26: Some heavy rust deterioration and damage found at the exterior mounted satellite TV dishes. Removal or replacement may be warranted for safety.



Example

STUCCO

DS 27: Disclosure: Cracks at areas of the exterior stucco siding appear to be typical and common. Cracks should be monitored to determine if any additional cracks, movement or separations occur or if cracks get larger.

FI 28: Some unusual and large cracks found in the exterior stucco siding. This may be indicative of some uncommon settling of the cantilevered deck off the UPSTAIRS FAMILY ROOM. Client should contact an engineer to evaluate and make an opinion as to the cause, the current condition, potential for future issues and if upgrades and or repairs are warranted.



Example



Example



veneers

DS 29: Disclosure: No visible weep screed or weep openings found at the base of the of the exterior rock veneer. This can allow water to collect behind the rock and could cause some deterioration of the exterior wall framing and waterproofing which could eventually cause some moisture intrusion, deterioration and/or damage to the wood framing.



Example



Example

SEALING EXTERIOR

MR 30: Recommend sealing around the exterior light fixtures making sure they are sealed tight to the wall to help prevent water and/or critter intrusion per installation requirements.



Visible electrical wiring



Example

EXTERIOR TRIM

31: TRIM TYPE: Wood

E&C 32: 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.

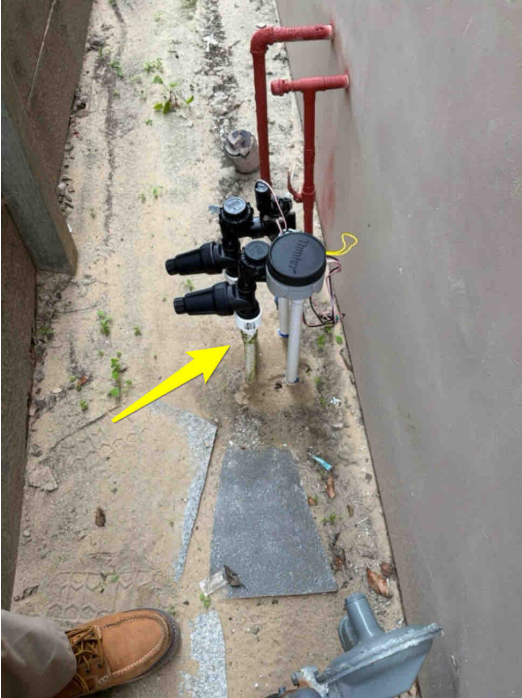
MR 33: Caulking is needed at all exterior trim areas such as doors, windows, fascia, etc.

MR 34: Deteriorated paint or finish at areas of the exterior.

SPRINKLERS

35: *Disclosure: Sprinkler systems are outside the scope of this inspection and not tested or inspected. 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 sprinklers or landscape watering systems. If concerned have system evaluated by landscape professional.*

E&C 36: Active water leak found at sprinkler valve and/or piping: WEST SIDE YARD



Decks

Deck # 1

LOCATION & TYPE

37: DECK LOCATION: **UPSTAIRS FRONT DECK OFF THE FAMILY ROOM**

DECK TYPE: Coated and Waterproof



WATERPROOF DECK COMMENTS

DS 38: The waterproof coating at the UPSTAIRS FRONT DECK OFF THE FAMILY ROOM deck visually appears to be in good condition.

Determining if the waterproof coated deck is actively leaking or performing water testing is beyond the scope of this inspection. Inspection and/or maintenance of the waterproof coating should be performed annually. Waterproof deck flashings are not fully visible.

E&C 39: The deck drain scuppers / wall drain at the UPSTAIRS FRONT DECK OFF THE FAMILY ROOM found to be improperly partially blocked by the installation of the stucco railing / scuppers are undersized. At a minimum, the deck drain scupper is required to be 4" above the decking surface. Contact a qualified waterproof deck contractor to evaluate and make recommendations for proper upgrades or repairs.

R903.4.1 Secondary (emergency overflow) drains or scuppers. A minimum of one overflow scupper for each 20 ft.² of decking, shall be installed and is required to have an opening height of no less than 4 inches (102 mm) and a minimum width of 4 inches (opening = 4" x 4") and shall be installed in the adjacent parapet walls with the inlet flow (bottom of the scupper) located 2 inches (51 mm) above the low point of the deck drain inlet.



Scupper is undersized



Example locations



Scupper is undersized

MR UPG DS 40: Waterproof deck coating found to be installed a little too high at the house / door thresholds at the UPSTAIRS FRONT DECK OFF THE FAMILY ROOM. There should be a minimum of 2 inches between the bottom of the siding and door threshold to the surface of the deck. This could potentially lead to deterioration and water intrusion. Contact a waterproof deck professional for additional comments and recommendations.

DS 41: No visible ventilation installed on the underside of the enclosed exterior portions of the waterproof deck off the UPSTAIRS FRONT DECK OFF THE FAMILY ROOM. Current Standards dictate that enclosed waterproof decks should be ventilation along the underside to help reduce condensation build up and to help prevent an excessive moisture condition such as fungus growth which could lead to a structural compromise of the wood framing. [CBC 2304.12.2.6 Ventilation beneath enclosed balcony, elevated walking surfaces and stairways]

Current conditions of the enclosed deck wood framing are unknown.



Example location of where ventilation could be installed

DECK RAILING COMMENTS

42: Deck railings appear serviceable.

Deck # 2

LOCATION & TYPE

43: DECK LOCATION: **UPSTAIRS BACKYARD DECK**

DECK TYPE: **Coated and Waterproof**



WATERPROOF DECK COMMENTS

FI 44: DECK CONDITION: Some cracking of the waterproof coating found at areas of the UPSTAIRS BACKYARD DECK.

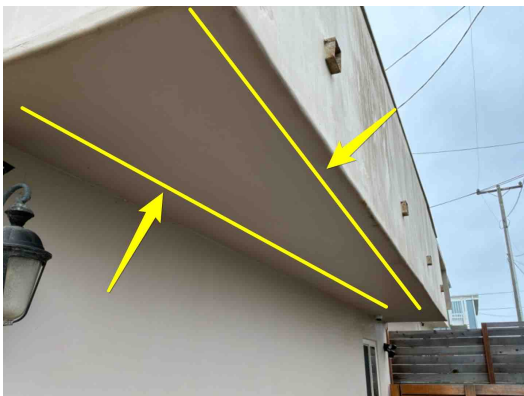


UPG DS 45: Areas of the UPSTAIRS BACKYARD DECK waterproof coating are improperly installed at or above exterior door threshold. This can allow water to potentially intrude under the deck exterior door threshold into the wall cavities. Building codes dictate, 2 inches from the bottom of the stucco to the top of the deck surfacing. Refer to the Termite Report for additional comments and recommendations.



46: No visible ventilation installed on the underside of the enclosed exterior portions of the waterproof deck off the UPSTAIRS BACKYARD DECK. Current Standards dictate that enclosed waterproof decks should be ventilation along the underside to help reduce condensation build up and to help prevent an excessive moisture condition such as fungus growth which could lead to a structural compromise of the wood framing. [CBC 2304.12.2.6 Ventilation beneath enclosed balcony, elevated walking surfaces and stairways]

Current conditions of the enclosed deck wood framing are unknown.



Example locations

E&C 47: Dusted wall flashing found at the UPSTAIRS BACKYARD DECK



DECK RAILING COMMENTS

E&C 48: Some moisture stains and damage noted at wood areas of the railings at the UPSTAIRS BACKYARD DECK. Refer to termite report for additional comments and recommendations.



49: Improper installation of the stucco railing, no visible weep screed on the deck side of the stucco wall



No weepscreed



No weepscreed

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.

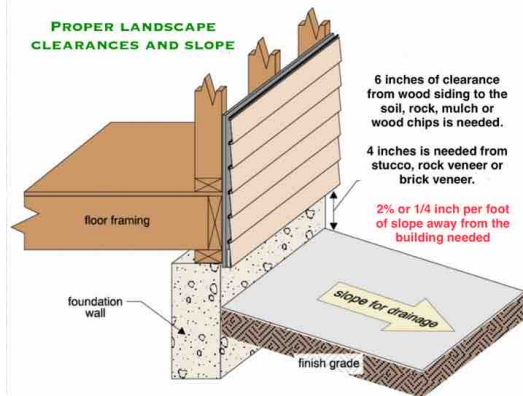
SITE SLOPE

50: Level to Minor Slope

COMMENTS

E&C 51: Recommend some proper 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 interior floor level, and/or the exterior stucco, wood or other siding to the top of soil. Trim trees and bushes that are making contact with areas of the exterior siding, trim and/or roof.

E&C MR 52: 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 location

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.

53: Wood

Disclosure: Wood retaining walls have a limited lifespan and will eventually need to be repaired or replaced. Client is advised to continue to monitor and repair or replace as needed.



UPG 54: Areas of the wood retaining wall is bowing on the west side yard.



Example

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

55: Concrete Slab

Disclosure: *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 and flooring or other defects cannot be determined and are outside the scope of this inspection.*

DS 56: Disclosure: Some typical and common cracks noted at visible areas of the concrete perimeter foundation. However, the perimeter foundation is not fully visible. Client is advised to monitor cracks to help determine if future movement or other 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

57: Gable



ROOF MATERIAL TYPE

58: Asphalt Shingle

Average life expectancy of this roof material: 30 years

There is Approx. 25 +/- years of visible wear



ASPHALT COMPOSITION SHINGLE COMMENTS

DS 59: ROOF CONDITION: The asphalt composition roof shingles and flashings are old and weathered. The roof may be nearing the end of life expectancy. Recommend monitoring and inspecting regularly as future replacement will be needed. Buyer should contact a licensed roofer for an estimated cost of a new 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.

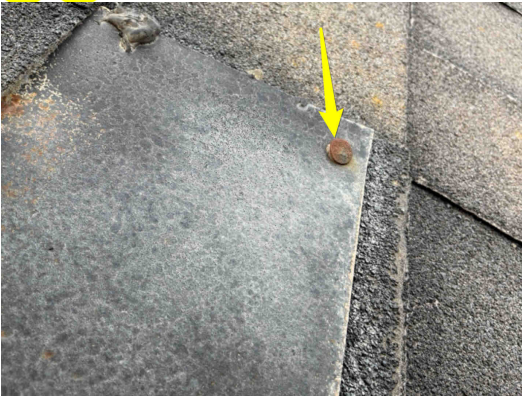
ROOF FLASHING

E&C MR 60: ROOF FLASHING CONDITION: Some roof flashing were found to be needing maintenance, servicing and/or repair. Contact a qualified roofing professional to review all roof flashings and provide maintenance and/or repairs as needed.

MR 61: Deteriorated sealant at some roof flashings, around the roof penetrations. Maintenance recommended to help prevent water intrusion into areas of the attic. Have roofer evaluate the roof flashings and correct as needed.



MR UPG 62: Recommend sealing all exposed nails at areas of roof/ roof flashing.



E&C MR 63: Some lifting roof flashings. Corrections, maintenance or repairs are recommended to help prevent water intrusion and/or roof leakage from windy, wet weather.

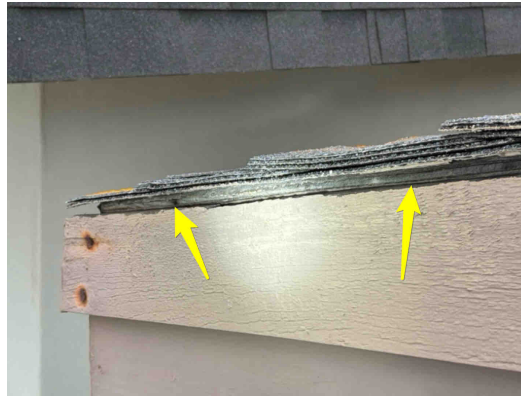
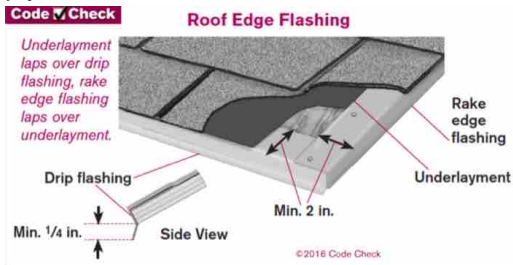


Example

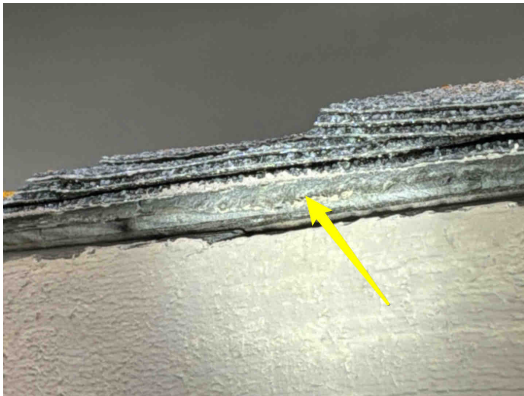


Example

E&C 64: Missing the roofing drip edge flashings at areas along the roof fascia board. Areas of exposed roof plywood. This has / can cause moisture deterioration and damage to the roof plywood.



Exposed roof plywood



Exposed roof plywood



SU 65: Recommend screens on all exhaust vent termination at the roof (Other than the laundry) as an upgrade per current standards to help prevent critter intrusion into the attic. [2016 CMC 502.1]

502.0 Termination

502.1 Exhaust Opening Protection

Exhaust openings terminating to the outdoors shall be covered with a corrosion-resistant screen having not less than 1/4 of an inch (6.4 mm) openings, and shall have not more than 1/2 of an inch (12.7 mm) openings.

Exception: Clothes dryers.

E&C MR 66: Some roof flashings found rusted and deteriorated. Further evaluation and potential upgrades needed by a licensed roofer.



A visible hole in the roof flashing



SKYLIGHTS

FI 67: Evidence of caulking (heavily deteriorated), a non-professional skylight leak repair noted at the roof skylights. Client should have a licensed roofing contractor investigate further as to the cause, current conditions, potential future issues and determine if corrections or replacement of the roof skylight is needed.



E&C 68: Some of the plastic roof skylights are cracked and damaged. Replacement is recommended. Contact a qualified roofer to evaluate and replace damaged skylights.



Gutters

RAIN GUTTERS

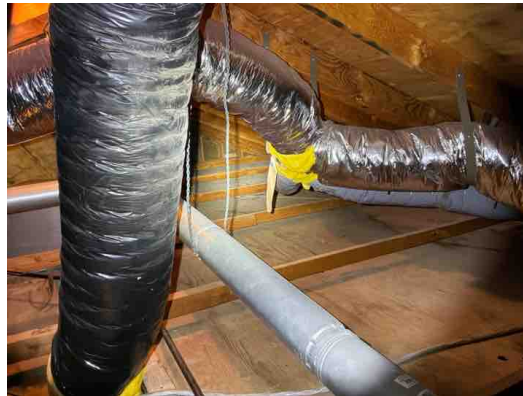
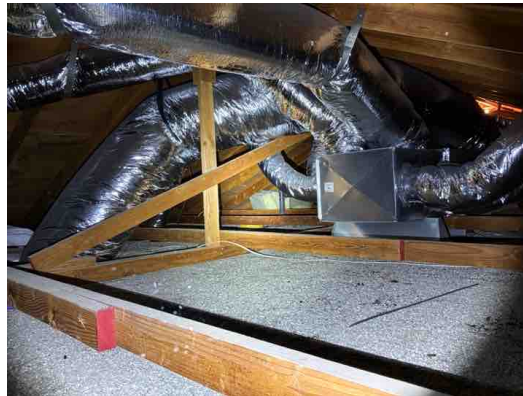
UPG 69: Disclosure: No Rain gutters installed. *Recommend installing rain gutters in appropriate areas as an upgrade.*

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

70: ATTIC ACCESS LOCATION: Upstairs Bedroom-1 Closet and Upstairs Bedroom Hallway



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

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

ATTIC COMMENTS

E&C MR 73: Some damaged or missing attic EAVE VENT screens on areas of the exterior at the roof overhangs. Repair or replacement recommended to help prevent critter intrusion into attic areas.



A visible hole found in the west side vent screen



A visible hole found in the west side vent screen

E&C MR 74: Some rusted, damaged attic GABLE VENT screens. Recommend having all attic vent screens reviewed, repaired or replacement by a qualified professional 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

75: Main water supply shut-off location: WEST SIDE- Exterior. *Main water shut-off valve not tested.*



Main water shut off valve

76: **WATER PRESSURE** - Is Within Standards: At Approx. 70 +/- PSI . *Optimal water pressure is between 40 and 80 PSI.*



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: Disclosure: *Pipe conditions inside walls, under insulation in the attic, underground or under the slab, and all inaccessible areas which are not readily accessible and visible are not inspected. Connections and conditions cannot be judged. Water testing not performed.*

HOSE FAUCETS

MR 81: Some exterior hose faucets leak at handle and/or anti-siphon when on.

WASTE PIPING TYPE

82: 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 underground which are not visible at this time):

83: ABS and PVC

WASTE/SEWER PIPE CONDITION

84: **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.*

FI 85: Note: Due to the age of the building, some deterioration or other defects may be present which can cause some negative impact on the flow of waste water through underground waste and sewer piping to the street.
Recommend additional review by video scoping the waste and sewer piping to verify conditions.

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

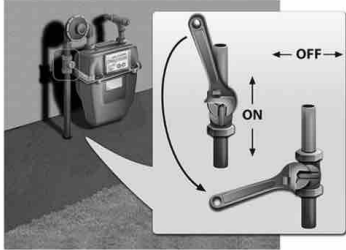
Fuels

FUEL TYPE

86: Gas shut-off appears serviceable.

Disclosure: *Gas piping and valves not tested during this inspection (visual inspection only).*

87: Natural Gas. Location of main shut-off: WEST SIDE- Exterior



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

FUEL SYSTEM

MR UPG 88: The Gas meter and/or shutoff valve found to be improperly in contact with ground or soil. Deterioration has or may occur. Maintenance or upgrades are needed to help prevent deterioration or damage.



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

TPR PIPING

SC 93: The Water heater TPR (temperature pressure relief) pipe improperly terminates. Must terminate downward at the exterior at 6 to 24 inches from the ground.



Must terminate within 6 to 24 inches of the ground

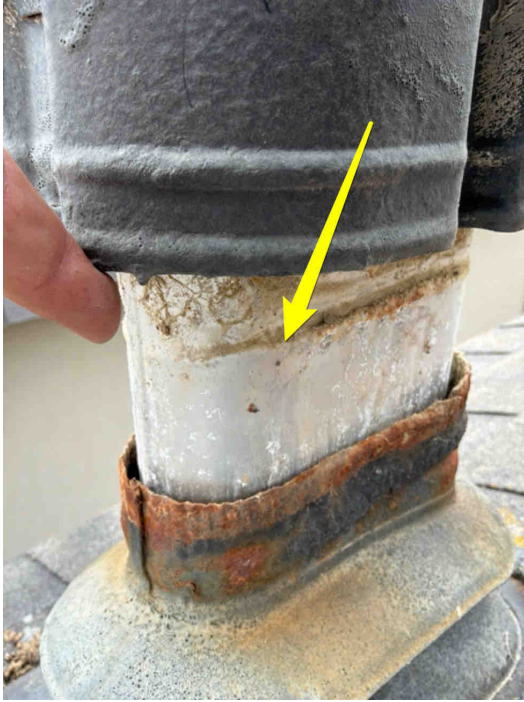
SC 94: An improper and unsafe use of plastic PVC piping for the water heater TPR (temperature pressure relief) pipe. This type of pipe can melt at high temperatures.



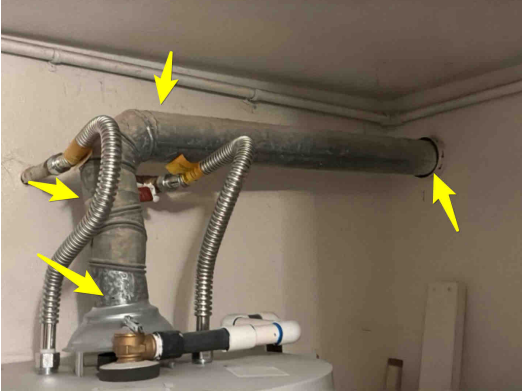
Example

VENT PIPING

E&C 95: The water heater "B" vent double-wall type pipe found to have a damaged and disconnected interior sleeve. Contact a qualified plumbing professional to replace the damaged section of water heater and pipe for safety.



SC 96: Water heater vent connector pipe (single-wall) is not properly fastened with the required 3-fasteners at each connection including the draft hood per standards.

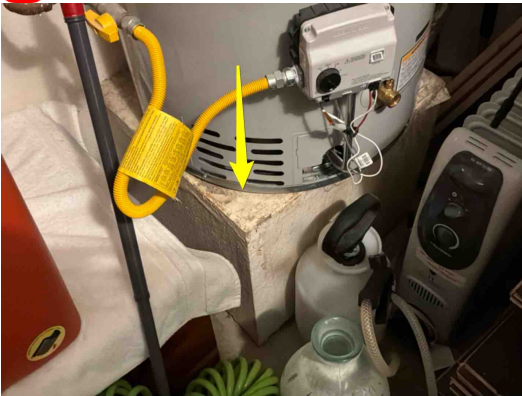


Example locations

PLATFORM ENCLOSURE

97: The visible areas of the Water heater enclosure and/or platform appears serviceable.

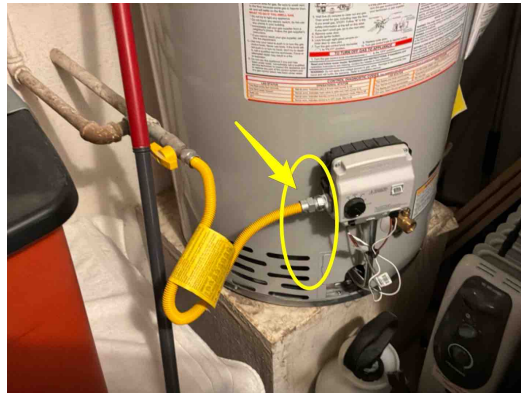
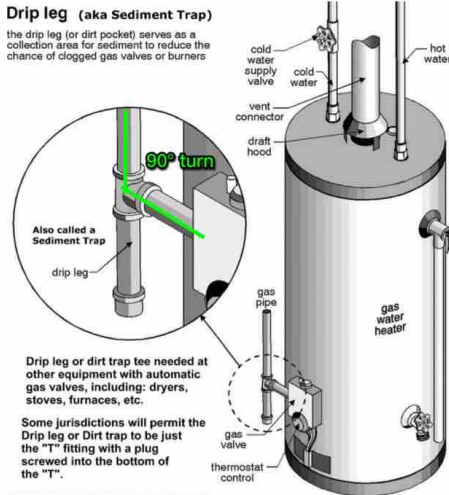
FI 98: Disclosure: Dry Moisture stains noted at areas around the water heater at the platform.



Example

GAS PIPING

UPG 99: Recommend the installation of a sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements.

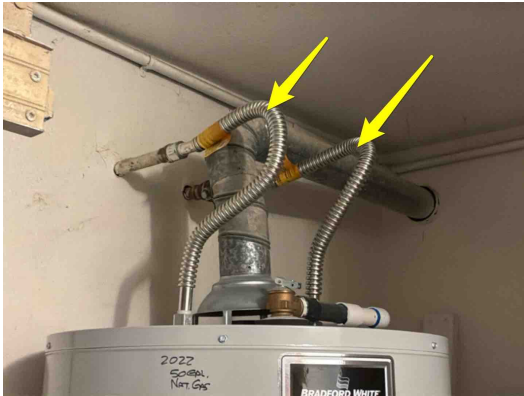


WATER HEATER GENERAL COMMENTS

MR 100: Recommend insulation on the HOT and COLD water supply pipes at the water heater per minimum codes and standards.

Energy Code (Title 24, Part 6)

California's energy standards require insulation on the first 5 feet of both cold water piping and All of the hot water piping from the water heater, to reduce heat loss&



The

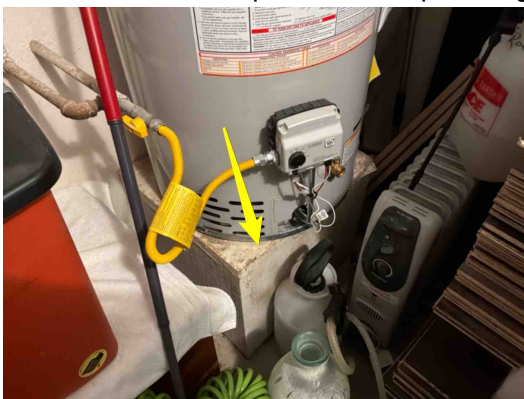
SU 101: The Hot water temperature from the water heater found to be too hot and above the recommended safe temperature. Currently at +/- 140°F. This can cause scolding / burning of the skin. Recommend turning the temperature down at the water heater to at/or below 120°F for safety.

SHUTOFF

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

DRIP PAN

E&C 103: 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]



Kitchen

KITCHEN #1

LOCATION



SINK

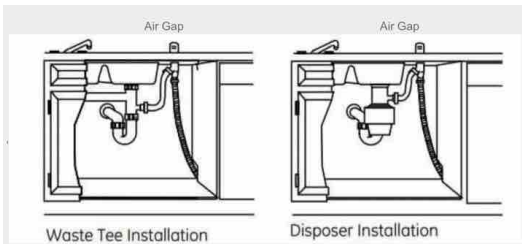
105: The kitchen sink appears serviceable with typical wear for its age.

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

DS 107: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

DISHWASHER

SU 108: Improper installation of the DOWNSTAIRS KITCHEN dishwasher drain hose. Missing the Air Gap Device at the dishwasher drain per minimum codes and standards (California does not allow for high-loop methods or direct waste connections). {CPC 801.2}



CABINETS & COUNTERS

109: Appear serviceable.

DS 110: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 111: Kitchen counters & cabinets have typical wear.

DS 112: 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

113: Operated when tested.

COOKTOP HOOD

114: Kitchen cooktop hood and exhaust fan operated when tested.

E&C **MR** 115: The DOWNSTAIRS KITCHEN cook top exhaust hood light non-operational.

COOKTOP

116: The cooktop is Natural Gas and operated when tested



E&C 117: The CENTER Cook top burner did not operate properly when tested at the DOWNSTAIRS KITCHEN. Recommend cleaning / servicing.



OVEN

118: The GAS OVEN operated when tested

Disclosure: *The testing of the oven thermostat for temperature accuracy is outside the scope of this inspection.*

KITCHEN SPECIAL FEATURES

119: Microwave operated when tested.

KITCHEN #2

LOCATION

120: UPSTAIRS KITCHEN



SINK

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

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

DS 123: **Disclosure:** *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

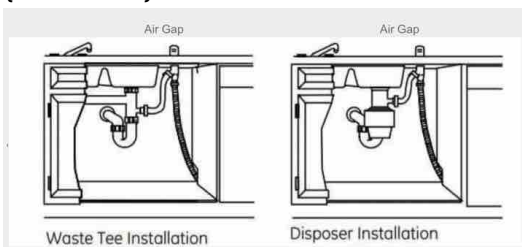
DISHWASHER

124: Dishwasher operated when tested.

Disclosure: *Unable to determine if dishwasher is leaking in areas not visible.*

125: Doors, seals and racks appears serviceable.

SU 126: Improper installation of the dishwasher drain hose. Missing the Air Gap Device at the dishwasher drain per minimum codes and standards (California does not allow for high-loop methods or direct waste connections). {CPC 801.2}



E&C **UPG** 127: The Dishwasher is a little loose in the UPSTAIRS KITCHEN cabinet.

CABINETS & COUNTERS

128: Appear serviceable.

DS 129: **Disclosure:** The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 130: Kitchen counters & cabinets have typical wear.

DS 131: 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

132: Operated when tested.

COOKTOP HOOD

133: Kitchen cooktop hood, exhaust fan and light operated when tested.

COOKTOP

134: Cooktop is Electric and operated when tested.



SC 135: Disclosure: The UPSTAIRS KITCHEN Cook top improperly installed too close to a vertical wall or cabinetry. A minimum of 6+ inches is recommended.



OVEN

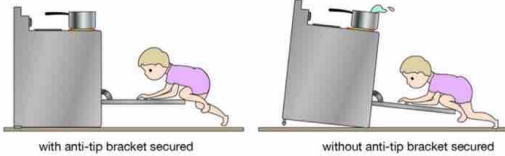
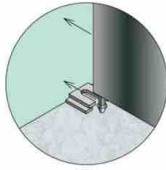
136: The *ELECTRIC OVEN* operated when tested.

Disclosure: The testing of the oven thermostat for temperature accuracy is outside the scope of this inspection.

SU 137: Recommend the proper installation of an anti-tilt bracket at the UPSTAIRS KITCHEN freestanding range.

Anti-tip brackets

These are used to secure the range to the wall or floor to prevent tipping over and causing serious injury



KITCHEN SPECIAL FEATURES

138: Microwave operated when tested.

Laundry

LAUNDRY LOCATION:

139: Photo



LAUNDRY TYPE

140: Gas and Electric 240 volt provided for laundry dryer.

DS 141: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

142: 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.

SU 143: Recommend an exhaust fan in the laundry room as an upgrade / not required.

DRYER VENTING

SC 144: The Laundry Dryer vent improperly terminates inside the GARAGE.

Reference- California Mechanical Code (CMC) Section 504.4

- Dryer exhaust ducts are required to discharge directly to the exterior of the building and shall not terminate into a crawlspace, attic, chimney, vent connector, gas vent, or other concealed space.
- Exhaust ducts shall be constructed of rigid metallic material.
- Ducts shall not be assembled with screws or fasteners that penetrate into the duct interior, as these can catch lint and reduce airflow efficiency.
- The exterior termination is required to include a backdraft damper and must not contain a screen, which can accumulate lint and restrict airflow.
- Where duct sections are joined, the male end must be installed in the direction of airflow.

SU 145: The old, unused exterior laundry dryer vent pipe termination on the exterior WEST SIDE should be sealed or screened to help prevent critter intrusion.



Example period of the west side of the home



Bathrooms

BATHROOM LOCATIONS

146: DOWNSTAIRS PRIMARY BEDROOM BATHROOM



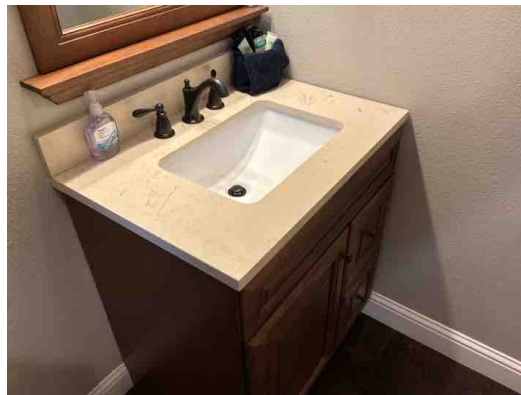
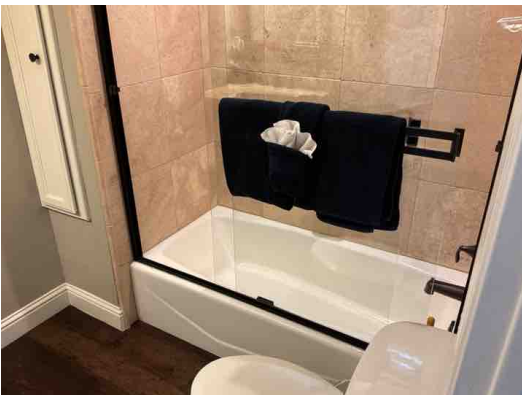
147: UPSTAIRS HALL SOUTH END BATHROOM



148: UPSTAIRS HALL NORTH END BATHROOM



149: DOWNSTAIRS HALL BATHROOM



TOILETS

150: Operated when tested.

E&C 151: Toilet loose at floor: UPSTAIRS HALL NORTH END BATHROOM

MR 152: Recommend caulking at base of all toilets where not installed.

SINKS

153: Bathroom sink faucet and drain operated when tested.

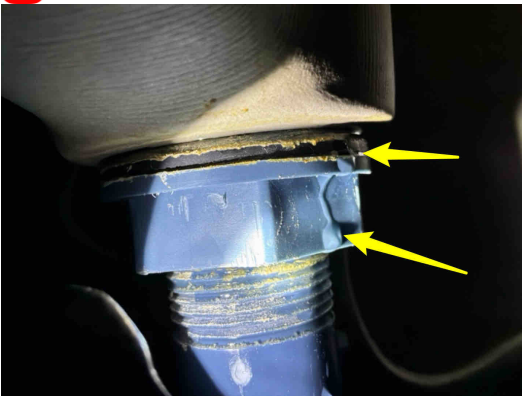
Disclosure: *The operation and condition of the sink drain stoppers are outside the scope of this inspection and are not tested. Any and all comments made regarding sink drain stoppers are informational only and may only be specific to a single sink.*

DS 154: 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.*

E&C 155: The bathroom sink faucet (COLD WATER) handle found difficult to turn. Maintenance or repairs recommended: DOWNSTAIRS PRIMARY BEDROOM BATHROOM



E&C 156: Active leaking from the bathroom sink drain line: DOWNSTAIRS PRIMARY BEDROOM BATHROOM



SC 157: The bathroom sink cabinet and/or countertop found loose at wall connection: DOWNSTAIRS PRIMARY BEDROOM BATHROOM

MR 158: Deteriorated caulking at the bathroom sink to counter connection: DOWNSTAIRS PRIMARY BEDROOM BATHROOM

VENTILATION

159: Appears adequate.

E&C 160: Missing / Recommend screens on the DOWNSTAIRS PRIMARY BEDROOM BATHROOM exhaust fan exterior vent termination cap per standards to help prevent critter intrusion.



BATHTUBS

161: Operated when tested.

SHOWERS

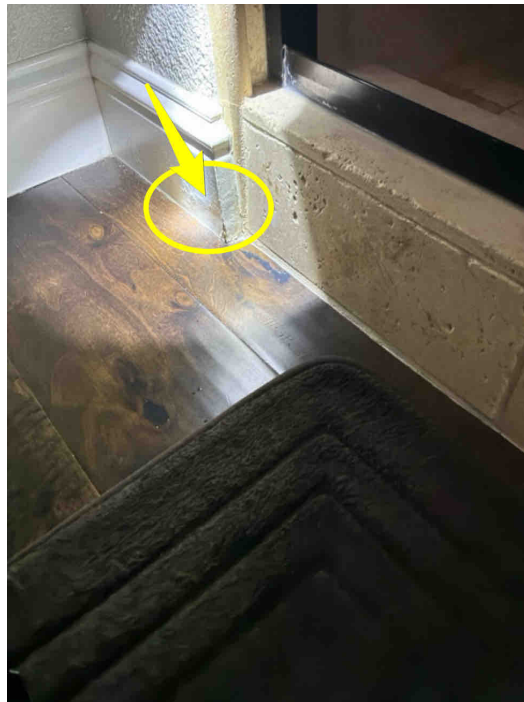
162: Showers operated when tested.

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.

FI 163: Minor moisture stains & damage to baseboard outside shower: UPSTAIRS HALL NORTH END BATHROOM



FI 164: Some minor moisture stains and swelling of the baseboards at the walls outside shower: DOWNSTAIRS PRIMARY BEDROOM BATHROOM



E&C 165: Glass shower door does not seal or latch well: UPSTAIRS HALL



SU 166: Is it considered a poor installation to have the bathroom shower head streaming directly onto the enclosure door. This does not allow the occupant to safely reach and adjust the shower faucet temperature control valve from the shower opening without the potential of getting wet and/or scolded by hot water: UPSTAIRS HALL NORTH END BATHROOM

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

167: Operated when tested.

168: Weather stripping appears serviceable.

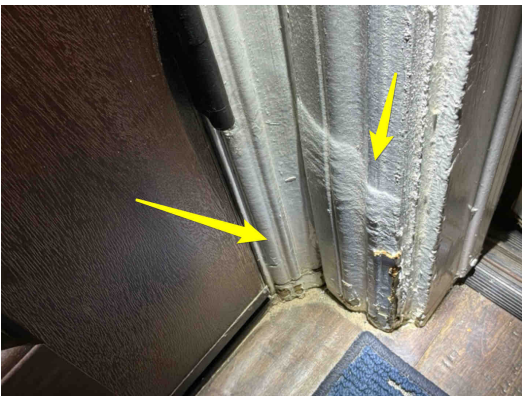
169: Door hardware operated when tested.

EXTERIOR DOORS

170: Operated when tested

171: Latching hardware operated and appears serviceable.

FI 172: Evidence of past water intrusion from around the DOWNSTAIRS STAIRWAY exterior door with stains and/or damage on the interior.



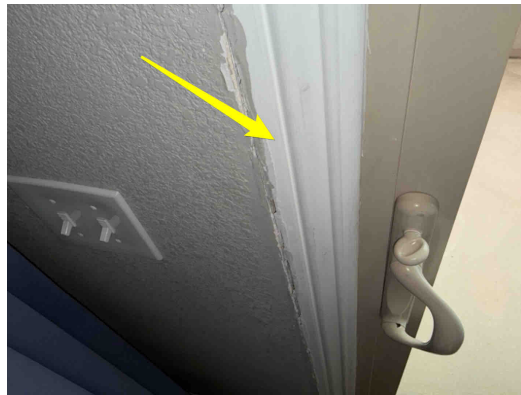


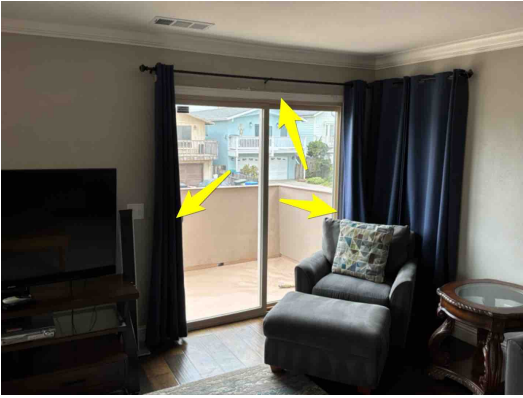
MR UPG 173: Visible daylight noted around the exterior door at the bottom of the SOUTH-END STAIRWAY. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.

SLIDING GLASS DOOR

MR 174: Disclosure: Missing screens at some exterior sliding glass doors.

FI UPG 175: Some loose trim installation found around the UPSTAIRS SLIDING GLASS DOOR TO THE FRONT DECK.





INTERIOR DOORS

176: Operated when tested.

WINDOWS

177: Vinyl / Double-Pane Glass Retrofit Windows

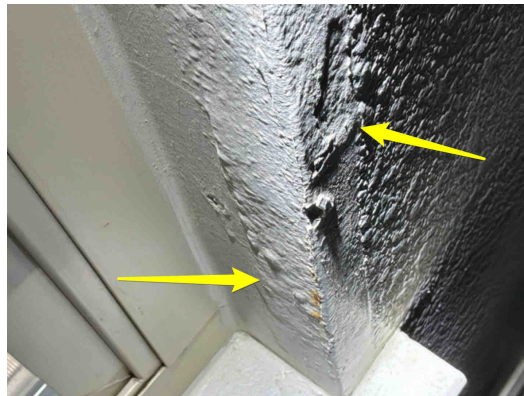
Note: Due to the many different types and brands of vinyl retrofit windows, we are unable to verify if this particular retrofit window was installed per manufacturer's installation requirements as the installation manual was not provided at the time of the inspection.

MR 178: 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.*

MR 179: Disclosure: Missing and/or damaged screens found at some windows.

FI 180: Moisture stains and/or damage on the inside at some window sill: Example - UPSTAIRS DINING AREA.
Refer to the termite report for additional comments and recommendations.



MR UPG 181: The wood blinds found loose in the window in the DOWNSTAIRS PRIMARY BEDROOM BATHROOM at the window ABOVE THE TOILET.



FI 182: Moisture stains and/or damage on the inside at some window sill: Example - UPSTAIRS BEDROOM-1. Refer to the termite report for additional comments and recommendations.



Soft drywall



FLOORING

183: TYPE: Vinyl / Linoleum

184: TYPE: Wood (engineered)

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

FI 186: Some unusual sloping noted at areas of the interior floor at the UPSTAIRS FAMILY ROOM AND THE UPSTAIRS DINING AREA . This may be indicative of some unusual settling of the soil or foundation. Client should have a qualified engineer to evaluate the entire foundation system until satisfied as to the cause, the current condition, potential future issues and determine if repairs or upgrades are needed.

FI DS 187: Disclosure: Some floor squeaks and pops noted in areas of the house.

CEILING TYPE

188: Drywall

189: 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.*



Example. Inside a closet

WALL TYPE

190: Drywall

WALLS AND CEILINGS

191: 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 parties 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.

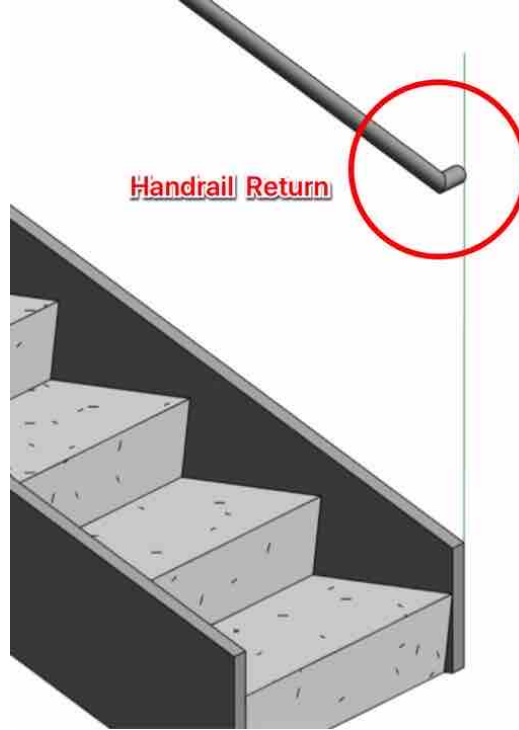
DS 192: Disclosure: Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor cracks as future additional movement may occur. Contact a qualified drywall professional for additional information with recommendations to upgrade or repair.

193: *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.*

194: 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.*

INTERIOR STAIRS

SU 195: Recommend returns at the interior stairway graspable handrails for safety per standards. A Return / turning the ends of the handrail into wall to help prevent catching coat or bag.



196: The graspable handrail does not go all the way to the top of the UPSTAIRS FAMILY ROOM stairway.



Handrail stop shorts at the top of the stairway

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.

Heating System # 1

GENERAL INFO

197: LOCATION: **DOWNSTAIRS PRIMARY BEDROOM**

FURNACE TYPE: **Gas Wall Heater**

FUEL TYPE: **Natural Gas**

Approx. BTU RATING: **35,000**

DATE: approx. **1977**

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



CONDITION

SC SU 198: A Natural Draft Gas Wall Heater is Installed in the **DOWNSTAIRS PRIMARY BEDROOM** - **This is considered a Safety Concern by today's standards.**

A 35,000 BTU gas wall heater was observed installed inside a sleeping room. This unit is not a direct-vent (sealed combustion) type, meaning it draws combustion air from the room and discharges combustion gases into the same space.

Current California Mechanical Codes [CMC §303.3 and California Health & Safety Code §19881] do not permit non-direct-vent gas-fired heaters in sleeping rooms due to the potential for oxygen depletion, carbon monoxide accumulation, and fire hazards unless certain conditions exist.

Recommendation:

- Have this condition evaluated by a qualified, licensed HVAC contractor and the local building department for code compliance.
- Replacement with a sealed-combustion, direct-vent model is typically required for safety.
- Do not operate the heater until it has been confirmed safe and compliant with all current codes.

UPG DS 199: *The average life of this type of gas wall furnace is +/- 35 years. This furnace is approximately 50 years old and may be nearing the end of its useful life. Due to the age of this furnace it may fail without warning. Monitor often.*

MR SU 200: Recommend cleaning the controller compartment under the gas wall furnace in the **DOWNSTAIRS PRIMARY BEDROOM**. Maintenance needed / recommended.



FURNACE FLAME

SC FI 201: An unusual Yellow flame color found at the DOWNSTAIRS PRIMARY BEDROOM gas wall heater. Defective flame. Recommend further review and opinion by a qualified and licensed HVAC professional familiar with this specific defect.



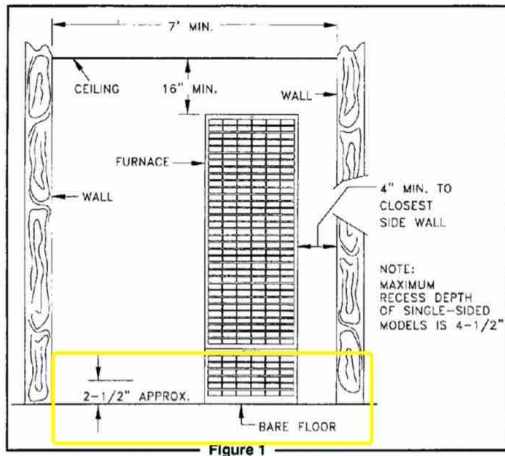
VENTING

E&C 202: Damaged gas wall furnace vent termination cap at the roof from the DOWNSTAIRS PRIMARY BEDROOM. Recommend replacement.



DUCTING/DISTRIBUTION

SU 203: The wall furnace in the DOWNSTAIRS PRIMARY BEDROOM found improperly installed too close to the floor.



Locating the Furnace

all studs spaced on 16-inch intervals in to 16 inches.

ing to install the furnace:

l or ceiling before
 list locations and
 g.

space to be heated for
 la door or draperies. Do
 not locate the furnace
 where the furnace could
 be blocked by the front
 panel, or where
 there are cabinets.

shown in Figure 1.

6 inches from the ceiling.



ALL

4. When furnace is properly installed with legs resting on floor plate, it sets the dimension from the face panel to the bare floor. (2-1/2 inches approximately depending on the thickness of floor plate).

A protective barrier (metal or wood), cut to match the width and depth of the furnace, should be used to cover over any floor coverings such as carpet or sheet vinyl that might be finished off under the furnace. At no time should the dimension from the bottom of the face panel to the protective barrier be less than 1-1/2 inches.

5. The side of the furnace may be as close as 4 inches to the wall. The recessed portion may have 0 inch clearance to combustible material.

6. To provide adequate clearance and service access, the front of the furnace must face the open room. Do not place anything closer than four feet to front of cabinet.

7. After picking a location, inspect the wall, floor, attic and roof areas. Make sure there are no pipes, wiring, bracing, etc., that would interfere with furnace or vent installation. If required move them or pick a new location.

8. Be sure that gas piping and electrical wiring can be brought to the location. Electrical wiring required for optional blower accessory.

COMBUSTION AIR

204: Appears to be the appropriate amount and in the appropriate locations.

THERMOSTAT/CONTROLS

205: Operated when tested.

Heating System # 2

GENERAL INFO

206: LOCATION: ATTIC

FURNACE TYPE: Gas Forced Air

FUEL TYPE: Natural Gas

Approx. BTU RATING: 66,000

DATE: 2021

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



Serial Number 3921A18435

ANS Z21.47 - 2016 - CSA 2.3 - 2016
Central Furn

Bryant Heating & Cooling Systems
7310 West Morris Street
Indianapolis, IN 46231 U.S.A.

DESIGN CERTIFIED

PRODUCT 801SA36070E17A - A
 MODEL 801SA36070E17
 SERIES A
 SERIAL 3921A18435
 DATE OF MANUFACTURE SEP 2021

AHRI CERTIFIED™
www.ahrirectory.org

NATURAL GAS 43 115 VOLTS / 60 HZ / 1 PHASE

		HEAT STAGE	-	-
INPUT <small>See note below</small>	UPFLOW	BTU/HR	66,000	-
	DNFL/HORIZ	BTU/HR	63,000	-
OUTPUT <small>See note below</small>	UPFLOW	BTU/HR	54,000	-
	DNFL/HORIZ	BTU/HR	51,000	-
AIR TEMPERATURE RISE		DEG. F	36 - 65	-
		DEG. C	19 - 36	-
DESIGN MAX. OUTLET AIR TEMPERATURE		DEG. F	165	-
		DEG. C	74	-
		IN WC/H ₂ O		KPa
MAX. HEATING EXT. STATIC PRESSURE.			0.5	0.125

MAX. UNIT AMPS 5.6
MOTOR H.P. FORCE 1/3 249

CONDITION

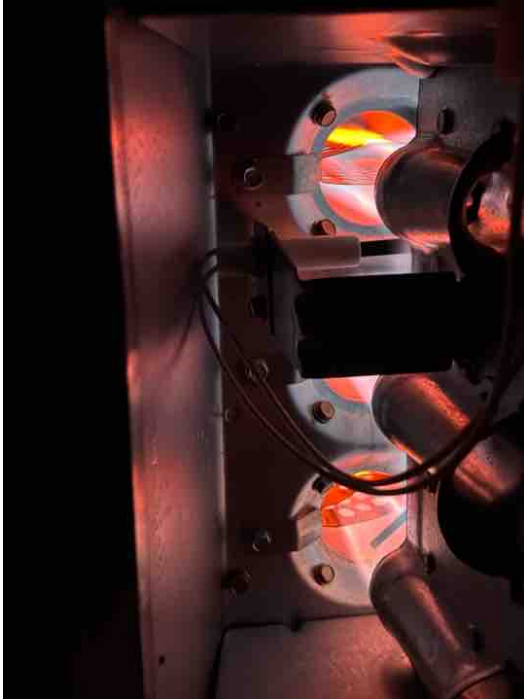
207: HEATING SYSTEM CONDITION: The heating system operated when tested.

FURNACE FLAME

208: 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.

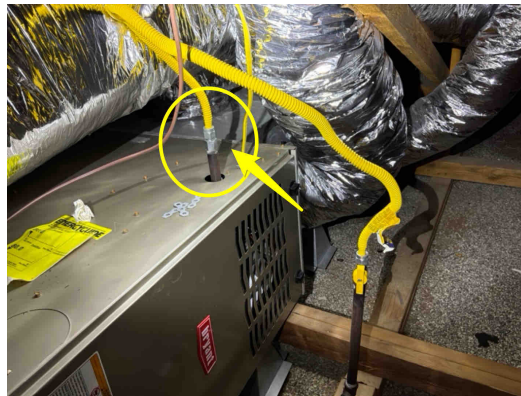
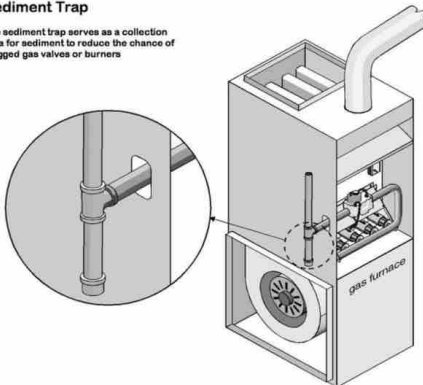
Notice: Safety switches such as thermocouples are not tested. Carbon Monoxide testing is beyond the scope of the inspection and is not performed.



UPG 209: 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.

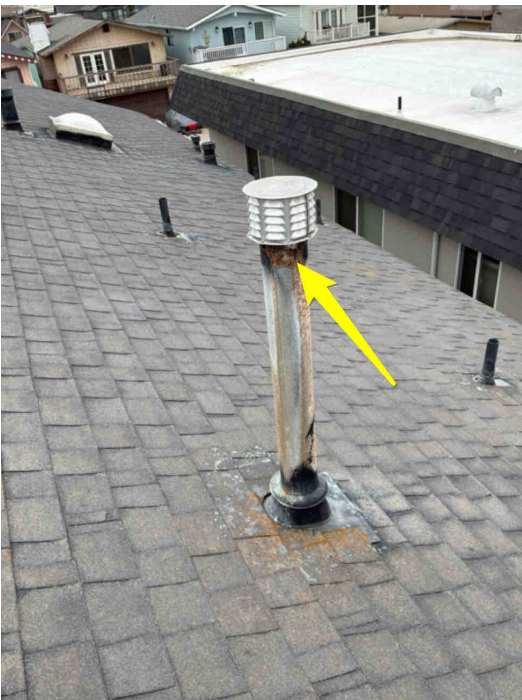
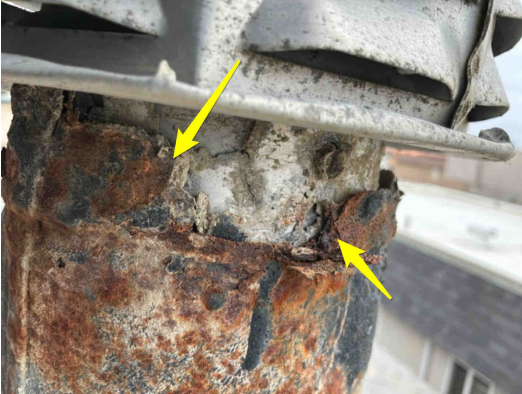
Sediment Trap

The sediment trap serves as a collection area for sediment to reduce the chance of clogged gas valves or burners



VENTING

E&C 210: Rusted and damaged vent pipe found at the furnace vent termination at the roof. Recommend replacement of the damaged vent pipe by a qualified & licensed HVAC contractor.



DUCTING/DISTRIBUTION

FI 211: The TWO DOWNSTAIRS heating resistors did not function or did not function properly when the heating system was tested. Recommend additional review by licensed HVAC contractor.



AIR FILTERS

212: Air filters found clean and in good condition inside the furnace return air grill(s).

COMBUSTION AIR

213: Appears to be the appropriate amount and in the appropriate locations.

THERMOSTAT/CONTROLS

214: 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.*

TYPE OF SERVICE AND MAIN ELECTRICAL PANEL-1

215: Electrical Service Type: **Overhead** (condition of service wires not fully visible and are unknown)

Main Electrical Panel Location: **Exterior - Northwest 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.

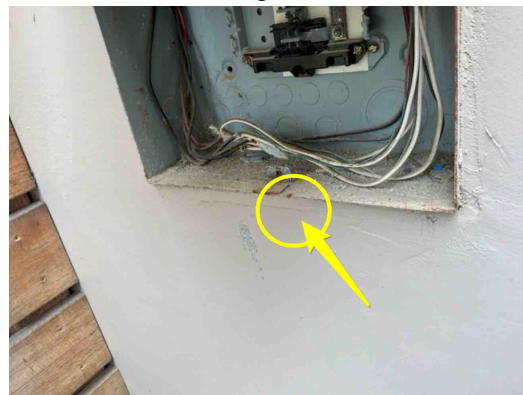
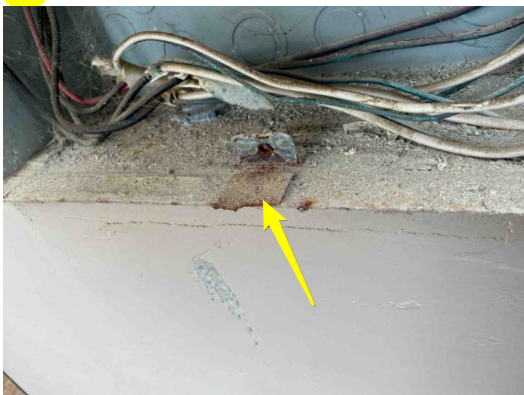


DS 216: There does not appear to have the appropriate amount of circuits in the main electrical panel for the entire house and the two kitchens. No electrical sub panel located. However, there is a 60 amp breaker in the main electrical panel that is not labeled that may go to a sub panel that was not located today. Recommend additional review to determine if a sub panel is present and have it inspected once located by an appropriate qualified electrical contractor.

PANEL COMMENTS

SU 217: Breaker panel is not labeled per standards: MAIN ELECTRICAL PANEL.

UPG 218: The MAIN ELECTRIC PANEL cover lock is broken, missing.



SERVICE

SU 219: The overhead electrical service wires found to be improperly installed and are considered unsafe as the wires are hanging too close to the ROOF. A minimum of (18 inches.) needed above a roof for safety per standards. Recommend further review and repair by a qualified and licensed professional familiar with the minimum installation requirements.



Example

WIRING/CONDUIT

220: 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.*

DS 221: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SU 222: Recommend the installation of GFCI and AFCI outlet protection, Vacancy Sensors and Humidistat switches as required in all locations as a safety upgrade per California current standards.

a. Vacancy Sensor light switch: A Vacancy Sensors is a light switches that detect when a space such as a bathroom, garage, laundry room is unoccupied and will automatically turns OFF the lights after a certain amount of time, thereby saving energy.

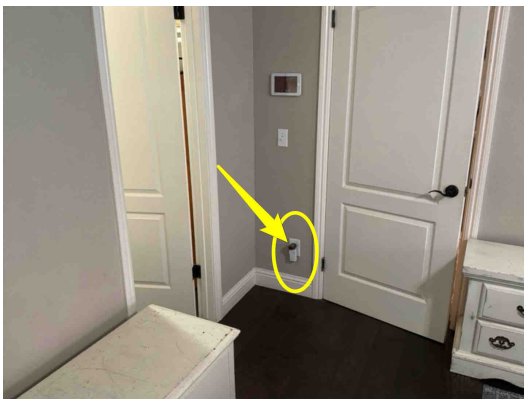
b. Humidistat Fan Switch: A humidistat is a switch which controls a bathroom exhaust fan and turns the fan on automatically when there is a high level of moisture from the shower, reducing the overall humidity level in the bathroom.

SC 223: Improper exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: UPSTAIRS KITCHEN - in the cabinet above the microwave.

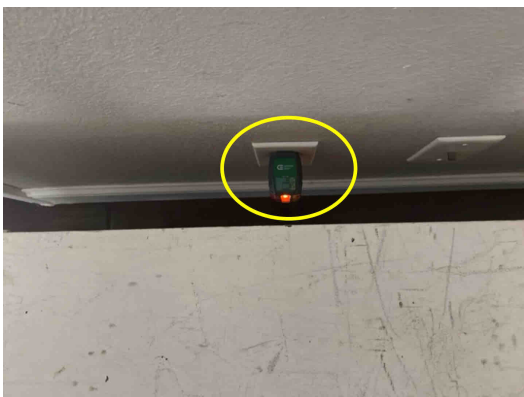


OUTLETS/SWITCHES

SC FI 224: Electrical outlet found non-operational: IN THE BEHIND THE OPENED ENTRY DOOR IN THE DOWNSTAIRS PRIMARY BEDROOM. Have outlet reviewed to determine the cause and have corrected by licensed electrical contractor.



SC 225: Three-prong electrical outlets did not test properly grounded: on the WEST WALL in the DOWNSTAIRS PRIMARY BEDROOM. Have electrician check all outlets for proper grounding.



At the outlet behind the Hope chest



At the outlet behind the Hope chest

LIGHTING

FI 226: 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).

SC 227: Improper electrical wiring. Missing the proper 3-way light switching at some required location:

1. In the downstairs primary bedroom bathroom coming in from the laundry room
2. In the west side garage entering from the laundry room
3. At the upstairs bedroom hallways

A 3-way light switch is required at each entry into a room when the room is greater than 6 feet long. Corrections recommended.

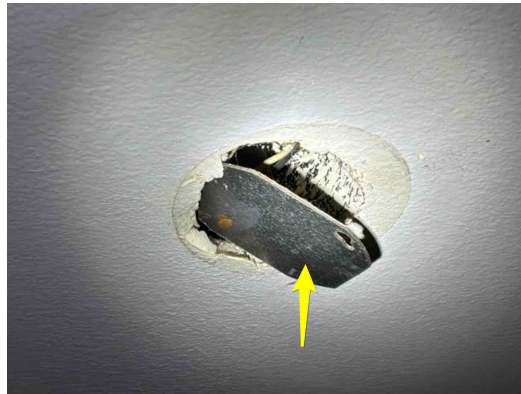
SU 228: No lighting switch found at the top of the stairway for the UPSTAIRS FAMILY ROOM lighting requirements. Contact the qualified electrical contractor to review an upgrade per minimum standards.

INTERIOR COVER PLATES

SC 229: loose electrical cover plate at THE LAUNDRY ROOM 240 VOLT OUTLET.

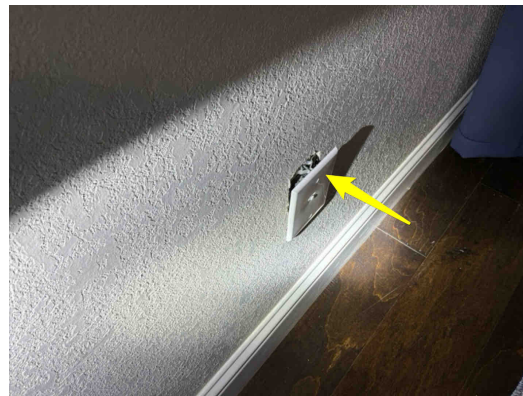


SC 230: A loose / open electrical box cover plate: IN THE WEST END GARAGE AT A CEILING ELECTRICAL JUNCTION BOX.





SC 231: Missing electrical cover plate at IN THE DOWNSTAIRS BEDROOM UNDER THE EAST SIDE WINDOW AT THE UNUSED ELECTRICAL OUTLET.



Detectors

SC 232: Smoke detector AND Carbon Monoxide detector are missing at required location:
1. LAUNDRY ROOM - as it is an access prior to the downstairs bedroom through the bathroom

SC 233: Carbon Monoxide detector missing at the required location:

- 1. INSIDE THE DOWNSTAIRS PRIMARY BEDROOM-due to the installation of a gas wall heater inside a sleeping room.**
- 2. IN THE UPSTAIRS FAMILY ROOM**
- 3. IN THE UPSTAIRS BEDROOM HALLWAY**



E&C 234: The smoke detector found loose and hanging from the ceiling. Repair is needed: UPSTAIRS AT THE TOP OF THE NORTH END STAIRCASE



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

235: Visible areas of the garage floor appears serviceable.

DS 236: Common cracks found in the concrete garage floor.

DS 237: The garage floor and walls are 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 full access is made available.*

WALLS & CEILINGS

238: 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 239: *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

DS 240: Walls not fully visible due to occupants' belongings and/or cabinetry.

FIRE DOOR

SC 241: Self-closer is missing at WEST END garage fire door to the living space / laundry room. Self-closer is missing at EAST END garage fire door to the living space.

SC 242: Missing weather stripping at the WEST END garage fire door to the living space / laundry room.

SC 243: Missing the threshold at the WEST END garage fire door to the living space / laundry room.

E&C FI SU 244: The door from the WEST END garage fire door to the living space / laundry room area does not have the "fire-door" label. Client may wish to evaluate further to ensure this is an acceptable fire-rated door.

VEHICLE DOOR TYPE

245: TWO: Roll-up vehicle doors

ONE: Vehicle door opener(s)

VEHICLE DOOR

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

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

MR 248: *Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

MR UPG 249: Some salt air deterioration / rust damage at the garage vehicle doors. Upgrades are recommended to help preserve the overall life and safety of the vehicle doors.

Fireplace

FIREPLACE LOCATION

250: **UPSTAIRS FAMILY ROOM**



FIREPLACE TYPE

251: Fireplace Type: **Prefabricated Gas only**

252: A fireplace Fan/Blower installed

FIREPLACE CONDITION

E&C 253: THE FIREPLACE CONDITION: The UPSTAIRS FAMILY ROOM FREESTANDING GAS Fireplace did not operate when tested, found rusted, deteriorated with some damaged stones at the top of the fireplace and an improper vent termination at the top of the fireplace chimney. Fireplace found to be in need of servicing, maintenance and repair. Contact the Gas Company for a free evaluation or a qualified gas fireplace service technician to evaluate and correct all issues as needed.





PREFABRICATED GAS FIREPLACE

FI 254: Evidence of water intrusion with stains and rust deterioration and/or damage found at the UPSTAIRS FAMILY ROOM fireplace flue pipe and fireplace firebox connection. Additional review by a qualified fireplace professional is warranted.

DS 255: The fan blower at the UPSTAIRS FAMILY ROOM fireplace did not operate and may thermostatically controlled. (A fire must be burning before the fan will turn on. Unable to verify operation).

METAL CHIMNEY

256: The UPSTAIRS FAMILY ROOM fireplace chimney.



E&C 257: The metal chimney pipe found rusted and deteriorated but not significantly damaged atop the UPSTAIRS FAMILY ROOM fireplace chimney. Upgrades and or maintenance of recommended to preserve the overall life of the metal chimney pipe. This may consist of a rust inhibitor such as rust oleum type paint to help protect the metal pipe from additional deterioration and damage. Contact a qualified chimney sweep to perform needed maintenance.

FI 258: The cap installed at the top of the UPSTAIRS FAMILY ROOM gas fireplace is not the original manufacturers cap. Termination has been modified. Contact to qualified gas fire technician to correct deficiencies and replaced rusted and deteriorated vent piping above the roof.

