

Sleep E-Z Inspection Service

6106 Ripley Lane

Paradise, California 95969

Business: 530 872-2934 Fax: 530 872-2934

Property Inspection Report



INSPECTION ADDRESS: 14565 COUTOLENC ROAD PARADISE CA.

INSPECTOR: PETE

REVIEWED BY: MARK

DATE OF INSPECTION: 6/10/2023

JOB#: 8808

AGENT: MYSTI JONES

CLIENT: BRETT HOSP & JESSICA
BOWMAN

AGENCY/CITY: REFERRAL REALTY MAGALIA CA.



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Dear Customer,

Congratulations on your home purchase and thank you for selecting Sleep E-Z Inspection Service as your choice for your home inspection services.

This report represents our inspection company's professional opinion of the condition of inspected elements of the property as determined during a limited-time inspection. This inspection was performed, where applicable, in a manner consistent with standards of the Home Inspection Industry, terms and conditions of the Inspection Order, agreement and limitation noted in the Inspection Guide Section. Information contained herein was prepared exclusively for the named client and their authorized representatives.

When we inspect your future home, we must report to you exactly what we find. Because of the age, design, and location of your home, we might find some hairline cracks on driveways or walls. We may hear squeaking on raised or second story floors, see paint peeling off walls, cracks on tiles, chipped bathtubs, or some cracks over windows and doors. These problems are generally cosmetic and normal conditions. Therefore, our recommendation to you is that "No home" is perfect until you make it perfect to your satisfaction.

While due care was exercised in the performance of the indicated services, the Company neither makes representation or guarantees with respect to latent deficiencies or future conditions as part of the inspection or this report. This report, including and attachments, should be reviewed in its entirety. Any questions about the inspection or report should be resolved prior to title transfer.

This report was prepared in a format requested by the named client. Accordingly, this report may not cover all potential areas of concern a third party may have. This report is transferable only with the written consent of the named client and such transfer does not imply or give any warranty or guarantee regarding this report by the inspection firm.

If you have any questions regarding this report please feel free to call our Customer Service Department at (530) 872-2934.

Thank you again for choosing Sleep E-Z Inspection Service



Sleep E-Z Inspection Service Definitions and Explanations of Terms

GOOD - Means items observed appears to be in operating condition.

FAIR - Means items are up to average standards, and may need replacement in the near future.

POOR - Means items are in need of maintenance, repair or replacement or not operational at present time.

APPEARS SERVICEABLE - Means not all areas were able to be observed, what could be observed appeared in working order.

Water Heater Platform – It is required by code that gas water heaters in the garage area to be no less than 18 inches off the floor. This requires some types of platform that will support the heater weight above the floor.

Reversed Polarity – This is when wires are reversed at the receptacle.

Firewall – Usually this is the separation or barrier wall between the house and the garage in single family houses, apartments and condominiums.

Furnace Heat Exchanger – This is the metal enclosure over and around the burner that absorbs the heat produced by the burner and when hot enough, gives off or exchanges the heat absorbed by the metal into the duct system or into the surrounding rooms. SEI Inspection cannot see this area and does not dismantle to examine. This is according to most all association guidelines and procedure. Therefore, SEIS Inspection and their insurance company are not responsible for Heat Exchangers cracks.

Roofing – The number of layers of roof covering is not counted. You the buyer need to know this and the reasons below.

- A. The count of the number of layers cannot be seen accurately. Many times, the installer of latest top covering takes off a single or two at the edge for reasons of having a flat surface.
- B. When a metal edge is used to cover up one or more layers, it is difficult to see and count them accurately. If the observer bends the metal up, it crimps and will not always bend back to the original shape.
- C. In some observations, the number of layers of roof covering is fairly obvious. They will be counted as seen for the surface edge and the general remarks of (A and B) above will still hold true in these cases.
- D. The final method and sometimes the only last attempt to come up with a cover count. When all the edges are sealed down, nothing is showing than a judgment is made
- E. By walking on the surface to determine how thick it feels by walk. In some cases this is the only method used. This company does not walk on tile or clay, due to damaging the roof by walking on it. The inspection is done from a ladder visually.

House Siding – If the siding on a house is painted it is difficult to determine what the materials are. Sometimes it is asbestos, wood, plastic or metal if it cannot be determined it will appear as unknown. Please note: SEIS does not inspect for asbestos but recommends the buyer consult a licensed contractor.

Brick Structures – If the structure is of brick the inspector will look for cracking, missing mortar, loose brick etc. However we advise that the buyer have the brick structure checked by a licensed contractor, to decide if the structure has been reinforced.

Sleep E-Z Inspection Service

INTERIOR			COMMENTS
1.	ENTRY HALL	RATING	<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY WITH THE LIVING ROOM
2.	CEILINGS/WALLS	GOOD	
3.	WINDOWS/SCREENS		SEE THE LIVING ROOM PAGE
4.	DOOR	GOOD	
5.	ELECTRICAL	GOOD	
6.	DOOR BELL		NONE
7.	FLOORS	GOOD	<input checked="" type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
8.	CLOSET	N/A	
9.	SKYLIGHT	N/A	
10.			
11.			
12.			
13.	STAIRWELL	N/A	
14.	CEILING/WALLS		
15.	WINDOWS/SCREENS		
16.	ELECTRICAL		
17.	SMOKE DETECTOR		<input type="checkbox"/> FUNCTIONAL <input type="checkbox"/> NON-FUNCTIONAL <input type="checkbox"/> NOT PRESENT
18.	FLOORS		<input type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
19.	STAIRS/RAILINGS		
20.	SKYLIGHT		
21.	DOOR		
22.	CO DETECTOR		
23.			
24.			
25.			
NOTES:			

Sleep E-Z Inspection Service

INTERIOR		COMMENTS	
1.	HALLWAY	RATING	<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY
2.	CEILING/WALLS	GOOD	EXCEPTION CEILING AND SOUTH WALL SHOWS MINOR CRACKING
3.	WINDOWS/SCREENS	N/A	
4.	DOOR	N/A	
5.	CLOSETS	GOOD	
6.	SWITCH	GOOD	
7.	LIGHT FIXTURE	GOOD	
8.	OUTLET	GOOD	
9.	SKYLIGHT		APPEAR SERVICEABLE
10.	HEATER	N/A	
11.	SMOKE DETECTOR	GOOD	<input checked="" type="checkbox"/> FUNCTIONAL <input type="checkbox"/> NON-FUNCTIONAL <input type="checkbox"/> NOT PRESENT EXCEPTION; SMOKE DETECTOR IS HANGING OFF THE CEILING
12.	FLOOR	GOOD	<input checked="" type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
13.	CO DETECTOR	GOOD	
14.			
15.	HALLWAY	N/A	<input type="checkbox"/> FIRST STORY <input type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY
16.	CEILING/WALLS		
17.	WINDOWS/SCREENS		
18.	DOOR		
19.	CLOSET		
20.	SWITCH		
21.	LIGHT FIXTURE		
22.	OUTLET		
23.	SKYLIGHT		
24.	HEATER		
25.	SMOKE DETECTOR		<input type="checkbox"/> FUNCTIONAL <input type="checkbox"/> NON-FUNCTIONAL <input type="checkbox"/> NOT PRESENT
26.	FLOOR		<input type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
27.	CO DETECTOR		
28.			
NOTES:			

Sleep E-Z Inspection Service

INTERIOR		COMMENTS	
1.	KITCHEN		<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY
2.	CEILING/WALLS	RATING GOOD	<input type="checkbox"/> SERVICE <input checked="" type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRICAL <input checked="" type="checkbox"/> 110V <input type="checkbox"/> 220V
3.	WINDOWS/SCREENS	GOOD	
4.	DOORS	N/A	
5.	COUNTER TOPS	GOOD	
6.	CABINETS	GOOD	
7.	SINKS/FAUCETS	GOOD	
8.	DISHWASHER		APPEARS SERVICEABLE
9.	AIR GAP		NONE
10.	DISPOSAL	GOOD	
11.	PLUMBING		APPEARS SERVICEABLE
12.	RANGE/OVEN	GOOD	
13.	VENTING TYPE	GOOD	UPDRAFT
14.	ELECTRICAL	GOOD	
15.	G.F.I.		<input checked="" type="checkbox"/> GOOD <input type="checkbox"/> POOR <input type="checkbox"/> NONE
16.	MICROWAVE	GOOD	
17.	TRASH COMPACTOR		<input checked="" type="checkbox"/> N/A
18.	FLOORS	GOOD	<input type="checkbox"/> TILE <input checked="" type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
19.	PANTRY	GOOD	
20.			
22.	LAUNDRY ROOM		<input type="checkbox"/> SERVICE <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRICAL <input checked="" type="checkbox"/> 110V <input checked="" type="checkbox"/> 220V
23.	DRYER VENT	GOOD	
24.	SUPPLY LINES	GOOD	
25.	WASTE LINE	GOOD	
26.	GAS LINE	N/A	
27.	ELECTRICAL	GOOD	
28.	WINDOWS/SCREENS	N/A	
29.	CEILING/WALLS	GOOD	
30.	FLOORS	GOOD	<input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
31.	G.F.I.		<input type="checkbox"/> GOOD <input type="checkbox"/> POOR <input checked="" type="checkbox"/> NONE
32.	DOOR	GOOD	INTERIOR AND PEDESTRIAN DOORS
33.	CABINETS	GOOD	

NOTES: DISHWASHERS MOST COMMONLY FAIL INTERNALLY AT THE PUMP, MOTOR OR SEALS. WE DO NOT DISASSEMBLE THESE UNITS TO INSPECT THESE COMPONENTS. OUR INSPECTION IS LIMITED TO OPERATING THE UNIT ON THE NORMAL WASH CYCLE ONLY. WE RECOMMEND YOU OPERATE THIS UNIT PRIOR TO CLOSING.

Sleep E-Z Inspection Service

INTERIOR			COMMENTS
1.	LIVING ROOM		<input type="checkbox"/> FIRST STORY <input type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY
2.	CEILING/WALLS	RATING GOOD	EXCEPTION CEILING AND SOUTH WALL SHOWS MINOR CRACKING
3.	WINDOWS/SCREENS	GOOD	
4.	DOORS		SEE THE ENTRY HALL
5.	SLIDING GLASS DOOR	N/A	SAFETY GLASS <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SAFETY FILM APPLIED
6.	FIREPLACE	N/A	
7.	ELECTRICAL	GOOD	
8.	CEILING FAN	GOOD	
9.	FLOOR	GOOD	<input checked="" type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
10.	CLOSET	N/A	
11.	BALCONY	N/A	
12.			
13.			
14.	DEN		<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY
15.	CEILING/WALLS	GOOD	RIGHT ROOM OFF THE HALLWAY
16.	DOORS		NONE
17.	SLIDING GLASS DOOR	N/A	SAFETY GLASS <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SAFETY FILM APPLIED
18.	FIREPLACE	N/A	
19.	ELECTRICAL	GOOD	
20.	CEILING FAN	N/A	
21.	WINDOWS/SCREENS	GOOD	
22.	FLOORS	GOOD	<input checked="" type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
23.			
24.			
25.	DINING ROOM		<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY
26.	CEILING/WALLS	GOOD	EXCEPTION; CORNERS OF THE SOUTH WALL SHOWS MINOR CRACKING
27.	WINDOWS/SCREENS	GOOD	
28.	ELECTRICAL	GOOD	
29.	CEILING FAN	N/A	
30.	SLIDING GLASS DOOR	N/A	SAFETY GLASS <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SAFETY FILM APPLIED
31.	FLOORS	GOOD	<input type="checkbox"/> CARPET <input type="checkbox"/> TILE <input checked="" type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
32.	DOOR	N/A	
33.			

NOTES: FIREPLACE AND CHIMNEY – ADVISABLE TO HAVE A PROFESSIONAL CHIMNEY COMPANY CLEAN INSPECT CHIMNEY PRIOR TO USE.

Sleep E-Z Inspection Service

INTERIOR		COMMENTS	
1.	BEDROOM 1 (MASTER)		<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY ROOM END OF THE HALLWAY
2.	CEILING/WALLS	GOOD	EXCEPTION; CEILING AND SOUTH WALL SHOWS MINOR CRACKING
3.	WINDOWS/SCREENS	GOOD	NON OPENING WINDOW
4.	DOORS	GOOD	
5.	CLOSETS	GOOD	
6.	ELECTRICAL	GOOD	
7.	SMOKE DETECTOR	GOOD	<input checked="" type="checkbox"/> FUNCTIONAL <input type="checkbox"/> NON-FUNCTIONAL <input type="checkbox"/> NOT PRESENT
8.	SLIDING GLASS DOOR	N/A	SAFETY GLASS <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SAFETY FILM APPLIED
9.	FLOOR	GOOD	<input checked="" type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
10.	FIREPLACE	N/A	
11.	CEILING FAN	GOOD	
12.			
13.	BATHROOM 1 (MASTER)		<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY OFF BEDROOM 1
14.	CEILING/WALLS	GOOD	
15.	WINDOWS/SCREENS	GOOD	
16.	DOORS		NONE
17.	COUNTER TOPS	FAIR	COUNTER TOP SHOWS STAINING
18.	CABINETS	GOOD	
19.	SINKS/FAUCETS	GOOD	
20.	MIRRORS	GOOD	
21.	BATH TUB/JACUZZI		APPEARS SERVICEABLE
22.	SHOWER/ENCLOSURE		APPEARS SERVICEABLE
23.	TOILET	GOOD	LOW FLOW <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
24.	PLUMBING		APPEARS SERVICEABLE
25.	ELECTRICAL	GOOD	
26.	FAN	FAIR	FAN TUB AREA IS LOUD
27.	HEATING TYPE	GOOD	FORCED
28.	FLOORS	GOOD	<input type="checkbox"/> CARPET <input type="checkbox"/> TILE <input checked="" type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
29.	G.F.I.		<input checked="" type="checkbox"/> GOOD <input type="checkbox"/> POOR <input type="checkbox"/> NONE RE-SET OUTLET IN BATHROOM 2
30.			
31.			
NOTES:			

Sleep E-Z Inspection Service

INTERIOR			COMMENTS
1.	BEDROOM 2		<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY LEFT ROOM OFF THE HALLWAY
2.	CEILING/WALLS	RATING GOOD	
3.	WINDOWS/SCREENS	GOOD	
4.	DOORS	GOOD	
5.	CLOSETS	GOOD	
6.	ELECTRICAL	GOOD	
7.	SMOKE DETECTOR	GOOD	<input checked="" type="checkbox"/> FUNCTIONAL <input type="checkbox"/> NON-FUNCTIONAL <input type="checkbox"/> NOT PRESENT
8.	SLIDING GLASS DOOR	N/A	SAFETY GLASS <input type="checkbox"/> YES <input type="checkbox"/> NO <input type="checkbox"/> SAFETY FILM APPLIED
9.	FLOOR	GOOD	<input checked="" type="checkbox"/> CARPET <input type="checkbox"/> TILE <input type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
10.	FIREPLACE	N/A	
11.	CEILING FAN	N/A	
12.			
13.	BATHROOM 2		<input type="checkbox"/> FIRST STORY <input checked="" type="checkbox"/> SINGLE STORY <input type="checkbox"/> SECOND STORY OFF THE HALLWAY
14.	CEILING/WALLS	GOOD	
15.	WINDOWS/SCREENS	GOOD	
16.	DOORS	GOOD	
17.	COUNTER TOPS	GOOD	
18.	CABINETS	GOOD	
19.	SINKS/FAUCETS	GOOD	
20.	MIRRORS	GOOD	
21.	BATH TUB/JACUZZI		APPEARS SERVICEABLE
22.	SHOWER/ENCLOSURE		APPEARS SERVICEABLE
23.	TOILET	GOOD	LOW FLOW <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
24.	PLUMBING		APPEARS SERVICEABLE
25.	ELECTRICAL	GOOD	
26.	FAN	GOOD	
27.	HEATING TYPE	GOOD	FORCED
28.	FLOORS	GOOD	<input type="checkbox"/> CARPET <input type="checkbox"/> TILE <input checked="" type="checkbox"/> VINYL <input type="checkbox"/> WOOD <input type="checkbox"/> OTHER
29.	G.F.I.		<input checked="" type="checkbox"/> GOOD <input type="checkbox"/> POOR <input type="checkbox"/> NONE
30.			
31.			
NOTES:			

Sleep E-Z Inspection Service

INTERIOR		COMMENTS	
1.	ATTIC		TYPE OF FRAMING <input type="checkbox"/> TRUSS <input type="checkbox"/> CONVENTIONAL NONE
2.	STRUCTURAL		
3.	ACCESS/VISIBILITY		<input type="checkbox"/> ENTER <input type="checkbox"/> NOT ENTERED DUE TO INSULATION
4.	INSULATION TYPE		TYPE <input type="checkbox"/> ROLLED FIBERGLASS <input type="checkbox"/> LOOSE FILL <input type="checkbox"/> NONE
5.	VENTILATION		
6.	VENT SCREENS		
7.	DUCT WORK		
8.	ELECTRICAL		
9.	PLUMBING		
10.	FAN		
11.	WATER STAINS		
12.	SHEATHING/PLYWOOD		
13.			
14.			
15.	HEATING		TYPE <input type="checkbox"/> GAS <input checked="" type="checkbox"/> ELECTRICAL <input type="checkbox"/> OTHER UNIT TYPE <input type="checkbox"/> FLOOR <input checked="" type="checkbox"/> FORCE <input type="checkbox"/> RADIANT <input type="checkbox"/> WALL <input type="checkbox"/> SPLIT UNIT <input type="checkbox"/> OTHER MAKER INTERTHERM NO B.T.U.S.
16.	CONDITION		APPEARS SERVICEABLE, (RECOMMEND SERVICE FOR THE HEATING UNIT)
17.	LOCATION OF UNIT	GOOD	<input type="checkbox"/> ATTIC <input type="checkbox"/> BASEMENT <input type="checkbox"/> GARAGE <input type="checkbox"/> HALL CLOSET <input type="checkbox"/> ROOF <input checked="" type="checkbox"/> OTHER LAUNDRY ROOM CLOSET
18.	GAS VALVE	N/A	
19.	VENTS	N/A	
20.	SUPPLY AIR	GOOD	
21.	REGISTERS	GOOD	
22.	THERMOSTAT	GOOD	
23.	COMBUSTION AIR	N/A	
24.	AIR CONDITIONING	NONE	TYPE OF UNIT <input type="checkbox"/> CENTRAL <input type="checkbox"/> WINDOW/WALL <input type="checkbox"/> SWAMP COOLER <input type="checkbox"/> SPLIT UNIT - MAKER MODEL
25.	THERMOSTAT		
26.	COMPRESSOR		LOCATION
27.	REFRIGERANT LINES		
28.	CONDENSATION		
29.	FAN MOTOR		
30.			
31.			

NOTES: HOLES OR CRACKS IN THE HEAT EXCHANGER ARE NOT WITHIN THE SCOPE OF THIS INSPECTION AS HEAT EXCHANGERS ARE NOT VISIBLE OR ACCESSIBLE TO THE INSPECTOR IF A DETAILED INSPECTION IS DESIRED A LICENSED HEATING AND AC CONTRACTOR SHOULD BE CONSULTED.

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INTERIOR/EXTERIOR		COMMENTS	
1.	WATER HEATER	RATING	TYPE <input checked="" type="checkbox"/> GAS <input type="checkbox"/> ELECTRIC <input type="checkbox"/> SOLAR GAL 40
2.	LOCATION	GOOD	<input type="checkbox"/> GARAGE <input type="checkbox"/> INTERIOR <input checked="" type="checkbox"/> EXTERIOR <input checked="" type="checkbox"/> CABINET <input type="checkbox"/> BASEMENT <input type="checkbox"/> OTHER
3.	TANK		APPEARS SERVICEABLE
4.	VENTING	GOOD	
5.	SUPPLY LINES	GOOD	
6.	T.P.R.V.	GOOD	
7.	OVERFLOW LINE	GOOD	
8.	STRAPPED	GOOD	
9.	GAS VALVE	GOOD	
10.	BASE	GOOD	
11.	ENCLOSURE	GOOD	
12.	COMBUSTION AIR	GOOD	
13.	BLANKET		NONE NEEDED
14.			
15.			
16.			
17.			
18.			
19.			

NOTES:

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EXTERIOR		COMMENTS	
1.	WATER SERVICE		WATER SUPPLY <input type="checkbox"/> COPPER <input type="checkbox"/> GALVANIZED <input checked="" type="checkbox"/> PEX WASTE LINE <input type="checkbox"/> GALVANIZED <input type="checkbox"/> CAST IRON <input checked="" type="checkbox"/> ABS
2.	MAIN SHUTOFF	RATING GOOD	WATER PRESSURE PSI 40 <input checked="" type="checkbox"/> YES <input type="checkbox"/> NONE <input type="checkbox"/> AT STREET ONLY SIDE OF THE MOBILE
3.	PRESSURE REGULATOR		APPEARS SERVICEABLE
4.	SUPPLY LINES		APPEAR SERVICEABLE, (NO SUPPLY LINE LEAKS EVIDENT)
5.	WASTE LINES		APPEARS SERVICEABLE, (NO PLUMBING LEAKS EVIDENT)
6.	CLEAN OUTS	GOOD	
7.			
8.			
9.			
10.			
11.	GAS SERVICE		GAS <input checked="" type="checkbox"/> ON <input type="checkbox"/> OFF - AT THE TIME OF THE INSPECTION
12.	PIPING	GOOD	PROPANE TANK
13.	SHUTOFF VALVE	GOOD	LOCATION <input type="checkbox"/> FRONT OF HOUSE <input checked="" type="checkbox"/> SIDE OF HOUSE <input type="checkbox"/> NONE AND AT THE TANK
14.	METER	GOOD	
15.	SEISMIC VALVE	N/A	
16.			
17.			
18.			
19.	ELECTRICAL SERVICE		VOLTAGE <input checked="" type="checkbox"/> 110V <input checked="" type="checkbox"/> 220V AMPS 200 WIRING <input checked="" type="checkbox"/> COPPER <input type="checkbox"/> ALUMINIUM <input type="checkbox"/> NOT ACCESSIBLE
20.	MAIN PANEL		APPEARS SERVICEABLE
21.	BREAKERS	GOOD	ALL IN THE ON POSITION <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
22.	FUSES	N/A	
23.	WIRING		APPEARS SERVICEABLE
24.	GROUNDING	GOOD	
25.	OVERHEAD SERVICE	GOOD	
26.	SUBPANEL	GOOD	LOCATION IN THE LAUNDRY ROOM
27.			
28.			

NOTES: BEFORE YOU CLOSE ESCROW, WE RECOMMEND THAT YOU CONTACT THE GAS COMPANY TO CHECK ALL YOUR GAS APPLIANCES FOR LEAKS AND/OR OTHER GAS RELATED PROBLEMS. THIS IS A FREE SERVICE THAT YOUR LOCAL GAS COMPANY CAN PROVIDE WITH YOU.

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EXTERIOR		COMMENTS	
1.	UNDER HOUSE		FOUNDATION TYPE <input type="checkbox"/> POST & BEAM <input type="checkbox"/> MASONARY <input type="checkbox"/> SLAB ON GRADE <input type="checkbox"/> SPREAD FOUNDATION <input type="checkbox"/> STEPPED <input type="checkbox"/> CRIPPLE WALLS <input checked="" type="checkbox"/> OTHER
2.	FOUNDATION		APPEARS SERVICEABLE
3.	VENTILATION	GOOD	
4.	VENT SCREENS	GOOD	
5.	POST & GIRDERS	GOOD	BLOCKS
6.	SUB-FLOOR		APPEARS SERVICEABLE
7.	ACCESS/COVER	GOOD	
8.	ELECTRICAL		APPEARS SERVICEABLE
9.	PLUMBING		APPEARS SERVICEABLE, (NO PLUMBING LEAKS EVIDENT)
10.	DUCTING		APPEARS SERVICEABLE
11.	SILL PLATES		APPEAR SERVICEABLE
12.	MAIN LINE	GOOD	APPEARS SERVICEABLE
13.	BOLTED		<input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
14.			
15.	BASEMENT	N/A	
16.	STAIRS		
17.	HANDRAILS		
18.	ELECTRICAL		
19.	FLOORS		
20.	PLUMBING		
21.			
22.			
23.			

NOTES: HOMES BUILT WITH A SLAB CONSTRUCTION MAY HAVE HEATING AND DUCT WORK, PLUMBING, GAS AND ELECTRICAL LINES RUNNING BENEATH THE SLAB. AS IT IS IMPOSSIBLE TO DETERMINE POSITION OF THESE ITEMS BY A VISUAL INSPECTION, THEY ARE SPECIFICALLY EXCLUDED FROM THE SCOPE OF THIS INSPECTION.

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EXTERIOR		COMMENTS	
1.	ROOFING	RATING	TYPE <input type="checkbox"/> CEDAR SHINGLE <input type="checkbox"/> TILE <input checked="" type="checkbox"/> COMPOSITION SHINGLE <input type="checkbox"/> METAL <input type="checkbox"/> CEDAR SHAKE <input type="checkbox"/> BUILD UP ROCK <input type="checkbox"/> OTHER ROOF TYPE <input checked="" type="checkbox"/> SLOPE <input type="checkbox"/> FLAT <input type="checkbox"/> GABLE <input type="checkbox"/> OTHER
2.	CONDITION		APPEARS SERVICEABLE
3.	FLASHING	GOOD	
4.	VENTS/VENT CAPS	GOOD	
5.	CHIMNEY	N/A	
6.	SPARK ARRESTOR	N/A	PRESENT <input type="checkbox"/> YES <input type="checkbox"/> NO
7.	GUTTER/DOWNSPOUTS		NONE
8.	VALLEYS	GOOD	
9.	DORMERS	N/A	
10.	SKYLIGHTS		APPEARS SERVICEABLE
11.	METHOD OF INSPECTION		WALKED ON <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO
12.	PONDING		NONE EVIDENT
13.	SHEATHING	GOOD	
14.			
15.			
16.	GARAGE	NONE	<input type="checkbox"/> ATTACHED <input type="checkbox"/> DETACHED <input checked="" type="checkbox"/> CARPORT
17.	ROOF CONDITION		
18.	MATERIAL		
19.	FLASHING		
20.	VENTS/VENT CAPS		
21.	GUTTERS/DOWNSPOUTS		
22.	CEILINGS/WALLS		<input type="checkbox"/> OPEN JOISTS/STUDS
23.	FIREWALLS		
24.	WINDOWS/SCREENS		
25.	PEDESTRIAN DOOR		
26.	MAIN DOOR		
27.	HARDWARE/SPRINGS		
28.	OPENER		
29.	SLAB/FLOORING		
30.	SILL PLATES		
31.	ELECTRICAL		
32.	PLUMBING		
33.			

NOTES:

Sleep E-Z Inspection Service

EXTERIOR			COMMENTS
1.	EXTERIOR ITEMS	RATING	TYPE OF FINISH <input type="checkbox"/> STUCCO <input type="checkbox"/> WOOD <input type="checkbox"/> MASONRY <input type="checkbox"/> METAL <input type="checkbox"/> PLASTER <input checked="" type="checkbox"/> OTHER
2.	EAVES/FACIA	GOOD	
3.	SOFFITS		COVERED
4.	LIGHT FIXTURES/OUTLETS	GOOD	
5.	WINDOW/SILLS	GOOD	
6.	PAINT		APPEARS SERVICEABLE
7.	BALCONY	N/A	
8.	PATIO	N/A	<input type="checkbox"/> BACK <input type="checkbox"/> SIDE
9.	PORCH	GOOD	<input checked="" type="checkbox"/> FRONT <input type="checkbox"/> SIDE <input type="checkbox"/> BACK
10.	CARPORT		APPEARS SERVICEABLE
11.	STAIRS/RAILING	GOOD	
12.	SECURITY SCREENS		PRESENT <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO
13.	DECK		APPEARS SERVICEABLE
14.			
15.			
16.			
17.	GROUNDS		
18.	DRIVEWAY	GOOD	DIRT & GRAVEL
19.	SIDEWALKS	N/A	
20.	WALKWAYS	N/A	
21.	EXTERIOR ELECTRICAL	N/A	
22.	FENCES/WALLS		APPEAR SERVICEABLE
23.	RETAINING WALLS	N/A	
24.	PONDING	N/A	
25.	SPRINKLERS FRONT	N/A	
26.	SPRINKLERS BACK	N/A	
27.			
28.			
29.			
30.			

NOTES:

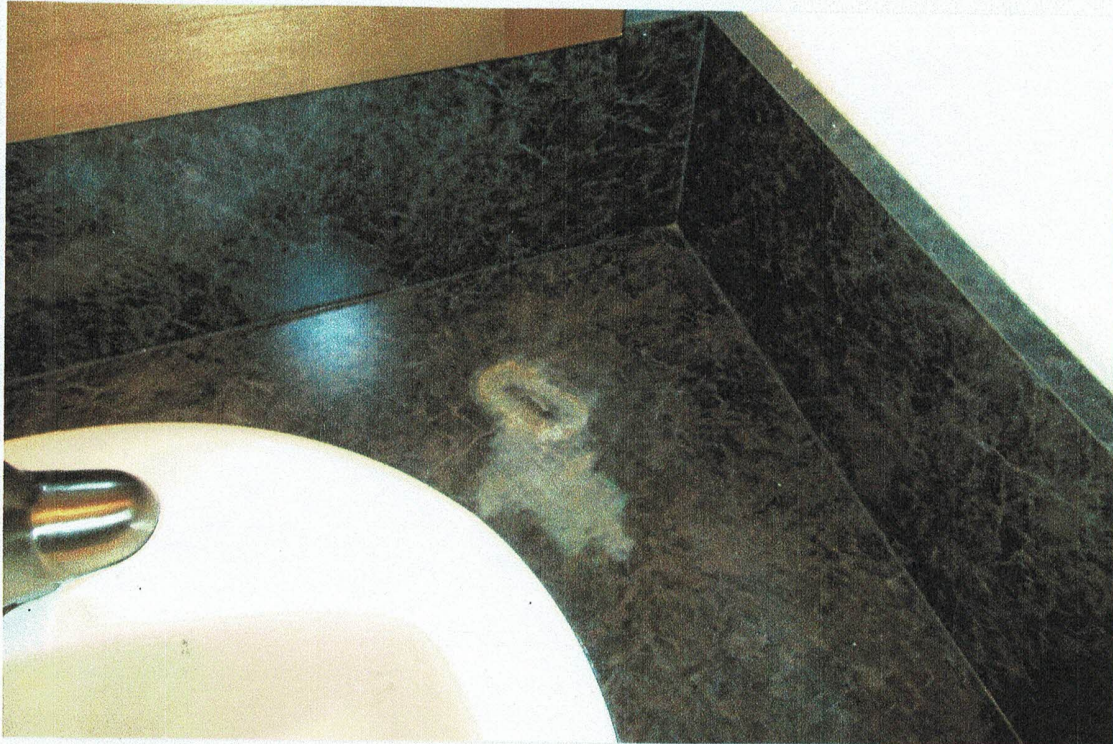


Sleep E-Z Inspection Service

Summary Page

- 1. CEILING AND WALLS - MANY CEILINGS AND WALLS SHOW MINOR CRACKING**
- 2. HALLWAY - SMOKE DETECTOR IS HANGING FROM THE CEILING**
- 3. BATHROOM 1 - COUNTER TOP SHOWS STAINING, FAN TUB AREA IS LOUD**
- 4. HEATING UNIT - RECOMMEND ROUTINE SERVICE**

This inspection is valid for the day the inspection is performed. Customer must contact inspector within seven days with any questions they may have concerning this report. The inspector will be happy to answer any questions.



VIEW: BATHROOM 1

REPORT PAGE: 5

ITEM: 17



Sleep E-Z Inspection Service

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Sleep E-Z Inspection Service Limited Warranty

- Sleep E-Z Inspection Service warrants that this inspection report is an unbiased visual inspection of the property and communicates a written report of the existing conditions on the property at the time of the inspection.
- Sleep E-Z Inspection Service Report is a written communication describing the condition of the property inspected. Its purpose is to indicate the existing condition of the property.
- Sleep E-Z Inspection Service Report is not a "check-off" of items that the owner or seller must repair.
- Additionally, this report **DOES NOT INCLUDE** and is **NOT** a substitute for Real Estate Transfer Disclosure Statement, form TDS-14 California Civil Code section 1102.
- During the inspection our inspectors **DO NOT** take apart equipment, structures, apply stress and/or perform destructive testing, move personal or secured property to view areas. Any areas that are visually limited, impeded, hidden or not readily accessible are **NOT** covered under this report.

THIS REPORT DOES NOT COVER THE FOLLOWING ITEMS:

1. WE DO NOT activate or operate any system that has been shut down.
2. WE DO NOT test any asbestos or materials that may appear to be asbestos (only a qualified lab should do such testing.)
3. WE DO NOT test, evaluate, certify, or qualify any fireboxes for fire or hazard safety.
4. WE DO NOT determine or test for leaks in the roof.
5. WE DO NOT do repairs or give estimates for any repair work during our inspection.
6. WE DO NOT enter attic spaces that are not readily accessible or where headroom above the access panel is less than 3 feet high.
7. WE DO NOT enter crawl areas where headroom is less than 3 feet, or where other adverse condition exist.
8. WE DO NOT evaluate as to whether there are any City, County, or State code violations on the property.
9. WE DO NOT evaluate the ability of the systems to comply with the current codes.
10. WE DO NOT evaluate the mounting of kitchen or any other type of cabinet.
11. WE DO NOT evaluate the presence or extent of insulation and vapor barriers in exterior walls and soffits.
12. WE DO NOT evaluate the slopes, grading or credibility of any retainer walls or drainage on or near the property.
13. WE DO NOT guarantee any appliances and pool equipment.
14. WE DO NOT inspect any plumbing components that are not readily visible or accessible.
15. WE DO NOT inspect or activate interior fire sprinkler systems.
16. WE DO NOT inspect or test electronic thermostats.
17. WE DO NOT inspect or locate septic tanks or determine whether the sewer/septic are private or public.
18. WE DO NOT inspect double-pane windows and doors.
19. WE DO NOT inspect underground drainage pipes, internal rain gutters and downspout systems, or any underground systems or cables of any type.
20. WE DO NOT inspect water quality, water conditioning equipment, and solar water heating systems.
21. WE DO NOT operate any main, branch or fixture valves that are turned off.
22. WE DO NOT perform termite inspections.
23. WE DO NOT test security devices or systems.
24. WE DO NOT turn on or off pool valves.
25. WE DO NOT walk on the roof when it appears that possible damage to the roof could occur or appears be unsafe for the inspector.
26. WE DO NOT inspect or test Malibu or solar lights, intercom systems, cable or antennas for any type of electronic device or equipment, or telephone lines or components.
27. WE DO NOT determine the difference between synthetic or natural materials used for hardwood flooring. They will be considered hardwood in this report.

This report and its finding are valid only for the actual time and date that this inspection was done.

We recommend that you consult your attorney or broker regarding the terms not covered by this report and the legal effect of this visual inspection report.

Sleep E-Z Inspection Service is not responsible for any damage done in the attic or under the house including air ducts if a termite inspection is made to the property after the finished inspection.

NOTE DISCLOSURES ON THE BACK OF YOUR ORIGINAL INVOICE/RECEIPT

SLEEP E-Z INSPECTION SERVICE
6106 RIPLEY LANE
PARADISE, CA. 95969
TEL/FAX: 530.872.2934

BILLING STATEMEN

ESCROW OFFICE: TIMIOS TITLE / CHICO / DANIEL

CLIENT: BRETT HOSP & JESSICA BOWMAN ESCROW #UNK.
14565 COUTOLENC ROAD
MAGALIA CA.

AGENCY/AGENT – REFERRAL REALTY / MAGALIA / MYSTI JONES

DESCRIPTION – WHOLE HOME INSPECTION

DATE OF INSPECTION: 06/10/2023

CHARGES: \$300.00

DATE OF BILLING: 06/10/2023

INVOICE # 8808

AMOUNT DUE: \$300.00

THANK YOU FOR USING SLEEP E-Z INSPECTION SERVICE

ROBYN SCIBILLO~
OFFICE MANAGER
