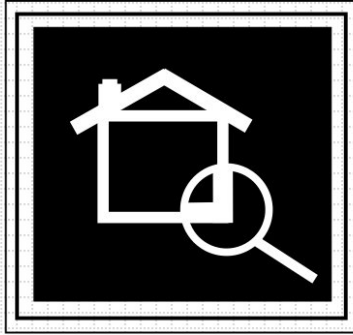




Professional

Inspection Services

Inspection Report



Address: 482 Yerba Buena St Morro Bay, CA 93442

04/07/2026

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: 60°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: North

INSPECTION DATE
Tuesday, April 7, 2026

START TIME
12:30 pm

FINISH TIME ON-SITE
4:00 pm

INSPECTOR
5: Keith Vreeken, MCI

PROPERTY TYPE

6: Single Family

INSPECTION TYPE

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

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

Buyer's Responsibility: *Any prospective buyer relying on this report is required to contact Professional Inspection Services, complete a report review, and execute a new inspection agreement, including payment of applicable fees. Any prospective buyer who relies on this report without complying with the required procedures does so knowingly, willingly, and thereby waives and forfeits any and all future claims. Failure to comply constitutes a complete and unconditional release of Professional Inspection Services and its inspectors from any and all liability, without exception.*

YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 1963

9: Partially furnished.

PRESENT DURING THE INSPECTION

10: Alone

ADDITIONS

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

Grounds

DRIVEWAY TYPE

12: Gravel

SIDEWALK / WALKWAY TYPE

13: Gravel Walkways

SIDEWALK / WALKWAY COMMENTS

MR DS 14: **Disclosure**: Areas of suspected poor drainage with evidence ponding water and/or a visible improper slope of the walkway(s) toward the building.

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

15: Wood Framed

EXTERIOR WALL COVERINGS

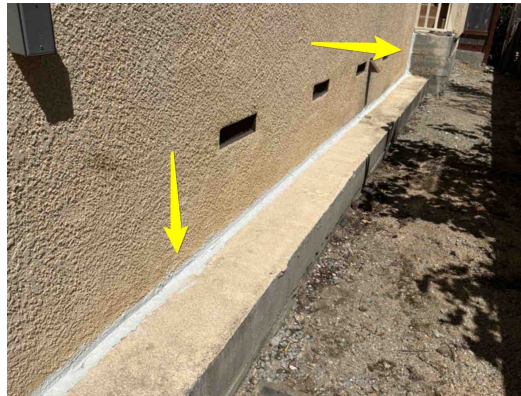
16: Stucco

EXTERIOR WALL COMMENTS

17: Exterior walls appear in good condition

DS 18: **Disclosure:** Wall insulation type & value not determined. Conditions inside walls cannot be judged.

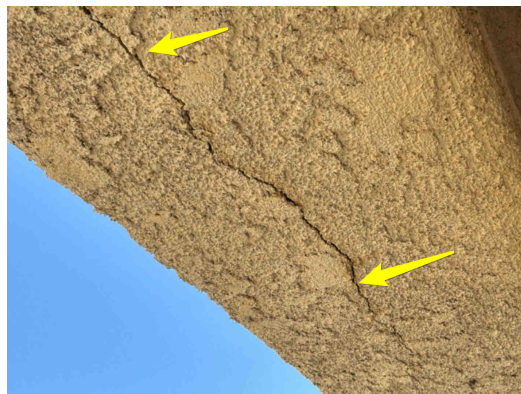
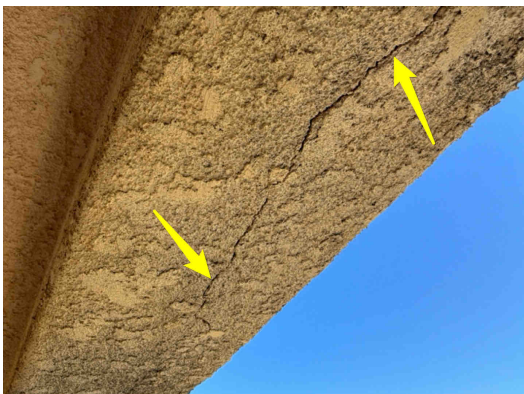
FI 19: Unusual and non-standard sealant was observed at the exterior stucco wall-to-concrete foundation interfaces at areas along the back of the home. This condition is not typical of proper installation practices and is commonly associated with prior water intrusion or moisture-related deficiencies. The presence of sealant in these locations suggests a possible concealed or previous water intrusion condition. Further evaluation is warranted to determine reasons for the unusual and added sealant by an appropriate contractor to determine if there is a concealed condition such as past water intrusion and if proper upgrades or repairs are needed.

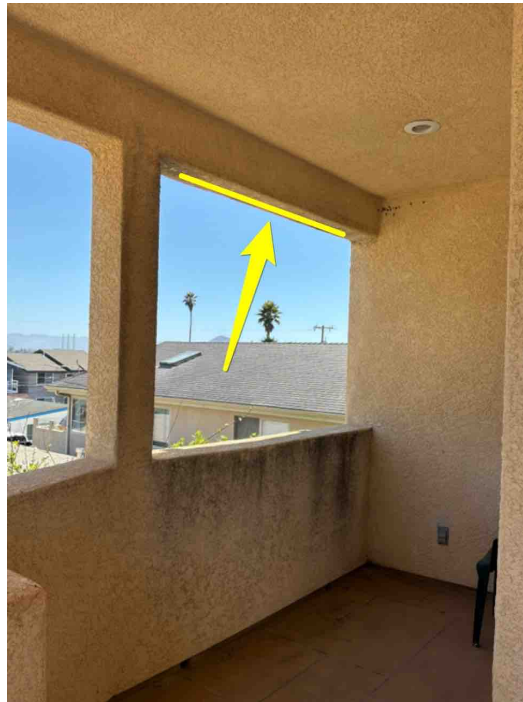
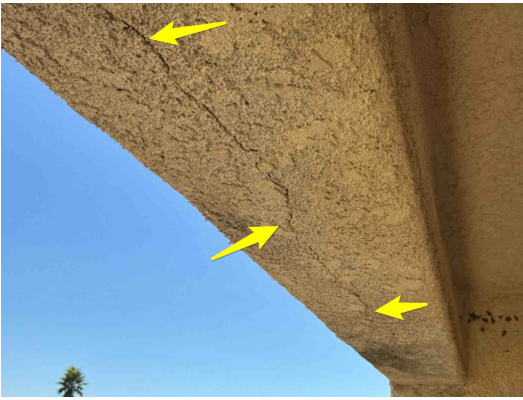


STUCCO

DS 20: **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 21: Some unusual and moderate cracking at areas of the exterior stucco AT A BEAM ON THE SOUTH SIDE OVER THE UPSTAIRS BACKYARD WATERPROOF DECK. Referred to photo for specific location. This type of cracking is indicative of a failure of the waterproofing under the stucco which is causing swelling, deterioration and/or damage to the structural wood framing. Client should investigate further by removing the stucco until satisfied as to the cause, condition, potential future issues and correct as needed. Refer to termite report for additional comments and recommendations.





DS 22: Newer stucco color coat noted over an older exterior siding, peeling and cracking may occurred.

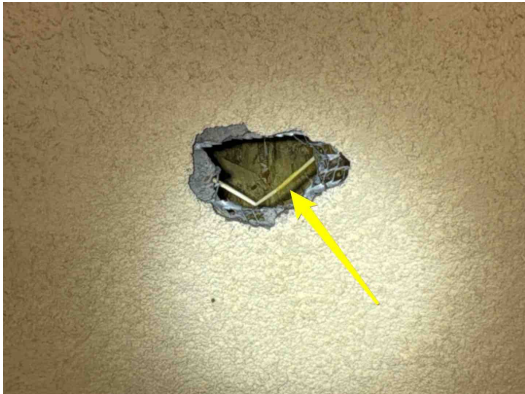
EXTERIOR GENERAL

UPG 23: -

1. An unusually tall step that exceeds the maximum height found at the FRONT ENTRY EXTERIOR WOOD LANDING. Potential fall or trip hazard. Upgrades or repairs are recommended for safety. The maximum step off the front landing should not exceed 8 inches.
2. The FRONT ENTRY EXTERIOR WOOD LANDING found to be improperly installed unusually high at the exterior door threshold. This could lead to water intrusion under the door threshold. Upgrade and monitor as future moisture conditions could manifest. A minimum of 2 inches should have been installed between the top of the exterior wood entry landing and the bottom of the front entry door threshold.



- FI 24:** Some damaged exterior stucco found at the
1. stucco ceiling area above the backyard upper waterproof deck, and
 2. at one of the support posts at the the backyard upper waterproof deck



Ceiling stucco damage



Ceiling stucco damage



Support post Stucco damage



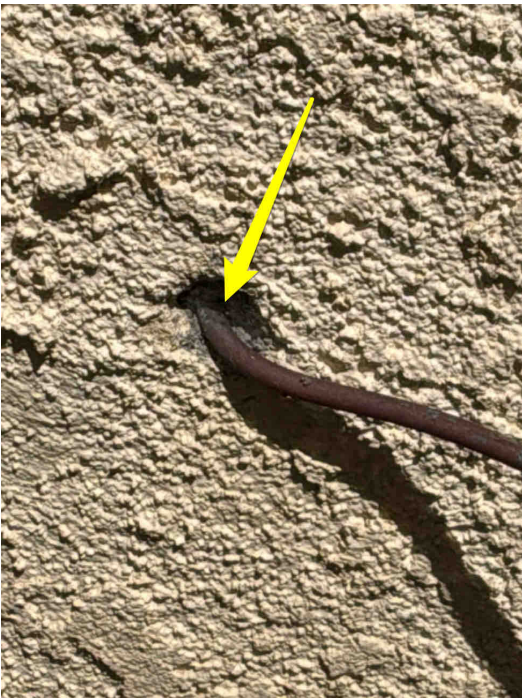
Support post Stucco damage

FI 25: Some recent stucco repairs found at areas of the exterior stairway stucco wall walls off the upstairs backyard waterproof deck

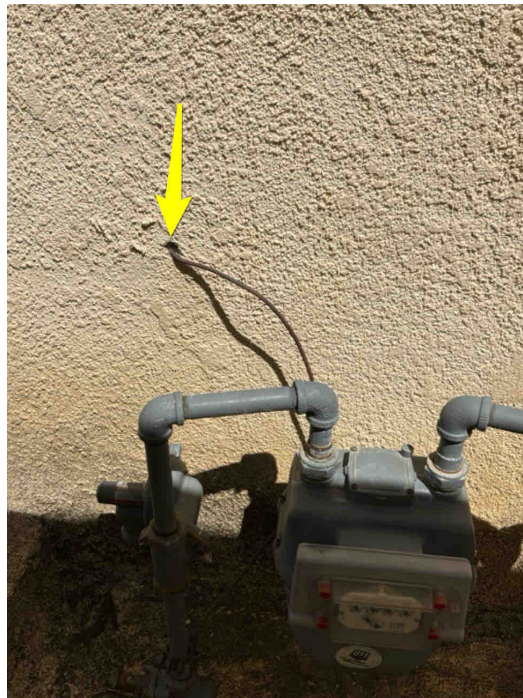


SEALING EXTERIOR

MR 26: Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes in the exterior siding and trim, exterior light fixtures, around exterior electrical boxes and covers, and where utility pipes and/or wires pass through the exterior walls. Have a qualified painter or licensed professional evaluate the entire exterior and seal where needed.



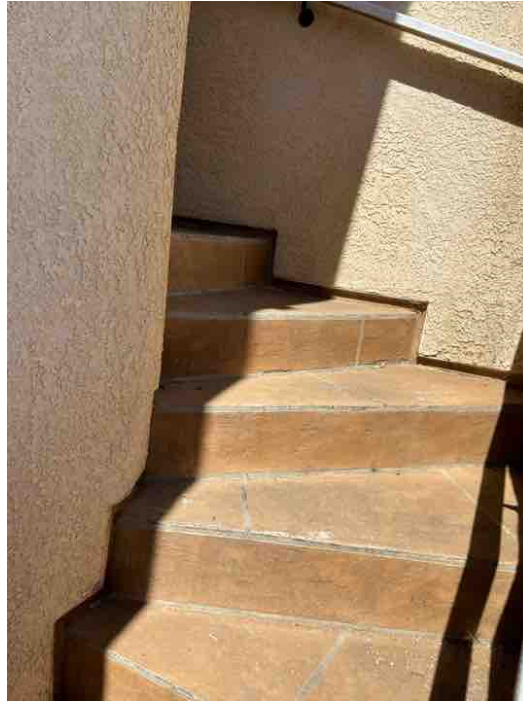
Example



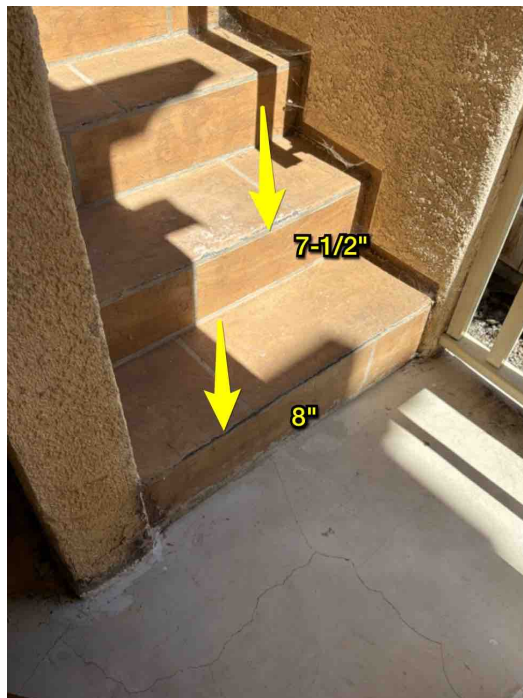
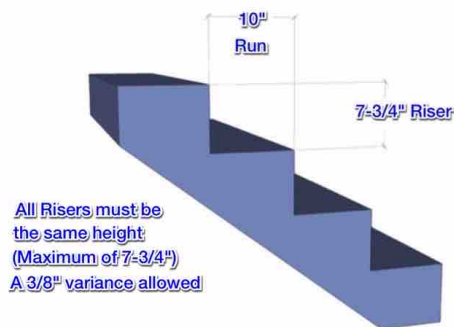
EXTERIOR TRIM
27: TRIM TYPE: Wood

Exterior Stairs

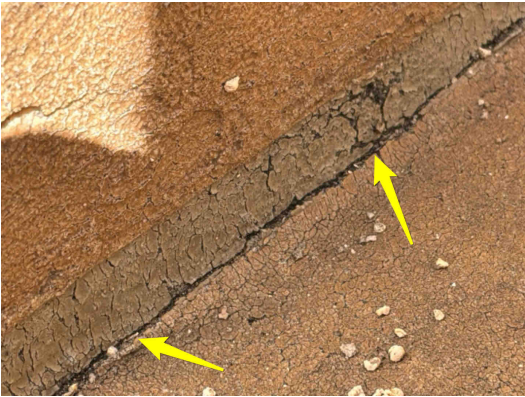
28: Type & Location: Wood Framed Exterior Waterproofed Stairway: OFF THE BACK OF THE HOUSE TO THE UPSTAIRS DECK



SC 29: Uneven step tread rise, step heights are not all the same, at the exterior stairway off the BACKYARD UPPER DECK. Potential trip or fall hazard.

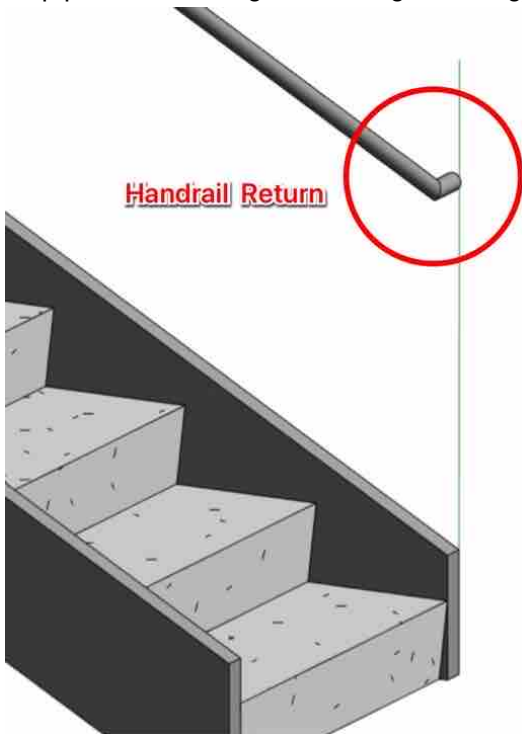


E&C 30: Some visible deterioration and or damage noted at areas of the exterior stairway waterproof coating at the exterior stairs OFF THE BACK OF THE HOUSE TO THE UPSTAIRS DECK.



EXTERIOR STAIRWAY RAILINGS

SC 31: Recommend returns at the exterior stairway graspable handrails for safety per standards at the exterior stairway OFF THE BACK OF THE HOUSE TO THE UPSTAIRS DECK. (Turning ends of the handrail into wall to help prevent catching coat or bag on railing).



SC 32: Handrail off the backyard upper deck is required to be one single railing and should not be broken or disconnected creating one single railing all the way from the top to the bottom.



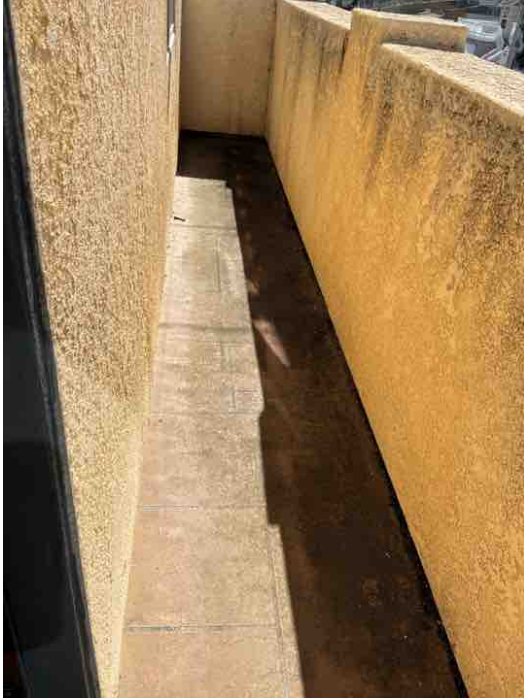
Decks

Deck # 1

LOCATION & TYPE

33: DECK LOCATION: **UPSTAIRS FRONT WATERPROOF DECK**

DECK TYPE: Waterproof - Coated



WATERPROOF DECK COMMENTS

FI 34: The deck drain scupper / wall drain at the UPSTAIRS FRONT WATERPROOF DECK found to be undersized. A minimum of one 4"x4" overflow scupper for each +/- 20 ft.² of decking is required. 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.



Example

UPG DS 35: No visible ventilation installed on the underside of the enclosed exterior portions of the waterproof deck off the UPSTAIRS DECK OFF THE PRIMARY BEDROOM. 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.



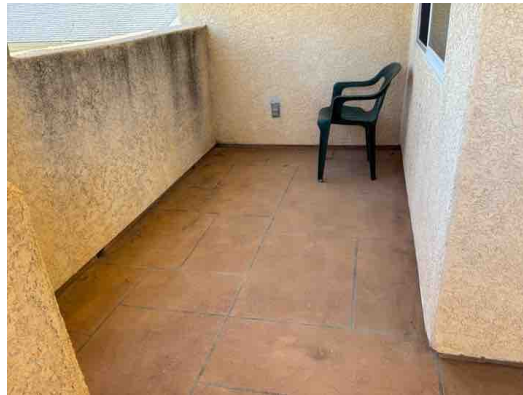
Example location

Deck # 2

LOCATION & TYPE

36: DECK LOCATION: BACKYARD UPPER DECK

DECK TYPE: Waterproof - Coated



WATERPROOF DECK COMMENTS

E&C DS 37: Disclosure: Small areas of ponding water noted at the waterproof decking.



DECK RAILING COMMENTS

38: Deck railings appear serviceable.

Deck # 3

LOCATION & TYPE

39: DECK LOCATION: UPSTAIRS ROOF DECK

DECK TYPE: Waterproof - Coated



WATERPROOF DECK COMMENTS

E&C 40: Waterproof coating found damaged and in need of repair or replacement at the: UPSTAIRS ROOF DECK. Contact a licensed waterproof deck contractor to evaluate and repair.



FI 41: Center Island installed at the UPSTAIRS WATERPROOF ROOF DECK is covered with a tarp. Suspected past leakage. Recommend additional review by licensed waterproof Deck professional.

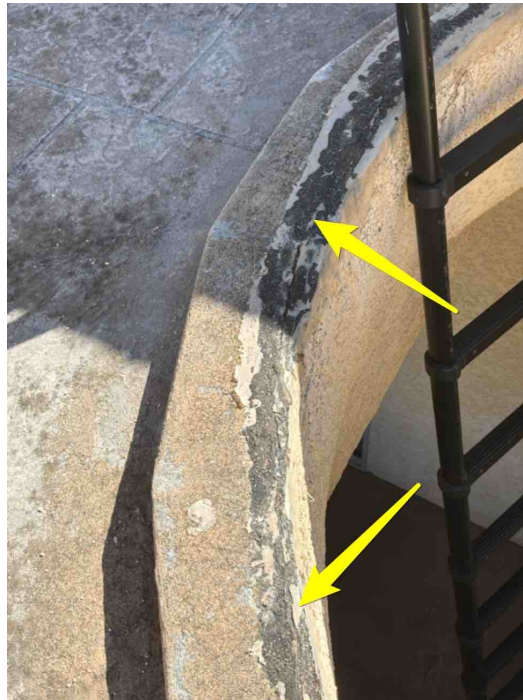


Suspected past roof leakage. Area appears to been covered with a tarp

FI 42: Professional patch, improper use of caulking, heavily deteriorated and damaged at areas of the waterproofing around the UPSTAIRS ROOF DECK. Recommend additional review and repairs by licensed waterproof Deck professional



Current sealant heavily deteriorated





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

43: Level to Minor Slope

COMMENTS

E&C 44: 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.

FI MR 45: Evidence of ponding of water on areas of the property at or near the home. Proper landscape grading or other upgrades are recommended.

MR 46: Areas of insufficient slope of the soil away from the building along some areas of the perimeter foundation. A proper slope of the soil, patios and walkways should allow for water to flow freely away from the building, not allow water to flow against areas the foundation edges and water should not allow for ponding of water in areas near or at the foundation as this can cause erosion and/or settling of the foundation system.

Foundation

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

FOUNDATION TYPE

DS 47: Raised Foundation with CrawlSpace

CrawlSpace access location: INSIDE THE UNDER STAIRWAY CLOSET THROUGH THE FLOOR

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

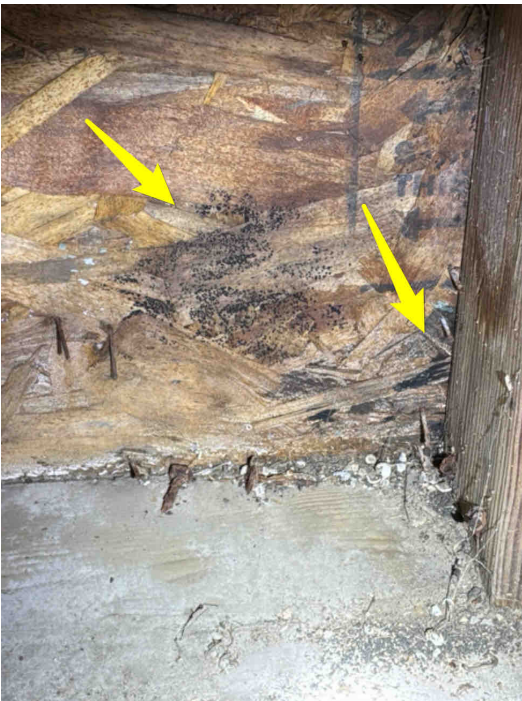
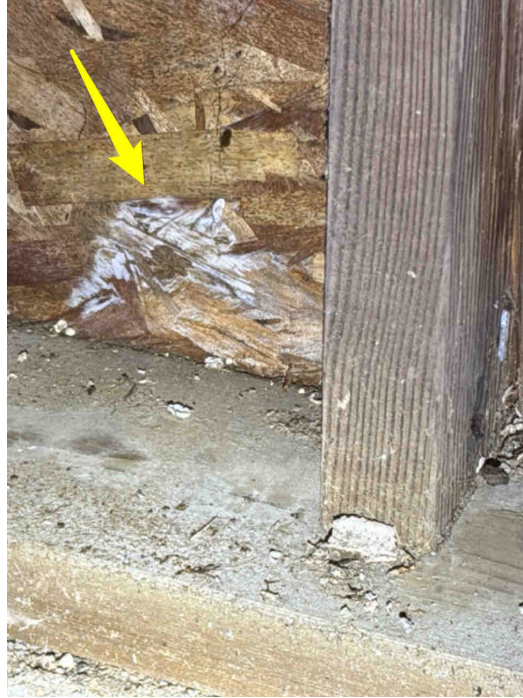




RAISED FOUNDATION NOTES

SU 48: Evidence of past rodents or other critters living in the crawlspace and/or other areas (visible droppings). Contact a qualified pest control professional for additional comments and recommendations. Determining if condition is old or active is outside the scope of this inspection.

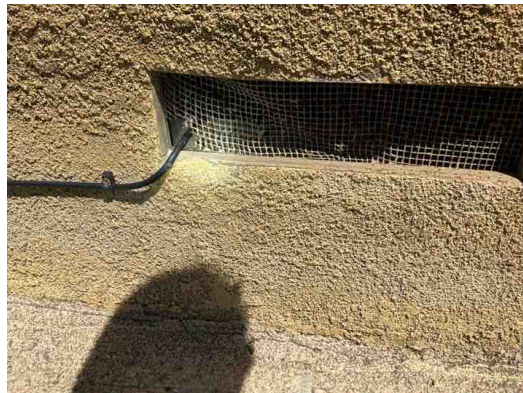
FI 49: Moisture and/or bug type deterioration and/or damage found in areas of the crawlspace at wood framing and/or sub-floor. Refer to the current Termite / pest inspection report for additional comments.





VENTILATION

E&C 50: Damaged exterior crawlspace ventilation screens found in need of repair to help prevent critter intrusion.



E&C 51: Inadequate amount of crawlspace ventilation. Upgrades recommended.



Some moderate to heavy rust found at the anchor bolts in the crawlspace.

MOISTURE IN THE CRAWLSPACE

FI 52: Crawlspace found wet and muddy today. Evidence of moisture and ponding of water in areas throughout the crawlspace. This can lead to moisture deterioration and or other environmental issues at the wood framing and in the living space. A properly installed sump pump system and proper exterior landscape grading and additional vent openings or mechanical ventilation and dehumidifiers in the crawlspace, and a properly installed vapor barriers are examples of potential upgrades for the crawlspace moisture issues. Recommend contacting an appropriate and qualified foundation professional for recommendations to properly upgrade the crawlspace moisture issues. You can [learn more](https://crawlspaceininja.com) about the issues with moisture in the crawlspace at crawlspaceininja.com

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

53: Gable





54: Rolled Asphalt Composition Roof Crickets



55: Roof was walked

56: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

57: Concrete Tile

Average life expectancy of a tile roof is approx. 50 years. However, the roof tarpaper under the tile starts to deteriorate and breakdown after about 30 +/- years and could begin to leak.

58: Rolled Composition

Average life expectancy of this roof material: 25 years

There is Approx. 15 years of visible wear

TILE ROOF COMMENTS

59: ROOF CONDITION: The Tile roof material appears visually within its useful life and in good condition.

The average life for the underlayment or tar paper for this type of tile roof is approx. 30-50 years. This inspection of the roof is not a warranty or guarantee that the roof does not leaks or that other future conditions might exist. This is only a visual inspection of the visible areas of the roof system.

Some roof flashings, the roof tar paper or underlayment under the roof tiles is not visible. Therefore, not inspected, and condition are unknown.

FLAT / LOW SLOPE ROOF COMMENTS

FI 60: ROOF CONDITION: The Rolled Composition roof material appears within useful life. **However, some maintenance, upgrades or repairs are needed by a licensed roofer to help prevent roof leakage and maintain overall life.**

Disclosure: This inspection of the roof material is not a warranty or guarantee that the roof does not leaks or other future conditions might exist. This is only a physical inspection of the visible areas of the roof material.



FI 61: The flat roof drain scuppers / wall drains found to be undersized, improperly installed, missing the secondary roof drainage and has an improperly quantity of required drain openings: **ADD THE ROOF ASPHALT CRICKET.** Contact a qualified roofing contractor to evaluate and make recommendations for proper upgrades or repairs.

Overflow scuppers area required to have an opening of no less than three times the size of the roof drains and having a minimum opening height of 4 inches (102 mm) (with a minimum opening size of 4" x 4") installed in the adjacent parapet walls with the inlet flow located 2 inches (51 mm) above the low point of the roof served.

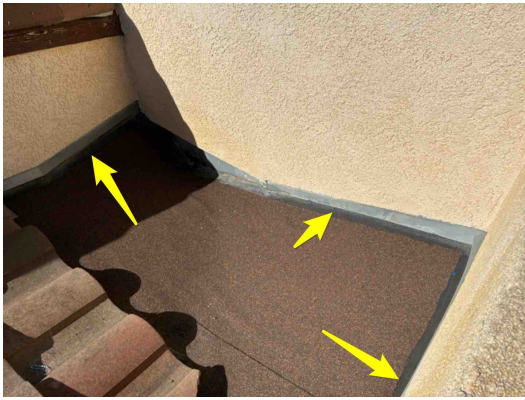


E&C 62: Missing the required secondary roof drain(s) at the low slope roof system. Overflow roof drains or scuppers are required to be installed at 2 inches (51 mm) above the primary roof drain inlet. [Section 1506.3 of the CA building code]. This can be accomplished by adding additional roof drainage through the roof system or adding appropriate roof scuppers, at 4" x 4" - two inches above the primary roof drain pipe.



FI 63: Some moderate heavy deterioration of the sealant around the head wall connections. Suspected improper installation or past non-professional leak repairs.





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 64: 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 65: Resealing of the roof flashings is recommended as part of needed maintenance.

MR 66: Missing and/or deteriorated sealant at roof jack flashings.



Example location

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

67: ATTIC ACCESS LOCATION: UPSTAIRS BEDROOM-2



68: VISIBLE ATTIC FRAMING: No noted framing defects found in the accessible and visible areas of the attic.

DS 69: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, ducting, HVAC unit, some areas are too small for physical access and plywood floors on top of the attic framing.

SC 70: Unsafe and improper installation of the attic access ladder in the UPSTAIRS BEDROOM-2



TYPE OF INSULATION FOUND IN THE ATTIC

71: Fiberglass Batts: Approx. Depth 10 +/- Inches

ATTIC COMMENTS

FI DS 72: Some moisture stains noted in the attic AROUND THE FURNACE AREA. All water stains should be investigated by a licensed roofer. Refer to termite report for additional comments and/or recommendations.



UPG 73: This building's ATTIC appears to have an insufficient amount of ventilation per the minimum California standards [$V=1\text{sf. for }150\text{ sf. of attic}$]. Recommend additional review and ventilation upgrades by a licensed roofing contractor.

Note: The exact amount of attic ventilation provided was not calculated and the opinion based solely on a visual inspection of the amount of visible ventilation provided.

Gutters

RAIN GUTTERS

UPG 74: Disclosure: No Rain gutters installed. *Recommend installing rain gutters in appropriate areas as an upgrade.*

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: EXTERIOR - ON THE FRONT OF THE HOUSE. *Main water shut-off valve not tested.*



Main water shut off

76: WATER PRESSURE - Is Within Standards: At Approx. 50 +/- 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

79: PEX Plastic

WATER SUPPLY PIPING

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

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

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.

MR **UPG** **85:** Exposed plastic sewer piping extending through the exterior wall of the house found not painted/not UV protected and/or not protected from physical damage.

312.13 Exposed ABS Piping

ABS piping shall not be exposed to direct sunlight.

Exception: ABS piping exposed to sunlight that is protected by water based synthetic latex paints.

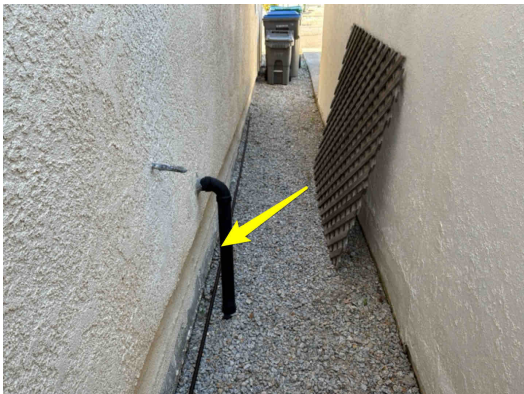
312.14 Exposed PVC Piping

PVC piping shall not be exposed to direct sunlight.

Exceptions:

- (1) PVC piping exposed to sunlight that is protected by water based synthetic latex paints.
- (2) PVC piping wrapped with not less than 0.04 inch (1.02 mm) thick tape or otherwise protected from UV degradation.

California Plumbing Code 2016

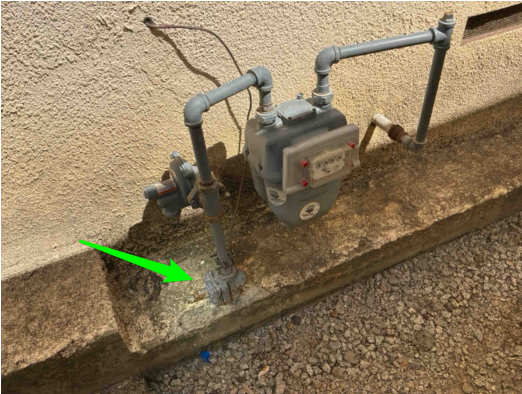


Fuels

FUEL TYPE

86: Gas shut-off appears serviceable.

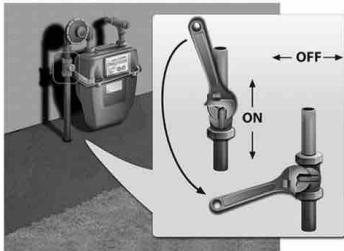
Disclosure: Gas piping and valves not tested during this inspection (visual inspection only).



Main gas shut off valve

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

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



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

FUEL SYSTEM

UPG 88: Disclosure: Gas pipe not protected / sleeved through concrete at meter. No visible deterioration or damage found at this time. Continue to monitor.

Water Heater

The average life of a tank type water heater is 6-10 years. Water heaters may begin to leak or quit working without warning. Client should visually inspect the water heater regularly to help ensure good condition and that the water heater is free from leakage or corrosion.

Determining size and gpm/ adequate hot water volume is beyond the scope of a home inspection.

WATER HEATER INFORMATION

SC 89: The tankless water heater and/or associated venting components are installed at an elevated exterior wall location approximately 14 feet above grade without any permanent or safe means of access and a non-level surface below. Tankless water heaters should be serviced annually. This installation does not provide the required accessibility for inspection, service, repair, or replacement as required by the California Mechanical Code and manufacturer installation requirements. The absence of a service platform or approved access method is considered improper and creates a potential safety hazard. Recommend correction by a licensed contractor to provide compliant access or relocation of the equipment.

Water heater is not accessible for inspection



WATER HEATER CONDITION

90: Water Heater Operated when tested.

Kitchen

MAIN HOUSE

LOCATION



SINK

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

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



DS 94: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

DISHWASHER

95: Disclosure - No dishwasher installed.

CABINETS & COUNTERS

96: Appear serviceable.

DS 97: Disclosure: The areas behind the kitchen cabinetry, refrigerator, and range or ovens are not accessible, not visible and not inspected.

DS 98: Kitchen counters & cabinets have typical wear.

COOKTOP HOOD

E&C 99: Kitchen cook top exhaust hood FAN and light at the microwave installed over the cooktop found non-operational or not operating properly.



COOKTOP

100: The cooktop is Natural Gas and operated when tested



OVEN

101: 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

E&C 102: The kitchen Microwave found non-operational.



ADU

LOCATION



SINK

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

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

E&C 106: Low water volume from the hot side faucet UPSTAIRS ADU KITCHEN SINK.



Hot water volume



Cold water volume

CABINETS & COUNTERS

107: Appear serviceable.

COOKTOP HOOD

108: **Disclosure:** No hood required or installed above the kitchen cook top because there is No flammable cabinetry installed within 30 inches above the cook top surface.



COOKTOP

109: Natural Gas: Operated when tested at the UPSTAIRS ADU KITCHEN



Laundry

MAIN HOUSE

LAUNDRY LOCATION:

110: Photo



LAUNDRY TYPE

DS 111: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

112: Gas available for laundry dryer

113: 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.

LAUNDRY COMMENTS

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

DRYER VENTING

MR 115: Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.

ADU

LAUNDRY LOCATION:

116: Photo



LAUNDRY TYPE

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

DS 118: Disclosure: The hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

119: 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.

120: No visible drain pipe provided for the UPSTAIRS ADU LAUNDRY WASTE



DRYER VENTING

MR 121: Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.

E&C 122: Improper insulation of a non-laundry rated dryer vent termination at the roof at the UPSTAIRS ADU LAUNDRY. Missing the required flappered termination cap. Recommend replacement of the non-flappered laundry dryer vent termination at the roof per minimum CA standards.

504.4 Clothes Dryers

A clothes dryer exhaust duct shall not be connected to a vent connector, gas vent, chimney, and shall not terminate into a crawl space, attic, or other concealed space. Exhaust ducts shall not be assembled with screws or other fastening means that extend into the duct and that are capable of catching lint, and that reduce the efficiency of the exhaust system. Exhaust ducts shall be constructed of rigid metallic material. Transition ducts used to connect the dryer to the exhaust duct shall be listed for that application or installed in accordance with the clothes dryer manufacturer's installation instructions. Clothes dryer exhaust ducts shall terminate to the outside of the building in accordance with Section 502.2.1 and shall be equipped with a backdraft damper. Screens shall not be installed at the duct termination. Devices, such as fire or smoke dampers, that will obstruct the flow of the exhaust shall not be used. Where joining of ducts, the male end shall be inserted in the direction of airflow.

Bathrooms

BATHROOM LOCATIONS

123: UPSTAIRS PRIMARY BEDROOM BATHROOM



124: UPSTAIRS HALL BATHROOM



125: DOWNSTAIRS HALL BATHROOM



TOILETS

126: Operated when tested.

MR 127: Caulking needed at the base of toilets where not installed per standards.

SINKS

FI 128: Slow draining at bathroom sink: UPSTAIRS PRIMARY BEDROOM BATHROOM



MR 129: Missing Grout and/or Caulking at the bathroom sink counter to the wall connection in the: DOWNSTAIRS HALL BATHROOM



VENTILATION

E&C 130: The bathroom exhaust fan did not operate: DOWNSTAIRS HALL BATHROOM

BATHTUBS

131: Operated when tested.

E&C 132: Whirlpool tub jets are non-operational: UPSTAIRS HALL BATHROOM



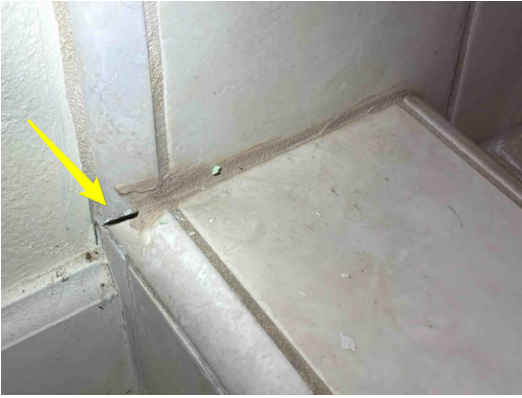
133: Whirlpool tub GFCI reset location found - INSIDE THE INTERIOR TUB ACCESS: UPSTAIRS HALL BATHROOM



SHOWERS

FI MR 134: Some cracked and separated grout found in areas of the shower at the walls and/or floor connections in the DOWNSTAIRS HALL BATHROOM. Maintenance or repairs recommended.





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

135: Operated when tested.

136: Door hardware operated when tested.

MR 137: Some visible daylight noted around the exterior front entry door. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.



E&C SU 138: Front entry door rubs & sticks a little. Maintenance or servicing recommended.

EXTERIOR DOORS

139: Operated when tested

140: Latching hardware operated and appears serviceable.

FI 141: Evidence of past water intrusion from around the UPSTAIRS BEDROOM HALLWAY exterior door with stains and damage with visible mold on the interior.



MR UPG 142: Visible daylight noted around the UPSTAIRS BEDROOM HALLWAY exterior door. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.

SC 143: Exterior door latching hardware is not operating properly: UPSTAIRS BEDROOM HALLWAY exterior door.



SLIDING GLASS DOOR

MR 144: Disclosure: Missing screens at some exterior sliding glass doors.

MR SU 145: Missing door stop at the UPSTAIRS ADU KITCHEN sliding glass door.

INTERIOR DOORS

146: Operated when tested.

UPG 147: Disclosure: Missing doorstop at some interior doors. Maintenance and/or upgrades recommended.

DS 148: Some interior bedroom closet doors are missing or not installed:

1. BEDROOM-1
2. BEDROOM-2
3. UPSTAIRS PRIMARY BEDROOM
4. UPSTAIRS BEDROOM-1
5. UPSTAIRS BEDROOM-2
6. UPSTAIRS BEDROOM-3



Bedroom-1



Bedroom-2





WINDOWS

149: Vinyl / Double-Pane Glass

MR 150: 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 151: Disclosure: Missing and/or damaged screens found at some windows.

SC 152: The window in the UPSTAIRS BEDROOM-3 is too high off the floor (greater than 44 inches) and does not meet minimum fire egress standards.



FLOORING

153: TYPE: Vinyl / Linoleum

154: TYPE: Carpet

FI 155: Some uneven areas of the floor under the carpet at areas on the interior. Reasons Unknown.



Example location

CEILING TYPE

156: Drywall

WALL TYPE

157: Drywall

WALLS AND CEILINGS

158: 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.

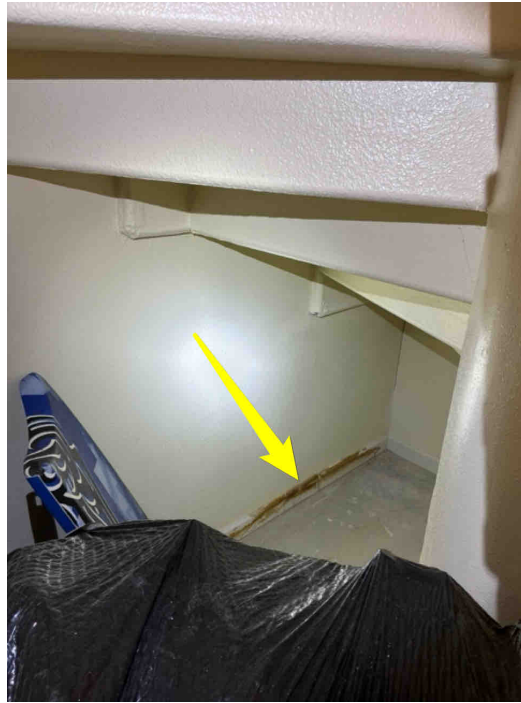
DS 159: Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor the cracks as future or additional movement may occur. Contact a qualified drywall professional for additional information and recommendations on how to repair.

160: *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.*

161: Disclosure: *Furnishings, window coverings (such as drapes shades and shutters) and/or occupant's belongings prevent full inspection of the interior, closets and cabinetry. Client is advised to do a careful visual inspection prior to closing and contact our office for an additional inspection if suspicious conditions exist.*

FI DS 162: Evidence of past ceiling and wall repairs found throughout. Client should investigate further to satisfy themselves as to the cause and current conditions.

FI 163: Evidence of moisture stains and/or damage at the walls in the AREAS THROUGHOUT THE EXTERIOR STAIRCASE INSIDE THE UNDER STAIRWAY ENCLOSURE OFF THE BACK OF THE GARAGE. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



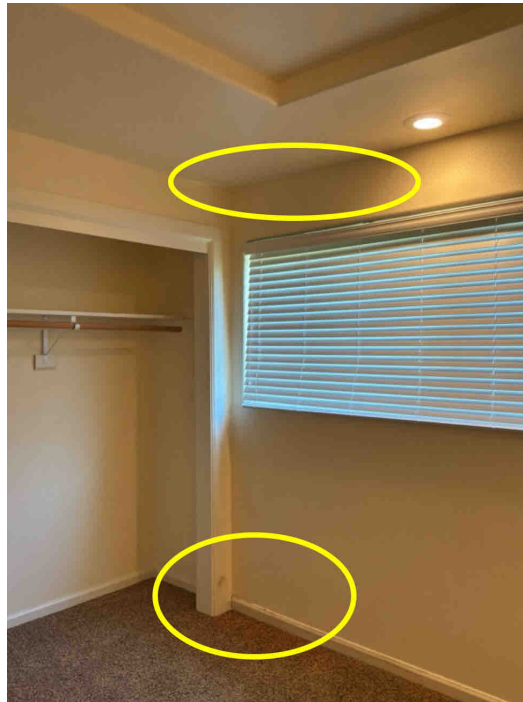
FI 164: Evidence of moisture stains and/or heavy water damage with visible mold growth at the walls, baseboard and closet door trim in BEDROOM-2 NEXT TO THE CLOSET UNDER THE WINDOW. Water intrusion appears to be coming from above the window. Recommend further review of the water stains to determine the cause, the current condition and repair as needed.



Example location - outside the closet



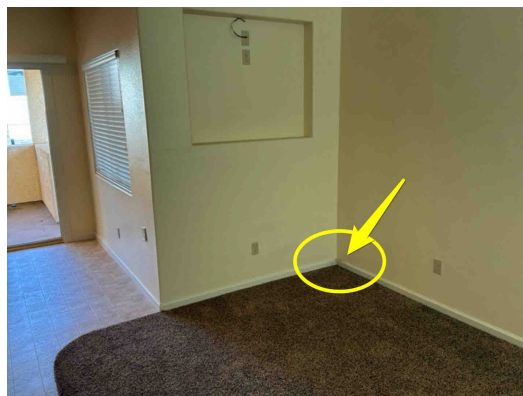
Example. Inside the closet



FI 165: Evidence of some displaced puffy drywall at wall area in the BEDROOM-1 EXTERIOR SOUTH WALL. Recommend further review determine the cause, the current condition and if repairs are needed.



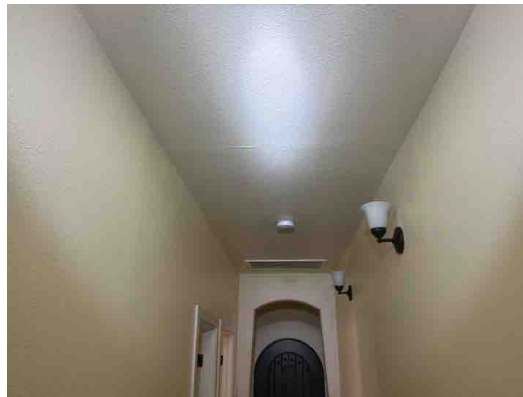
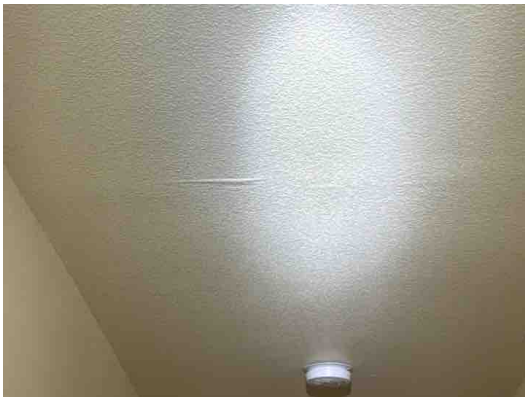
FI 166: Evidence of past moisture stains & damage at the wall, baseboards and wood subfloor in the IN THE UPSTAIRS ADU FAMILY ROOM at the exterior wall. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.





Shows the excessive damage of the wood subfloor

FI 167: Evidence of past moisture stains & damage at ceiling area in the UPSTAIRS BEDROOM HALLWAY BELOW THE FURNACE. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



FI 168: Evidence of past moisture stains & damage at ceiling area in UPSTAIRS DINING ROOM AREA. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



DS 169: Access to the plumbing and gas piping for the exterior tankless water heater: UPSTAIRS BEDROOM-3 CLOSET

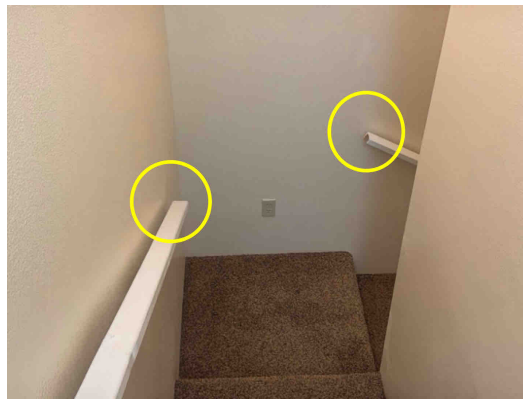
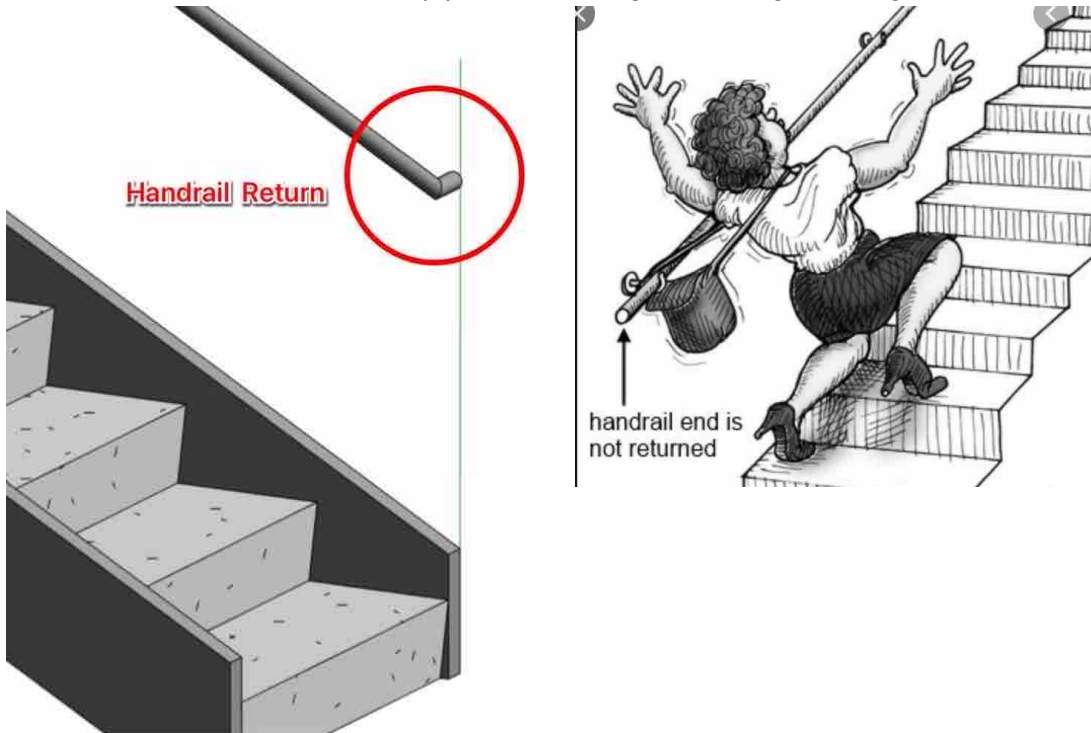


Interior Stairways

INTERIOR STAIRS

170: Interior Stairway is serviceable and in good condition.

UPG 171: Missing returns at the interior stairway gripable handrails for safety per standards. Return are turning the ends of the handrail into wall to help prevent catching coat or bag on railing.



Heating

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

GENERAL INFO

172: LOCATION: **UPSTAIRS BEDROOM-1 ATTIC**

Date: unknown, damaged placard not legible

Approx. BTU RATING: +/- **100,000**

FUEL TYPE: **Natural Gas**

FURNACE TYPE: **Gas Forced Air**

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



E&C 173: Only a single heating system installed for the upstairs and downstairs areas. If the upstairs is used as an independent unit then the upstairs areas and the downstairs areas require their own thermostatically controlled permanently installed heat source.

CONDITION

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

FI 175: Some heavy and unusual corrosion found at parts of the furnace installed in the attic. Recommend additional review by licensed HVAC contractor to determine cause, current condition and if or what repairs are needed





FURNACE FLAME

176: 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.



VENTING

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

DUCTING/DISTRIBUTION

178: Appears serviceable at visible areas.

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

AIR FILTERS

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

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

181: 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

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

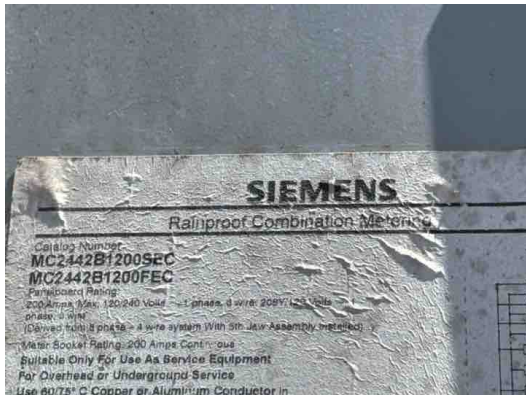
Main Electrical Panel Location: **WEST SIDE- Exterior**

Main Electrical Panel Ampacity: **200**

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.

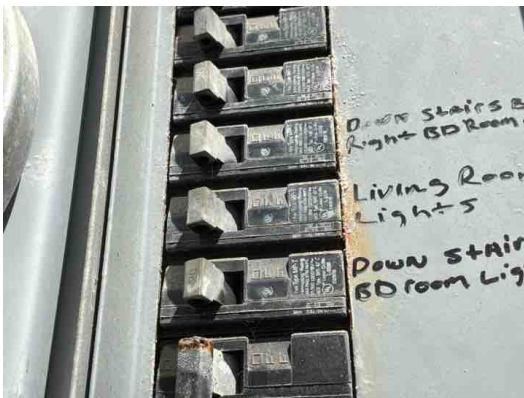


PANEL COMMENTS

SC FI 183: MAIN ELECTRICAL PANEL: Some electrical defects found in the MAIN ELECTRICAL PANEL.

Contact a qualified electrical contractor to evaluate and make appropriate corrections as needed. See additional comments or disclosures below.

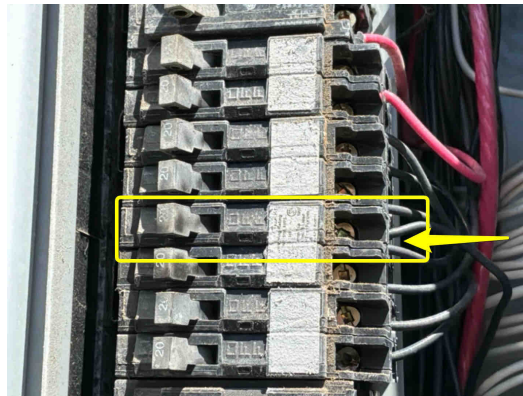
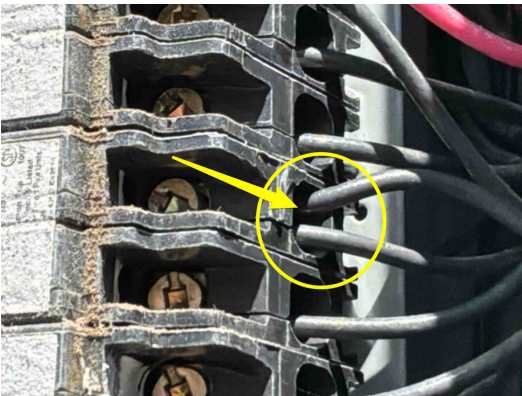
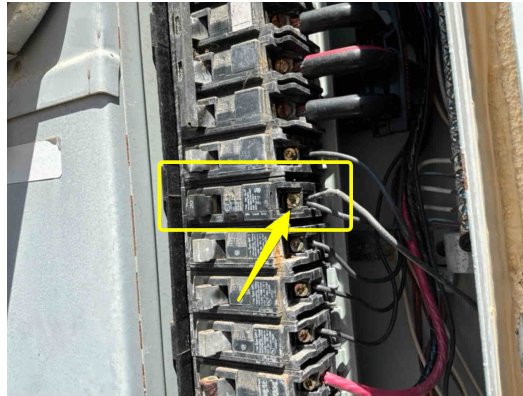
SC FI 184: Areas of excessive deterioration and damage were observed at multiple circuit breakers in the MAIN ELECTRICAL PANEL, This is likely due to prolonged exposure from the panel cover being left open or not properly secured. The affected breakers show signs of significant wear and degradation. Replacement of all deteriorated and damaged breakers is recommended by a qualified electrician.



SC 185: Breaker panel is not fully or properly labeled per standards: MAIN ELECTRICAL PANEL.



E&C 186: Improper installation of two wires on single-wire rated circuit breaker in the MAIN ELECTRICAL PANEL.

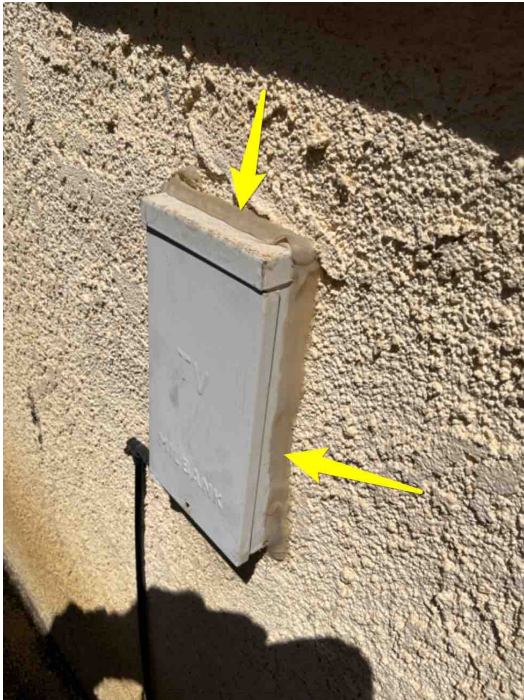


SC 187: The MAIN ELECTRICAL PANEL is located too high off the ground per standards and may be difficult for some people to access in an emergency.

E&C 188: Damaged cover lock at the MAIN ELECTRICAL PANEL COVER. Maintenance or repairs are recommended.

SERVICE

FI 189: Unusual and non-standard caulking was observed at the wall-to-panel interfaces at the main electrical panel, telephone service panel, and TV service panel. This condition is not typical of proper installation practices and is commonly associated with prior water intrusion or moisture-related deficiencies. The presence of sealant in these locations suggests a possible concealed condition. Further evaluation is warranted to determine reasons for the unusual and added caulking around the panels by an appropriate contractor to determine if there is or was a concealed moisture condition such as past water intrusion and if proper upgrades or repairs are needed.



WIRING/CONDUIT

190: 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 191: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SU 192: 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.

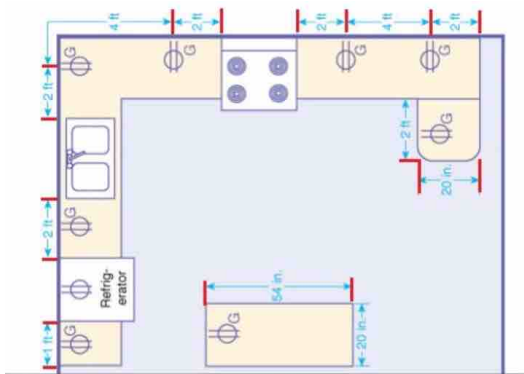
a. Vacancy Sensor light switch: A Vacancy Sensors is a light switches that detect when a space such as a bathroom, garage, laundry room is unoccupied and will automatically turns OFF the lights after a certain amount of time, thereby saving energy.

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 193: Improper and unsafe electrical wiring IN THE CRAWLSPACE



SC 194: Required electrical receptacles are missing at some required location in the UPSTAIRS ADU KITCHEN for countertop appliances. This condition does not comply with CEC 210.52(C), which mandates receptacle placement at countertop spaces 12 inches or greater in width and requires spacing such that no point along the wall line exceeds 24 inches from an outlet. Missing outlets at these locations are considered improper and may lead to unsafe use of extension cords and overloading conditions.



OUTLETS

SC FI 195: Electrical outlet found non-operational: AT THE UPSTAIRS BACKYARD WATERPROOF DECK AREA. Have outlet reviewed to determine the cause and have corrected by licensed electrical contractor.



SC 200: Light fixture is missing with exposed wires: ON THE INTERIOR CEILING LIGHT FIXTURE ABOVE THE GARAGE PEDESTRIAN DOOR



INTERIOR COVER PLATES

SC 201: Missing electrical cover plate at the garage ceiling for the garage door opener low-voltage electrical box. It covers required to maintain proper firewall separation.



SC 202: Missing electrical cover plate at the attic light switch.



EXTERIOR COVER PLATES

SC 203: Loose, improper installation of TWO separate weather tight junction box cover at the AT THE UPSTAIRS ROOF DECK ISLANDS ELECTRICAL JUNCTION BOX. Exposed electrical wiring, potential water intrusion into the wall cavities.





Electrical Sub-Panel

SUBPANEL

204: Location: **Garage**

Amps: **50**

Branch Wire Type: **Copper**

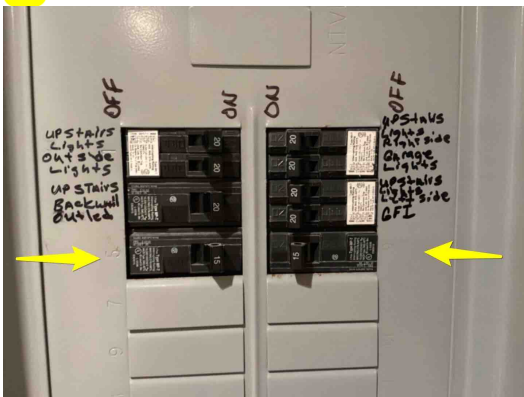




205: PANEL CONDITION: No visible significant electrical defects noted in the ELECTRICAL SUB-PANEL.

PANEL COMMENTS

SU 206: Breakers in the ELECTRICAL SUB PANEL are not fully or properly labeled per standards.



Detectors

SU 207: The INSTALLED SMOKE DETECTORS appear to be over 10 years old and should be replaced for safety per the current California standards.

The inspection of the placement of the detectors is not a warranty as to the effectiveness of the detectors, only that the detectors are installed in the appropriate locations per California law. Owner is responsible for testing detectors monthly and replace detectors over 10 years old.

SC 208: Smoke detector missing at required location:

1. BEDROOM-1
2. BEDROOM-2

SC 209: Carbon Monoxide detector missing at the required location:

1. DOWNSTAIRS BEDROOM HALLWAY
2. UPSTAIRS BEDROOM HALLWAY

Garage

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

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

FLOORS

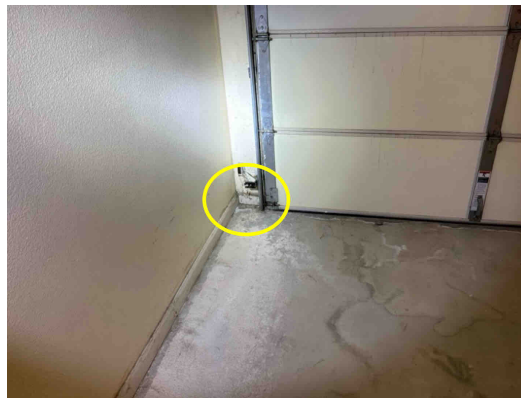
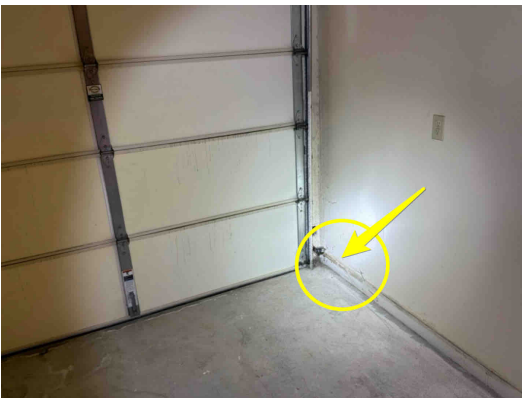
210: Visible areas of the garage floor appears serviceable.

DS 211: Common cracks found in the concrete garage floor.

DS 212: 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

FI 213: Moisture stains and/or damage found on areas of the garage wall in baseboard. Referred a photo for location. Recommend further review to determine cause, current condition and if repairs are needed. Areas found dry today.



FIRE DOOR

SC 214: Self-closer is non-operational at garage fire rated door to the living space.

SC 215: Missing weather stripping at garage fire door to the living space.

PEDESTRIAN DOOR

FI 216: Some moisture damaged found at the garage pedestrian exterior door, door jamb and/or trim the improper construction on the exterior portion, walkway outside the pedestrian door, bottom of the exterior stairway. Areas of the concrete installed on the exterior were improperly installed too high above the door threshold and exterior stucco. This allows for excessive water intrusion into the garage and exterior wall cavities. Contact a qualified contractor to evaluate and correct. Refer to the Termite report for additional comments and recommendations.



Concrete installed too high above the door threshold



Concrete outside the pedestrian door improperly installed too high at the exterior stucco



Concrete outside the pedestrian door improperly installed too high at the exterior stucco

FI 217: Evidence of water intrusion with visible stains and damage on the interior around the areas of the garage pedestrian exterior door.

E&C 218: Some visible daylight noted around the GARAGE exterior pedestrian door. Adding, adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.

E&C 219: Missing Proper weather stripping around the doorframe at the Garage Pedestrian door.