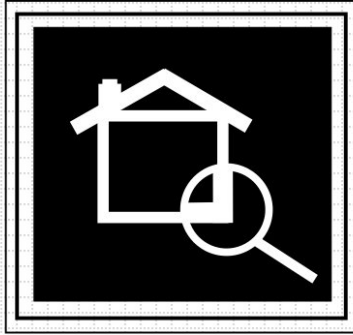




Professional

Inspection Services

Inspection Report



**CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR**

**BUILDING AND INSPECTING
SWIMMING POOL
FOR OVER 30 YEARS**

Address: 7955 Las Lomas Ave Atascadero, CA 93422

04/11/2026

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: Raining

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

3: FRONT DOOR faces: WEST

INSPECTION DATE

Saturday, April 11, 2026

START TIME

9:00 am

FINISH TIME ON-SITE

12:00 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: Occupied.

PRESENT DURING THE INSPECTION

9: Tenant

Grounds

DRIVEWAY TYPE

10: Asphalt Driveway

SIDEWALK / WALKWAY TYPE

11: Concrete Walkways

SIDEWALK / WALKWAY COMMENTS

12: Walkways appear serviceable

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

PATIO TYPE

14: Concrete Patios

PATIO COMMENTS

FI DS 15: Disclosure: Some typical and moderate cracks found at areas of the concrete patio areas.

FI 16: Areas of the SOUTH SIDE patio appears to be settling and pulling away from the building. Client should investigate further until satisfied as to the cause, condition and potential future issues.

PATIO / PORCH COVERS

E&C 17: Some moisture and/or bug-type damage found at the wood framed SOUTH SIDE PATIO COVER. Refer to the Termite Report for additional comments and recommendations.



E&C SU 18: Areas of the wood framed SOUTH SIDE PATIO COVER do not meet minimum construction or engineering standards. Certain issues can negatively affect the overall integrity of the structure. Further evaluation with repairs are warranted by a licensed contractor familiar with minimum construction and engineering standards is recommended.



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

19: Wood Framed

EXTERIOR WALL COVERINGS

20: Wood Siding

EXTERIOR WALL COMMENTS

DS 21: Disclosure: Wall insulation type & value if installed is not determined. Conditions inside walls cannot be judged.

EXTERIOR GENERAL

FI 22: The added Shed on the south side of the house found to be pulling off the building and separating. Evidence of a compromised structural integrity. Upgrades are warranted.



E&C 23: Open hole through the exterior Garage wall found on the North side of the home. The open hole needs to be sealed to prevent critter and water intrusion.



SEALING EXTERIOR

MR 24: 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.

EXTERIOR TRIM

25: TRIM TYPE: Wood

E&C 26: Some moisture and/or bug type damage & deterioration found at exterior areas such as eaves, fascia and/or trim. Refer to the termite report for locations and extent.

MR 27: Caulking is needed at all exterior trim areas such as doors, windows, fascia, etc.

MR 28: Deteriorated paint or finish at areas of the exterior.

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.

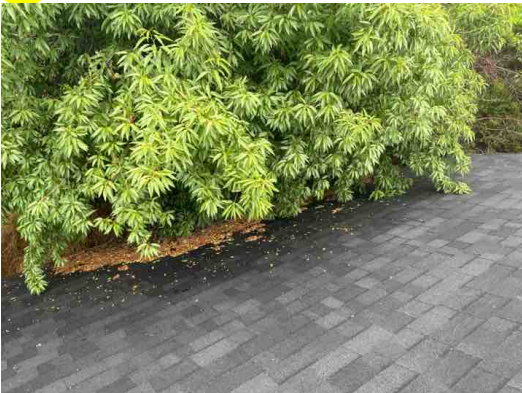
SITE SLOPE

29: Level to Minor Slope

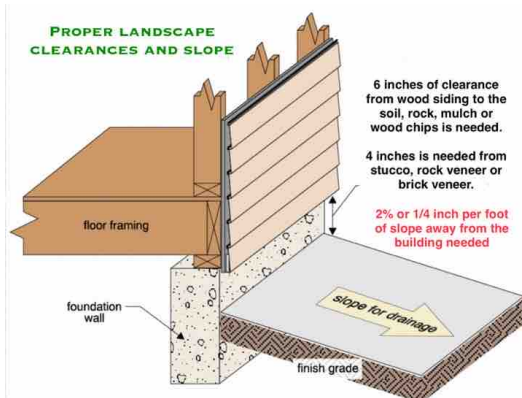
COMMENTS

E&C 30: 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.

MR 31: Plants and/or trees touch the buildings exterior and/or the roof. Proper landscape maintenance needed.



MR 32: Soil level found high along areas of the perimeter of the foundation and exterior siding (recommend 6 inches from the bottom of the exterior siding to dirt, rock, mulch or wood chips).



FI MR 33: Evidence of ponding of water on areas of the property at or near the home. Proper landscape grading or other upgrades are recommended.

MR 34: 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.

MR 35: Earth-to-wood contact noted at areas of the exterior siding or trim. Proper landscape grading warranted.

FI 36: Some soil instability on the property at the North side of the home. Evidence of movement or setting of the house foundation sidewalks, driveways, etc. Have a licensed Civil engineer evaluate the movement of the foundation systems and the suspected site settlement to determine the cause, the current conditions, potential future issues.



MR DS 37: Disclosure: Some large trees overhang the house. Buyers should satisfy themselves as to the condition and concerns of large trees that overhang the house by contacting an arborist to evaluate current conditions, and described potential future issues.

E&C FI 38: Evidence of soil erosion from rain or site water with movement of the topsoil. Recommend erosion control.

FI 39: Some unsecured steep cuts in the hillside found not supported by retaining walls with some visible erosion falling of the topsoil. Recommend further review and upgrades by a qualified and licensed professional familiar with the minimum retaining wall installation requirements.



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

40: Concrete Slab

Disclosure: *The concrete slab is not visible due to furnishings and/or floor coverings. Cracks and conditions of the concrete under the flooring are not visible nor determined. Settling, cracking, moisture intrusion from under the slab and flooring or other defects cannot be determined and are outside the scope of this inspection.*

DS 41: Disclosure: Some typical and common cracks noted at visible areas of the concrete perimeter foundation. However, the perimeter foundation is not fully visible. Client is advised to monitor cracks to help determine if future movement or other conditions occur.

SLAB COMMENTS

FI 42: Some minor sloping of the interior flooring noted.

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

43: Gable



44: Rolled Asphalt Composition Roof Crickets



45: Roof was walked

46: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

47: Asphalt Shingle

Average life expectancy of this roof material: 30 years

There is Approx. 15 +/- years of visible wear



ASPHALT COMPOSITION SHINGLE COMMENTS

48: ROOF CONDITION: The Asphalt Composition roof material appears to be within its useful life and in good condition for its age.

However, this 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 system.

MR 49: Debris covers portions of the roof and/or roof flashings. This may cause deterioration and/or a roof leak. Areas of the roof are not fully visible. Clean and inspect regularly.



E&C 50: Some damaged and missing roof shingles noted at areas of the roof. Corrections are needed. Contact a qualified roofer to evaluate the roof and make the appropriate recommendations and repairs as needed.



FLAT / LOW SLOPE ROOF COMMENTS

51: ROOF CONDITION: The Rolled Composition roof Cricket material appears serviceable, within useful life and in good condition.

However, this 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 system.

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 52: 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 53: Resealing of the roof flashings is recommended as part of needed maintenance.

MR 54: Deteriorated sealant at some roof flashings, around the roof penetrations. Maintenance recommended to help prevent water intrusion into areas of the attic. Have roofer evaluate the roof flashings and correct as needed.



E&C MR 55: Some lifting roof flashings. Corrections, maintenance or repairs are recommended to help prevent water intrusion and/or roof leakage from windy, wet weather.



Example. at the swamp cooler



Example. at the swamp cooler

E&C 56: Improper head wall flashing at the southside porch cover at the cover to house connection.

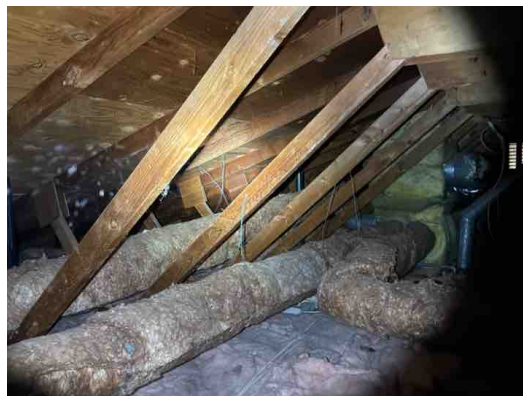


Attic

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

57: ATTIC ACCESS LOCATION: Bedroom Hallway



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

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

DS 60: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, ducting and some areas are too small for physical access.

TYPE OF INSULATION FOUND IN THE ATTIC

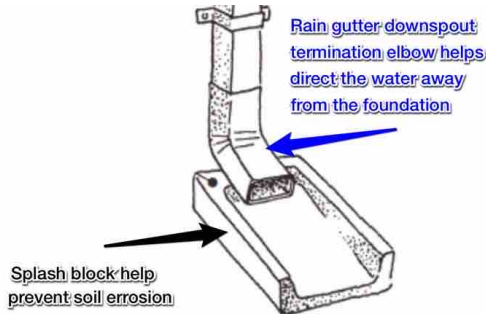
61: Fiberglass Batts: Approx. Depth 4-6 +/- Inches

Gutters

RAIN GUTTER COMMENTS

MR 62: Recommend some typical rain gutter maintenance. This should at minimum consist of cleaning, sealing, and re-fascinating of loose gutters and downspouts.

MR 63: Recommend splash blocks at the bottom of some rainwater downspouts to assist in proper flow of roof water away from the house and to help prevent soil erosion where not installed.



MR 64: Evidence of some leaking of the rain gutters and or downspouts. Maintenance recommended.

E&C 65: SOME Damaged rain gutters needing maintenance or repair.

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

66: Main water supply shut-off location: SOUTH SIDE- Exterior. *Main water shut-off valve not tested.*



67: WATER PRESSURE - Is Within Standards: At Approx. 60 +/- PSI . *Optimal water pressure is between 40 and 80 PSI.*



68: Pressure Regulator Installed: YES

UPG 69: Exposed plumbing pipes at/or near the main shut-off subject to freezing found not insulated.

TYPE OF WATER PIPING

70: 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):

71: Copper

WATER SUPPLY PIPING

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

73: *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.*

HOSE FAUCETS

UPG 74: Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

WASTE PIPING TYPE

75: 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):

76: ABS and PVC

WASTE/SEWER PIPE CONDITION

FI 77: Note: Due to the age of the building, some deterioration or other defects may be present which can cause some negative impact on the flow of waste water through underground waste and sewer piping to the street.

Recommend additional review by video scoping the waste and sewer piping to verify conditions.

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

Fuels

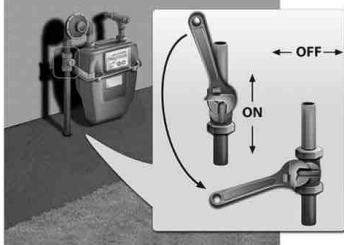
FUEL TYPE

78: Gas shut-off appears serviceable.

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

79: Natural Gas. Location of main Gas shut-off : Exterior - Southeast Corner

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

E&C MR 80: An improper use and installation of unprotected / unwrapped metal Gas pipe through the soil. All gas piping which runs under ground or within 6 inches off the ground must be protected from rust and corrosion to help prevent a gas leak. Contact a qualified plumber to evaluate the current condition of all gas piping and replace or upgrade all of the unprotected gas piping as needed.



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.

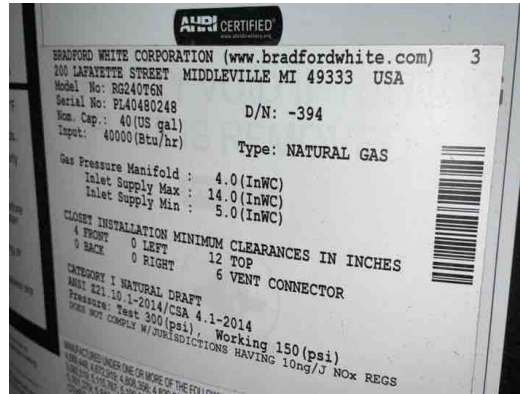
WATER HEATER INFORMATION

81: Water Heater Location: LAUNDRY ROOM

Date: 2017

Size: 40 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

82: Water Heater Operated when tested.

COMBUSTION AIR

83: Proper amount of combustion air.

STRAPPING

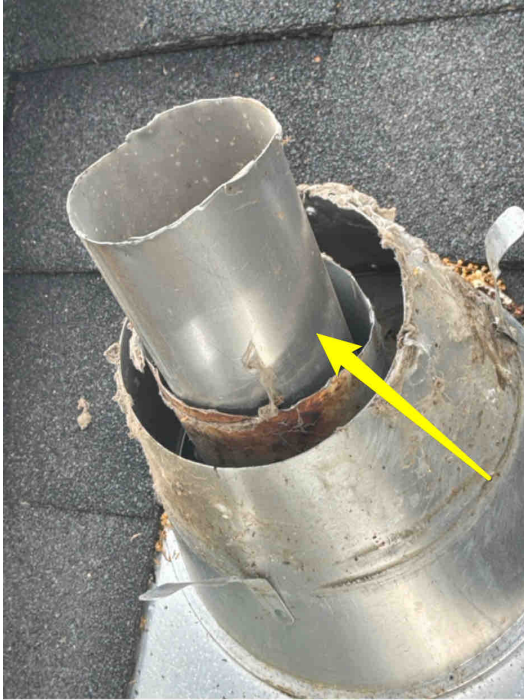
84: The Water Heater is strapped and/or braced satisfactorily to prevent movement.

TPR PIPING

85: The visible areas of the Water Heater TPR (Temperature Pressure Relief) pipe and valve appear serviceable in good condition. *TPR Valve not tested.*

VENT PIPING

SC 86: The water heater "B" vent double-wall type pipe found to have a damaged and disconnected interior sleeve. Contact a qualified plumbing professional to replace the damaged section of water heater and pipe for safety.



SC 87: Water heater vent pipe too close to combustibles through roof decking. A minimum of 1 inch from the vent pipe to the roof plywood is required for safety.

SC 88: Improper oversized roof jack flashing used at the water heater vent pipe roof termination. The water heater vent pipe roof jack flashing must seal tight against the vent pipe to help prevent back-venting of exhaust into the attic space.

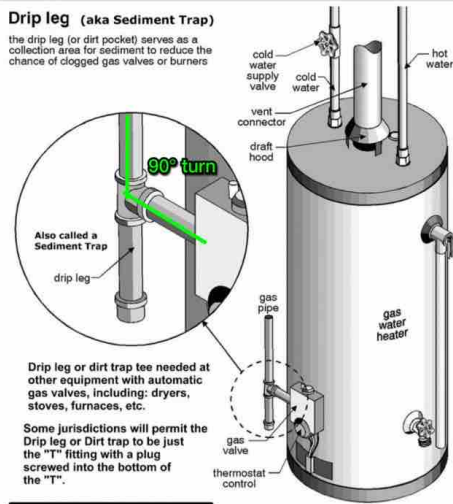


PLATFORM ENCLOSURE

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

GAS PIPING

SU 90: Recommend the installation of the missing sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements. [CPC 1212.8]



WATER HEATER GENERAL COMMENTS

UPG 91: Missing the insulation on areas of the Hot and Cold water supply piping at the water heater.

Energy Code (Title 24, Part 6)

California's energy standards require insulation on the first 5 feet of cold and ALL the hot water piping from the water heater, to reduce heat loss and sweating (condensation).

SHUTOFF

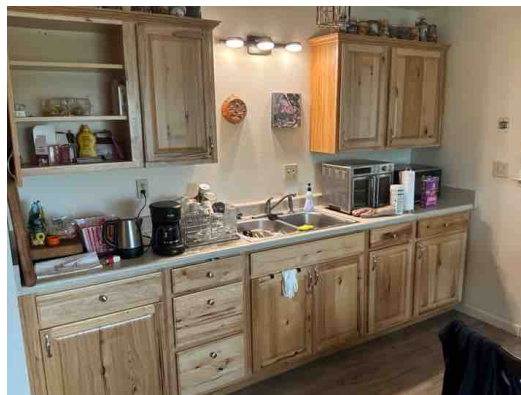
92: Cold Water heater shutoff valve installed. *Valve not tested.*

DRIP PAN

E&C 93: Missing / recommend a drip pan under the water heater. A drip pan is needed to help prevent damage if a leak were to occur per California plumbing codes and standards. [CPC 507.5]

Kitchen

LOCATION



SINK

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

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

DS 97: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

FI 98: Low water volume from the hot water side of the kitchen sink. Do you know that they actually copied that that's so no other movies ever allowed to use that without paying them royalties I didn't know either I just learned that the other day

DISHWASHER

99: Disclosure - No dishwasher installed.

CABINETS & COUNTERS

100: Appear serviceable.

DS 101: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 102: Kitchen counters & cabinets have typical wear.

DS 103: Disclosure: *Kitchen counters and cabinets are not fully visible due to occupant's belongings. Do a careful check during final walkthrough and areas are evacuated and cleaned. If defects are discovered contact our office to evaluate and document condition.*

DISPOSAL

104: Operated when tested.

COOKTOP HOOD

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

COOKTOP

106: The cooktop is Natural Gas and operated when tested



SU 107: Damaged / Deteriorated knobs at cook top.

SC 108: Deteriorated labeling of the kitchen cooktop knobs. Deteriorated labeling at kitchen cooktop knobs, in some cases, can be considered a safety hazard as an occupant may not know where the actual or proper OFF is located which can lead the occupant to accidentally leave the cooktop on.

OVEN

MR 109: Oven light non-operational.

SC 110: Damaged / deteriorated oven door gasket.

MR 111: Damaged / deteriorated oven thermostat.

Laundry

LAUNDRY LOCATION:

112: Photo



LAUNDRY TYPE

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

DS 114: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

115: Laundry dryer vent provided.

However, vent system is not fully visible or tested. It is recommended that the laundry dryer vent system, vent pipe and cap be cleaned regularly to avoid excessive lint buildup, which is a potential fire hazard.

SU 116: Recommend an exhaust fan in the laundry room as an upgrade / not required.

LAUNDRY COMMENTS

117: Disclosure: *The laundry washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the laundry machines are being transferred with the sale of the property, client should perform due diligence to ensure the proper and safe operation of the washer and dryer within the clients inspection period.*

DS 118: Area behind and under the laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

DRYER VENTING

MR 119: Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.

MR SU 120: The flapper at the laundry dryer vent termination found to be missing or non-operational. Cleaning and corrections are warranted to help reduce risk of rodent intrusion.

Bathrooms

BATHROOM LOCATIONS

121: PRIMARY BEDROOM BATHROOM



122: HALL BATHROOM



TOILETS

123: Operated when tested.

DS 124: Toilet found too close to the CABINET and does not meet the minimum standards, (15-inches each side of center): HALLWAY BATHROOM



SINKS

125: Bathroom sink faucet and drain operated when tested.

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

DS 126: Disclosure: *Restricted view in the bathroom cabinets and countertop due to occupant's belongings. Check areas carefully once areas are evacuated and cleaned. If defects are found contact our office to evaluate and document condition.*

MR 127: Disclosure: Drain stoppers do not operate, are missing or do not operate well at some bathroom sinks. General maintenance recommended.

E&C 128: Improper use of corrugated drain pipe for the drain under: HALLWAY BATHROOM sink



VENTILATION

E&C 129: The bathroom exhaust fan did not operate: HALLWAY BATHROOM

BATHTUBS

MR 130: Tub spout and shower diverter found loose and not sealed well at the shower wall connection in the: HALLWAY BATHROOM



FI MR 131: Disclosure: A small repairable chip found in the fiberglass tub: HALLWAY BATHROOM.

SHOWERS

132: Showers operated when tested.

Determining the water tightness and integrity of the shower pans and walls, determining conditions behind tile or enclosures at the tubs and showers is outside the scope of this inspection as areas not visible or readily accessible. Unable to verify or determining if the tile or enclosures were installed per manufacturer's installation instructions.

FI 133: Moisture stains & damage to walls above shower enclosure: PRIMARY BEDROOM BATHROOM.

MR 134: Shower faucet missing a handle: PRIMARY BEDROOM BATHROOM



E&C **UPG** **135:** Damaged fiberglass shower enclosure in the PRIMARY BEDROOM BATHROOM. Additional review is warranted to determine if water had intruded behind the waterproofed shower wall enclosure.



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

136: Operated when tested.

137: Door hardware operated when tested.

MR **138:** 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.



SLIDING GLASS DOOR

MR **SU** **139:** Missing door stops at the PRIMARY exterior sliding glass doors. Corrections are recommended to help prevent damage to the door handle and occupant's fingers door is fully opened.

INTERIOR DOORS

MR 140: Interior door rubs & sticks. Adjustment or repair recommended:

1. BEDROOM-1
2. BEDROOM-2
3. PRIMARY BEDROOM

DS 141: Some interior bedroom closet doors are missing or not installed: PRIMARY BEDROOM

E&C 142: Interior pocket door found not operating properly: LAUNDRY ROOM



WINDOWS

143: Aluminum / Single-Pane Glass

144: Sliding

MR 145: 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 146: Some windows found a little difficult to operate. Maintenance or upgrades are recommended.

FLOORING

147: TYPE: Vinyl or laminate planks

148: TYPE: Carpet

FI 149: Some unusual sloping noted at areas of the interior floor in BEDROOM-2, BEDROOM HALLWAY, ETC. This may be indicative of some unusual settling of the soil or foundation. Client should have a qualified engineer to evaluate the entire foundation system until satisfied as to the cause, the current condition, potential future issues and determine if repairs or upgrades are needed.

CEILING TYPE

150: Drywall with Acoustic Spray

Notice: Determining if the wall or ceiling drywall, acoustic ceilings, flooring, attic insulation, insulation around the heating ducting, cementous vent piping or any other component in the house contains asbestos is beyond the scope of this inspection. If concerned have tested.

WALL TYPE

151: Drywall

WALLS AND CEILINGS

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

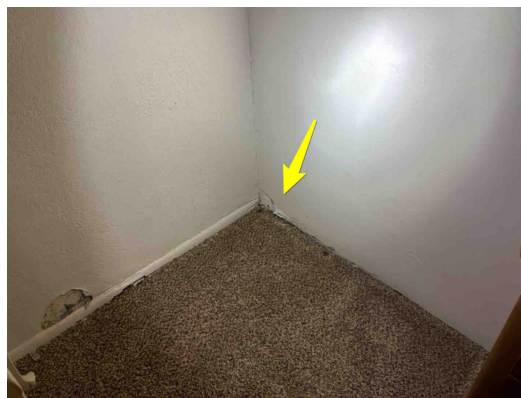
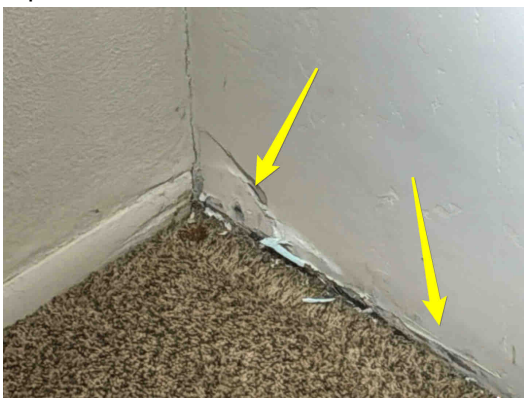
Note: Determining the indoor air quality is outside the scope of this inspection. All parties should perform their own due diligence until satisfied as to the air quality inside the living spaces to determine if it is within your own personal acceptable levels.

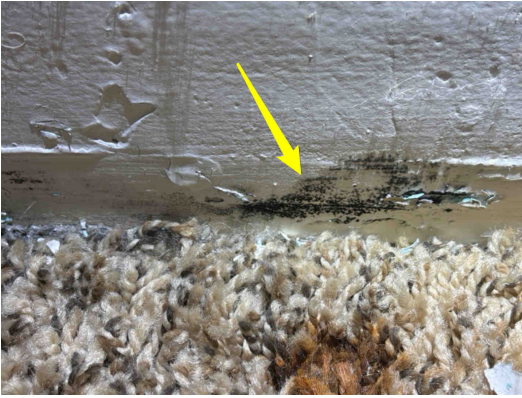
DS 153: Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor the cracks as future or additional movement may occur. Contact a qualified drywall professional for additional information and recommendations on how to repair.

154: 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.

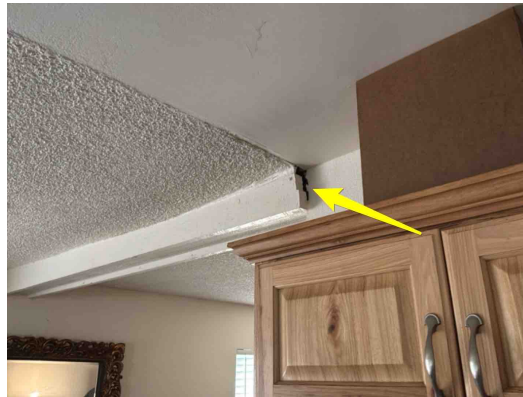
155: Disclosure: Furnishings, window coverings (such as drapes shades and shutters) and/or occupant's belongings prevent full inspection of the interior, closets and cabinetry. Client is advised to do a careful visual inspection prior to closing and contact our office for an additional inspection if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

FI 156: Evidence of past moisture stains & damage at wall area in the BEDROOM-2 and MASTER BEDROOM CLOSET. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.





FI 157: Invisible separation at the wood trim, beam between the living room and the kitchen above the kitchen cooktop hood. Contact a qualified licensed contractor to evaluate determine cause, current conditions and correct as needed.



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

158: LOCATION: BEDROOM HALLWAY ENCLOSURE

DATE: 2005

Approx. BTU RATING: 75,000

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.



COMFORT PRODUCTS, LLC
LEWISBURG, TN 37091

MODEL / MODELE H8MPL075812A1
MFG. NO / FAB. N° H8MPL075812A1
SERIAL / SERIE A052347758
DATE OF MANUFACTURE JUN 2005

INDOOR FORCED AIR FURNACE FOR BUILDING
CONSTRUCTED ON SITE
LA FOURNAISE POUR UN BATIMENT A
CONSTRUIT SUR PLACE
EQUIPPED FOR NATURAL GAS
EQUIPE POUR GAZ NATUREL

VOLTS AC 115 / PH 1 / HZ 60

TTE FOURNAISE EST APPROUVEE POUR L'INSTALLATION
HORIZONTALE ET LA CIRCULATION D'AIR VERS LE HAUT ET VERS
BAS.

SITUATION HORIZONTALE: LES SEULS POINTS DE CONTACT
MISSILES SE TROUVENT ENTRE LES LIGNES FORMEES PAR
L'INTERSECTION DU DESSUS ET DES DEUX COTES DE
VELOPPE DE LA FOURNAISE, ET LES SOULES, LES POUTRES
A. ARMATURE DU BATIMENT.

POUR L'INSTALLATION SUR LE PLANCHER COMBUSTIBLE A PARTIR
D'INSTALLATION LA CIRCULATION DE HAUT EN BAS QUAND A
TALLE SEULEMENT SUR LA PARTIE PLUS BASSE
COULE N° (NAHHD1258 1052761)

NE FONCTIONNERA A UNE ALTITUDE DE 2,000 PIEDS ET PLUS,
EREZ AUX INSTRUCTIONS.

WALL VENT / AVEC UTILISATION D'UN ORIFICE UNIQUE
/ AVEC UTILISATION D'UN ORIFICE MODELE B

POUR INSTALLATION / POUR INSTALLER A L'INTERIEUR
DU MATERIEL AS SHOWN ABOVE
UNITE DU MATERIEL COMBUSTIBLE COMME INDIQUE AU-DESSUS.

CONVERSION KITS
PANS TO NATURAL GAS (NAHFD02NG (1009510))

INPUT, BTU / HR ENTREE, BTU PAR HRE	75,000
MAX INPUT AMPS. ENTREE MAX AMP.	9.5
TEMPERATURE RISE ELEVATION DE TEMPERATURE	DEG. F. 38-50 DEG. C. 17-30
DESIGN MAX AIR TEMP., DEG. F. DONCU POUR UNE TEMP. MAX	175 DEG. C. 80
MANIFOLD PRESSURE PRESSION TUBULURE	IN. W.C. / P.O.C. 2.5
MAX. GAS SUPPLY PRESSURE PRESS. MAX D'ALIMENTATION EN GAZ	14.0
MIN. GAS SUPPLY PRESSURE PRESS. MIN D'ALIMENTATION EN GAZ	4.5
MAX. STATIC PRESSURE PRESS. STATIQUE MAX	0.5

CONDITION

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

FURNACE FLAME

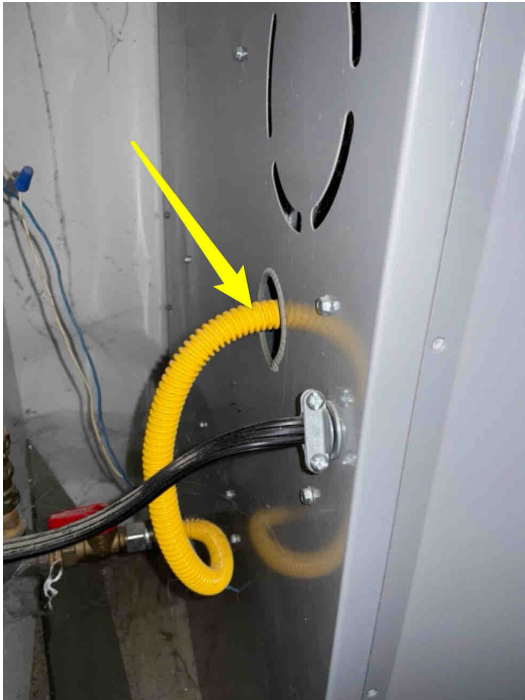
160: The Furnace flame appears serviceable.

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.



SU 161: Disclosure: It is considered an improper installation to have the flex gas connector pass through the metal sidewall of the furnace cabinet. Upgrades recommended.



DS 162: "NOx" SCREENS found to be in good condition inside the furnace burn chamber.

VENTING

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

DUCTING/DISTRIBUTION

164: 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.*

MR 165: Recommend cleaning and sealing the ducting as part of typical ongoing maintenance. Old duct tape at ducting connections can deteriorate causing air leakage. Maintenance and upgrades are recommended.

AIR FILTERS

MR 166: Furnace air filter is missing. The installation of a new filter is needed.

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

MR 168: Low/ dead batteries at the furnace thermostat. Thermostat did not operate during inspection.

Cooling

LOCATION

MR UPG 169: Evaporative cooler installed ROOF

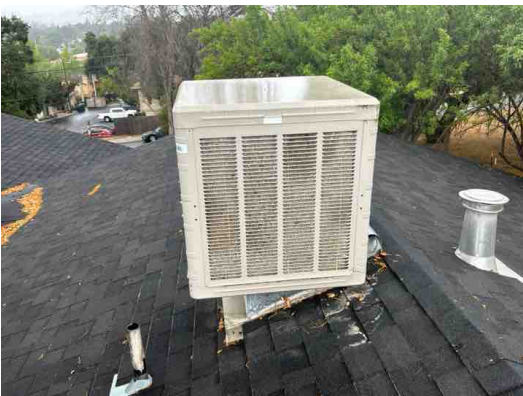
SWAMP COOLER

E&C MR 170: The Evaporative cooler found winterized / no water. Unable to test. Recommend further review with maintenance or repairs by a qualified HVAC professional familiar with the minimum installation requirements.

MR 171: Deteriorated and dirty pads found at the evaporative cooler. Recommend replacement by a qualified HVAC professional.

MR 172: The interior of the evaporative cooler found dirty. Recommend cleaning and complete servicing by a qualified HVAC professional familiar with the minimum installation requirements.

SC UPG 173: The evaporative cooler is not properly fastened or attached to the roof and can fall during certain seismic activity or heavy winds, etc. Proper upgrades repairs are warranted for safety



FI 174: Evidence of past water leak from the evaporative cooler with heavy buildup of corrosion on the roof shingles. Additional review by licensed HVAC contractor is recommended.



E&C UPG 175: Recommend sealing the hole for which the water and electric electricity pass through the roof to help prevent water and critter intrusion into the attic.



SC SU 176: Improper use an installation of Romax through the evaporative cooler. The wire should be in a conduit all the way to the electrical connection inside the unit.



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

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

Main Electrical Panel Location: **Exterior - Southeast Corner**

Main Electrical Panel Ampacity: **100**

Panel Voltage: **240 volt**

Branch Wire Type: Copper

Determining the capacity of the circuits in the electrical panel(s) is outside the scope of this inspection. This is only a visual inspection of the electrical panels per the CREIA standards. No load testing of the circuits was performed.

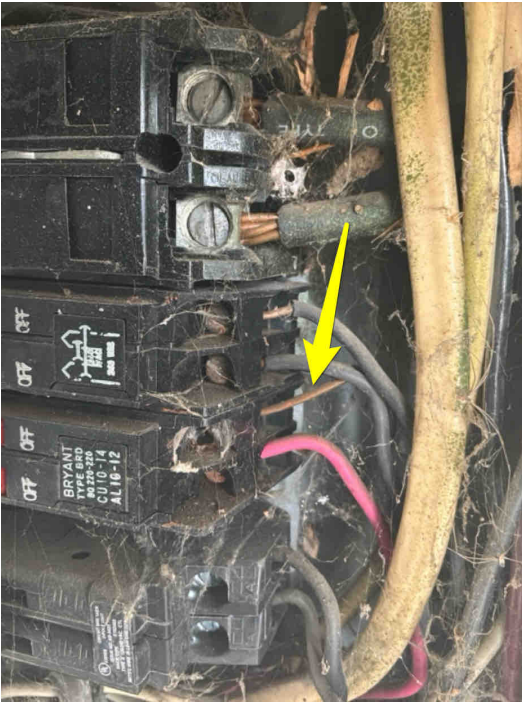


PANEL COMMENTS

SU 178: Breaker panel is not labeled per standards: MAIN ELECTRICAL PANEL.

SC 179: Missing the dead front cover inside the MAIN ELECTRICAL PANEL.

SC 180: Some of the protective coating around the outside of the electrical wire found to be over-stripped exposing the energized portion of the wire at some circuit breakers connections inside the MAIN ELECTRICAL PANEL. Exposed electrical wires should be protected to help prevent accidental contact.



SERVICE

MR SU 181: Overhead main electrical service wires touch trees. Potential hazard. Contact utility company.

SC 182: Improper use of non-exterior rated wire as the coating on the wire found excessively damaged with exposed metal wire at the main electrical main overhead service where the wires enter the electrical mast. Recommend contacting a qualified electrical professional to evaluate and correct. This is considered a safety hazard and warrants repair.



WIRING/CONDUIT

183: 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 184: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SU 185: 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.

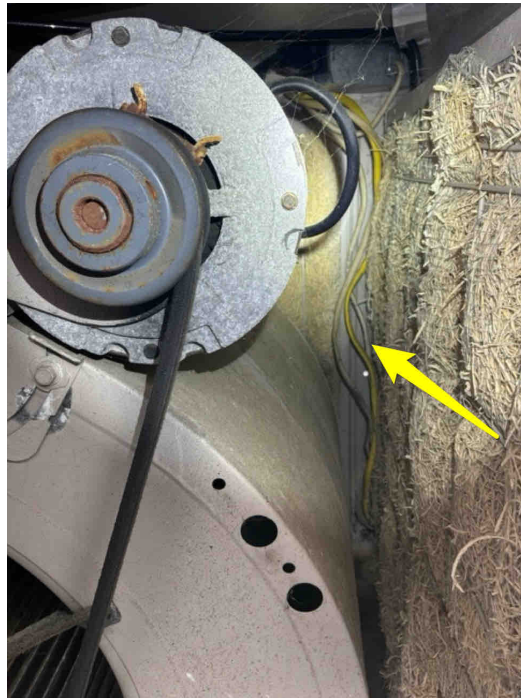
E&C 186: Exposed electrical wires missing box cover on the exterior of the home on the north west corner.



E&C 187: Proper electrical wiring and conduit connections at the evaporative cooler installed on the roof. Recommend review of the electrical provided for the swamp cooler and have corrected by a licensed electrician



Improper, unsafe conduit connection



Improper and unsafe use of exposed Romax inside the unit

OUTLETS

- SC 188:** Miswired electrical outlet (Reverse polarity) found in the;
1. LAUNDRY ROOM - right side outlet
 2. PRIMARY BEDROOM BATHROOM
 3. PRIMARY BEDROOM. Have electrician check all outlets and correct as needed.



- E&C 189:** Only a small number of outlets are able to be tested due to heavy occupant belongings. Have electrician review and test all electrical outlets and switches once house is vacant.

LIGHTING

- SU 190:** Lens at light fixture is missing: AT SOME LIGHT FIXTURES
- E&C 191:** Light fixture / lens is damage: LAUNDRY ROOM CEILING FLUORESCENT LIGHT

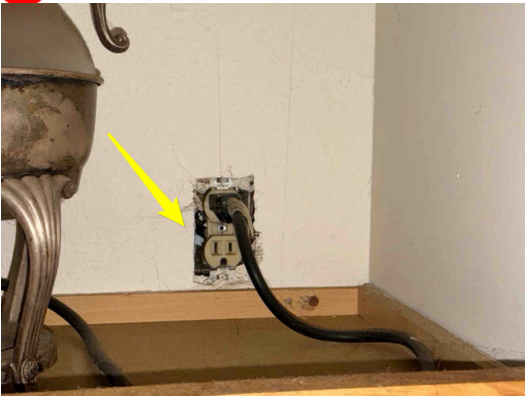


INTERIOR COVER PLATES

SC 192: Missing and damaged electrical cover plate at outlets and switches throughout. Electrician evaluate and test all outlets and switches and make appropriate corrections as needed.



SC 193: Missing electrical cover plate at the wall outlet above the kitchen cooktop exhaust hood.



SC 194: Missing electrical cover plate at the outlet behind the kitchen gas cooktop. This is an improper and inappropriate location for the outlet. Outlet should be moved to the small countertop between the oven and the cooktop for safety.



SC 195: Missing electrical cover plate at IN IN THE KITCHEN CABINET BELOW THE KITCHEN SINK FOR THE DISPOSAL OUTLET.



SC 196: Missing electrical cover plate at PRIMARY BEDROOM BATHROOM.

DOOR BELL

E&C 197: The doorbell did not operate, missing doorbell button.

DS 198: The doorbell operated, but only had a Ding and no Dong.

Detectors

SC 199: Smoke detector missing at required location:

1. BEDROOM-1
2. BEDROOM-2
3. PRIMARY BEDROOM

SC 200: Smoke detector AND Carbon Monoxide detector are missing at required location:

1. 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

201: Visible areas of the garage floor appears serviceable.

DS 202: Due to an excessive amount of stored items and/or cabinetry in the garage, the majority of the garage walls and/or floor, is not accessible, not visible, nor inspected. A re-inspection is recommended once access is made available.



WALLS & CEILINGS

DS 203: The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.

DS 204: Walls not fully visible due to occupants' belongings and/or cabinetry.

SC 205: The attic access in the garage does not meet minimum garage fire wall requirements. Upgrades are recommended.



SC FI 206: Some small holes or openings found in the garage firewall. Corrections warranted for fire safety. Contact an appropriate professional to repair or correct as needed.



PEDESTRIAN DOOR

MR 207: Exterior garage pedestrian door rubs and sticks. Maintenance or repair is recommended.

VEHICLE DOOR TYPE

208: Roll-up

VEHICLE DOOR

E&C 209: Cracked, damaged and dented panels at garage vehicle roll-up door. Recommend contacting a garage vehicle door contractor to evaluate and make recommendations to repair or replace the damaged panels.



VEHICLE DOOR OPENER

210: Disclosure: No automatic garage vehicle door opener installed at the time of this inspection.

Fireplace

FIREPLACE LOCATION

211: **LIVING ROOM**



FIREPLACE TYPE

212: Fireplace Type: **Masonry with a prefabricated metal firebox.**

213: Fuel Type: **Wood Burning**

214: Fuel Type: **Wood Burning fireplace with Gas provided.**

MASONRY FIREPLACE

FI 215: **FIREPLACE CONDITION:** The LIVING ROOM masonry fireplace found to be needing servicing, maintenance and/or repairs. [See comments below.](#)

SC 216: Damaged log lighter inside the fireplace. Recommend removing and capping the gas pipe for safety.



217: The wood mantle and fireplace face at the masonry fireplace appears serviceable and in good condition.

E&C 218: Fireplace damper found non-operational.

219: The log grate found to be in a good serviceable condition.

220: Cracked damaged tiles at the LIVING ROOM tiled heart extension.



MASONRY CHIMNEY

221: Photo of the LIVING ROOM Masonry Chimney



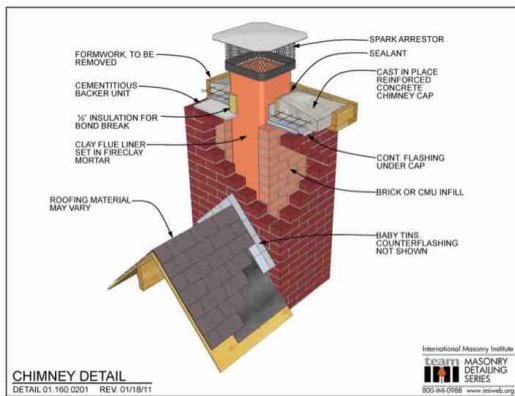
SC 222: Tree too close to LIVING ROOM fireplace chimney termination. This can negatively affect the drafting of smoke from the fireplace. Potential fire hazard. Maintenance recommended.



MR 223: Visible cracks and separations found in the mortar crown located at the top of the LIVING ROOM fireplace chimney. Maintenance / caulking or sealing is recommended to help prevent water intrusion into the confined spaces within the masonry chimney.



SC 224: Missing a proper spark screen & rain cap at the top of the LIVING ROOM fireplace masonry chimney per standards. Safety concern. A cap and screen is needed at the top of the fireplace chimney for fire safety and to help prevent water and critter intrusion.



FI 225: Some cracked mortar joints and bricks with visible with some minor separations at the LIVING ROOM exterior masonry chimney. These types of cracks generally do not cause a significant negative affect to the overall structural integrity of the masonry fireplace chimney structure. However, the visible separations can damage the flue liners, throat, fireboxes and can allow water to penetrate through the masonry and could cause deterioration and or damage to the steel reinforcement (rebar). All cracks and separations in the masonry chimney structure should be sealed by a qualified masonry contractor.





SC FI 226: Some visible separations due to the improper / poor installation of the mortar joints between the fireplace chimney flue liners inside the LIVING ROOM masonry fireplace chimney. This can allow super-heated gasses from a fire in the fireplace to exit the chimney flue and enter confined spaces within the structure. Recommend further review and repair of the fireplace & chimney by a qualified chimney sweep / contractor.



Example

227: Roof flashing around the masonry chimney appeared to be in good condition.

E&C 228: The exterior stucco appears to be peeling from the masonry chimney. This is due to poor or improper adhesion. Contact the qualified professional to evaluate and correct.

