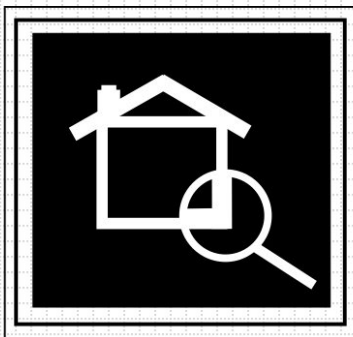
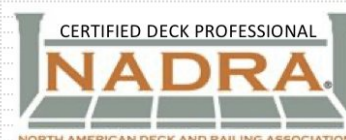


Professional

Inspection Services

Inspection Report



Address: 1595 Los Osos Valley Rd Spc 10C Los Osos, CA 93402 04/27/2026

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

MASTER INSPECTOR / State Board Member, CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

Please take the time to review the entire report carefully and completely. If there is anything you would like us to explain, or if there are any questions you have, please feel free to call us. We would be happy to answer any questions you may have.

IMPORTANT: All repairs should be completed or supervised by a licensed contractors. Example;
All plumbing repairs should be done by a licensed plumbing contractor.
All electrical repairs should be done by a licensed electrical contractor.
All heating and/or cooling system repairs should be done by a licensed HVAC contractor.
All roof repairs should be done by a licensed roofing contractor, etc.

This inspection is performed for the client of a property to provide a general, overall report of the conditions as they existed at the time of the inspection. This report focuses on the 6 major systems, which include: **Structural Integrity, Roof, Electrical Systems, Plumbing System, Heating and Cooling Systems and the Fireplaces and Chimneys**. Cosmetic conditions are outside the scope of this inspection and may not be included or reported on as part of a home inspection.

Notice: It is important that the Client follow all recommendations as stated in this report to help prevent damage, deterioration and to help ensure a safe and healthy building. The inspector can not be held liable if all recommendations are not followed completely.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

E&C = Evaluation and Corrections Needed: This issue is a potentially serious concern and should be addressed. Recommend further review and repair by a qualified and licensed professional.

SC = Safety Concern: Dangerous conditions exist that should be corrected immediately for safety. Recommend further review and repairs by a qualified and licensed professional.

FI = Further Investigation is Needed: Client should have an appropriate licensed specialist investigate further until satisfied as to the cause, current conditions, potential future issues and correct as needed.

MR = Maintenance Recommended or Needed: Contact a qualified professional to service this system or component to help prevent future issues and ensure proper working order.

SU = Safety Upgrades: Safety upgrades are recommended, but may not necessarily be required. Contact a qualified professional for additional information.

UPG = Upgrade: Upgrades are recommended or needed by a qualified professional to help improve and maintain the overall performance and/or integrity of the system or component.

DS = Disclosure: This item should be monitored, as future attention, repair or upgrades might be needed. Contact a specialist for additional information and recommendations.

Be advised that, if the building was furnished at the time of the inspection, many areas were not visible or accessible. Therefore, the conditions in these areas could not be determined fully and warrant additional review once the building is vacant. Be aware that some defects, such as water intrusion or leaks that do not visibly show themselves at the time of this inspection, cannot be detected and may only arise after a building has been occupied for a time. A full re-inspection by us is warranted once the building is vacant.

Comments made within this report that are outside the scope of a standard inspection or the CREIA standards are informational only and at the discretion of the inspector. These comments do not in anyway constitute a full or complete inspection or evaluation of that specific system or component.

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General Information

NOTICE: This report contains technical information. If you were not present during the inspection, please contact this office to arrange for a phone consultation with your inspector. If you choose not to consult the inspector, this inspection company and inspector cannot be held liable for your misinterpretation or misunderstanding of this report's contents.

It is the responsibility of the client to check with local building departments for permit information during all real estate transactions.

NOTE: All warranties and liability protection for the client from this inspection applies only to the parties written on the signed contract and is not transferable to any third party without a new signed contract. If you acquired this inspection and are not the contracted party you are required to contact Professional Inspection Services to request for a reduced fee a new contract or forfeit any future liability claims.

IMPORTANT NOTIFICATION (Clients responsibility): Be aware that any defect comment within this report may only identify a portion of a overall condition. Example: A crack or movement in the foundation noted on the South side of the home, or a defective outlet found in the dining area. It is the responsibility of the client to have the appropriate licensed professional to review the entire system, and not only the specific noted defect. Such as per our example, the engineer or contractor shall review the entire foundation systems not only the specific area noted in the report to ensure that additional movement or settling is not occurring in other areas which are not directly identified in the report. Also per the example, the electrical contractor shall review all electrical outlets not just the defective outlet noted in the report to determine if additional defects in the electrical system needs repairing. Additional defects may be discovered during the additional review of the entire system by the appropriate licensed professional.

Hidden Defects: A latent, hidden or concealed defect is one which could not be readily discovered by reasonable, customary and non-invasive visual observation during the inspection. These defects might have been painted over, inside walls, buried under insulation, covered or blocked with furniture and other belongings, or tucked away in hard-to-reach spaces with limited access which require dismantling or the use of special equipment or tools or in areas that the home inspector dreamed unsafe to enter. Defects that are discovered which have been concealed, hidden, or covered up by home owners, etc., are outside the scope of this inspection. Considering home inspections are only visual and non-invasive in scope, the inspector is not required to use x-ray vision or ESP to find hidden or concealed defects and is not responsible or liable if discovered after the close of escrow during remodels, during different weather patterns which were not encountered during the inspection or when the occupant's belongings or flooring have been removed, even if they appear days, months or even years after the move in. If the home is occupied during the inspection, the client shall have the inspector revisit the property, for an additional fee, to inspect areas of the property which were not visible or accessible at the time of the original inspection due to occupant's belongings once the home is vacant and prior to the close of escrow. Failure to do so will void any inspector liability for discovered defects which fall within the standards in areas that were blocked during the original inspection by the occupant's belongings.

WEATHER CONDITIONS

1: Approx. Temperature: 65°F
2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

3: FRONT DOOR faces: East

INSPECTION DATE

Monday, April 27, 2026

START TIME

3:00 pm

FINISH TIME ON-SITE

5:20 pm

INSPECTOR

5: Keith Vreeken, MCI

PROPERTY TYPE

6: Manufactured Home

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: 1971

9: Occupied.

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.

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

DS 12: *Items listed below are outside the scope of this inspection per standards and are not inspected. Client is advised to have these areas or components reviewed, inspected and tested by an appropriate tradesmen or professional.*

13: Sheds



Grounds

DRIVEWAY TYPE

14: Concrete Driveway

DRIVEWAY COMMENTS

15: Driveway appears serviceable.

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

SIDEWALK / WALKWAY TYPE

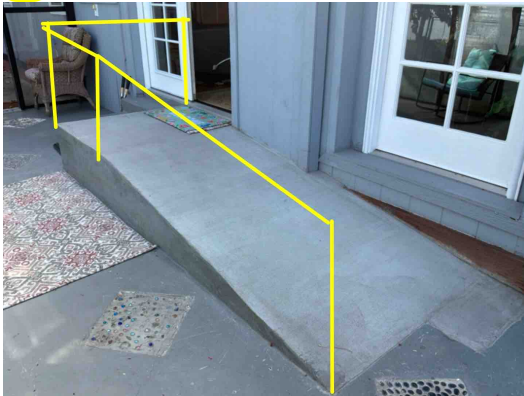
17: Concrete Walkways

18: Brick Paver Walkways

SIDEWALK / WALKWAY COMMENTS

19: Walkways appear serviceable

SU 20: A Railing is recommended for safety at the FRONT ENTRY sidewalk ramp to help prevent a fall.

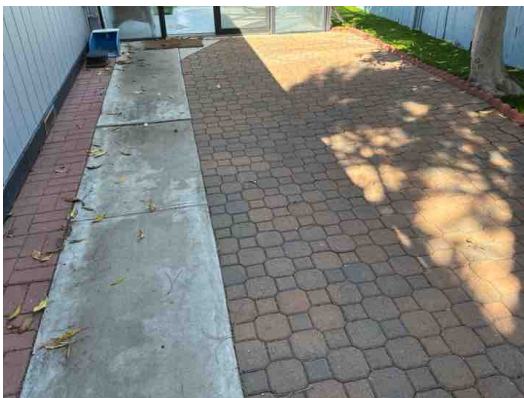


Example location

PATIO TYPE

21: Concrete Patios

22: Brick Paver Patios



PATIO COMMENTS

UPG DS 23: Areas of poor drainage with a visible improper slope of the patio(s) toward the house.

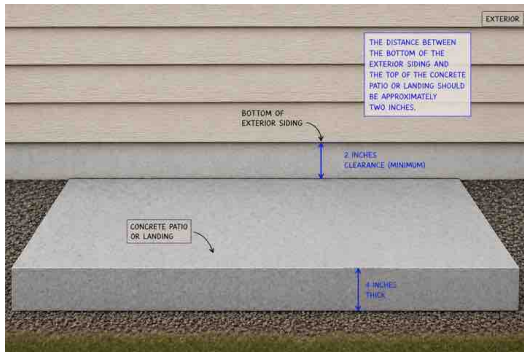


Example location

SU 24: Areas of the SOUTH SIDE YARD Paver patio are raised, settled and/or uneven with potential trip hazards.



UPG DS 25: Disclosure: Areas of some patios were installed high at or above the exterior siding. This can potentially under certain conditions, allow for moisture to accumulate at the base of the siding and can cause deterioration or water intrusion inside the wall cavities.



Example



PATIO / PORCH COVERS

26: SOUTH SIDE YARD ALUMINUM AWNING OFF THE PRIMARY BEDROOM: Appears serviceable and in good condition.



27: CARPORT ALUMINUM AWNING



MR 28: The SUNROOM ENCLOSURE Has multiple fogged dual-pain windows.

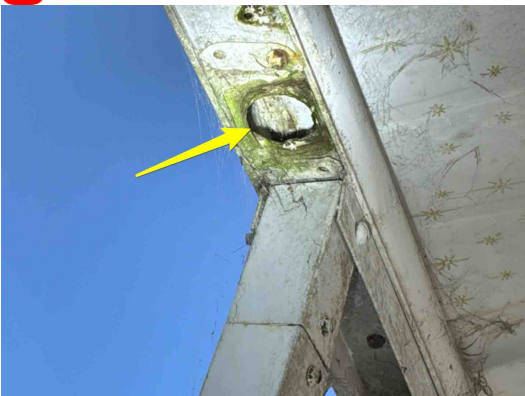
Be advised that continuous maintenance, such as caulking, sealing, painting and inspection will be needed at the enclosed SUNROOM to protect the integrity and water tightness of the enclosure. Refer to the Internet for additional comments and recommendations for needed maintenance and tips for maintaining this type of enclosed sunroom.

MR 29: Debris covers portions of the ALUMINUM AWNING roofs. Continuous cleaning recommended.

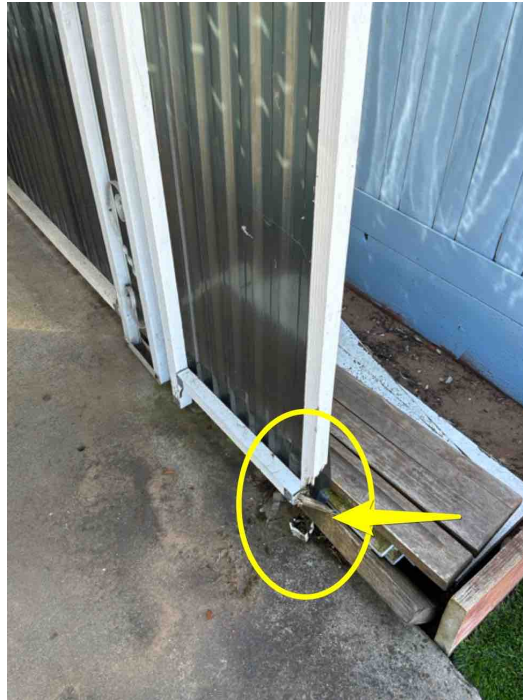


CARPORT

E&C 30: Missing a ring gutter downspout at the back southwest corner of the CARPORT ALUMINUM AWNING



E&C 31: A damaged wood support at the front of the carport wind shade. Corrections recommend 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

32: Wood Framed

EXTERIOR WALL COVERINGS

33: Wood Siding

EXTERIOR WALL COMMENTS

DS 34: Disclosure: Wall insulation type & value not determined. Conditions inside walls cannot be judged.

EXTERIOR GENERAL

MR 35: Deteriorated paint at areas of the exterior.

SC 36: Improper, loose and unsecured step found off the PRIMARY BEDROOM exterior sliding glass door AND at the French door.



EXTERIOR TRIM

37: TRIM TYPE: Wood

E&C 38: Some moisture and/or bug type damage & deterioration found at exterior areas. Refer to the termite report for locations and extent.



Example

MR 39: Caulking is needed at all exterior trim areas such as doors, windows, fascia, etc.

MR 40: Deteriorated paint or finish at areas of the exterior.

FENCE/ GATES

MR UPG 41: Some Gates and/or latches need adjustment or repairs.

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

42: Level to Minor Slope

COMMENTS

FI **UPG** **43:** A small sink-hole found at the exterior dirt area on the southwest corner next to the telephone pole. Additional review is recommended to determine the cause, current condition and potential future issues. Proper upgrades or repairs are recommended.



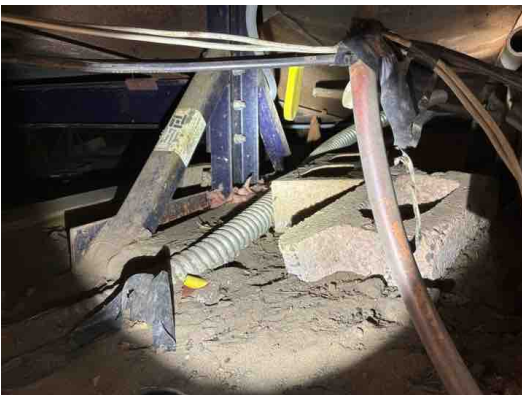
Foundation

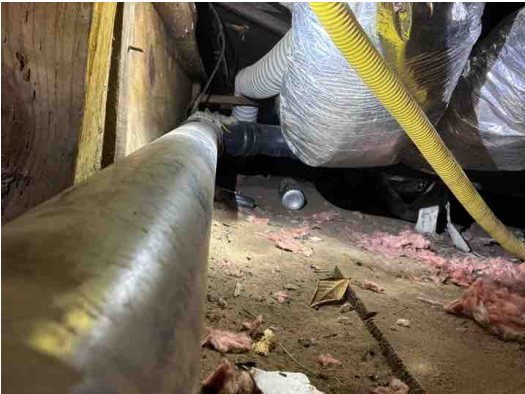
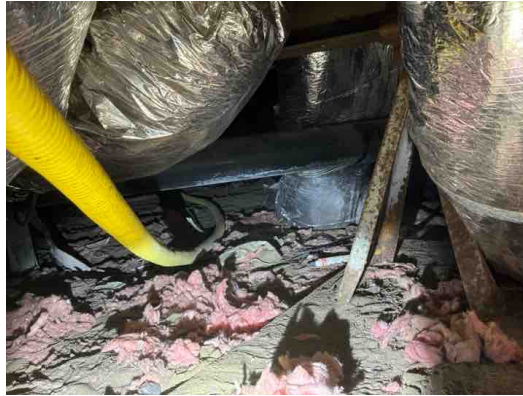
Notice: No engineering of the foundation or any structural component is performed. Areas of the perimeter foundation are not visible. Some typical and common cracks noted in the perimeter foundation. Client is advised to monitor cracks to help determine if future movement or conditions occur.

FOUNDATION TYPE

DS **44:** Raised Foundation with CrawlSpace

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.





45: Primary Foundation System is: Metal Piers on Pads

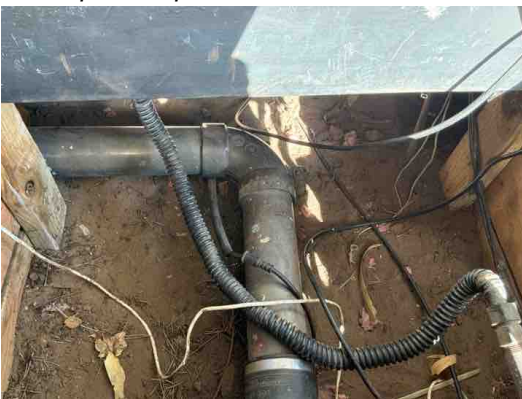
UPG 46: CRAWLSPACE CONDITION: An Inadequate access opening size to the crawlspace found. *The crawlspace had a limited inspection and was only inspected from the current undersized crawlspace access opening.*

Recommend additional review of the the entire crawlspace including all its systems and components, including, but not limited to the plumbing, electrical, ventilation, structural components, etc, with repairs if needed by a qualified repair professional or an appropriate licensed contractor once appropriate access is made available.

Be aware that;

- 1. this report on the crawlspace and foundation system is currently incomplete due to the lack of adequate access,*
- 2. additional defects maybe discovered during their evaluation once appropriate crawlspace access is made available,*
- 3. some additional repairs may be needed.*

Client should ensure that the required investigation of the crawlspace is performed within their inspection period or the inspection period will need to be extended.



MANUFACTURED HOME NOTES

47: Insulation (approx. 4-6 inches thick) and a vapor barrier are installed in the crawlspace.

Note: The crawlspace framing is not fully visible due to the insulation and vapor barrier. Conditions in areas that are not visible are unknown. Refer to the Termite report for additional comments and recommendations.

E&C FI 48: Some Rusted, Deteriorated and/or damaged metal foundation piers found in areas of the crawlspace. Some metal foundation piers appear to be below the winter water level or are in contact with the dirt in areas of the crawlspace. Recommend replacement of damaged piers and adding additional pads to lift the newer piers above water level and/ or remove the building up of soil where needed.

E&C MR 49: Some of the metal foundation piers are found to be in contact with the soil in areas in the crawlspace. This can deteriorate the metal foundation supports. Recommend removal of the dirt and inspect each pier for deterioration.

50: Manufactured Home appears to have a permanent-type foundation installed. (check with local authority (County or City) for "433" verification).



VENTILATION

E&C 51: The amount of ventilation provided for the crawlspace does not meet the minimum requirements per the minimum California standards [V=1 sf. for 150 sf. of crawlspace]. Recommend additional review and ventilation upgrades by a licensed contractor familiar with minimum installation requirements.

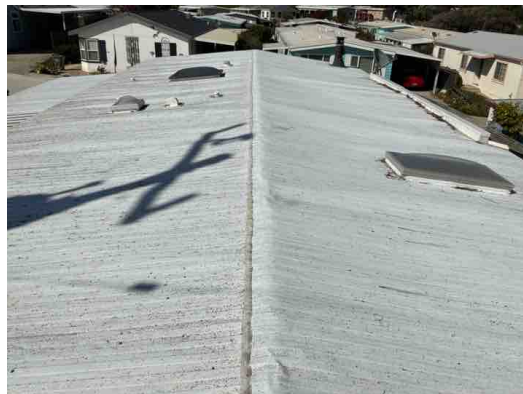
Note: The exact amount of crawlspace ventilation provided was not calculated and this opinion is based solely on a visual observation of the total amount of ventilation openings provided.

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

52: Gable



53: Roof was walked

54: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

55: Metal Roof Covering

The building is equipped with a metal roof covering. Metal roofing systems are durable and typically have a long service life (often 40 to 70 years depending on material, installation and coatings). Ongoing inspections and maintenance will be needed periodically.

METAL ROOF COMMENTS

56: ROOF CONDITION: ROOF CONDITION: Metal Roof Covering

The building is equipped with a metal roof covering. At the time of inspection, the roof appeared to be in generally good serviceable condition with no significant defects observed from the accessible areas.

Metal roofing systems are durable and typically have a long service life (often 40 70 years depending on material and coating). Although generally considered low-maintenance, periodic inspection and minor maintenance are recommended to ensure long-term performance.

Recommended maintenance typically includes:

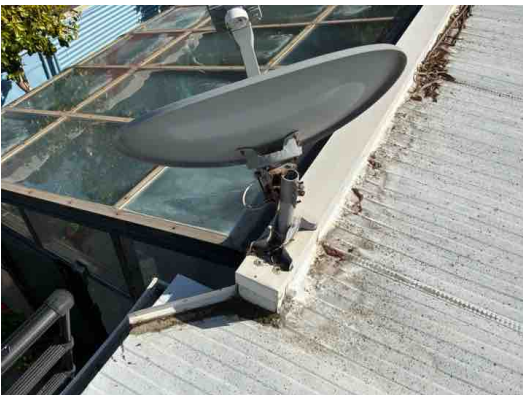
- *Periodic inspection of roof panels, seams, and fasteners for loosening or movement,*
- *Checking sealant and flashing at roof penetrations (vents, skylights, plumbing vents, etc.)*
- *Removal of debris from roof surfaces, valleys, and gutters*
- *Monitoring protective coatings or finishes for deterioration or corrosion*
- *Ensuring flashing and trim components remain secure and properly sealed*
- *Inspecting foam closure flashings at headwalls, ridges, and other panel termination points. These foam closures help seal the profile of the metal panels against wind-driven rain and pests. Over time they may deteriorate, compress, or become dislodged, which could allow moisture intrusion and lead to roof leakage.*

A professional roof inspection approximately every 3 5 years, and following significant weather events, is recommended to monitor the roof covering and perform any needed maintenance.

No active leakage was observed at the time of inspection; however, all roofing systems require ongoing monitoring and maintenance throughout their service life.

This is not a warranty or guarantee that the roof does not leaks or other future conditions might exist. This is only a visual inspection of the visible areas of the roof system.

SC 57: Some moderate to heavy rushed deterioration and damage found at the roof mounted TV satellite dish. Recommend removal.



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

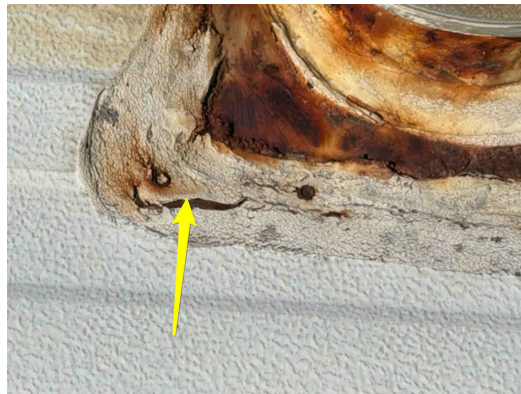
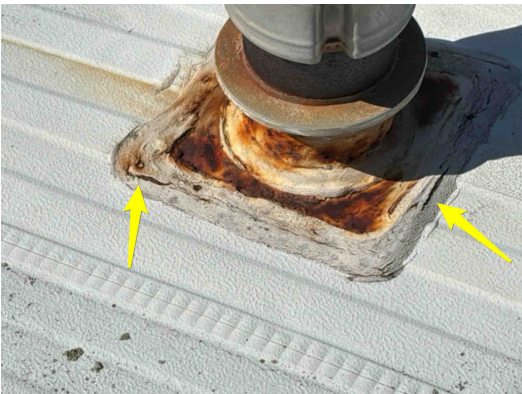
E&C MR 58: Roof flashing were found to be needing servicing and/or repairs. Contact a qualified roofing professional to review and correct all deficiencies and/or perform needed maintenance as described below.

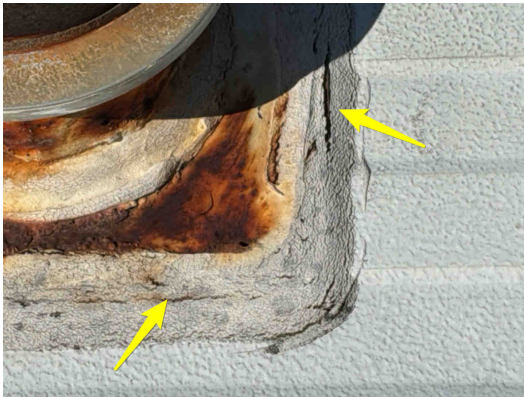
MR 59: Resealing of the roof flashings is recommended as part of needed maintenance.

MR 60: 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.



Deteriorated sealant around the fireplace chimney roof flashing





SKYLIGHTS

E&C 61: The PRIMARY BEDROOM BATHROOM plastic roof skylight is cracked, damaged and fills with water during certain weather conditions. Replacement is recommended. Contact a qualified roofer to evaluate and replace damaged skylights.



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

DS 62: Disclosure: No accessible attic required or provided in this type of home.

Gutters

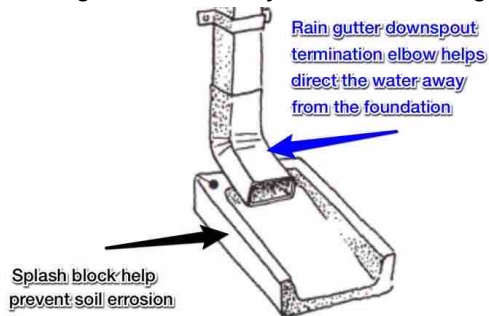
RAIN GUTTERS

63: Type: Full rain gutter installation.

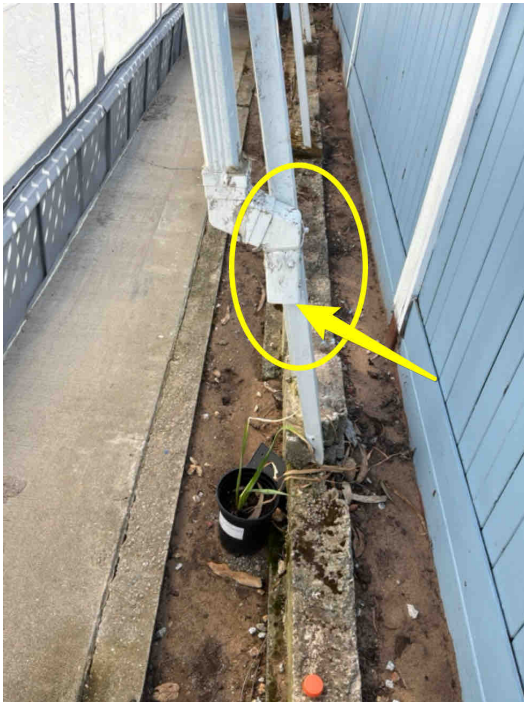
RAIN GUTTER COMMENTS

MR 64: Recommend some typical rain gutter maintenance. This should at minimum consist of cleaning, sealing, and re-fascinating of loose gutters and downspouts.

UPG 65: Improper termination of some rain gutter downspouts. Rain gutter downspout should be terminated in such a way that it directs the water away from the building. Missing the lower angled portion of the rain gutter downspout diverting the water away from the building.



Improper termination of the carport awning downspouts

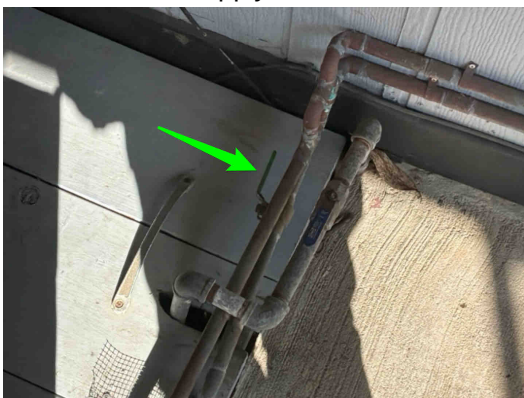


Plumbing

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: Exterior - Southwest Corner. *Main water shut-off valve not tested.*



Main water shut off valve

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



TYPE OF WATER PIPING

68: 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):

69: Copper

WATER SUPPLY PIPING

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

71: *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

72: The evaluated exterior hose faucets operated when tested.

UPG 73: Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

WASTE PIPING TYPE

74: 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):

75: ABS and PVC

WASTE/SEWER PIPE CONDITION

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

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

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

Fuels

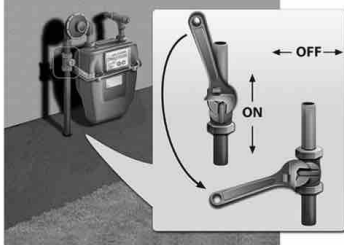
FUEL TYPE

77: Gas shut-off appears serviceable.

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

78: Natural Gas. Location of main Gas shut-off : Exterior - Southwest 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.



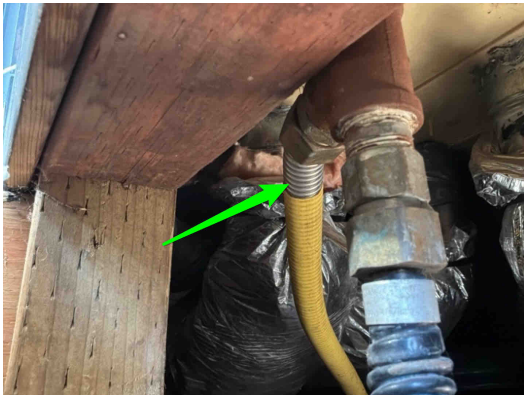
CAUTION: If you turn off your natural gas at the meter, leave it off. Do not turn it back on yourself.



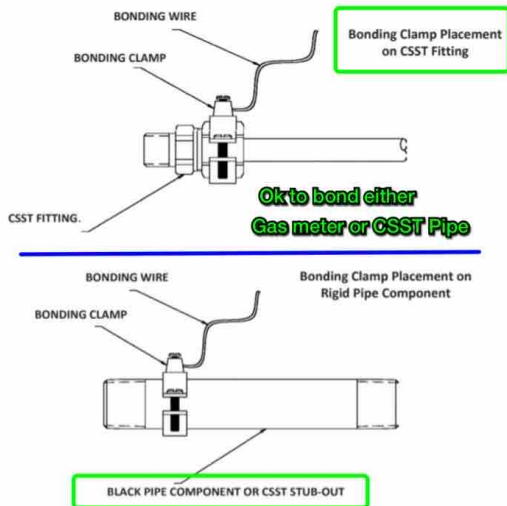
Main gas shut off valve

DS 79: TYPE OF GAS PIPING: Steel pipe and Corrugated Stainless Steel Tubing (CSST).

California Law requires inspectors to state the following: *Manufacturers of corrugated stainless-steel tubing (CSST), believe that corrugated stainless steel tubing is safer if properly bonded and grounded as required by the manufacturer's installation instructions. Proper bonding and grounding of this product can only be determined by a licensed electrical contractor.*



SC SU 80: Missing / recommend the required electrical bonding or grounding of the gas piping and/or gas meter due to the installation of CSST flex gas pipe for safety per the Manufacturer's installation instructions and California Building Standards (since 2009). Bonding / grounding connections may be installed in areas not visible however, should be visible or labeled for inspection if installed in a non-visible space.



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: Exterior Enclosure- WEST SIDE

Date: 2022

Size: 40 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

82: Water Heater Operated when tested.

COMBUSTION AIR

E&C 83: Improper amount of combustion air provided for this type of residential rated water heater installed in a manufactured home enclosure per standards. Recommend the Installation of additional properly sized vent opening at the TOP of the enclosure door.

STRAPPING

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

TPR PIPING

SC 85: Water heater TPR (Temperature Pressure Relief) pipe found improperly terminating into the water heater catch pan drain. This is considered a safety concern and warrants correction per minimum standards.



VENT PIPING

E&C 86: Missing / Recommend a proper storm collar per standards at the water heater vent pipe at the roof termination.



E&C 87: Improper use of single-wall vent pipe through the roof framing. Recommend the proper installation of double-wall vent pipe through the roof and roof flashing with appropriate clearances.

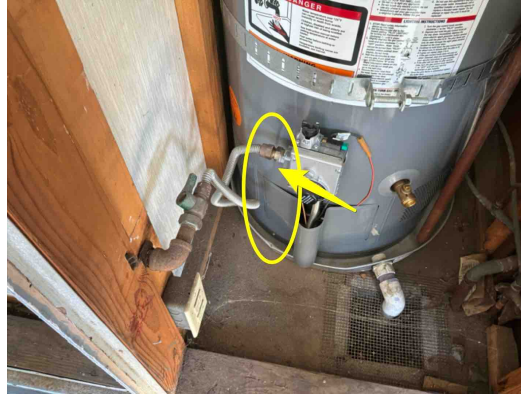
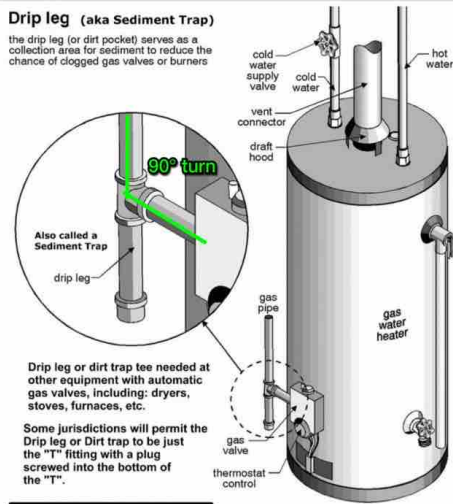


PLATFORM ENCLOSURE

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

GAS PIPING

UPG 89: Recommend the installation of a sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements.



WATER HEATER GENERAL COMMENTS

UPG 90: Missing the full installation of 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

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

DRIP PAN

92: Water Heater Drip pan installed.

Kitchen

LOCATION



SINK

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

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

DS 96: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*



FI 97: Damaged cabinet trim at the front floor area at the kitchen sink cabinet.

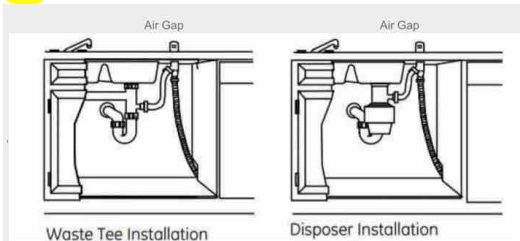


DISHWASHER

98: Dishwasher operated when tested.

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

SU 99: Recommend an Air Gap Device at the dishwasher drain.



MR 100: Disclosure: Some rusting and deterioration of the metal racks in dishwasher.

CABINETS & COUNTERS

101: Appear serviceable.

DS 102: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 103: Kitchen counters & cabinets have typical wear.

DS 104: 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

105: Operated when tested.

COOKTOP HOOD

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

COOKTOP

107: The cooktop is Natural Gas and operated when tested



OVEN

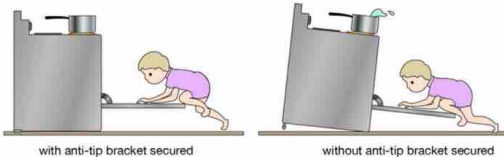
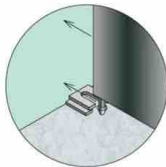
108: The GAS OVEN operated when tested

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

SU 109: Recommend the proper installation of an anti-tilt bracket at the freestanding range.

Anti-tip brackets

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



SU 110: Improper installation of the wood shelf, overhanging the cooktop in the kitchen. This is considered flammable cabinetry or shelving within 30 inches of the cooktop recommend a proper fire break.



Laundry

LAUNDRY LOCATION:

111: Photo



LAUNDRY TYPE

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

DS 113: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

114: 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.

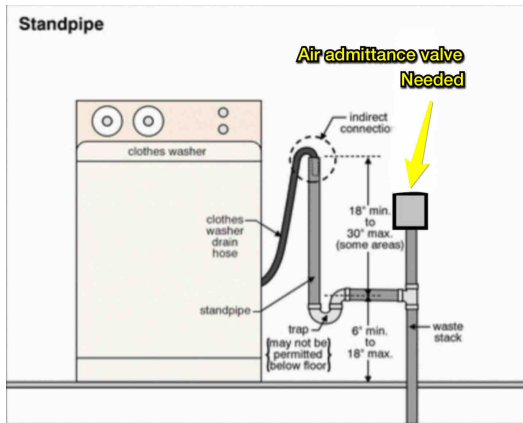
LAUNDRY COMMENTS

115: 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 116: 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.

DS 117: Unable to test or verify proper operation of the laundry 110 volt and 240 volt outlet due to occupant's belongings and/or laundry machines. Client should verify proper and safe operation prior to close escrow.

SC 118: Improper waste piping noted at the laundry. Missing a proper air admittance valve / vent at the added waist standpipe. Recommend further review with proper upgrades or corrections by qualified plumbing professional.



DRYER VENTING

SC 119: An improper use of a non-fire rated / flexible PLASTIC laundry dryer vent pipe through the crawlspace. Replacement recommended for fire safety. Contact a qualified, HVAC contractor. The maximum length of a flexible laundry dryer flex connector is 6 feet.

Reference- California Mechanical Code (CMC) Section 504.4

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

E&C 120: The laundry dryer vent pipe found improperly terminating in the crawlspace. Correction needed for safety.

Bathrooms

BATHROOM LOCATIONS

121: PRIMARY BEDROOM BATHROOM



122: SPLIT BEDROOM / KITCHEN BATHROOM



TOILETS

123: Operated when tested.

124: Toilets are 1.28 gallon per flush

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.*

VENTILATION

127: Appears adequate.

BATHTUBS

128: Operated when tested.

MR 129: The original tub drain stopper is non-operational: PRIMARY BEDROOM BATHROOM

SHOWERS

130: 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.

-

BATHROOM, KITCHEN WATER USE

131: SPLIT BEDROOM / KITCHEN BATHROOM

Toilet gpm: 1.28

#of sinks: 1

Bathroom Sink faucet gpm: @ 2.0 gpm. The + 1.0 gpm bathroom sink faucet and does not meet the San Luis Obispo County Title-8 requirement for bathroom sinks.

Shower head gpm: 1.75

132: PRIMARY BEDROOM BATHROOM

Toilet gpm: 1.28

#of sinks: 1

Bathroom Sink faucet gpm: 1.0

Shower Head gpm: 1.75

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

133: Operated when tested.

134: Weather stripping appears serviceable.

135: Door hardware operated when tested.

EXTERIOR DOORS

136: Operated when tested

137: Latching hardware operated and appears serviceable.

INTERIOR DOORS

138: Operated when tested.

WINDOWS

139: SOME - Aluminum Single and Double-Pane Glass Windows

140: Some - Vinyl / Double-Pane Glass

141: Sliding

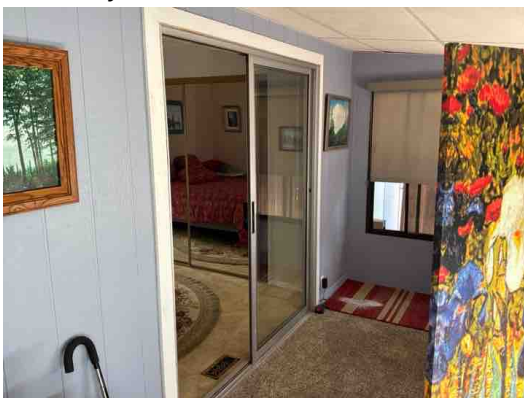
MR 142: WINDOWS: A sampling of the accessible windows operated when tested.

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.*

DS 143: Some of the dual-pane window seals have failed and are visibly fogged or have a defective UV film. If concerned have all windows tested by a licensed or certified window company professional to determine exact locations and quantity of defective windows.

MR 144: Disclosure: Missing and/or damaged screens found at some windows.

SU 145: BEDROOM-1 should not be used as a sleeping room due to inadequate emergency egress. The installation of the enclosed sunroom at the west side of the home obstructs the required direct egress to the exterior. Emergency escape and rescue openings (doors/windows) are required to open directly to the exterior and be readily accessible. CRC R310.1



FLOORING

146: TYPE: Vinyl or laminate planks

147: TYPE: Vinyl / Linoleum

CEILING TYPE

148: Drywall

WALL TYPE

149: Paneling

WALLS AND CEILINGS

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

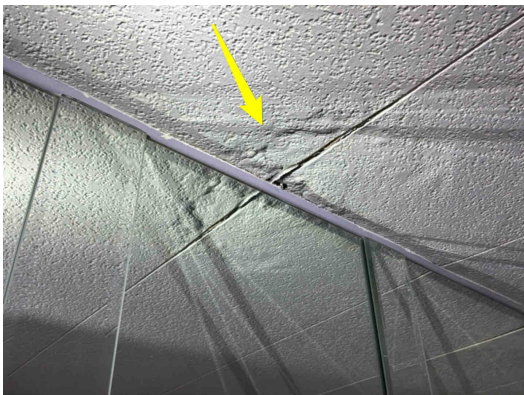
Note: Determining the indoor air quality is outside the scope of this inspection. All parties should perform their own due diligence until satisfied as to the air quality inside the living spaces to determine if it is within your own personal acceptable levels.

DS 151: 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.

152: *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.*

153: 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 154: Evidence of past moisture stains & damage at ceiling area in the LIVING ROOM - right of the fireplace above the window. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



FI 155: Evidence of past moisture stains & damage at ceiling area in the FAMILY ROOM OVER THE WINDOW. Recommend further review of the water stains to determine the cause, the current condition and if repairs are 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

156: LOCATION: **Exterior Enclosure- WEST SIDE**

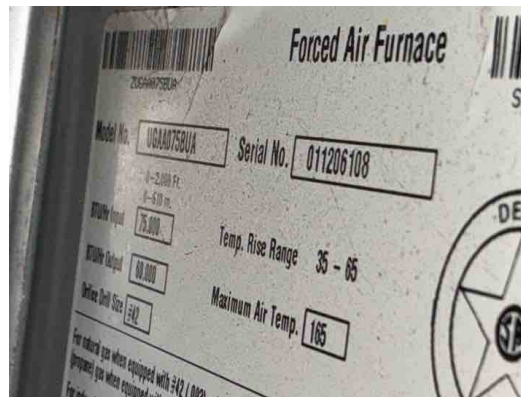
DATE: 2001

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.



CONDITION

SC 157: FURNACE CONDITION: The Furnace found defective and/or not operating properly. Furnace appears to be cycling on its limit switch. Further evaluation, servicing or repair by a licensed HVAC professional is warranted.

FURNACE FLAME

158: 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

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

DUCTING/DISTRIBUTION

160: 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 161: Recommend cleaning and sealing inside the floor registers as part of typical ongoing maintenance.

MR 162: 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.

E&C 163: Ducting found in contact with ground in crawlspace. Proper strapping and lifting of the ducting off the ground is warranted. Deterioration has or may occur if not corrected. Have qualified HVAC professional evaluate ducting to determine if replacement is needed.



Example

AIR FILTERS

MR 164: Dirty Heating air filter found inside the furnace blower box at the furnace. Recommend cleaning or changing the furnace air filters as part of ongoing maintenance.



COMBUSTION AIR

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

THERMOSTAT/CONTROLS

166: 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

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

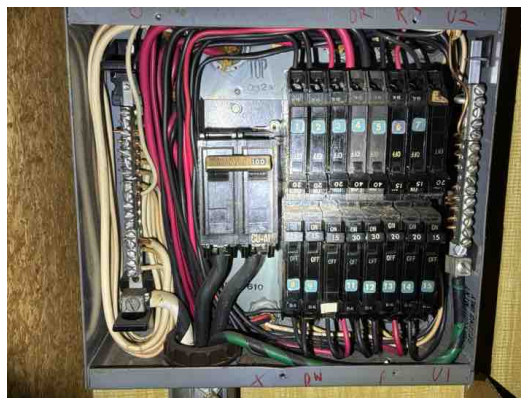
Main Electrical Panel Location: **INTERIOR - INSIDE THE PRIMARY BEDROOM BATHROOM CLOSET**

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.



168: MAIN ELECTRICAL PANEL CONDITION: *No visible significant wiring defects in the MAIN ELECTRICAL PANEL.

*Determining the load capacity of the installed circuits 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 169: It is not recommended to use a sharp tipped wood-type screws at the metal MAIN electrical panel dead front cover. Recommended replacement with the appropriate type of screw fastener for safety per standards.



SERVICE

SC 170: The metal electrical service conduit from the main electrical panel (park riser) to the house sub panel found laying in contact with the ground in the crawlspace. This has or can cause deterioration or damage to the conduit as this conduit is NOT rated for earth contact. Evaluation and correction recommended for electrical safety.



WIRING/CONDUIT

171: 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.*

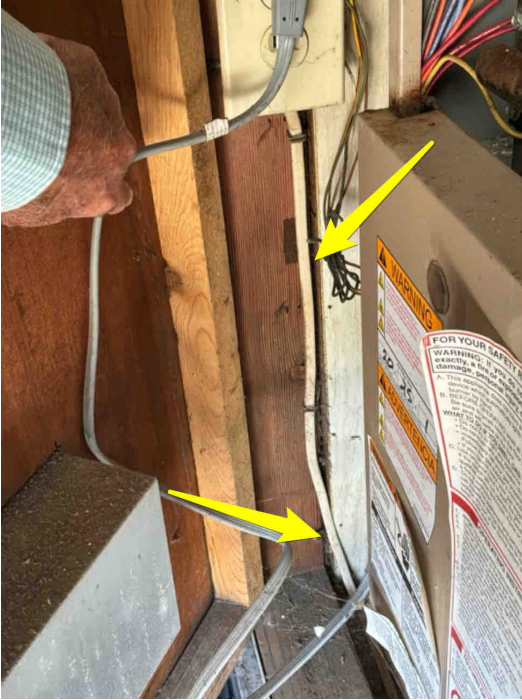
DS 172: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SU 173: 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.

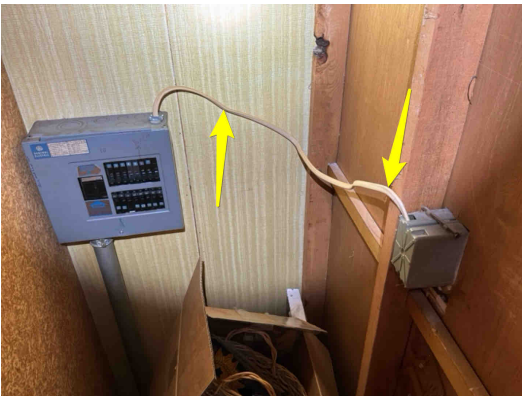
a. Vacancy Sensor light switch: A Vacancy Sensors is a light switches that detect when a space such as a bathroom, garage, laundry room is unoccupied and will automatically turns OFF the lights after a certain amount of time, thereby saving energy.

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 174: Improper exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: INSIDE THE FURNACE ENCLOSURE FOR THE ADDED ELECTRICAL OUTLET IN THE WATER HEATER CLOSET

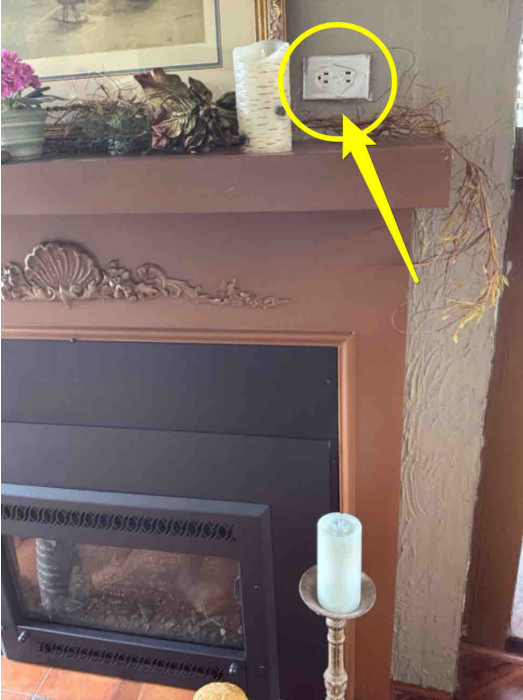


SC 175: Improper and unsafe electrical wiring: INSIDE THE PRIMARY BEDROOM CLOSET. Ex. Exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards.



OUTLETS

SC 176: An electrical an outlet found loose in wall. Corrections warranted for safety: IN THE LIVING ROOM ABOVE THE FIREPLACE.



SC 177: Three-prong electrical outlets did not test properly grounded: IN THE ENCLOSED SUNROOM. Contact a licensed electrical contractor for evaluation and repairs.



EXTERIOR COVER PLATES

SC 178: Missing a proper weather tight cover at the UPPER EXTERIOR OUTLET OFF THE PRIMARY BEDROOM EXTERIOR DOOR.



Detectors

179: *SMOKE DETECTORS and CARBON MONOXIDE DETECTORS are installed at the required locations.*

Disclosure: *This 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 every 10 years.*

Fireplace

FIREPLACE LOCATION

180: **LIVING ROOM**



FIREPLACE TYPE

181: Fireplace Type: **Prefabricated Gas only**

Gas fireplaces can potentially backdraft or back-vent combustion gases under certain conditions, which may allow carbon monoxide to enter the interior of the home. The fireplace and venting system should be inspected and serviced by a qualified gas fireplace technician of the Gas Utility Company annually. Also a properly installed carbon monoxide detector should be installed in the same room as the gas fireplace to help provide early warning if an unsafe carbon monoxide issue were to occur.

182: Chimney Type: **Metal - Direct Vent**

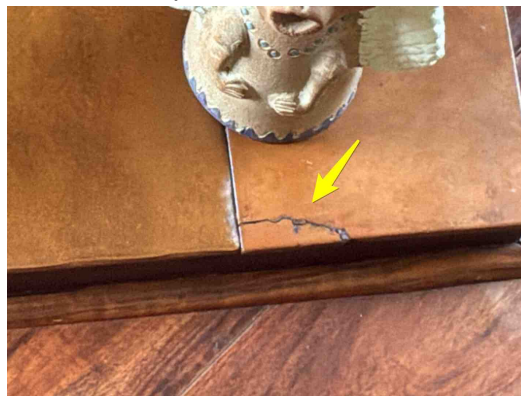
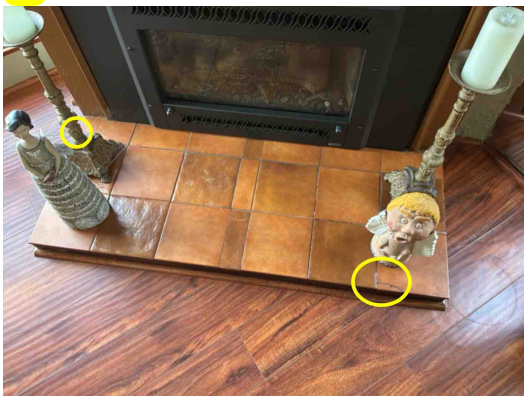
FIREPLACE CONDITION

183: **GAS FIREPLACE CONDITION:** The LIVING ROOM GAS fireplace operated when tested.



MR 184: Low batteries in the remote LIVING ROOM gas fireplace. Maintenance recommend.

UPG 185: Some cracked loose tiles at the LIVING ROOM Fireplace Tiled hearth.



METAL CHIMNEY

186: The LIVING ROOM fireplace metal chimney pipe and cap above the roof appear serviceable and in good condition.

