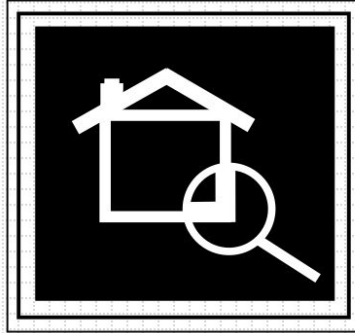




"CERTIFIED"
MANUFACTURED HOME INSPECTOR



Certified Building Inspector

Professional

Inspection Services

Inspection Report



CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR



Address: 280 Spruce St Arroyo Grande, CA 93420

09/15/2026

Inspector: Taylor Vreeken, CCI

P.O. Box 415 Templeton, CA 93465 | O: 805.462.1978 C: 805.441.9727

CERTIFIED BUILDING 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: 77°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: South

INSPECTION DATE

Tuesday, September 15, 2026

START TIME

12:30 pm

FINISH TIME ON-SITE

2:30 pm

INSPECTOR

5: Taylor Vreeken, CCI, CMI

PROPERTY TYPE

6: Condominium

Note: The Condominium Common Areas and other components that are the responsibility of the Homeowners Association (HOA) were not inspected and are outside the scope of this inspection. *Client is advised to read all HOA documentation and participate in the HOA meetings to learn about the current and ongoing conditions and maintenance schedules that may affect you or your home.*

YEAR/ OCCUPANCY STATUS

7: Approx. Year Built: 1982

8: Vacant.

PRESENT DURING THE INSPECTION

9: Buyer

10: Buyer's Agent

ADDITIONS

DS 11: ADDITIONS or UPGRADES SUSPECTED:

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: OUTSIDE THE SCOPE OF THIS INSPECTION:

Items listed below are outside the scope of this inspection and were not evaluated or inspected per standards. Client is advised to have these areas or components reviewed, inspected and tested by an appropriate and qualified trade professional familiar with applicable standards.

13: Disclosure: Common Areas and areas of the Association's Responsibility are not part of this inspection and outside the scope. Client is advised to acquire relevant documentation regarding responsibilities, current conditions, and maintenance schedules for the HOA responsibilities.

Grounds

DRIVEWAY TYPE

14: Concrete Driveway

15: Asphalt Driveway

DRIVEWAY COMMENTS

16: Driveway appears serviceable.

UPG 17: Some common and moderate cracks found in areas of the driveway. Client should investigate further the cause and correct.

SU 18: Areas of the driveway are uneven with potential trip hazards. Upgrades recommended.

FI DS 19: Areas of driveway found to be installed at or above the exterior siding and/or trim. This does not allow for moisture which can collect behind the exterior stucco siding to properly drain and can build up moisture inside the wall cavity. Refer to the Termite Report for additional comments and recommendations.

SIDEWALK / WALKWAY TYPE

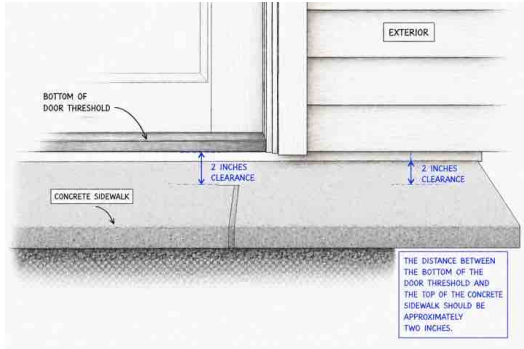
20: Concrete Walkways

SIDEWALK / WALKWAY COMMENTS

21: Walkways appear serviceable

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

UPG DS 23: Areas of the exterior walkways found to be improperly installed high, at or above the exterior siding and and/or the door threshold. This can allow for moisture or water to buildup and collect behind the exterior siding and trim and can potentially wick water into the wall framing and living spaces. This can also allow water to intrude into the framing or living spaces from under the door thresholds.



PATIO TYPE

24: Concrete Patios

PATIO COMMENTS

25: Patios appears serviceable.

26: Typical and common cracks found.

UPG DS 27: 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 sliding and can cause deterioration or water intrusion inside the wall cavities.



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, if installed, is not determined. Conditions inside walls cannot be judged.

STRUCTURE TYPE

28: Wood Framed

EXTERIOR WALL COVERINGS

29: Stucco

EXTERIOR WALL COMMENTS

30: Exterior walls appear in good condition

MR 31: Areas of the exterior are not fully visible and not inspectable due to Shared Walls With Adjacent Unit(s). Conditions are behind the blockage are unknown. Client is advised to have the obstructions moved to have the areas reinspected.

STUCCO

DS 32: Some typical-type cracking was observed at areas of the exterior stucco. These types of cracks are common and are often the result of normal shrinkage, thermal expansion, or minor building movement. At the time of inspection, no significant displacement or structural concerns were noted. However, the cracks should be monitored over time for signs of additional movement, widening, displacement, or the development of new cracks, which may indicate a more significant underlying condition requiring further evaluation.

E&C FI 33: Areas of the stucco metal lathe found exposed and subject to the elements. Contact a qualified stucco professional for evaluation and upgrades/repairs.



FI DS 34: Multiple past stucco repairs noted throughout. Ask seller for details.



MR DS 35: Some moderate and heavy chipping or damage to the exterior stucco. Maintenance or repairs recommended.





E&C FI 36: Some moderate and heavy deterioration or damage to the exterior stucco color coat. Maintenance or repairs recommended.



EXTERIOR GENERAL

SU 37: Disclosure: Evidence of bird type nesting on areas of the exterior and/or roof. Contact a qualified pest control company to evaluate and make recommendations if concerned.

EXTERIOR TRIM

38: TRIM TYPE: Wood

39: Appears serviceable. *Refer to the Termite Report for additional comments and recommendations.*

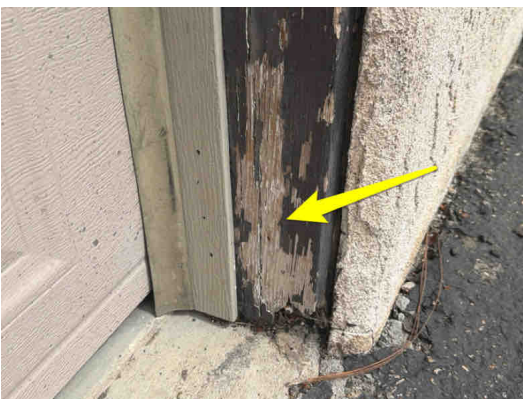
E&C 40: Some moisture and/or bug type damage & deterioration found at exterior areas such as eaves, fascia and/or trim. Refer to the termite report for locations and extent.





MR 41: Deteriorated, cracked, and separated caulking was observed at various exterior trim locations, including around doors, windows, fascia, and other exterior penetrations. Recommend maintenance and replacement of failed sealants to help prevent moisture intrusion.

MR 42: Deteriorated paint or finish at areas of the exterior.



Decks

LOCATION & TYPE

43: DECK LOCATION: **UPSTAIRS DECK OFF THE PRIMARY BEDROOM**

DECK TYPE: Waterproof - Coated



WATERPROOF DECK COMMENTS

E&C 44: Areas of deterioration, cracking of the waterproof deck coating noted at areas of the UPSTAIRS DECK OFF THE PRIMARY BEDROOM. Maintenance or repairs needed. Recommend further review and/or repairs by a certified or licensed waterproof deck coating professional familiar with minimum requirements.



45: The waterproof deck coating was not properly separated or flashed at portions of the adjoining stucco walls and exterior sliding-glass door. The coating appears to terminate directly against the stucco and door frame with surface-applied sealant used at the transitions. These conditions can allow moisture intrusion as the sealant deteriorates or separates. Recommend evaluation and correction of the perimeter waterproofing and flashing details by a qualified waterproof-deck contractor.



FI 46: The waterproof deck was provided with a single small drainage opening at the perimeter wall. The opening was unprotected and partially obstructed by accumulated debris, and no secondary/overflow drainage provision was observed. This arrangement is susceptible to blockage and may result in ponding and moisture intrusion if drainage becomes restricted. Recommend evaluation and correction by a qualified waterproof-deck contractor, including providing reliable primary drainage and an appropriate overflow provision where feasible.



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.

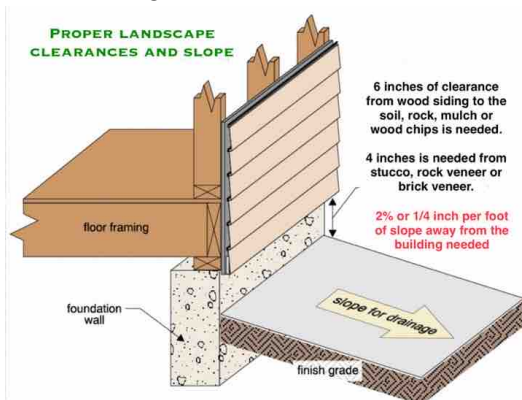
SITE SLOPE

47: Level to Minor Slope

Determination of site stability, soil erosion potential, and water runoff from surrounding slopes, streets, and adjacent properties is outside the scope of this inspection and is not evaluated.

GRADING COMMENTS

E&C MR 48: Soil level found high at areas of the foundation. (Recommend 4 inches from the bottom of the exterior stucco siding to dirt, rock, mulch or wood chips).



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

49: 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.*

FI 50: Concrete Slab: Some sloping noted at areas of the interior floors. This may be typical for the age. However the client may wish, should seek additional review by qualified and licensed engineer to evaluate cause, current conditions and potential future issues.

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

51: Gable

52: Roof was walked

53: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

54: **Concrete Tile** - (roof is approx. 44 years old)

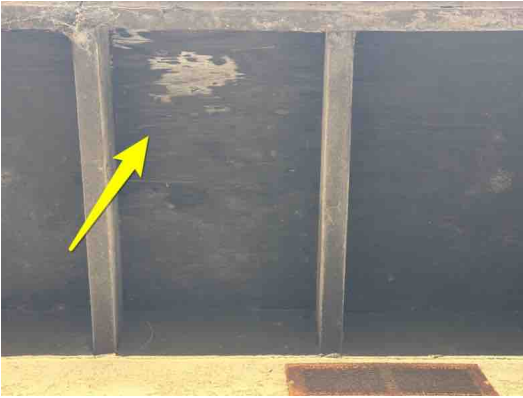
Average life expectancy of a tile roof is approx. 50 years. However, the roof tarpaper under the tile starts to deteriorate and breakdown after about 30 +/- years and could begin to leak.

Proper ongoing inspection of the tiles, tar paper and maintenance, every few years, is important and typically includes a visual inspection, replacement of broken or slipped tiles, maintaining sealants at tile intersections and flashings, keeping roof, valleys and drainage areas clean and free of debris.

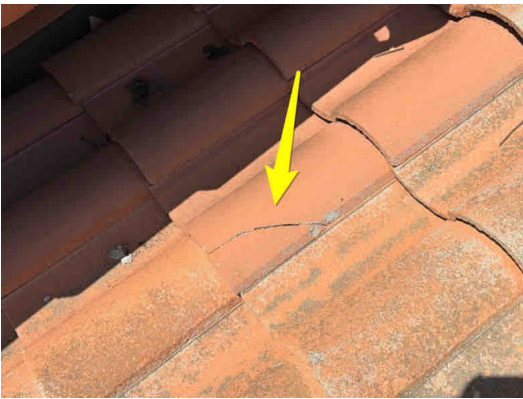
TILE ROOF COMMENTS

FI 55: Evidence of recent roof leakage was observed at the roof overhang area, including visible moisture staining and damage: BACKYARD. These conditions indicate a failure of roofing components and possible concealed damage. Recommend further evaluation by a qualified roofing contractor to determine the source, full extent of damage, and to perform necessary repairs.





E&C 56: Multiple cracked and damaged roof tiles needing repair or replacement. Contact a licensed roofing contractor for further evaluation of the roof and to determine location(s) and quantity of the roof tiles needing repair or replacement.



E&C MR 57: Some loose roof tiles needing repair or maintenance found missing the required approved fastener, nail, or batten extender at areas of the tile roof. Recommend further review of the roof by a qualified / licensed roofing contractor to determine quantity of repair or maintenance needed.



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

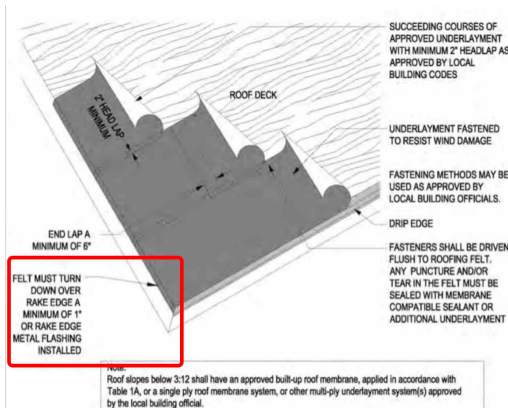
E&C MR 58: ROOF FLASHING CONDITION: Some roof flashing were found to be needing maintenance, servicing and/or repair. Contact a qualified roofing professional to review all roof flashings and provide maintenance and/or repairs as needed.

E&C 59: Some loose and lifting roof flashings found needing to be serviced or repaired to help prevent a roof leakage.



TILE SPECIFIC

E&C 60: Areas found where the roof tar paper was not properly folded over the rake edges along the fascia. Contact a licensed roofer to evaluate and repair as needed. Refer to the manufacturer's requirements.



E&C 61: Some channel flashings found not properly passing through the roof tile lifter or bird stop flashing or is blocked by an improper installation. This can allow water to backup or be redirected behind the tile lifter of bird stop flashing and can potentially cause a roof leak.



Gutters

RAIN GUTTERS

62: Type: Full rain gutter installation.

RAIN GUTTER COMMENTS

MR DS 63: Underground Roof Rain Gutter Drains are Installed: Some of the roof rain gutter downspouts enter into an underground piped drainage system. *The conditions of the underground pipe and there terminations are not visible, not inspected - nor tested during this inspection. Additional inspecting, cleaning and testing the underground piping is recommended to determine proper flow and termination. Service underground drains regularly.*

E&C 64: Disclosure: Areas of the rain gutters and downspouts found dented or damaged.



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

65: **ATTIC ACCESS LOCATION**: Primary Bedroom Closet

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

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

DS 68: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation and some areas are too small for physical access.

69: Attic Photographs



TYPE OF INSULATION FOUND IN THE ATTIC

E&C 70: Missing insulation in the areas attic. Some of the attic Insulation in has been moved, displaced or was not originally installed for reasons unknown.

71: Blown Fiberglass: Approx. Depth 6-8 +/- Inches

ATTIC COMMENTS

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



E&C 73: Unprotected openings into the attic or confined spaces from the exterior should be sealed or screened per standards to help keep rodents out of the attic.



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

74: Main water supply shut-off location : EXTERIOR - ON THE SIDE OF THE GARAGE . Main water shut-off valve not tested.

Water Pressure - Is At Approx. 46 +/- PSI. Optimal water pressure is between 40 and 80 PSI.

1. **Pressure Regulator Installed:** NO
2. **An Automatic Leak Detection Device installed on the main water supply:** NO.



TYPE OF WATER PIPING

75: 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):

76: Copper

WATER SUPPLY PIPING

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

78: *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

79: The evaluated exterior hose faucets operated when tested.

MR 80: Some exterior hose faucets leak at handle when on.

WASTE PIPING TYPE

81: 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 in areas which are not visible at this time due to concealment.

82: ABS and PVC

WASTE/SEWER PIPE CONDITION

83: *The visible waste piping and type installed in this building appears to be 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.

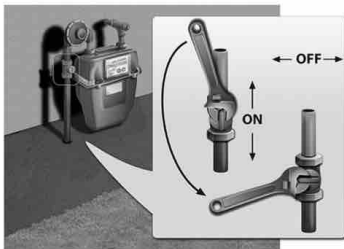
Note: Buildings should have the underground waste and sewer lines scoped by a plumber to determine condition as part of the inspection process.

Fuels

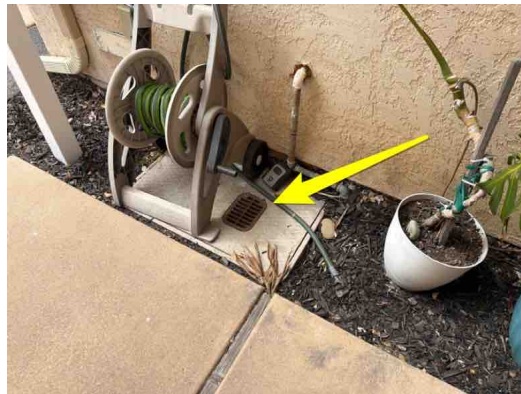
FUEL TYPE

84: Natural Gas. **Location of main Gas shut-off :** EXTERIOR - ON THE SIDE OF THE GARAGE

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.



85: Gas shut-off appears serviceable.

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

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

86: Water Heater Location: DOWNTOWN INTERIOR ENCLOSURE

Date: 2023

Size: 40 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

87: Water Heater Operated when tested.

COMBUSTION AIR

88: Proper amount of combustion air.

STRAPPING

89: **WATER HEATER STRAPPING:** The Water Heater is strapped and braced satisfactorily to prevent movement.

TPR PIPING

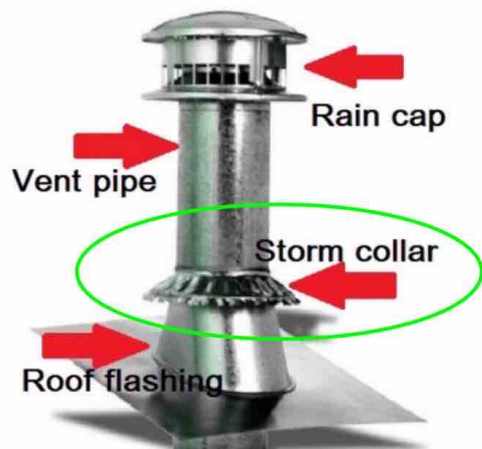
SC 90: The Water heater TPR (temperature pressure relief) pipe improperly terminates. Must terminate downward at the exterior at 6 to 24 inches from the ground.



VENT PIPING

91: Visible areas of the water heater vent flue pipe are serviceable.

E&C 92: Missing / Recommend a proper storm collar per standards at the water heater vent pipe at the roof termination.



SC 93: Water heater vent pipe too close to combustibles as it passes through the drywall. Proper corrections are recommended per standards. Contact a qualified plumber.



PLATFORM ENCLOSURE

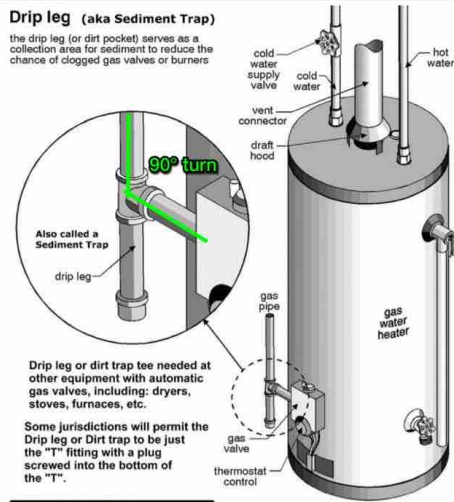
94: The visible areas of the Water heater enclosure and/or platform appears serviceable.

FI 95: Disclosure: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

GAS PIPING

96: The water heater gas piping appears within useful life with no physical damage.

SU 97: 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 98: 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

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

DRIP PAN

100: Water Heater Drip pan installed.

Kitchen

LOCATION

101: Kitchen photos:



SINK

FI 102: Some corrosion found at waste pipe connections under the kitchen sink / evidence of past leaking.



FI 103: Moisture stains and damage below the kitchen sink. The full extent of the moisture damage is unknown at this time.



SC FI 104: Some visible mold growth noted on areas of the drywall between the dishwasher and cabinetry. Recommend additional review by a qualified remediation professional.

DISPOSAL

105: Operated when tested.

DISHWASHER

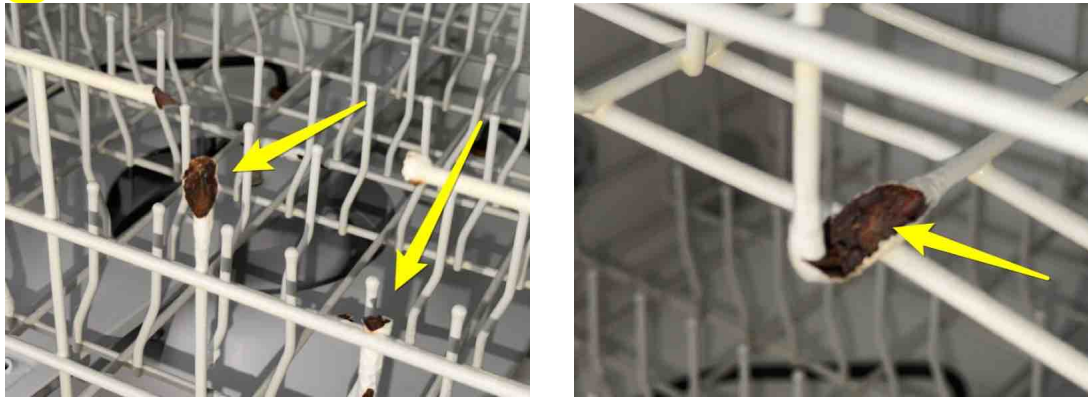
106: Dishwasher operated when tested.

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

107: Doors, seals and racks appears serviceable.

108: Drain line appears serviceable.

MR 109: Disclosure: Some rusting and deterioration of the metal racks in dishwasher.



E&C 110: Dishwasher appears to be nearing the end of it's useful life.

COOKTOP

111: The cooktop is Natural Gas and operated when tested

OVEN

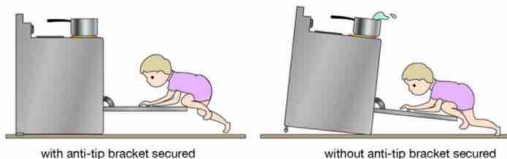
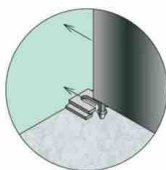
112: The GAS OVEN operated when tested

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

SU 113: Missing the anti-tilt bracket at the freestanding range. (1991) CRC M1307.3

Anti-tip brackets

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



COOKTOP HOOD

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

CABINETS & COUNTERS

115: Appear serviceable.

DS 116: Kitchen counters & cabinets have typical wear.

MR 117: Disclosure: Some cracked tiles noted at the kitchen counter.

KITCHEN SPECIAL FEATURES

E&C 118: Trash Compactor found non-operational.



Laundry

LAUNDRY:

119: Photo of the Laundry Location



LAUNDRY TYPE

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

121: 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

SU 122: The GAS laundry dryer installed in the garage which generates a flame during operation capable of igniting flammable vapors is improperly installed directly on the garage floor. Gas dryers are now (as of 2026) required to be at least raised off the garage floor on a platform to prevent an accidental ignition of flammable vapors, such as gasoline fumes. Currently the Gas laundry dryer is improperly installed directly on the garage floor which is considered a safety concern by the Gas Company and building standards.

123: 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 124: 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

SC 125: The laundry dryer vent pipe exceeds the maximum length per minimum standards. Recommended installation of an in-line laundry dryer vent booster system. Contact a qualified plumbing or HVAC professional familiar with minimum requirements.

DS 126: Unable to determine the condition or cleanliness of the laundry dryer vent. Laundry dryer vent should be cleaned annually as part of typical maintenance.

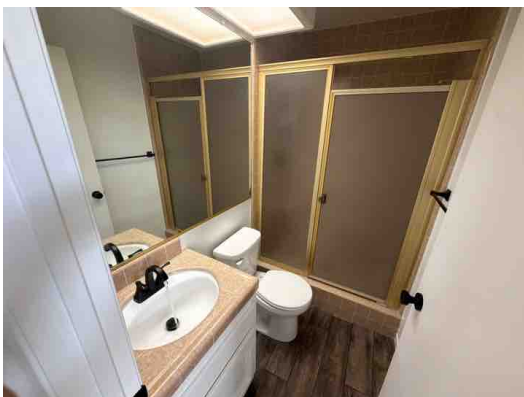
Bathrooms

BATHROOM LOCATIONS

127: UPSTAIRS HALL BATHROOM



128: DOWNSTAIRS HALL BATHROOM



TOILETS

129: Operated when tested.

130: Toilets are 1.28 gallon per flush

E&C 131: The DOWNSTAIRS HALLWAY BATHROOM toilet was clogged and did not drain properly when tested. Recommend clearing the blockage and verifying proper drainage and operation; further evaluation by a qualified plumber is recommended if the issue persists.



SINKS

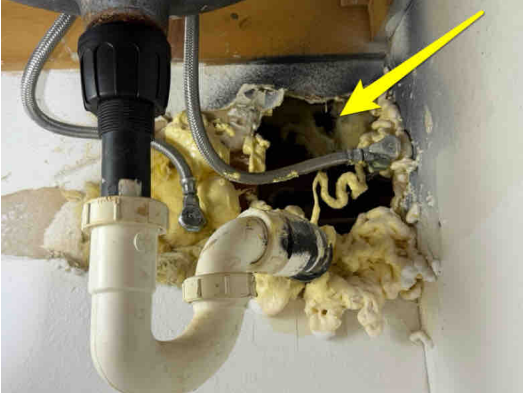
132: Bathroom sink faucet and drain operated when tested.

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.*

FI 133: Some moisture stains and/or damage noted in the cabinetry below the sink in the: UPSTAIRS HALL BATHROOM



E&C UPG 134: Damaged or Missing drywall along the back wall in the cabinet under the UPSTAIRS HALL BATHROOM sink. The drywall may have been removed to perform a plumbing repair or due to water damage. Referred to the seller's disclosure for additional comments or information. Repairs recommended.



VENTILATION

135: Appears adequate.

BATHTUBS

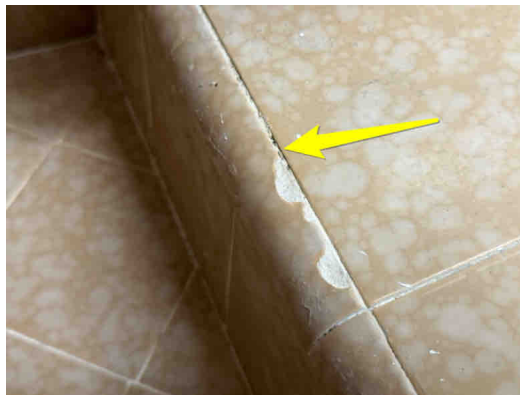
136: Tub faucet and drain operated when tested.

SHOWERS

137: Showers operated when tested.

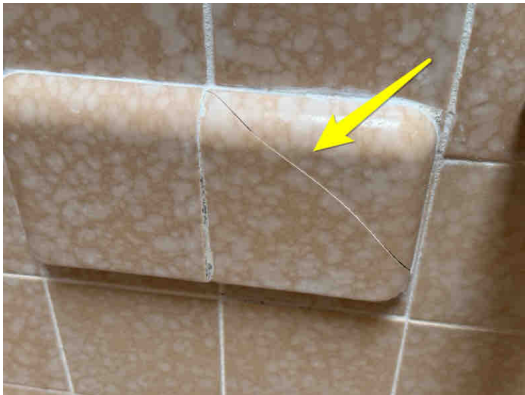
Determining the water tightness and integrity of the shower pans and walls, determining conditions behind tile or enclosures at the tubs and showers is outside the scope of this inspection as areas not visible or readily accessible. Unable to verify or determining if the tile or enclosures were installed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

MR 138: Some visible, moderate and minor deterioration to the grout in areas of the tiled shower enclosures. Maintenance recommended.





FI 139: Some cracked tiles in the UPSTAIRS HALL BATHROOM shower enclosure. Recommend contacting a tile professional to evaluate and determine cause, condition and if repairs are warranted.



FI 140: Moisture stains & damage to walls, baseboards and/or floor outside shower: DOWNSTAIRS HALL BATHROOM



SU 141: Disclosure: Improper type or installation of the shower enclosure panel in the UPSTAIRS HALLWAY BATHROOM shower. Is it considered a poor and improper installation of the glass enclosure which does not allow the occupant to reach the shower faucet without getting wet (potential scolding hazard).

E&C SC 142: The DOWNSTAIRS HALLWAY BATHROOM glass shower door contacts the toilet when opened and cannot fully open as intended. This limits normal access to the shower and may result in damage or breakage of the glass door and/or toilet. Recommend modification of the shower door/enclosure as needed to provide adequate clearance and proper operation.



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

143: Operated when tested.

144: Weather stripping appears serviceable.

145: Door hardware operated when tested.

SU 146: Front entry door deadbolt did not operate easily. Adjustment or upgrades are recommended.

MR 147: Deteriorated paint or finish at the ENTRY DOOR.

EXTERIOR DOORS

148: Operated when tested

149: Latching hardware operated and appears serviceable.

SLIDING GLASS DOOR

E&C 150: The BACKYARD ALUMINUM sliding glass door frame found cracked-damaged. Recommend evaluation by a qualified professional to retain waterproofing and warranties.



INTERIOR DOORS

151: Operated when tested.

MR 152: Interior door does not latch. Recommend adjustment of the strike plate: BEDROOM-1



WINDOWS

153: 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.

E&C 154: Some windows found a little difficult to operate. Maintenance or upgrades to the windows are recommended.

FI 155: Moisture stains and/or damage on the inside at some window sills. Refer to the termite report for additional comments and recommendations.



FLOORING

156: CONDITION: Flooring appears to be in good condition with typical wear for its age.

DS 157: Some moderate and minor deterioration and/or damage noted at areas of the interior flooring.

CEILING TYPE

158: Drywall

WALL TYPE

159: Drywall

WALLS AND CEILINGS

160: 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 161: 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.

162: *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.*

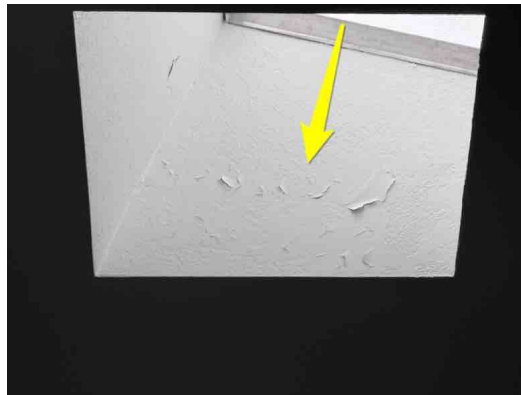
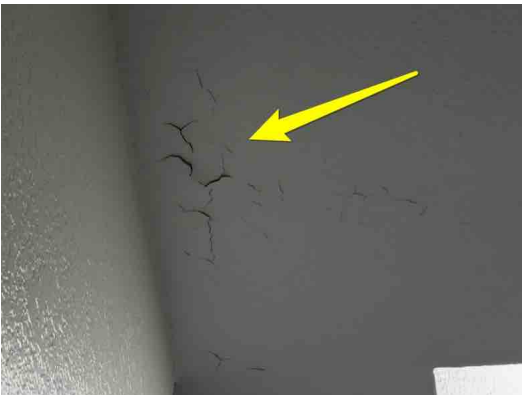
FI DS 163: Evidence of past ceiling and wall repairs and/ or alterations found throughout. Client should investigate further to satisfy themselves as to the cause and current conditions.

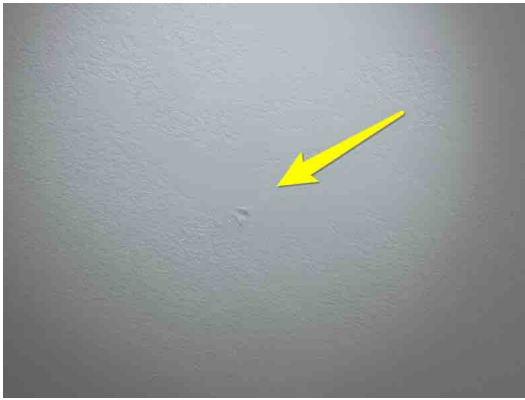
164: Disclosure: New paint on walls and/or ceilings. This make detecting past water stains difficult and/or impossible. Ask owner or occupant to disclose all past water stains which were painted over.

FI 165: Evidence of moisture stains and/or damage at the walls in the GARAGE. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



E&C 166: Multiple areas of apparent moisture staining and/or paint deterioration were observed at the top of the interior stairway and in the living room. The interior appears to have been recently painted, which limits the ability to determine whether these conditions are recent, ongoing, or related to previous moisture intrusion. Recommend determining the source and repairing as needed, and monitoring these areas for evidence of continued moisture intrusion.





INTERIOR CABINETRY

167: Disclosure: Areas of the interior wood cabinetry are serviceable with signs of typical wear and deterioration.

Interior Stairways

INTERIOR STAIRS

168: Interior Stairway is serviceable and in good condition.

169: Interior Stairway railings are serviceable and in good condition.

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

170: LOCATION: ATTIC

DATE: 2024

Approx. BTU RATING: 52,000

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

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

FURNACE FLAME

172: The Furnace flame appears serviceable.

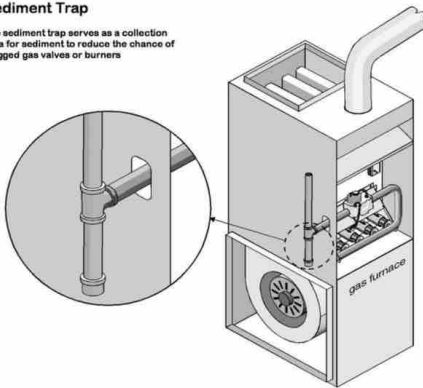
Disclosure: The heater was not dismantled or tested for a crack in the heat exchanger. This is beyond the scope of a home inspection. If furnace is older you should have the heat exchanger checked by a licensed HVAC professional.

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

UPG 173: Missing the required installation of the sediment trap at the furnace gas piping at flex connection. Correction should be performed by a certified or licensed HVAC professional familiar with minimum requirements.

Sediment Trap

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



VENTING

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

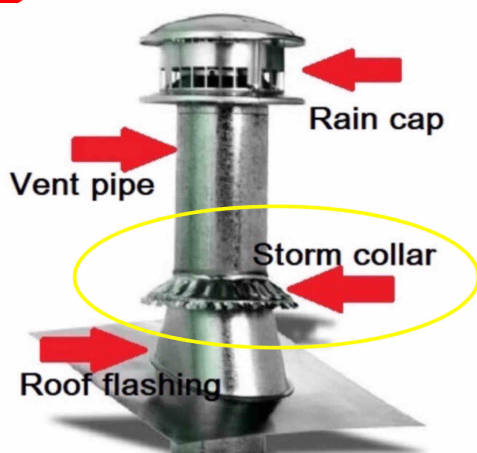
E&C 175: Furnace vent pipe lacks proper clearance to combustible material through the drywall ceiling. A minimum of 1 inch of space between the vent pipe and combustibles is needed per minimum standards.



SC 176: The furnace vent pipe is not properly supported or strapped at the horizontal to vertical transition. This can allow the pipe to slip downward and could become dislodged.



E&C 177: Missing / Recommend a proper storm collar per standard at the furnace vent pipe at the roof termination.



DUCTING/DISTRIBUTION

178: Appears serviceable at visible areas.

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

AIR FILTERS

DS 179: The furnace currently has TWO air filters installed. Recommend removing one of the filters to allow for sufficient air flow.

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

181: Operated when tested.

Electrical

We recommend that all electrical defects be reviewed and repaired completely by a licensed electrical contractor. Additional defects may be discovered during review or repairs as this inspection is a general overview of the entire electrical system and may not detail every electrical defect. GFCI and Arc Fault protected circuits are tested only at the test / reset button location and only if the circuit is not being used by occupant. No other part of the circuit was tested for GFCI or AFCI protection per standards.

Disclosure: *Wiring located inside the wall cavities, behind drywall, behind non-accessible covers and in areas not readily accessible or visible for any reason are not inspected and are outside the scope of this inspection as the hidden conditions are unknown.*

TYPE OF SERVICE AND MAIN ELECTRICAL PANEL-1

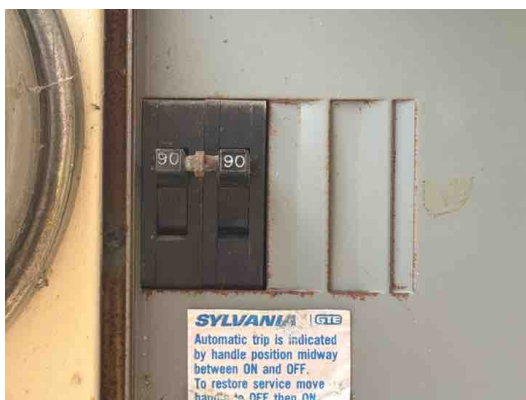
182: Electrical Service Type: **Underground** (condition of service wires not fully visible and are unknown)

Main Electrical Panel Location: **EXTERIOR - ON THE SIDE OF THE GARAGE**

Main Electrical Panel Ampacity: **90**

Panel Voltage: **240 volt**

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.



MAIN PANEL

E&C 183: The home is equipped with a Zinsco/Sylvania-GTE electrical panel. These panels have a documented history of reliability concerns, including reports of breakers that may fail to operate as intended under certain fault conditions. In addition, some insurance carriers may decline coverage or require panel replacement prior to issuing a policy. Recommend further evaluation by a qualified electrician and consultation with the prospective insurance carrier regarding insurability requirements.

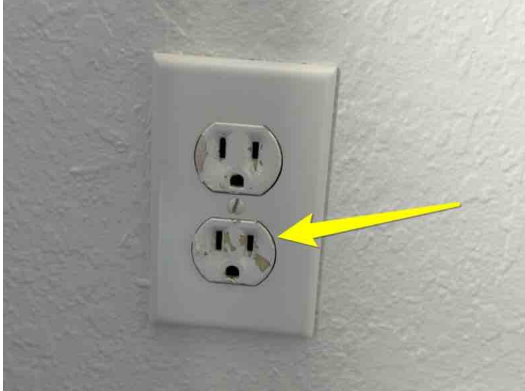
WIRING/CONDUIT

184: 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. Astronomical clock-type lighting controls, photocells associated with exterior lighting are outside scope of this inspection and are not tested.*

OUTLETS

SU 185: The outlets were improperly painted. This could make loose or improper connections when appliances are plugged in. Potential safety hazard. All painted receptacles should be replaced for safety.



LIGHTING

FI DS 186: Some electrical switches do not operate anything visible, (purpose unknown).

FI 187: Some lights found to be non-operational (check bulbs if still found non-operational contact a qualified electrician to evaluate and repair or replace defective fixtures and/or switches).

SC 188: Light fixture is missing, exposed wiring. Recommend repair or replacement: LIVING ROOM CEILING



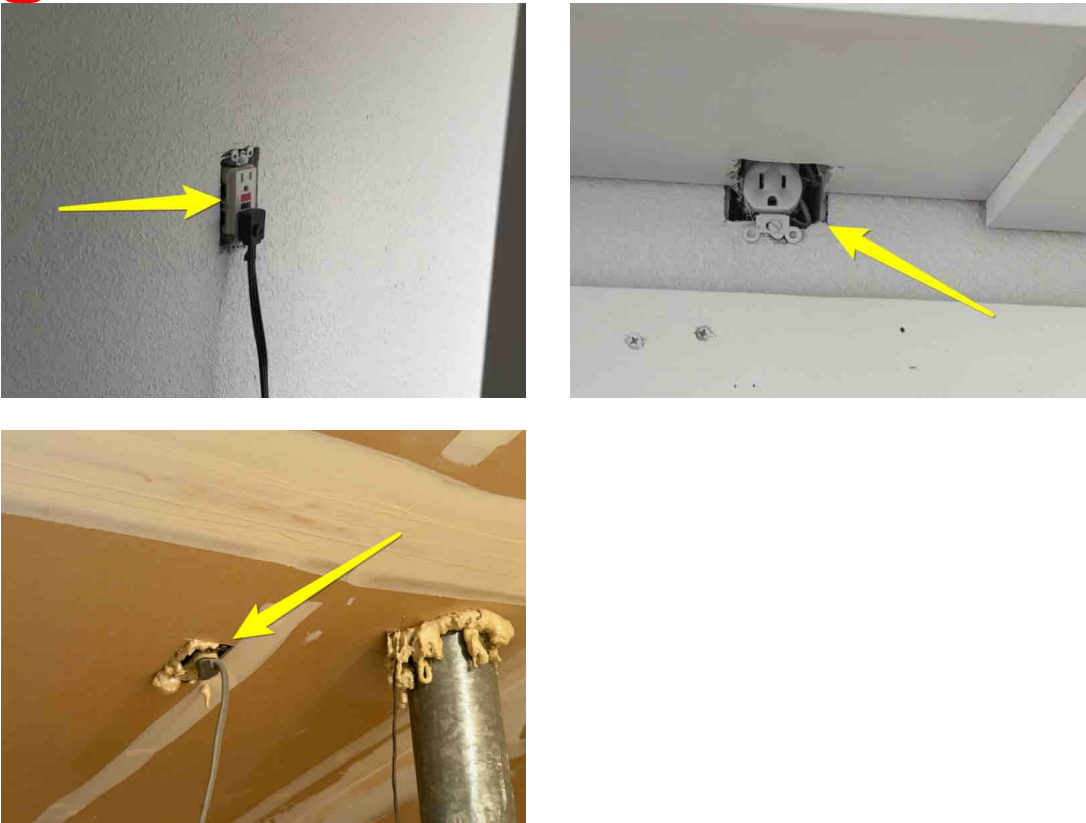
E&C 189: Lens at light fixture is missing: PRIMARY BEDROOM CLOSET

E&C 190: Lens at light fixture is damaged: EXTERIOR NEAR GARAGE VEHICLE DOOR



INTERIOR COVER PLATES

SC 191: Missing electrical cover plate: GARAGE EAST WALL/ KITCHEN ABOVE COOKTOP/ ATTIC



GFCIS/ AFCIS

192: Disclosure: Recommend adding GFCI and AFCI circuit or outlet protection at all currently required locations, as an upgrade.

SC 193: Missing GFCI protected outlets in some required locations. Recommend repairs and upgrades by a qualified and licensed electrical professional familiar with the minimum GFCI protection requirements. NEC 210.8(A)
GARAGE AT LAUNDRY (REQUIRED 1978)



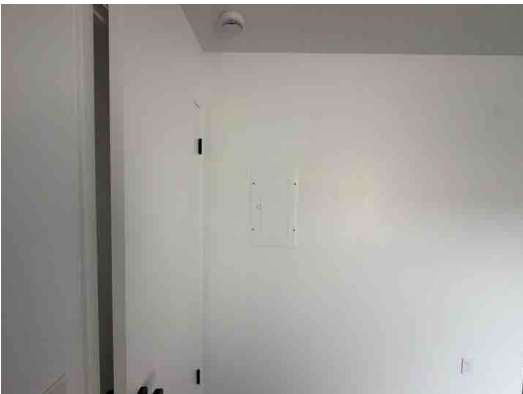
Electrical Sub-Panel

SUBPANEL

194: Location: **BEDROOM-2**

Amps: **90**

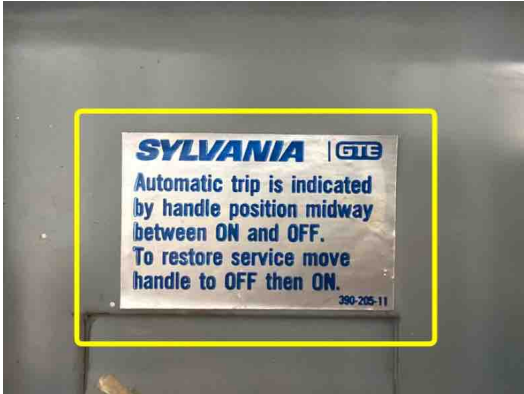
Branch Wire Type: **Copper**



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

PANEL COMMENTS

196: The home is equipped with a Zinsco/Sylvania-GTE electrical panel. These panels have a documented history of reliability concerns, including reports of breakers that may fail to operate as intended under certain fault conditions. In addition, some insurance carriers may decline coverage or require panel replacement prior to issuing a policy. Recommend further evaluation by a qualified electrician and consultation with the prospective insurance carrier regarding insurability requirements.



Detectors

197: *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.*

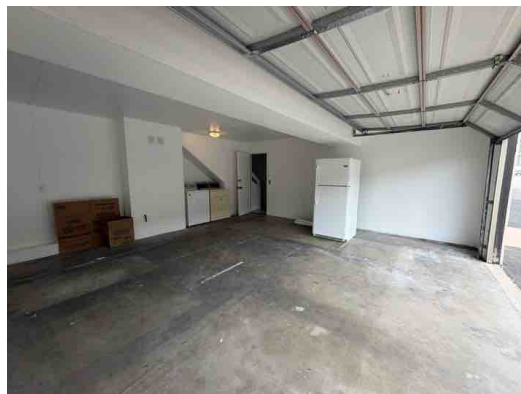
Garage

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.

PHOTO

198: Garage



FLOORS

199: Visible areas of the garage floor appears serviceable.

DS 200: Common cracks found in the concrete garage floor.

DS 201: The garage floor and walls are not fully visible due to occupants' belongings and/or cabinetry. *Areas of the garage is not accessible, visible nor inspected. A re-inspection is recommended once full access is made available.*

WALLS & CEILINGS

202: Visible areas of the garage walls and ceiling appear acceptable.

If the garage is occupied, areas of the floor, walls, ceilings and attic may not be visible during original inspection due to occupant's belongings or cabinetry. If the garage is occupied during this inspection, client should have garage reinspected once garage is vacant.

DS 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.

FIRE DOOR

SC 205: Self-closer is non-operational at garage fire rated door to the living space.



E&C 206: The water heater is located in a closet that opens directly to the interior of the dwelling; however, combustion-air openings were observed between the water heater closet and the attached garage. These openings compromise the required separation between the garage and dwelling and can allow garage fumes and combustion products to enter the living space. Recommend correction by a qualified contractor, including providing the required garage/dwelling separation and an approved source of combustion air for the water heater.



Fireplace

FIREPLACE LOCATION

207: **LIVING ROOM**





FIREPLACE CONDITION

SC 208: The metal surround of the prefabricated wood-burning fireplace has been painted with what appears to be conventional/non-heat-rated paint. This portion of the fireplace can become hot during operation, and unsuitable coatings may discolor, blister, produce odors/fumes, or otherwise deteriorate. Recommend removal or refinishing with a coating specifically approved for high-temperature fireplace applications in accordance with the fireplace manufacturer's requirements.



PREFABRICATED WOOD FIREPLACE

MR DS 209: Disclosure: Some minor cracks and/or deterioration found in the refractory shields inside in the LIVING ROOM fireplace. These cracks and deterioration can be typical of this type of fireplace and do not warrant replacement until cracks or deterioration become excessive or displaced. Monitor as future replacement may be warranted.

MR 210: Missing a metal log grate inside the LIVING ROOM fireplace. Corrections recommended for proper burning and placement of the wood logs. Safety Concern.

SC 211: Damaged metal gas log lighter installed inside the fireplace. Recommend replacement for safety.



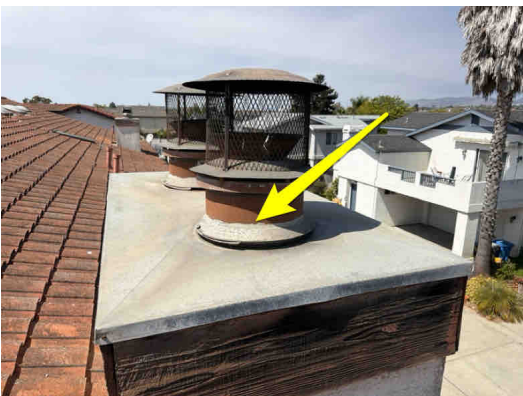
METAL CHIMNEY

212: The LIVING ROOM fireplace chimney.



213: Chimney cap and screen appears to be in good condition.

MR 214: Some deterioration of the sealant around the LIVING ROOM fireplace chimney chase collar. This is an area where water can intrude and warrants continuous maintenance.



MR 215: Disclosure: The fireplace metal chimney chase cap appears to be ponding water: LIVING ROOM.
Contact a qualified fireplace and chimney sweep to evaluate and correct.

