Inspection Report

Ricardo Morfin

Property Address:
303 Hwy. 138
Crestline CA 92325



Pro Inspections

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Date: 10/24/2026	Time:	Report ID:
Property:	**Customer:**	**Real Estate Professional:**
303 Hwy. 138 Crestline CA 92325	Ricardo Morfin	David Williamson

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI)= I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

(Summary items) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building:	Approximate age of building:	Temperature:
Residential	86 Years (1940)	57 Degrees (F)
Weather:	**Ground/Soil surface condition:**	**Rain in last 3 days:**
Clear	Damp	Yes

RESULTS AT A GLANCE

119	74	100
ITEMS INSPECTED	SUMMARY COMMENTS	PHOTOS
Total number in report.	Total number in report.	Total number in report.

1. INTRODUCTION

ITEMS: INTRODUCTION

1.0 INTRODUCTORY NOTES

(1) This report Documents the Conditions of the property inspected at the time of inspection. Some of the conditions inspected and reported will get worse over time if not corrected accordingly.

(2) Some insurance companies have begun to tighten up their standards when they underwrite an insurance policy.

As inspectors we cannot predict the actions of a potential insurance carrier. Therefor, we recommend that you consult with your potential insurance carrier prior to the close of escrow

(3) The inspections of hillsides, soil and/or soil conditions is outside the scope of a this inspection. If information about the soil or local geology is wanted or needed, the advice and services of a licensed civil or geological engineer is recommended.

(4) When inspecting a heavily furnished, occupied building, we as home inspectors/real estate inspectors are limited as to what furnishings or belongings of the occupants we are able to move in our quest to perform a thorough property inspection. Reportable conditions may be revealed when the occupants belongings and furnishings are removed.

(5) Please note that this is not a code inspection. We may make indirect references to building codes & violations to support our opinions, however we are not code inspectors and did not attempt to find every code violation. Moreover, as a business owner, you may be liable for certain health and safety conditions even if not mandated to correct them by local building officials. Therefor, we hope you review our findings with regard to general health & safety, reduction of liability, and even long term profitability in areas such as
HVAC efficiency, rather than with regard to code compliance.

(6) Municipal inspections may be required when future work or repairs are performed on the property. At that time any nonconforming work that was previously performed at the property may required to be brought up to current standards.

(7) We as home inspectors are not health inspectors, not ADA inspectors, and not code enforcement.

(8) We may make reference to or more toxic material during our inspection.. However often toxic materials can be hidden or burred. We are not specifically trained or licensed to to recognize or analyze these types of material. Toxic materials that can be present at a property can include but are not limited to asbestos, lead paint, radon gas, mold, mildew, formaldehyde, soil contamination, ground water contamination, or buried fuel tanks. If you feel it is needed, the advice and services of an appropriate specialist are
recommended

(9) There may be visible or hidden mold in different areas of this structure. Molds are a inaugural part of the natural Bio-sphere. Given that there are thousands of types of mold, we are not qualified to identify them. It is alleged that certain types of molds have adverse health affects on some people. Establishment of standards as to how much mold will have an adverse affect on human health have not been made yet by the Environmental Protection Agency. Only a laboratory test of air samples and/or suspect materials can determine if and what type of mold exists. Testing for mold cannot determine if individuals will have an adverse reaction. Testing for mold is outside the scope of this inspection.

(10) We cannot guarantee that any building will remain undamaged after a large earthquake.

(11) Because finished surfaces are installed on the walls , ceilings, and floors there are limits to our view of the building structure. Our observations are limited to the finished surfaces and those components of the structure we have access to only. Invasive inspections are optional but outside the scope of this inspection.

(12) Environmental conditions such as seismic zones, fire zones, flood zones, proximity to freeways or major roads, air quality, noise levels, water quality, soil type and EMF levels are outside the scope of this inspection.

(13) All buried/subterranean items and conditions are concealed and outside the scope of this inspection.

(14) Nearly every building/real estate property home has some degree of cosmetic damage and wear & tear. This inspection focuses on health, safety, habitability, and to a limited degree energy efficiency, however, cosmetic conditions are largely outside the scope of a home inspection unless otherwise noted or voluntarily included.

(15) The building or buildings were occupied by a business or businesses at the time of inspection. We do not move the occupants' possessions/furnishings/ect. Therefore, reportable conditions could have been concealed by possessions, furnishings, decor, rugs, and any other materials present in the home at the time of inspection.

(16) With heavy, prolonged, everyday long-term use the wear an tear on the plumbing & drain waste will be infinitely increased and could theoretically result in leakage not occurring at the time of inspection. Thus, it would be prudent to have the home thoroughly re-checked for leakage after prolonged use.

2. ROOFING SYSTEM

DESCRIPTION

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of' leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

STYLES & MATERIALS: ROOFING SYSTEM

Roof Covering:
Asphalt/Fiberglass Comp Shingles

Viewed roof covering from:
Drone

Method used to observe attic:
From entry

Attic info:
Attic access

Attic Insulation:
Fiberglass

Roof Structure:
Rafters

Roof-Type:
Gable

ITEMS: ROOFING SYSTEM

2.0 ROOF COVERINGS

There were various damages on the roof. There were missing shingles on the front roof, Cracked/deteriorated ridge shingles, and what appeared to be tree branch impact damage on the rear roof. A licensed roofer should evaluate and correct however necessary.



2.0 Item 1 (Picture)



2.0 Item 2 (Picture)



2.0 Item 3 (Picture)



2.0 Item 4 (Picture)



2.0 Item 5 (Picture)



2.0 Item 6 (Picture)



2.0 Item 7 (Picture)

2.1 FLASHINGS

Mastic is cracked around the roofing penetration flashings. A licensed roofer must correct.

2.2 ROOF STRUCTURE AND ATTIC

Intact where visible in the attic (old-style open rafters without purlins).



2.2 Item 1 (Picture)

2.3 FIREWALL SEPARATION BETWEEN UNITS IN ATTIC

Units are stacked vertically so any firewall separation would be be at the top sill of the walls which was not accessible or visible.

2.4 INSULATION IN ATTIC

Some insulation present.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. EXTERIOR OF BUILDING

DESCRIPTION

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

STYLES & MATERIALS: EXTERIOR OF BUILDING

Siding Style:
T-111

Siding Material:
Wood

Driveway:
Concrete

Windows:
Some Metal Frame
Double Paned

ITEMS: EXTERIOR OF BUILDING

3.0 WALL CLADDING FLASHING AND TRIM

(1) There is some degree of weathering on the exterior wood siding. Give needed maintenance and repaint with exterior rated house paint to preserve it.



3.0 Item 1 (Picture)



3.0 Item 2 (Picture)

(2) Wood siding requires at least two inches of clearance from the concrete walkway and does not have this in some areas. A siding contractor should correct/advise.



3.0 Item 3 (Picture)

3.1 DOORS (EXTERIOR)

opened and closed.

3.2 WINDOWS

A broken window on the front exterior is a cut hazard. A window contractor must replace ASAP.



3.2 Item 1 (Picture)

3.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

The ramp on the left side is the sole access to the lower story unit. this is too steep to be a wheelchair ramp and is not as safe as a staircase for foot traffic during cold/wet/icy conditions. A staircase should be installed. Lack thereof is a slip hazard and a liability.
Maximum slope allowable for a residential walkway is 5%.



3.3 Item 1 (Picture)

3.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

(1) The home is partially below grade and below grade areas are inherently more vulnerable to moisture intrusion, however stored items and furnishings limited access to and visibility of those below grade areas of greatest concern. Review if/when vacant.

(2) Driveway has cracks and potential trip hazards. A paving contractor should smooth-out, repair, or otherwise correct.

3.5 EAVES, SOFFITS AND FASCIAS

Some sections of the eaves, fascia board and/or rafter ties, are in poor condition and should be serviced by a qualified pest professional. At least some of the facia boards will very likely need to be replaced.

3.6 TRIM

(1) A pest control inspector should evaluate wood trim for any signs of wood destroying organisms.

(2) Trim on the exterior is weathered and.or deteriorated on the exterior in some area. Repair as needed.



3.6 Item 1 (Picture)



3.6 Item 2 (Picture)

(3) Loose trim on the front right exterior should be secured as needed.

(4) Chipped and peeling paint on exterior trim should be service/repainted by a qualified professional house painter.

3.7 POLARITY AND GROUNDING OF RECEPTACLES ON EXTERIOR WALLS OF INSPECTED STRUCTURE

Front exterior outlet is missing a cover plate. This is unsafe. A weather rated cover plate must be installed.



3.7 Item 1 (Picture)

3.8 OTHER

(1) A stream runs behind the home. check your natural hazards disclosure to see if the property is in a flood zone.

(2) Running splices on exterior electrician are fire hazards a licensed electrician must correct.



3.8 Item 1 (Picture)

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. STRUCTURAL COMPONENTS

DESCRIPTION

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

STYLES & MATERIALS: STRUCTURAL COMPONENTS

Foundation:
Masonry block
Poured concrete

Method used to observe Crawlspace:
Obstructed
Limited access

Floor Structure:
2 X 6

Wall Structure:
Wood
Studs

Columns or Piers:
Wood Piers With Concrete Footings

Ceiling Structure:
Wood Joists

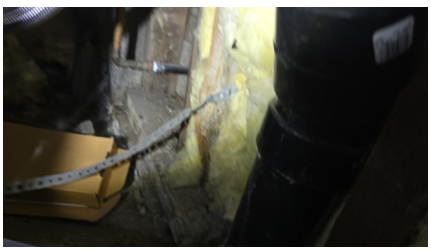
ITEMS: STRUCTURAL COMPONENTS

4.0 FOUNDATION BASEMENTS CRAWLSPACES (REPORT SIGNS OF WATER INTRUSION)

The foundation crawlspace (build-up) is partially blocked off by stored items. This greatly limited access to the under-building foundation space. From what we could see it did appear that there was no visible bolting. Given that the home was built before San Bernardino County homes required to be seismically anchored/bolted it possible that the home is not secured to the foundation. THis would leave it seismically vulnerable. Thus a licensed foundation contractor should evaluate further with unobstructed access and make any prudent/ necessary reenforcements or retrofits so that the home is not seismically vulnerable.



4.0 Item 1 (Picture)



4.0 Item 2 (Picture)

4.1 WALLS (STRUCTURAL)

Wood studs not visible. Below grade concrete or CMU not directly visible.

4.2 FLOORS (STRUCTURAL)

Partially concealed by drywall and other surfaces.

4.3 CEILINGS (STRUCTURAL)

Partially or mostly concealed.

4.4 RETAINING WALL

Retaining wall on right side neighbor's side of the fence is cracked but even if it is on their side of the fence it can still effect this property.



4.4 Item 1 (Picture)

4.5 ROOF FRAMING

Intact where visible in the attic (old-style open rafters without purlins).



4.5 Item 1 (Picture)

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. PLUMBING SYSTEM FOR BUILDING

DESCRIPTION

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shutoff device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

STYLES & MATERIALS: PLUMBING SYSTEM FOR BUILDING

Water Source:
Public

Water Filters:
None

Plumbing Water Supply (into home):
Copper

Plumbing Water Distribution (inside home):
Copper
Not all visible

Water Heater Power Source:
Natural Gas

Water Heater Capacity:
40 Gallon (1-2 people)

Water Heater Location:
Crawlspace
Utility Room

WH Manufacturer:
RHEEM

Water heater age:
6 Years Old

ITEMS: PLUMBING SYSTEM FOR BUILDING

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Most of drain waste is concealed under-ground. We strongly recommend getting a sewer camera inspection

5.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

(1) Mostly copper pipes where visible.



5.1 Item 1 (Picture)

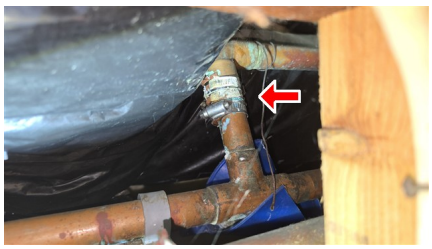


5.1 Item 2 (Picture)



5.1 Item 3 (Picture)

(2) Visible supply plumbing under home had some corrosion indicative of past or present leaks. licensed plumber should evaluate further and advise.



5.1 Item 4 (Picture)

(3) Water pressure was measured at 42 PSI. This is the very low end of the acceptable range of 40 to 80 PSI.



5.1 Item 5 (Picture)

5.2 HOT WATER SYSTEMS, CONTROLS, CHIMNEYS, FLUES AND VENTS

Unless there is a separate water heater we could not access, then it appears all 3 units appear to share a 6 year old, 40 gallon, rheem water heater. If so the water heater is undersized for serving for 3 units. Consider upgrading to a 75 gallon water heater better sized for 3 units. .

5.3 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

There is a faint smell of gas near the meter, indicating a gas leak. A licensed plumber or gas company rep must locate and correct as needed.



5.3 Item 1 (Picture)

5.4 MAIN FUEL SHUT-OFF (DESCRIBE LOCATION)

The three units share a single meter on the front left exterior.

5.5 LAUNDRY ROOM

An added laundry room is present that does not conform to past or present structural standards for part of the living space. A licensed contractor should evaluate, advise, and structurally reenforce as needed.



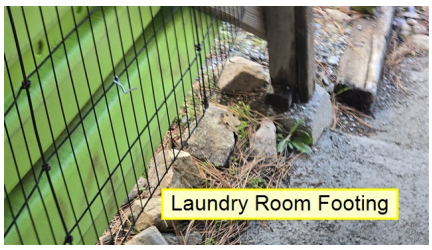
5.5 Item 1 (Picture)



5.5 Item 2 (Picture)



5.5 Item 3 (Picture)



5.5 Item 4 (Picture)



5.5 Item 5 (Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(A) . CENTRAL STORY UNIT

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

STYLES & MATERIALS: CENTRAL STORY UNIT

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Laminated T&G
Tile

Window Types:
Double Pane
Metal Frame

Cabinetry:
Wood

Countertop:
Tile

Kitchen GFCI:
Yes

Bathroom GFCI:
Yes

Hallway Smoke Alarm:
No

CO Alarm:
No

Bedroom Smoke Alarms:
No

Heat Type:
Central Furnace (Forced Air Heating)

Heater Energy Source:
Natural gas

Exhaust/Range hood:
No

Operable Fireplaces:
None

Permanent Built In Cooling Equipment Type:
None

Kitchen Garbage Disposal:
Yes

Range/Oven:
Oven/Stove = Yes, No Anti-Tip

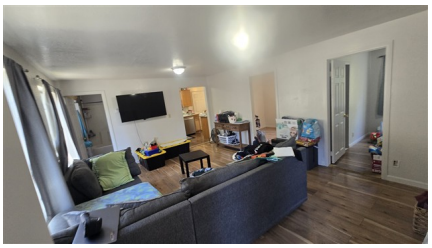
Dishwasher:
Yes, Without Air Gap

Shower Wall Material:
Fiberglass

ITEMS: CENTRAL STORY UNIT

6.0.A GENERAL

Central story unit is 2 bedrooms one bathroom with an added on, unused laundry room. Some copper piping was seen. It was fairly dirty and has visible mold growing in the walls, under the sink, on window sills, inside the dishwasher and in the laundry room. The mold should be tested ASAP to determine if the unit is safely habitable and a water damage restoration company should proceed accordingly.



6.0.A Item 1 (Picture)



6.0.A Item 2 (Picture)



6.0.A Item 3 (Picture)



6.0.A Item 4 (Picture)



6.0.A Item 5 (Picture)



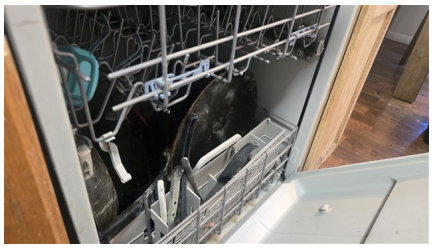
6.0.A Item 6 (Picture)

6.1.A KITCHEN

(1) The dishwasher is moldy and items inside are covered in mold. This is highly unsanitary and unsafe. Dishwasher should be removed or replaced. A mold damage restoration company should mitigate all mold as needed.



6.1.A Item 1 (Picture)



6.1.A Item 2 (Picture)

(2) The garbage disposal power supply is using a chopped & spliced extension cord segment for a power supply and it is missing a connector/clamp and the wires are loose in that location. This is a shock hazard. A romex connector clamp must be installed to secure the disposal wire.



6.1.A Item 3 (Picture)

(3) Disposal lade is loose/rattles in the kitchen sink and must be tightened down.



6.1.A Item 4 (Picture)

(4) Clutter in the kitchen limits our visual inspection and could disguise reportable conditions.

(5) There is no vent over the stove and worse there is an exposed wooden cabinet just 13.6 inches above the burner which is a major fire hazard. The cabinet must be removed and ideally a hood + fan with vent to exterior should be added by a licensed contractor.



6.1.A Item 5 (Picture)

(6) Water has dripped behind the kitchen cabinet where there is no back splash and caused apparent mold growth. This is potentially unsafe and unsanitary. A mold inspector should sample & lab test it to identify it and then a water damage & mold damage restoration contractor must repair accordingly.

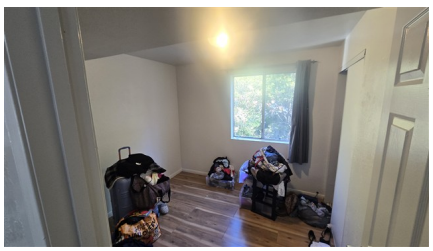


6.1.A Item 6 (Picture)

(7) The kitchen sink drain in the central story unit slopes uphill. A licensed plumber must correct.

6.2.A BEDROOMS

Bedrooms are used for storage and not as sleeping areas.



6.2.A Item 1 (Picture)

6.3.A BATHROOM(S)

(1) The fiberglass tub/shower(s) in the central story unit is chipped/cracked, which is a leakage risk (if not already leaking into confined/concealed space). The tub/shower(s) must be professionally resurfaced to prevent future leakage.



6.3.A Item 1 (Picture)

(2) The toilet is extremely loose in the central story unit . This is a leakage risk. A licensed plumber must correct.



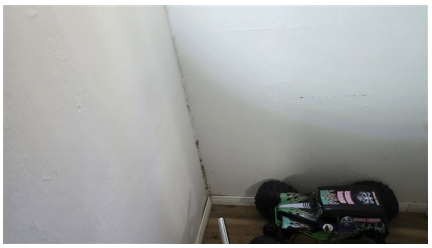
6.3.A Item 2 (Picture)

6.4.A SMOKE & C.O. ALARMS

No Smoke or CO alarms present in central story unit. This is unsafe. Smoke alarms are required in each bedroom and a Smoke/CO alarm are required in the living room directly outside the bedrooms.

6.5.A WALLS & CEILINGS

(1) There is mold growing on the wall and window sill in the laundry room and mold growing on the back wall of the under-sink cabinet. This is unsanitary and can be a major health and safety hazard depending on what type of spores may be present. A licensed mold inspector should sample to determine the variety of mold and advise accordingly.



6.5.A Item 1 (Picture)



6.5.A Item 2 (Picture)

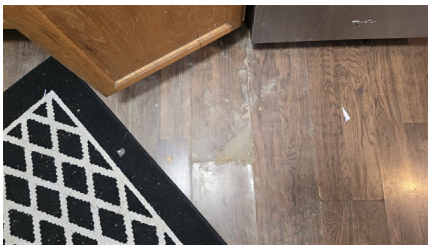
(2) The open junction box at the ceiling of the central story unit must be capped, used or sealed. An electrician can correct as needed.



6.5.A Item 3 (Picture)

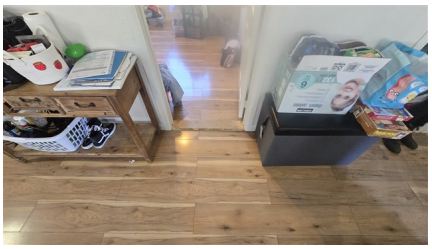
6.6.A FLOORS

(1) Central story, laminate flooring in the kitchen is in poor condition and overdue for replacement.



6.6.A Item 1 (Picture)

(2) Floors are sloped in the central story unit. A licensed contractor could evaluate and level out, or other-wise advise.



6.6.A Item 2 (Picture)

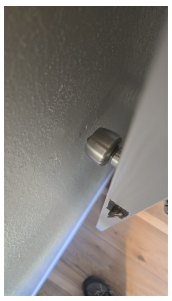
6.7.A DOORS

(1) Laundry room door is damaged and should be replaced.



6.7.A Item 1 (Picture)

(2) Generally speaking there were some doorstops missing inside the units at this property, but we did not create an itemized list of missing door stops inside this property.



6.7.A Item 2 (Picture)

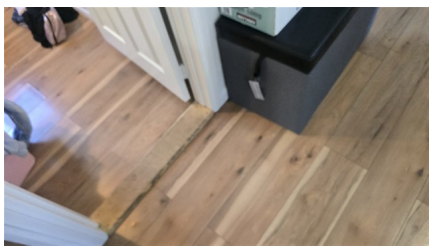
(3) Thresholds at every doorway in the central story are raised and are a trip hazard. A licensed contractor should correct as needed.



6.7.A Item 3 (Picture)



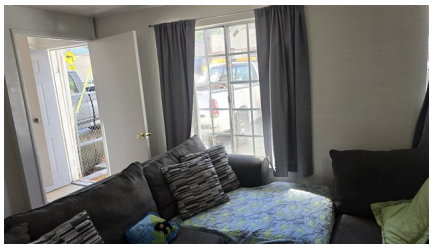
6.7.A Item 4 (Picture)



6.7.A Item 5 (Picture)

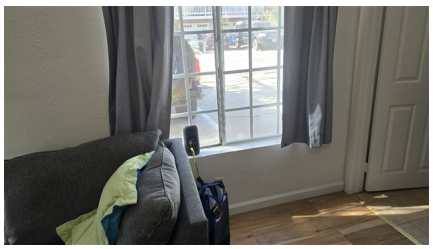
6.8.A REPRESENTATIVE SAMPLE OF WINDOWS

(1) Windows in the central story unit have failed thermal panes and fog between the window panes. A window contractor must correct.



6.8.A Item 1 (Picture)

(2) Front window of the central story unit is broken. This is a cut hazard. A window contractor must replace.



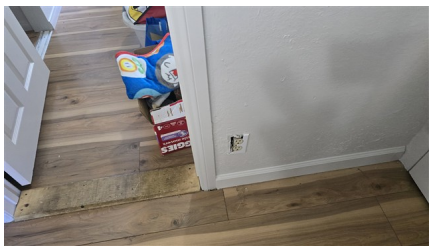
6.8.A Item 2 (Picture)

6.9.A OUTLETS, FIXTURES, SWITCHES, ELECTRICAL

Central story unit contains one or more damaged cover plates that need to be replaced.



6.9.A Item 1 (Picture)



6.9.A Item 2 (Picture)

6.10.A GFCI

GFCI is working for central story unit (in kitchen and bath) but no local reset was seen inside the unit. One is or more local resets are highly recommended.

6.11.A HVAC HEATING/COOLING

(1) Heating was working, but the thermostat has been modified and disable (disconnected wire and peg to limit heat level. A HVAC technician should advise or correct.

(2) Central story unit return air is open, unsecured, and non-conforming. A HVAC contractor should improve/ correct as needed.



6.11.A Item 1 (Picture)

(3) The return air in the central story unit is located under the stairs of the upstairs unit and is not fire-blocked. This is a fire-spread hazard. A qualified professional must install 5/8 inch drywall under the stairs as fire-blocking.



6.11.A Item 2 (Picture)



6.11.A Item 3 (Picture)

(4) Stored items limited inspection of heating unit which was inspected from the other side of the items, from a distance. Closer inspection may reveal additional conditions.



6.11.A Item 4 (Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(B) . UPSTAIRS UNIT

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

STYLES & MATERIALS: UPSTAIRS UNIT

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Carpet
Laminated T&G
Tile

Window Types:
Metal Frame
Single Pane

Cabinetry:
Composite/press board

Countertop:
Laminate

Kitchen GFCI:
No

Bathroom GFCI:
Yes

Hallway Smoke Alarm:
Yes

CO Alarm:
Yes

Bedroom Smoke Alarms:
No

Heat Type:
Wall Furnace

Heater Energy Source:
Natural gas

Heat/HVAC System Brand:
WILLIAMS

Ductwork:
N/A

Exhaust/Range hood:
No

Operable Fireplaces:
None

Permanent Built In Cooling Equipment Type:
None

Range/Oven:
No Oven/Range Installed

Dishwasher:
No Dishwasher

Shower Wall Material:
Fiberglass

ITEMS: UPSTAIRS UNIT

6.0.B GENERAL

Upstairs unit is a small 1 bedroom unit that is very sparsely furnished and lacks certain essentials such as a refrigerator or stove.

6.1.B KITCHEN

(1) Upstairs unit has the potential for a kitchenette, but has no refrigerator and no stove, so for all practical purposes it has no functional kitchen. Proceed/upgrade/modify as needed using licensed labor performed to code.



6.1.B Item 1 (Picture)

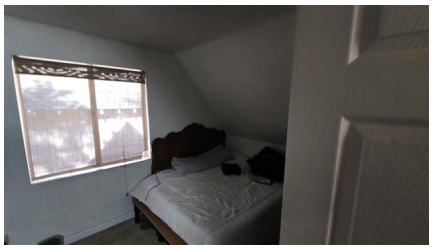
(2) Hole under the sink in the kitchen of the upstairs unit can allow pests in and out of the wall. Seal accordingly.



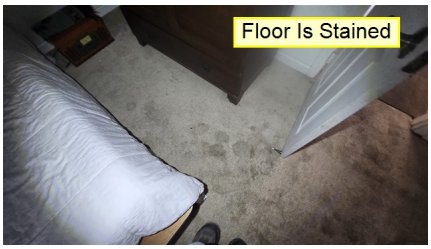
6.1.B Item 2 (Picture)

6.2.B BEDROOMS

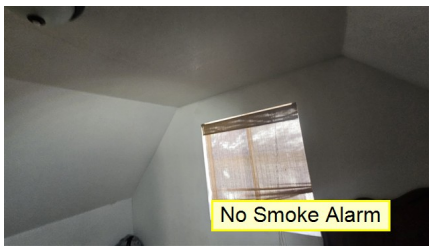
Bedroom area has no smoke alarm and some damaged flooring. Correct as needed.



6.2.B Item 1 (Picture)



6.2.B Item 2 (Picture)



6.2.B Item 3 (Picture)

6.3.B BATHROOM(S)

(1) In the upstairs unit the kitchen has no GFCI (which is a shock hazard) and the bathroom outlet is GFCI protected, however its GFCI circuit is shared with the other two rental units and the reset is outside in an electric panel who's access panel (cover) is blocked by railing. A licensed electrician must correct both of the above.

(2) Missing escutcheon plate (flange) in upstairs bathroom shower must be installed.



6.3.B Item 1 (Picture)

6.4.B SMOKE & C.O. ALARMS

There are no smoke detectors in the bedroom in the upstairs unit. Smoke detectors are required here and must be installed.

6.5.B WALLS & CEILINGS

There are some signs of past repairs.

6.6.B FLOORS

(1) Flooring is in in fairly poor condition with stained carpet and other damages. Grout in the tile floor is damaged as well. A flooring contractor must correct.

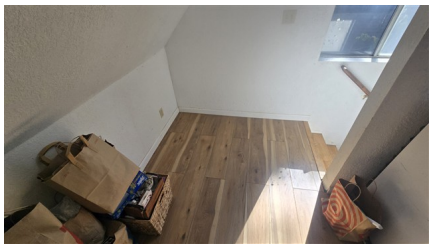


6.6.B Item 1 (Picture)



6.6.B Item 2 (Picture)

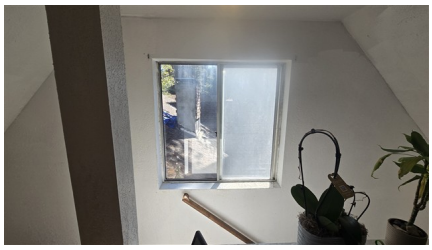
(2) To some extent the flooring in the upper unit is also sloped, though not as dramatically as in the middle unit. A contractor should advise.



6.6.B Item 3 (Picture)

6.7.B REPRESENTATIVE SAMPLE OF WINDOWS

There is a window in the stairwell that is not tempered glass in the upstairs unit. This is unsafe. A window contractor must correct.



6.7.B Item 1 (Picture)

6.8.B OUTLETS, FIXTURES, SWITCHES, ELECTRICAL

In occupied units we are limited as to which outlets are accessible to test.

6.9.B GFCI

This Unit shares its GFCI circuit with the other units and has No GFCI protection for the kitchen. The shared reset is outside in a panel who's cover is blocked by railing. This is impractical. This is not safe. A licensed electrician must correct.

6.10.B HVAC HEATING/COOLING

Wall furnace gas supply shut off. The wall furnace was not tested.



6.10.B Item 1 (Picture)

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6(C) . DOWNSTAIRS UNIT

DESCRIPTION

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

STYLES & MATERIALS: DOWNSTAIRS UNIT

Ceiling Materials:
Drywall

Wall Material:
Drywall

Floor Covering(s):
Laminated T&G
Tile

Cabinetry:
Wood

Kitchen GFCI:
Yes

Bathroom GFCI:
No

Hallway Smoke Alarm:
Yes

CO Alarm:
Yes

Bedroom Smoke Alarms:
No

Heat Type:
None

Heater Energy Source:
None

Exhaust/Range hood:
No

Operable Fireplaces:
None

Permanent Built In Cooling Equipment Type:
None

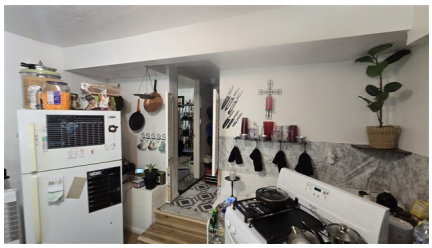
Range/Oven:
Oven/Stove = Yes, No Anti-Tip

Shower Wall Material:
Fiberglass

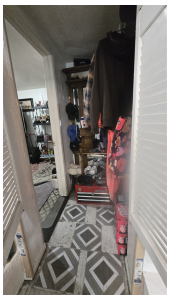
ITEMS: DOWNSTAIRS UNIT

6.0.C GENERAL

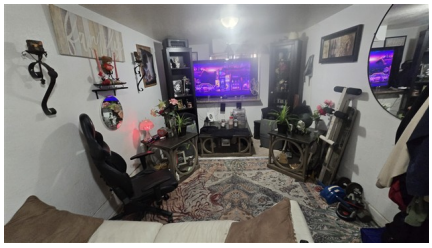
The down stairs unit was a two bedroom one bathroom unit (depending on definitions of such) that was lived in and densely furnished x decorated, greatly limiting visibility and access compared to the other more sparsely furnished units. It is below grade and possibly more vulnerable to moisture intrusion than other areas/ other units, however furniture, storage, and decor can all conceal signs of moisture intrusion.



6.0.C Item 1 (Picture)



6.0.C Item 2 (Picture)



6.0.C Item 3 (Picture)

6.1.C KITCHEN

(1) Clutter in the kitchen limits our visual inspection and could disguise reportable conditions.

(2) Older components with typical age/use related wear & tear. The kitchen sink is worn but still functioning.



6.1.C Item 1 (Picture)

(3) Stove or oven used for storage = not tested.

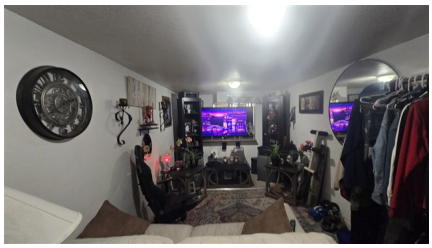
6.2.C BEDROOMS

(1) In occupied units we are limited as to what we can see in the bedrooms. If/when vacated conditions may be revealed.



6.2.C Item 1 (Picture)

(2) The large downstairs bedroom may not meet the dimensional requirements of a bedroom in terms of minimum natural light opening for a room that size. Refer to appraisal for such matters and proceed accordingly.



6.2.C Item 2 (Picture)

6.3.C BATHROOM(S)

(1) Bathroom is fan vented... the layout of the downstairs bathroom may not meet modern dimensional standards. Bathroom fixtures appeared to be functional.



6.3.C Item 1 (Picture)

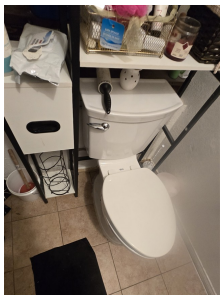


6.3.C Item 2 (Picture)



6.3.C Item 3 (Picture)

(2) Down stairs bathroom toilet does not appear to be bolted to the floor, only caulked.



6.3.C Item 4 (Picture)

6.4.C SMOKE & C.O. ALARMS

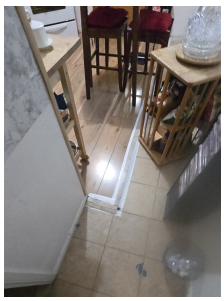
Smoke alarms were absent from the bedrooms and must be installed there.

6.5.C WALLS & CEILINGS

There are numerous past repairs in the walls and ceilings of the down stairs unit..

6.6.C FLOORS

(1) There is an non-professional, non-conforming flooring installation. In particular the seam that separates the tile and laminate is in sub standard condition and non-conforming. A licensed flooring contractor should correct as needed.d



6.6.C Item 1 (Picture)



6.6.C Item 2 (Picture)



6.6.C Item 3 (Picture)

(2) Flooring vinyl tiles are missing in the downstairs unit hallway. The sub floor padding should be tested for asbestos.



6.6.C Item 4 (Picture)

6.7.C DOORS

Opened and closed.

6.8.C REPRESENTATIVE SAMPLE OF WINDOWS

In occupied units we are limited as to which windows are unobstructed to test. We do not test obstructed/ blocked/partially blocked windows.

6.9.C OUTLETS, FIXTURES, SWITCHES, ELECTRICAL

(1) In occupied units we are limited as to which outlets are accessible to test.

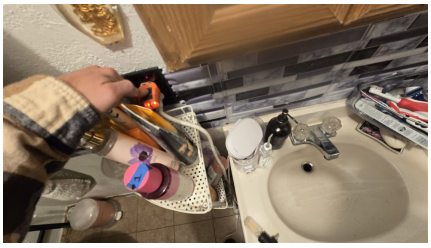
(2) Some down-stairs outlets are missing cover plates and must have those installed.



6.9.C Item 1 (Picture)

6.10.C GFCI

The kitchen GFCI shares a circuit with the other two rental units which is not to modern standards and the reset is outside in a not readily accessible panel. This is inconvenient, unsafe, impractical and overall non conforming. A licensed electrician must correct.
Moreover the bathroom in the lower story unit has no GFCI protection which is unsafe and GFCI must be professionally installed in that bathroom.



6.10.C Item 1 (Picture)

6.11.C HVAC HEATING/COOLING

Downstairs unit has no built in heat. Heat is a habitability requirement A licensed HVAC contractor must install a permanent built-in heat source.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. ELECTRICAL SYSTEM FOR BUILDING

DESCRIPTION

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

STYLES & MATERIALS: ELECTRICAL SYSTEM FOR BUILDING

Electrical Service Conductors:
Overhead service
220 volts

Panel Capacity:
200 AMP

Panel Type:
Circuit breakers

Electric Panel Manufacturer:
SIEMENS

Branch wire 15 and 20 AMP:
Copper
Where visible

Wiring Method:
Romex
Conduit
Not Visible

ITEMS: ELECTRICAL SYSTEM FOR BUILDING

7.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

(1) All 3 units share a single panel. This is not advisable. When you have 3 separate rental units you should have 3 separate electric panels for practicality, safety, function and compliance with residential electrical standards. A licensed electrician should evaluate, advise and correct as needed.

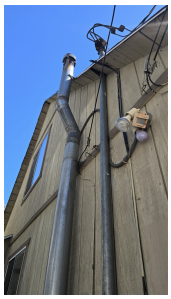


7.0 Item 1 (Picture)



7.0 Item 2 (Picture)

(2) Service entrance appears to be too close to the heater vent. The electric utility should evaluate and advise.



7.0 Item 3 (Picture)

(3) Panel cover is not labeled and must be labeled for safety



7.0 Item 4 (Picture)

(4) There are scorch marks in the main panel bus bar. A licensed electrician should advise.



7.0 Item 5 (Picture)

7.1 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

Not only do the 3 units share an electric panel, some of the circuits in that panel serve all 3 units. This is highly nonconforming. A licensed electrician should advise.

7.2 CONNECTED DEVICES AND FIXTURES (OBSERVED FROM A REPRESENTATIVE NUMBER OPERATION OF CEILING FANS, LIGHTING FIXTURES, SWITCHES AND RECEPTACLES LOCATED INSIDE THE HOUSE, GARAGE, AND ON THE DWELLING'S EXTERIOR WALLS)

(1) Most outlets and fixtures in the central story and upper story units were accessible, but high density storage in the lower story unit limited access to outlets.

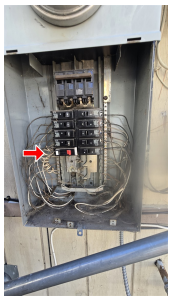
(2) We do not inspect low voltage (internet, communication, ect) wires.



7.2 Item 1 (Picture)

7.3 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

All 3 units share a single GFCI circuit. This in impractical and non conforming. A licensed electrician should advise and proceed accordingly.



7.3 Item 1 (Picture)

7.4 OPERATION OF AFCI (ARC FAULT CIRCUIT INTERRUPTERS)

Old home = no AFCI present. None required unless otherwise mandated by building authorities.

7.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

A walkway railing blocks the outer cover over the main electric panel. This is unsafe and impractical. A licensed electrician should advise.



7.5 Item 1 (Picture)

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

GENERAL SUMMARY

Pro Inspections
951-288-9164
jparker.proinspections@yahoo.com

Customer
Ricardo Morfin

Address
303 Hwy. 138
Crestline CA 92325

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling;** or **warrants further investigation by a specialist,** or **requires subsequent observation.** This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. INTRODUCTION

1.0 INTRODUCTORY NOTES

(2) Some insurance companies have begun to tighten up their standards when they underwrite an insurance policy.

As inspectors we cannot predict the actions of a potential insurance carrier. Therefor, we recommend that you consult with your potential insurance carrier prior to the close of escrow

(4) When inspecting a heavily furnished, occupied building, we as home inspectors/real estate inspectors are limited as to what furnishings or belongings of the occupants we are able to move in our quest to perform a thorough property inspection. Reportable conditions may be revealed when the occupants belongings and furnishings are removed.

(5) Please note that this is not a code inspection. We may make indirect references to building codes & violations to support our opinions, however we are not code inspectors and did not attempt to find every code violation. Moreover, as a business owner, you may be liable for certain health and safety conditions even if not mandated to correct them by local building officials. Therefor, we hope you review our findings with regard to general health & safety, reduction of liability, and even long term profitability in areas such as
HVAC efficiency, rather than with regard to code compliance.

(9) There may be visible or hidden mold in different areas of this structure. Molds are a inaugural part of the natural Bio-sphere. Given that there are thousands of types of mold, we are not qualified to identify them. It is alleged that certain types of molds have adverse health affects on some people. Establishment of standards as to how much mold will have an adverse affect on human health have not been made yet by the Environmental Protection Agency. Only a laboratory test of air samples and/or suspect materials can determine if and what type of mold

exists. Testing for mold cannot determine if individuals will have an adverse reaction. Testing for mold is outside the scope of this inspection.

(13) All buried/subterranean items and conditions are concealed and outside the scope of this inspection.

(15) The building or buildings were occupied by a business or businesses at the time of inspection. We do not move the occupants' possessions/furnishings/ect. Therefore, reportable conditions could have been concealed by possessions, furnishings, decor, rugs, and any other materials present in the home at the time of inspection.

2. ROOFING SYSTEM

2.0 ROOF COVERINGS

There were various damages on the roof. There were missing shingles on the front roof, Cracked/deteriorated ridge shingles, and what appeared to be tree branch impact damage on the rear roof. A licensed roofer should evaluate and correct however necessary.

2.1 FLASHINGS

Mastic is cracked around the roofing penetration flashings. A licensed roofer must correct.

3. EXTERIOR OF BUILDING

3.0 WALL CLADDING FLASHING AND TRIM

(1) There is some degree of weathering on the exterior wood siding. Give needed maintenance and repaint with exterior rated house paint to preserve it.

(2) Wood siding requires at least two inches of clearance from the concrete walkway and does not have this in some areas. A siding contractor should correct/advise.

3.2 WINDOWS

A broken window on the front exterior is a cut hazard. A window contractor must replace ASAP.

3.3 DECKS, BALCONIES, STOOPS, STEPS, AREAWAYS, PORCHES, PATIO/COVER AND APPLICABLE RAILINGS

The ramp on the left side is the sole access to the lower story unit. this is too steep to be a wheelchair ramp and is not as safe as a staircase for foot traffic during cold/wet/icy conditions. A staircase should be installed. Lack thereof is a slip hazard and a liability.
Maximum slope allowable for a residential walkway is 5%.

3.4 VEGETATION, GRADING, DRAINAGE, DRIVEWAYS, PATIO FLOOR, WALKWAYS AND RETAINING WALLS (WITH RESPECT TO THEIR EFFECT ON THE CONDITION OF THE BUILDING)

(1) The home is partially below grade and below grade areas are inherently more vulnerable to moisture intrusion, however stored items and furnishings limited access to and visibility of those below grade areas of greatest concern. Review if/when vacant.

(2) Driveway has cracks and potential trip hazards. A paving contractor should smooth-out, repair, or otherwise correct.

3.5 EAVES, SOFFITS AND FASCIAS

Some sections of the eaves, fascia board and/or rafter ties, are in poor condition and should be serviced by a qualified pest professional. At least some of the facia boards will very likely need to be replaced.

3.6 TRIM

(3) Loose trim on the front right exterior should be secured as needed.

(4) Chipped and peeling paint on exterior trim should be service/repainted by a qualified professional house painter.

4. STRUCTURAL COMPONENTS

4.0 FOUNDATION BASEMENTS CRAWLSPACES (REPORT SIGNS OF WATER INTRUSION)

The foundation crawlspace (build-up) is partially blocked off by stored items. This greatly limited access to the under-building foundation space. From what we could see it did appear that there was no visible bolting. Given that the home was built before San Bernardino County homes required to be seismically anchored/bolted it possible that the home is not secured to the foundation. THis would leave it seismically vulnerable. Thus a licensed foundation contractor should evaluate further with unobstructed access and make any prudent/necessary reenforcements or retrofits so that the home is not seismically vulnerable.

4.4 RETAINING WALL

Retaining wall on right side neighbor's side of the fence is cracked but even if it is on their side of the fence it can still effect this property.

5. PLUMBING SYSTEM FOR BUILDING

5.5 LAUNDRY ROOM

An added laundry room is present that does not conform to past or present structural standards for part of the living space. A licensed contractor should evaluate, advise, and structurally reenforce as needed.

6(A) . CENTRAL STORY UNIT

6.0.A GENERAL

Central story unit is 2 bedrooms one bathroom with an added on, unused laundry room. Some copper piping was seen. It was fairly dirty and has visible mold growing in the walls, under the sink, on window sills, inside the dishwasher and in the laundry room. The mold should be tested ASAP to determine if the unit is safely habitable and a water damage restoration company should proceed accordingly.

6.1.A KITCHEN

(1) The dishwasher is moldy and items inside are covered in mold. This is highly unsanitary and unsafe. Dishwasher should be removed or replaced. A mold damage restoration company should mitigate all mold as needed.

(4) Clutter in the kitchen limits our visual inspection and could disguise reportable conditions.

(5) There is no vent over the stove and worse there is an exposed wooden cabinet just 13.6 inches above the burner which is a major fire hazard. The cabinet must be removed and ideally a hood + fan with vent to exterior should be added by a licensed contractor.

(6) Water has dripped behind the kitchen cabinet where there is no back splash and caused apparent mold growth. This is potentially unsafe and unsanitary. A mold inspector should sample & lab test it to identify it and then a water damage & mold damage restoration contractor must repair accordingly.

6.3.A BATHROOM(S)

(1) The fiberglass tub/shower(s) in the central story unit is chipped/cracked, which is a leakage risk (if not already leaking into confined/concealed space). The tub/shower(s) must be professionally resurfaced to prevent future leakage.

(2) The toilet is extremely loose in the central story unit . This is a leakage risk. A licensed plumber must correct.

6.5.A WALLS & CEILINGS

(1) There is mold growing on the wall and window sill in the laundry room and mold growing on the back wall of the under-sink cabinet. This is unsanitary and can be a major health and safety hazard depending on what type of spores may be present. A licensed mold inspector should sample to determine the variety of mold and advise accordingly.

6.6.A FLOORS

(1) Central story, laminate flooring in the kitchen is in poor condition and overdue for replacement.

(2) Floors are sloped in the central story unit. A licensed contractor could evaluate and level out, or other-wise advise.

6.7.A DOORS

(3) Thresholds at every doorway in the central story are raised and are a trip hazard. A licensed contractor should correct as needed.

6.8.A REPRESENTATIVE SAMPLE OF WINDOWS

(1) Windows in the central story unit have failed thermal panes and fog between the window panes. A window contractor must correct.

(2) Front window of the central story unit is broken. This is a cut hazard. A window contractor must replace.

6.11.A HVAC HEATING/COOLING

(3) The return air in the central story unit is located under the stairs of the upstairs unit and is not fire-blocked. This is a fire-spread hazard. A qualified professional must install 5/8 inch drywall under the stairs as fire-blocking.

6(B) . UPSTAIRS UNIT

6.0.B GENERAL

Upstairs unit is a small 1 bedroom unit that is very sparsely furnished and lacks certain essentials such as a refrigerator or stove.

6.1.B KITCHEN

(1) Upstairs unit has the potential for a kitchenette, but has no refrigerator and no stove, so for all practical purposes it has no functional kitchen. Proceed/upgrade/modify as needed using licensed labor performed to code.

(2) Hole under the sink in the kitchen of the upstairs unit can allow pests in and out of the wall. Seal accordingly.

6.4.B SMOKE & C.O. ALARMS

There are no smoke detectors in the bedroom in the upstairs unit. Smoke detectors are required here and must be installed.

6.6.B FLOORS

(1) Flooring is in in fairly poor condition with stained carpet and other damages. Grout in the tile floor is damaged as well. A flooring contractor must correct.

(2) To some extent the flooring in the upper unit is also sloped, though not as dramatically as in the middle unit. A contractor should advise.

6.7.B REPRESENTATIVE SAMPLE OF WINDOWS

There is a window in the stairwell that is not tempered glass in the upstairs unit. This is unsafe. A window contractor must correct.

6(C) . DOWNSTAIRS UNIT

6.0.C GENERAL

The down stairs unit was a two bedroom one bathroom unit (depending on definitions of such) that was lived in and densely furnished x decorated, greatly limiting visibility and access compared to the other more sparsely furnished units. It is below grade and possibly more vulnerable to moisture intrusion than other areas/other units, however furniture, storage, and decor can all conceal signs of moisture intrusion.

6.2.C BEDROOMS

(2) The large downstairs bedroom may not meet the dimensional requirements of a bedroom in terms of minimum natural light opening for a room that size. Refer to appraisal for such matters and proceed accordingly.

6.5.C WALLS & CEILINGS

There are numerous past repairs in the walls and ceilings of the down stairs unit..

6.6.C FLOORS

(1) There is an non-professional, non-conforming flooring installation. In particular the seam that separates the tile and laminate is in sub standard condition and non-conforming. A licensed flooring contractor should correct as needed.d

(2) Flooring vinyl tiles are missing in the downstairs unit hallway. The sub floor padding should be tested for asbestos.

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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ELECTRICAL ISSUES

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3. EXTERIOR OF BUILDING

3.8 OTHER

(2) Running splices on exterior electrician are fire hazards a licensed electrician must correct.

6(A) . CENTRAL STORY UNIT

6.1.A KITCHEN

(2) The garbage disposal power supply is using a chopped & spliced extension cord segment for a power supply and it is missing a connector/clamp and the wires are loose in that location. This is a shock hazard. A romex connector clamp must be installed to secure the disposal wire.

6.5.A WALLS & CEILINGS

(2) The open junction box at the ceiling of the central story unit must be capped, used or sealed. An electrician can correct as needed.

6.9.A OUTLETS, FIXTURES, SWITCHES, ELECTRICAL

Central story unit contains one or more damaged cover plates that need to be replaced.

6.10.A GFCI

GFCI is working for central story unit (in kitchen and bath) but no local reset was seen inside the unit. One is or more local resets are highly recommended.

6(B) . UPSTAIRS UNIT

6.3.B BATHROOM(S)

(1) In the upstairs unit the kitchen has no GFCI (which is a shock hazard) and the bathroom outlet is GFCI protected, however its GFCI circuit is shared with the other two rental units and the reset is outside in an electric panel who's access panel (cover) is blocked by railing. A licensed electrician must correct both of the above.

6.9.B GFCI

This Unit shares its GFCI circuit with the other units and has No GFCI protection for the kitchen. The shared reset is outside in a panel who's cover is blocked by railing. This is impractical. This is not safe. A licensed electrician must correct.

6(C) . DOWNSTAIRS UNIT

6.10.C GFCI

The kitchen GFCI shares a circuit with the other two rental units which is not to modern standards and the reset is outside in a not readily accessible panel. This is inconvenient, unsafe, impractical and overall non conforming. A licensed electrician must correct.
Moreover the bathroom in the lower story unit has no GFCI protection which is unsafe and GFCI must be professionally installed in that bathroom.

7. ELECTRICAL SYSTEM FOR BUILDING

7.0 SERVICE AND GROUNDING EQUIPMENT, MAIN OVERCURRENT DEVICE, MAIN AND DISTRIBUTION PANELS

(1) All 3 units share a single panel. This is not advisable. When you have 3 separate rental units you should have 3 separate electric panels for practicality, safety, function and compliance with residential electrical standards. A licensed electrician should evaluate, advise and correct as needed.

(2) Service entrance appears to be too close to the heater vent. The electric utility should evaluate and advise.

(3) Panel cover is not labeled and must be labeled for safety

(4) There are scorch marks in the main panel bus bar. A licensed electrician should advise.

7.1 BRANCH CIRCUIT CONDUCTORS, OVERCURRENT DEVICES AND COMPATABILITY OF THEIR AMPERAGE AND VOLTAGE

Not only do the 3 units share an electric panel, some of the circuits in that panel serve all 3 units. This is highly nonconforming. A licensed electrician should advise.

7.3 OPERATION OF GFCI (GROUND FAULT CIRCUIT INTERRUPTERS)

All 3 units share a single GFCI circuit. This in impractical and non conforming. A licensed electrician should advise and proceed accordingly.

7.5 LOCATION OF MAIN AND DISTRIBUTION PANELS

A walkway railing blocks the outer cover over the main electric panel. This is unsafe and impractical. A licensed electrician should advise.

PLUMBING ISSUES

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5. PLUMBING SYSTEM FOR BUILDING

5.0 PLUMBING DRAIN, WASTE AND VENT SYSTEMS

Most of drain waste is concealed under-ground. We strongly recommend getting a sewer camera inspection

5.1 PLUMBING WATER SUPPLY, DISTRIBUTION SYSTEM AND FIXTURES

(2) Visible supply plumbing under home had some corrosion indicative of past or present leaks. licensed plumber should evaluate further and advise.

5.3 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

There is a faint smell of gas near the meter, indicating a gas leak. A licensed plumber or gas company rep must locate and correct as needed.

6(A) . CENTRAL STORY UNIT

6.1.A KITCHEN

(3) Disposal lade is loose/rattles in the kitchen sink and must be tightened down.

(7) The kitchen sink drain in the central story unit slopes uphill. A licensed plumber must correct.

6.3.A BATHROOM(S)

(2) The toilet is extremely loose in the central story unit . This is a leakage risk. A licensed plumber must correct.

6(B) . UPSTAIRS UNIT

6.3.B BATHROOM(S)

(2) Missing escutcheon plate (flange) in upstairs bathroom shower must be installed.

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HEAT/COOL ISSUES

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5. PLUMBING SYSTEM FOR BUILDING

5.3 FUEL STORAGE AND DISTRIBUTION SYSTEMS (INTERIOR FUEL STORAGE, PIPING, VENTING, SUPPORTS, LEAKS)

There is a faint smell of gas near the meter, indicating a gas leak. A licensed plumber or gas company rep must locate and correct as needed.

6(A) . CENTRAL STORY UNIT

6.1.A KITCHEN

(5) There is no vent over the stove and worse there is an exposed wooden cabinet just 13.6 inches above the burner which is a major fire hazard. The cabinet must be removed and ideally a hood + fan with vent to exterior should be added by a licensed contractor.

6.11.A HVAC HEATING/COOLING

(1) Heating was working, but the thermostat has been modified and disable (disconnected wire and peg to limit heat level. A HVAC technician should advise or correct.

(2) Central story unit return air is open, unsecured, and non-conforming. A HVAC contractor should improve/ correct as needed.

(4) Stored items limited inspection of heating unit which was inspected from the other side of the items, from a distance. Closer inspection may reveal additional conditions.

6(C) . DOWNSTAIRS UNIT

6.11.C HVAC HEATING/COOLING

Downstairs unit has no built in heat. Heat is a habitability requirement A licensed HVAC contractor must install a permanent built-in heat source.

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INVOICE

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Inspected By: Jordan Parker

Inspection Date: 10/24/2026
Report ID:

Customer Info:	**Inspection Property:**
Ricardo Morfin **Customer's Real Estate Professional:** David Williamson	303 Hwy. 138 Crestline CA 92325

Inspection Fee:

Service	Price	Amount	Sub-Total
Home Inspection	450.00	1	450.00

Tax $0.00
Total Price $450.00

Payment Method: Zelle
Payment Status: Paid
Note: Thank You for Choosing Pro Inspections!