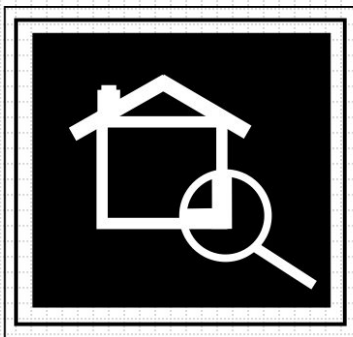
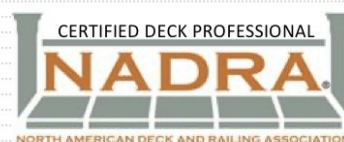


Professional

Inspection Services

Inspection Report



**CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR**

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

Address: 2760 Trenton Ave Cambria, CA 93428

07/09/2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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General Information

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

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

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

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

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

WEATHER CONDITIONS

- 1: Approx. Temperature: 70°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: South

INSPECTION DATE
Wednesday, July 9, 2025

START TIME
8:30 am

FINISH TIME ON-SITE
11:30 am

INSPECTOR
5: Keith Vreeken, MCI

PROPERTY TYPE

6: Single Family

INSPECTION TYPE

7: [Pre-Sale Listing Inspection](#) : This inspection is performed for the seller 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 Systems, Heating and Cooling**, and the **Fireplaces and Chimneys**. Cosmetic conditions are not reported on as part of a home inspection. This report, which can be given to a perspective buyer, is informational only and may not include recent repairs completed after the inspection was performed, nor conditions which may have surfaced since this inspection was completed. The buyer is advised to contact Professional Inspection Services and schedule an on-site review of this report and its findings, for a reduced fee.

YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 1996

9: Occupied.

PRESENT DURING THE INSPECTION

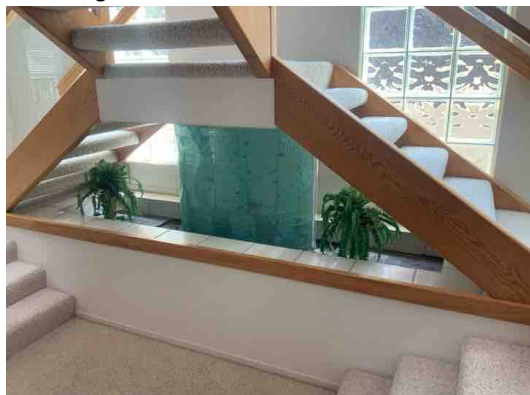
10: Seller - for a short time

11: Alone

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

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

DS 13: Interior planter box. Interior planter box is currently not being used as a planter box. Unable to determine water tightness and current conditions of the waterproof interior planter box under the stairway.



Grounds

DRIVEWAY TYPE

14: Concrete Driveway

15: Asphalt Driveway

DRIVEWAY COMMENTS

16: Driveway appears serviceable.

17: Typical & common cracks found in some areas.

SIDEWALK / WALKWAY TYPE

18: Concrete Walkways

SIDEWALK / WALKWAY COMMENTS

19: Walkways appear serviceable

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

PATIO TYPE

21: Concrete Patios

PATIO COMMENTS

22: Patios appears serviceable.

23: Typical and common cracks found.

Exterior

Any comments as to water intrusion are not intended to be technically exhaustive per CREIA standards. If some water intrusion is evident it is recommended to have all areas of potential water intrusion evaluated by a qualified water intrusion specialist. This is a visual, non-destructive inspection.

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

STRUCTURE TYPE

24: Wood Framed

EXTERIOR WALL COVERINGS

25: Wood Siding

EXTERIOR WALL COMMENTS

26: Exterior walls appear in good condition

DS **27: Disclosure:** Wall insulation type & value not determined. Conditions inside walls cannot be judged.

EXTERIOR GENERAL

E&C **28:** Some moisture and/or bug-type damage and deterioration found at areas of the exterior wood siding and/or trim. Refer to the termite report for additional comments, recommendations, locations and extent.

MR **29:** Deteriorated finish on the exterior wood siding. Maintenance recommended.

SEALING EXTERIOR

MR **30:** Recommend sealing around the exterior light fixtures making sure they are sealed tight to the wall to help prevent water and/or critter intrusion per installation requirements.

MR **31:** Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes in the exterior siding and trim, exterior light fixtures, around exterior electrical boxes, and where utility pipes and/or wires pass through the exterior walls. Have a qualified painter or licensed professional evaluate the entire exterior and seal where needed.

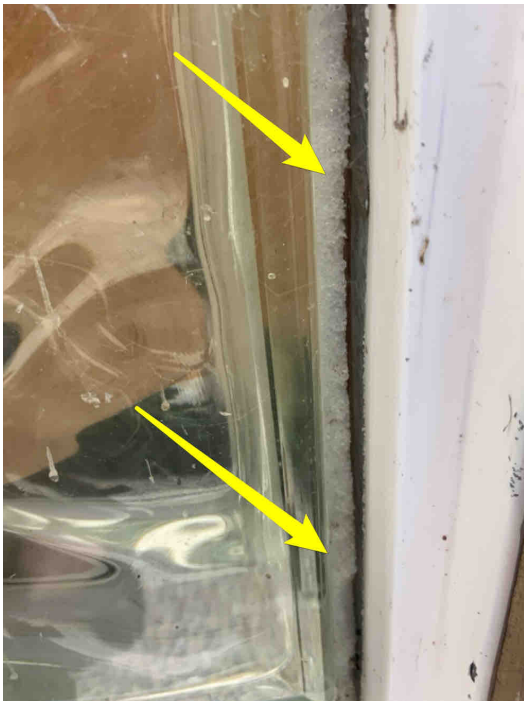
E&C MR 32: Deteriorated and missing sealant around the glass block windows installed on the back of the building. Contact the qualified painter or window installation professional to seal or reseal windows to help prevent additional deterioration and water intrusion.



Example



Example



Example



Example

EXTERIOR TRIM

33: TRIM TYPE: Wood

FENCE/ GATES

34: Disclosure: *Fences and gates area outside the scope of a home inspection. Comments made below are informational only and at the discretion of the inspector. The comments below do not in any way constitute a full inspection of the fencing or gates. If concerned have the fences and gates evaluated by a fence contractor.*

MR 35: Some Gates and/or latches need adjustment or repairs.

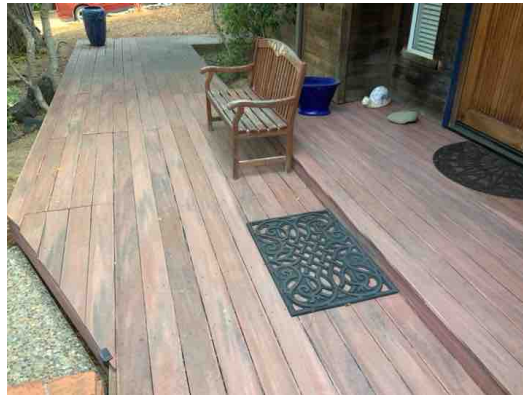
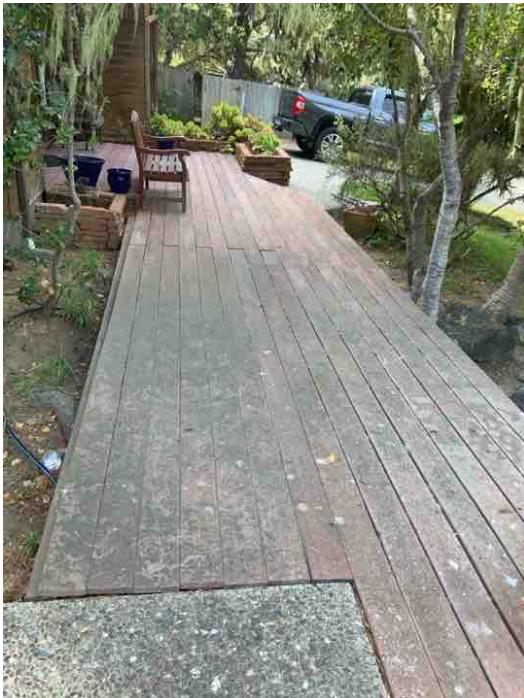
Decks

Deck # 1

LOCATION & TYPE

36: DECK LOCATION: FRONT ENTRY DECK

DECK TYPE: Wood Framed - Synthetic Planks

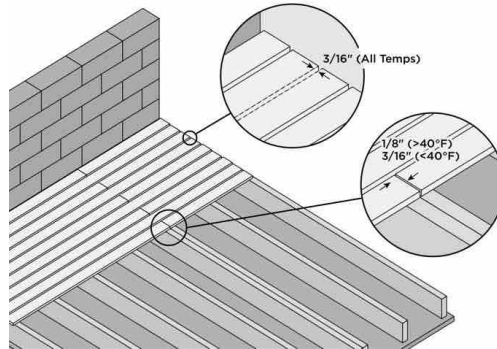
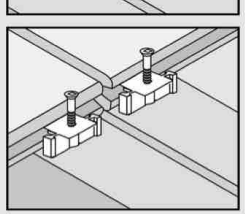


WOOD DECK COMMENTS

37: Some loose lifting boards found at the FRONT ENTRY DECK. Potential trip hazard.

E&C 38: Installation of the FRONT ENTRY DECK synthetic planks do not meet minimum installation standards. The end splices at the synthetic deck planks are required to have a minimum of 1-1/2 inch support under each side of the end splice. Currently the joints are only supported by splitting the single 1-1/2 inch joist and is supported by only 3/4 of an inch. Proper blocking at each splice per minimum standards is recommended per the installation requirements.

For butt joints, where boards meet over a single joist, add a 2" x 4" "nailer" board at the butt joint. This allows screw-in at 90 degrees and allows fasteners to be used at end of each board.

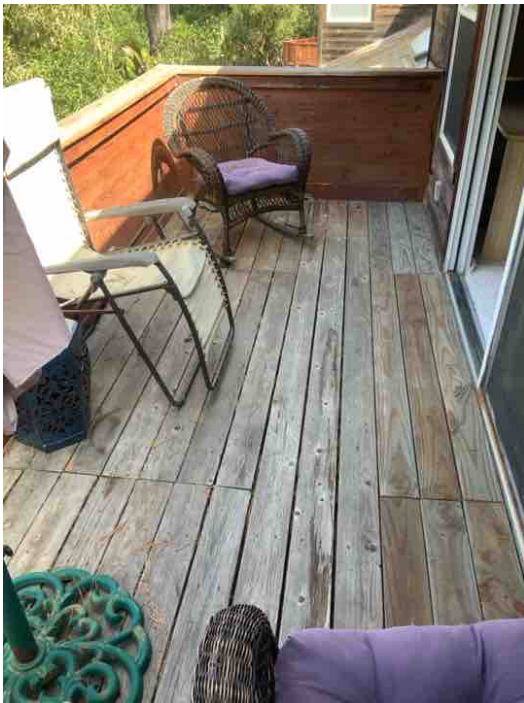


Deck # 2

LOCATION & TYPE

39: DECK LOCATION: UPSTAIRS DECK OFF THE PRIMARY BEDROOM

DECK TYPE: Waterproof with Wood Planking Surface



WOOD DECK COMMENTS

MR **UPG** **40:** Decking found to be installed unusually high at the exterior door threshold. This could lead to water intrusion under the door threshold. Upgrade and monitor as future moisture conditions could manifest.

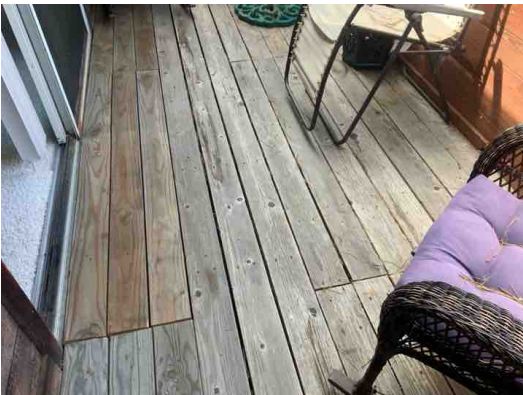


Example

WATERPROOF DECK COMMENTS

E&C **41:** **Disclosure:** Determining if the waterproof coated decking is actively leaking and/or performing water testing of the decking is beyond the scope of this inspection. Inspection and/or maintenance of the waterproof coating should be performed annually.

E&C **42:** Unable to view the deck waterproofing due to the wood planks installed. Condition of the waterproofing and flashing are unknown due to not being visible. Recommend additional review by licensed waterproof deck installation contractor.



FI **43:** Suspected leaking of the UPSTAIRS WATERPROOFED DECK OFF THE PRIMARY BEDROOM. Visible water stains and damage to the garage ceiling below. Recommend additional review by licensed waterproof deck contractor.

DECK RAILING COMMENTS

UPG **44:** Deck railings appear serviceable.

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

45: Level to Minor Slope

COMMENTS

E&C 46: Recommend some proper landscape grading and maintenance along areas of the exterior. This should help ensure the proper flow of site water away from the building(s) and off the property. This will also help prevent an excessive moisture condition and help maintain the proper clearances from the interior floor level, and/or the exterior stucco, wood or other siding to the top of soil. Trim trees and bushes that are making contact with areas of the exterior siding, trim and/or roof.

MR 47: Plants and/or trees touch the buildings exterior and/or the roof. Proper landscape maintenance needed.



UPG 48: Disclosure: Some large trees overhang the house. Buyers should satisfy themselves as to the condition and concerns of large trees that overhang the house by contacting an arborist to evaluate current conditions, and described potential future issues.

Retaining Walls

Inspection of retaining walls is only visual per CREIA standards. Engineering of retaining walls is not performed and is outside the scope of this inspection.

49: Concrete



50: Retaining walls appear serviceable.

DS 51: **Disclosure:** Some common cracks noted at areas of the masonry, stuccoed and/or concrete retaining walls.

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

52: Concrete Slab

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

DS 53: **Disclosure:** Some typical and common cracks noted at visible areas of the concrete perimeter foundation. However, the perimeter foundation is not fully visible. Client is advised to monitor cracks to help determine if future movement or other conditions occur.

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

54: Gable

55: Roof was walked

56: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

57: Asphalt Shingle

Average life expectancy of this roof material: 30 years

There is Approx. 25 +/- years of visible wear.

ASPHALT COMPOSITION SHINGLE COMMENTS

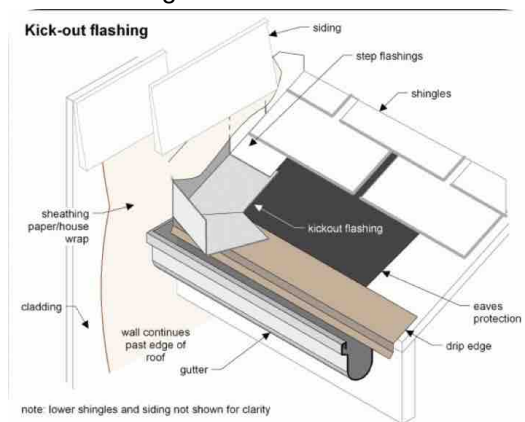
58: Some improper, unfinished installation of the ventilated roof ridge shingles.

Flashings

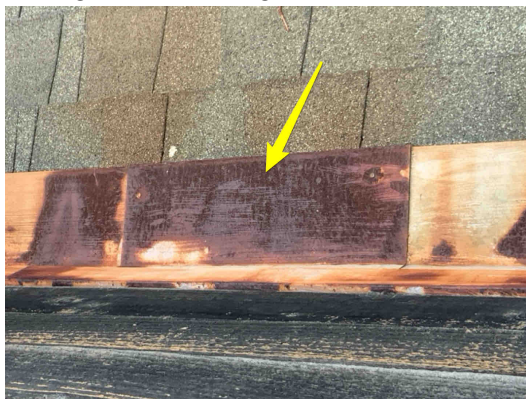
Roof flashings, transitions, and skylights are not water tested for leakage. This is a visual inspection of the roof and its components per CREIA standards. All roofs require continuous and ongoing maintenance. Recommend having the roof serviced regularly by a qualified professional. Contact a licensed roofing professional for recommendations.

ROOF FLASHING

E&C 59: Recommend the installation of proper kick-outs at the bottom of the side headwall channel or step flashings. This can help prevent water intrusion into the wall cavities and help eliminate the discoloration of the exterior siding.



FI 60: Some roof flashings found rusted and deteriorated. Maintenance or replacement of deteriorated and damaged roof flashings are recommended.



Example



Example

SKYLIGHTS

E&C 61: Some of the plastic roof skylights are cracked and damaged. Replacement is warranted. Contact a qualified roofer to evaluate and replace damaged skylights.



Gutters

RAIN GUTTERS

62: Type: Full rain gutter installation.

MR 63: Installed rain gutters / roof drainage systems appear to be in a serviceable condition.

RAIN GUTTER COMMENTS

MR 64: Recommend typical maintenance at the rain gutters, downspouts and underground piping. Recommend cleaning, sealing and/or refastening of loose gutters and downspouts and cleaning the under ground piping and ensure all terminations are proper.

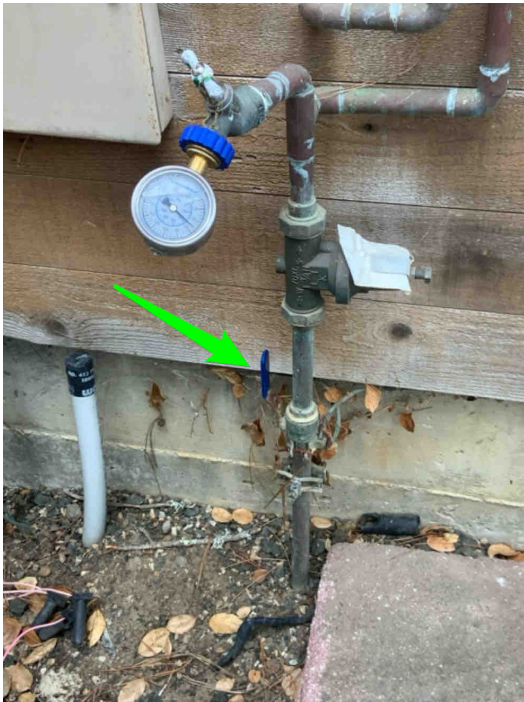
MR DS 65: Underground Gutter Drains: Some of the roof rain gutters, roof drainage downspouts enter into an underground piped drainage system. *The conditions of the underground pipe and its terminations are not visible and are not inspected nor tested. Service regularly. Additional inspecting, cleaning and testing the underground piping is recommended.*

Plumbing

This inspection of the water supply system, waste system and its fixtures and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated by a qualified plumbing professional. Be aware that additional defects may be discovered during a more specific or directed evaluation by a licensed plumbing contractor.

MAIN WATER SUPPLY

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

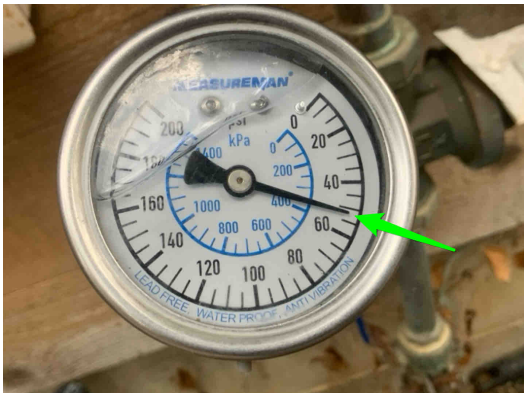


Main water shut off valve

67: Pressure Regulator Installed: YES

68: **Approx. water pressure PSI: 50**

Maximum water pressure for CAMBRIA is: 50 psi.



TYPE OF WATER PIPING

69: 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):

70: Copper

WATER SUPPLY PIPING

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

72: Disclosure: *Pipe conditions inside walls, under insulation in the attic, underground or under the slab, and all inaccessible areas which are not readily accessible and visible are not inspected. Connections and conditions cannot be judged. Water testing not performed.*

HOSE FAUCETS

73: Operated when tested.

UPG 74: Anti-siphon valves are missing / recommended on all exterior hose faucets per Cambria requirements.



Example of an anti-siphon valve on a hose faucet

WASTE PIPING TYPE

75: Type(s) of waste water drain piping that could be seen at the time of the inspection (other piping materials may be present or used underground which are not visible at this time):

76: ABS and PVC

WASTE/SEWER PIPE CONDITION

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

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

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

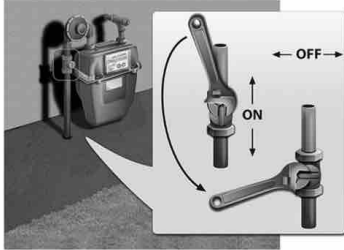
Fuels

FUEL TYPE

78: Gas shut-off appears serviceable.

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

79: Natural Gas. Location of main shut-off: ON THE SIDE OF THE GARAGE



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



Main gas shut off valve

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

80: Water Heater Location: GARAGE

Date: 2024

Size: 50 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

81: Water Heater Operated when tested.

COMBUSTION AIR

82: Proper amount of combustion air.

STRAPPING

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

TPR PIPING

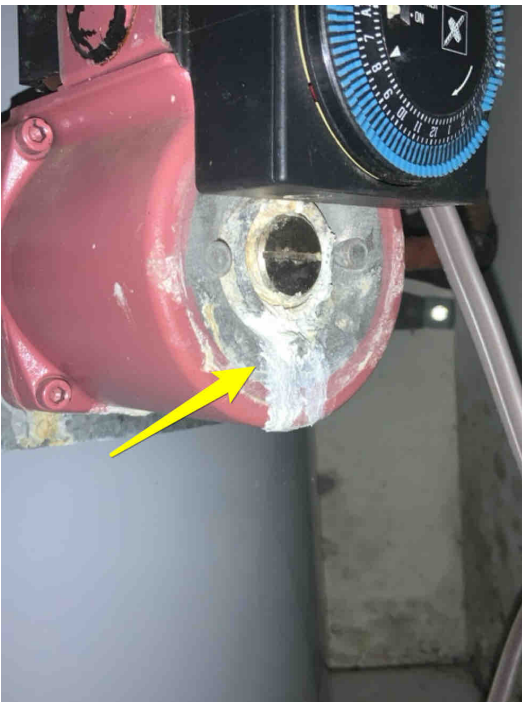
84: The visible areas of the Water Heater TPR (Temperature Pressure Relief) pipe and valve appear serviceable in good condition. *TPR Valve not tested.*

VENT PIPING

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

CIRC. PUMP

86: Water heater circulation pump found damaged and is considered unsafe. Recommend replacement for safety.



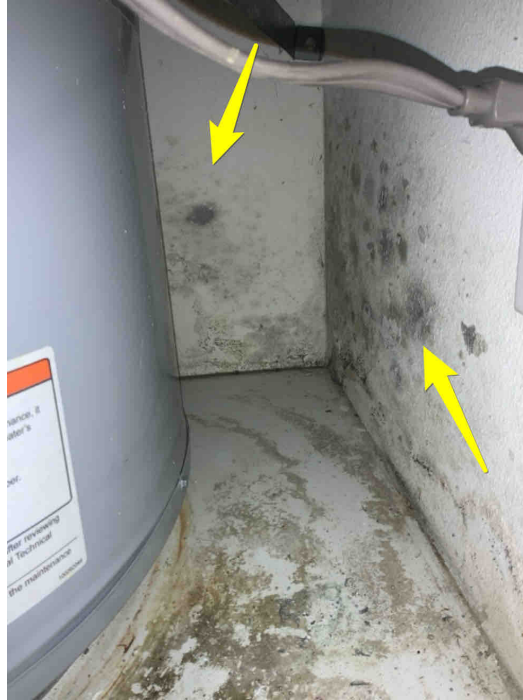
Evidence of past leakage



Evidence of past leakage

PLATFORM ENCLOSURE

SC FI 87: Moisture stains and damage at the drywall areas of the water heater platform and/or enclosure. Some visible mold growth noted on areas of the drywall. Recommend additional review and clean up by a qualified mold remediation professional. Refer to Termite report for additional comments and recommendations.



GAS PIPING

88: The water heater gas piping appears serviceable and in good condition.

WATER HEATER GENERAL COMMENTS

MR 89: Recommend insulation on the HOT and COLD water supply pipes at the water heater per minimum codes and standards.

SHUTOFF

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

DRIP PAN

E&C 91: Missing / recommend a drip pan under the water heater. A drip pan is needed to help prevent damage if a leak were to occur per California plumbing codes and standards. [CPC 507.5]

Kitchen

SINK

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

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

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

MR 95: Recommend sealing the kitchen sink at counter connection and /or the counter top to backsplash.

DISHWASHER

96: Dishwasher operated when tested.

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

97: Doors, seals and racks appears serviceable.

98: Drain line appears serviceable.

MR 99: Leaking found at the dishwasher air gap device on to the sink edge when the dishwasher is draining. Cleaning, repairs or servicing is warranted.

CABINETS & COUNTERS

100: Appear serviceable.

DS 101: Disclosure: The area behind the refrigerator and other kitchen appliances is not accessible, not visible and not inspected.

DISPOSAL

102: Operated when tested.

COOKTOP HOOD

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

MR SU 104: Kitchen cook top exhaust hood and filter are dirty.

MR 105: Missing the knob on the cooktop hood light switch.



Missing knob

COOKTOP

106: The cooktop is Natural Gas and operated when tested



OVEN

107: The *ELECTRIC OVEN* operated when tested.

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

KITCHEN SPECIAL FEATURES

108: Microwave operated when tested.

E&C 109: Unable to test the kitchen Trash Compactor. Missing the required key.



Laundry

LAUNDRY TYPE

110: Gas available for laundry dryer

111: 240-volt outlet provided for laundry dryer.

112: 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.

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

LAUNDRY COMMENTS

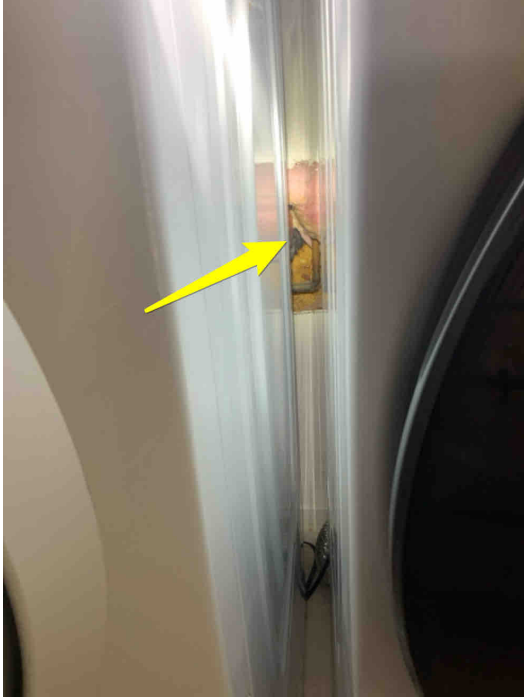
114: Disclosure: *The laundry washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the laundry machines are being transferred with the sale of the property, client should perform due diligence to ensure the proper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



DS 115: Area behind laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

DS 116: Unable to test or verify proper operation of the laundry 110 volt and 240 volt outlet due to occupant's belongings and/or laundry machines. Client should verify proper and safe operation prior to close escrow.

FI DS 117: Missing a small section of the drywall below the hot and cold water supply: **AT THE LAUNDRY.** Ask seller for details. Corrections recommended.



DRYER VENTING

MR 118: Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.

Bathrooms

BATHROOM LOCATIONS

119: PRIMARY BEDROOM BATHROOM



120: UPSTAIRS HALL BATHROOM



121: LAUNDRY AREA 1/2 BATHROOM



TOILETS

122: Toilets are 1.28 gallon per flush

SINKS

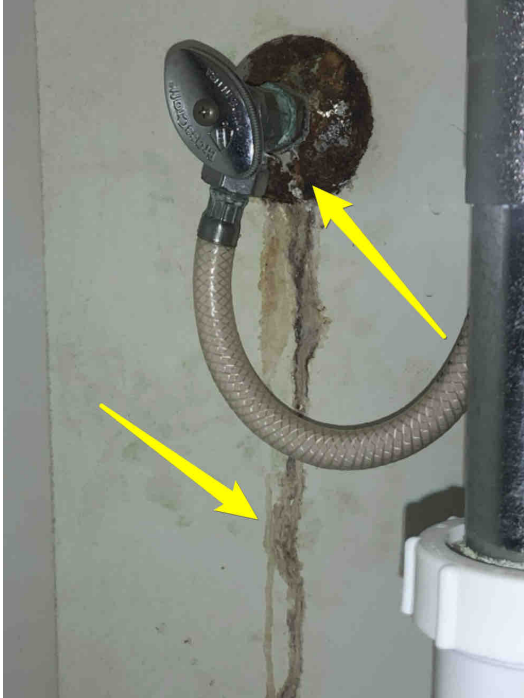
123: Bathroom sink faucet and drain operated when tested.

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

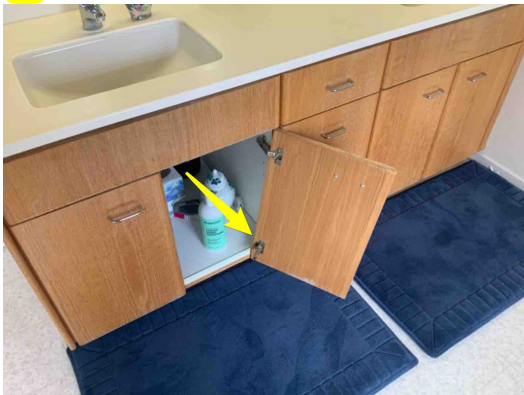
DS 124: Disclosure: *Restricted view in the bathroom cabinets and countertop due to occupant's belongings. Check areas carefully once areas are evacuated and cleaned. If defects are found contact our office to evaluate and document condition.*

125: Bathroom sink aerator(s) are NOT low flow at .5 gpm: LAUNDRY 1/2 BATHROOM.

FI 126: Some moisture stains and/or damage noted in the cabinetry below the sink in the: UPSTAIRS HALL BATHROOM. Evidence of past moderate to heavy corrosion around the sink hot water shut off valve. Have plumber evaluate and correct any potential past or current leakage. Have appropriate professional clean and correct any water damage.



MR 127: Some general maintenance recommended at bathroom cabinetry. Some loose hinges, etc.



Example, loose door hinge

VENTILATION

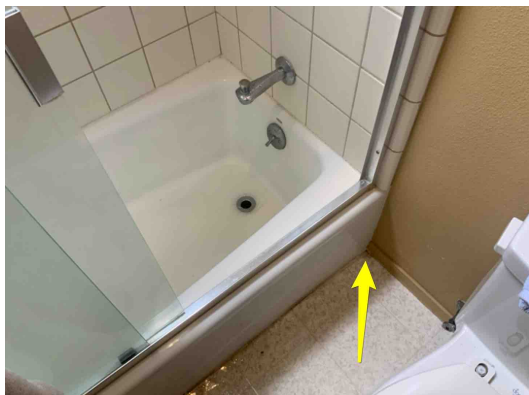
128: Appears adequate.

SU 129: A bathroom exhaust fan is recommended for better ventilation in all bathrooms where not currently installed.

BATHTUBS

130: Operated when tested.

E&C **131:** Some Moisture damage or deterioration to the wood subfloor under the vinyl flooring outside tub:
UPSTAIRS HALL BATHROOM



A Soft spot noted under flooring

SHOWERS

132: Showers operated when tested.

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

-

MR **UPG** **133:** Not all shower heads are "LOW FLOW" with shutoff per local Cambria standards.

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.

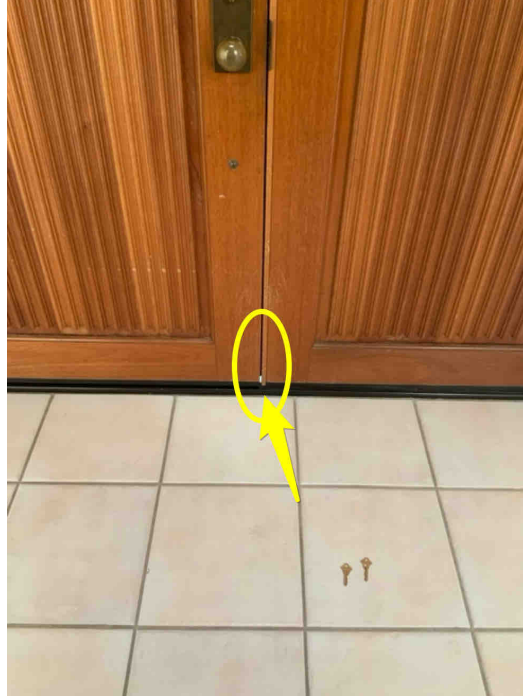
Note: Windows or doors blocked by occupant's belongings, blinds, and/ or window-door coverings are not able to be fully inspected.

FRONT ENTRY DOOR

134: Operated when tested.

135: Door hardware operated when tested.

MR 136: Some visible daylight noted around the exterior front entry door. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.



SLIDING GLASS DOOR

SU 137: The locking hardware at the exterior sliding glass door found difficult to operate at the DEN SLIDER.



INTERIOR DOORS

138: Operated when tested.

WINDOWS

139: Aluminum

140: Some Single and Double pane glass windows installed.

MR 141: WINDOWS: A sampling of the accessible windows operated when tested.

Note: *Windows with blinds or shades or other coverings are not tested. All windows should be serviced by a qualified window specialist to ensure windows operate smoothly and properly and to ensure water tightness. Have all deteriorated weatherstripping replaced. Window blinds, shades, drapes or other window coverings are not inspected and are outside the scope of this inspection. Client should provide their own due diligence and evaluate all window coverings.*

MR 142: Some windows found a little difficult to operate. Maintenance or upgrades are recommended.

MR 143: Disclosure: Missing and/or damaged screens found at some windows.

FI 144: Moisture stains and/or damage on the inside at some window sills. Some windows may have been left open during the rainy weather. Refer to the termite report for additional comments and recommendations.



Example



Example

FLOORING

145: TYPE: Tile

146: TYPE: Vinyl / Linoleum

147: TYPE: Carpet

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

149: Disclosure: *Furnishings and occupants' belongings prevent full inspection. Do a careful check prior to closing.*

UPG DS 150: Disclosure: Some cracked floor tiles noted in areas of the house.

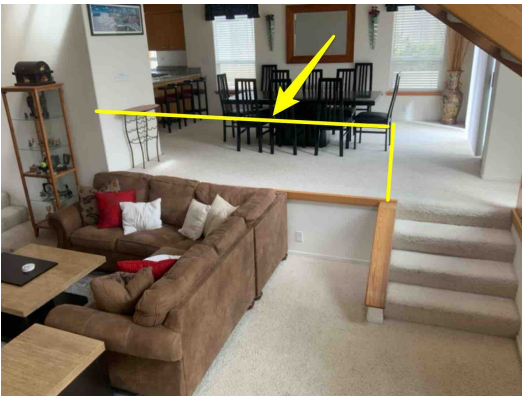


Example



Example

151: Railings are recommended, not required, as an safety upgrade around the SUNKEN LIVING ROOM to prevent a fall.



Example location



Example location

CEILING TYPE

152: Drywall

153: Wood

WALL TYPE

154: Drywall

WALLS AND CEILINGS

155: 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 156: Disclosure: Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor cracks as future additional movement may occur. Contact a qualified drywall professional for additional information with recommendations to upgrade or repair.

157: 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.

158: Disclosure: *Furnishings and/or occupant's belongings prevent full inspection of the interior, closets and cabinetry. Client is advised to do a careful visual inspection prior to closing and contact our office for an additional inspection if suspicious conditions exist.*

FI 159: Evidence of moisture stains and/or damage at the walls INSIDE THE LAUNDRY ROOM LINEN CLOSET. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



FI 160: Evidence of moisture stains and/or damage at the walls in the LAUNDRY ROOM. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



Water heater in the garage in the backside of the water stain



Water heater in the garage in the backside of the water stain

FI 161: Evidence of past moisture stains & damage at ceiling area in FRONT ENTRY. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



FI 162: Evidence of past moisture stains & damage at ceiling area in INSIDE THE UPSTAIRS HALLWAY BATHROOM-ABOVE THE TOILET. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



Example



Example

FI 163: Evidence of past moisture stains & damage at ceiling area in PRIMARY BEDROOM at the upper wood beam. Suspected condensation buildup due to poor or improper ventilation of the roof system. Recommend further review of the water stains to determine the cause, the current condition and repairs as needed.



Example



Example



Example

FI 164: Evidence of past moisture stains & damage at ceiling area in AROUND THE STAIRWAY AREA SKYLIGHT. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



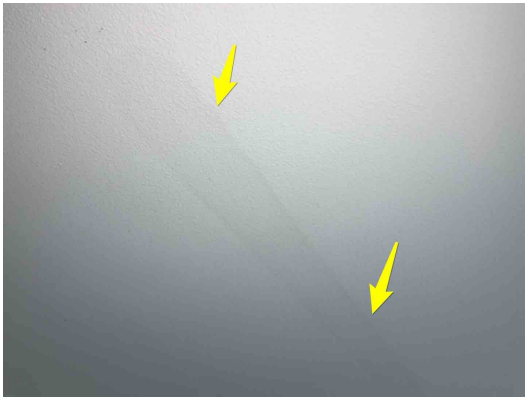
FI 165: Evidence of past moisture stains & damage at ceiling and walls in the GARAGE ABOVE THE VEHICLE DOOR (Upstairs bedroom waterproof deck above the stains). Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.





Example

FI 166: Evidence of past moisture stains & damage at ceiling area in the downstairs den. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



Example

Interior Stairways

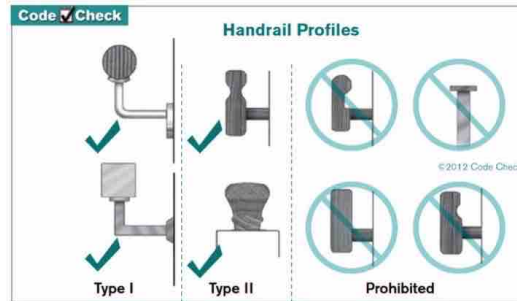
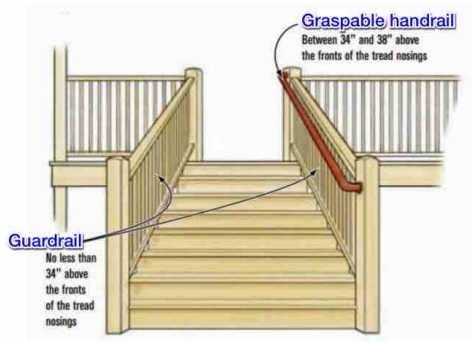
Interior Stairway # 1

INTERIOR STAIRS

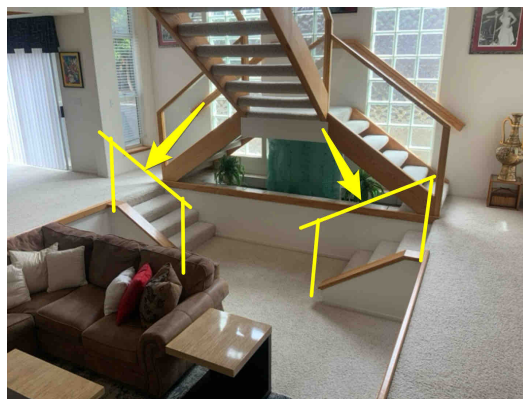
167: Interior Stairways to the living room are serviceable and in good condition.



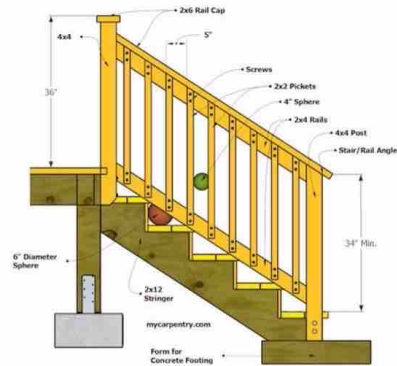
SC 168: Missing a proper gripable handrail and guardrail at some of the interior stairway for safety per standards.



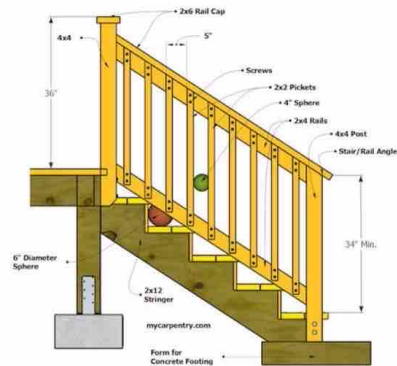
Example location



Example location



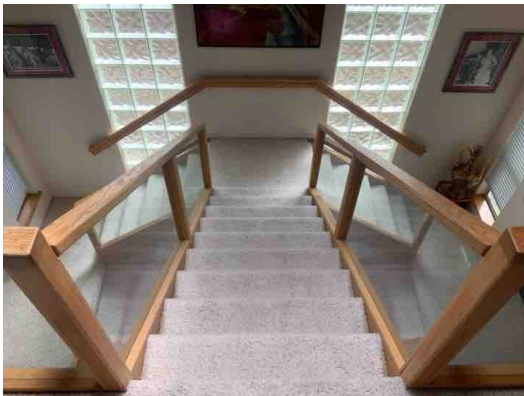
SC 169: Missing the required guardrail at areas of the interior stairway. A Guardrail is required on all interior stairways where the potential fall from the stairway is greater than 30 inches.



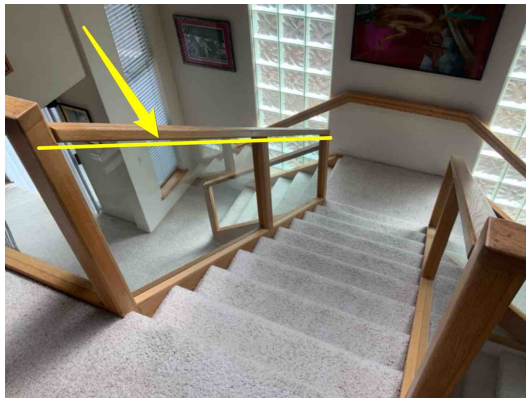
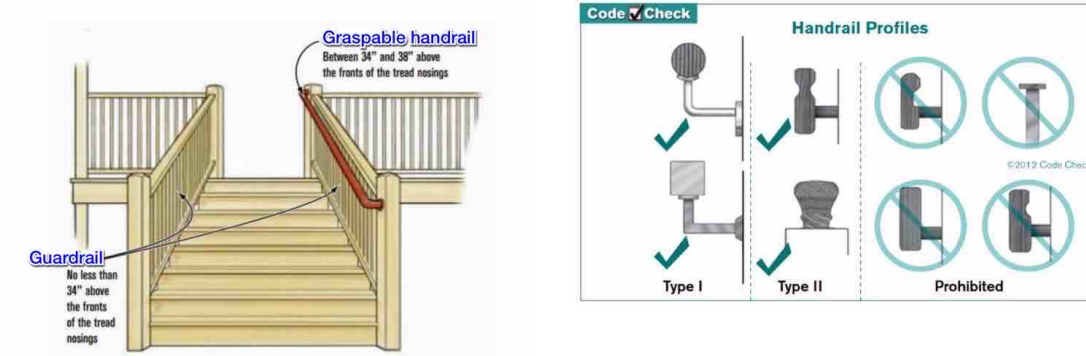
Interior Stairway # 2

INTERIOR STAIRS

170: Interior Stairway to the second story is serviceable and in good condition.



SC 171: Missing a proper gripable handrail at the upper portion of the interior stairway to the UPPER STAIRWAY TO THE SECOND STORY for safety per standards.



Example location

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.

172: LOCATION: GARAGE

FUEL TYPE: Natural Gas

DATE: 1993

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



MR 173: HEATING SYSTEM CONDITION: The heating system operated when tested.

FURNACE FLAME

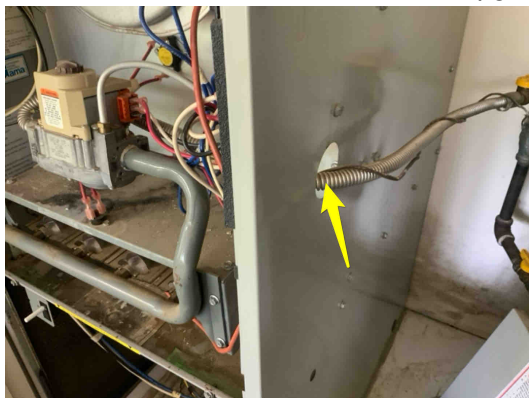
174: The Furnace flame appears serviceable.

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

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



SU 175: Disclosure: It is considered an improper installation to have the flex gas connector pass through the metal sidewall of the furnace cabinet. Upgrades recommended.



VENTING

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

DUCTING/DISTRIBUTION

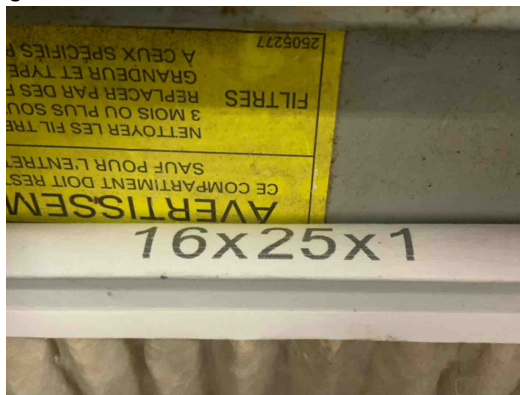
177: Appears serviceable at visible areas.

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

MR 178: Recommend cleaning and sealing inside the floor registers as part of typical ongoing maintenance.

AIR FILTERS

MR 179: Dirty Heating air filter found inside the furnace blower box at the furnace. Recommend cleaning or changing the furnace air filters as part of ongoing maintenance.



air filter size

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

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

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

Main Electrical Panel Ampacity: **200**

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.

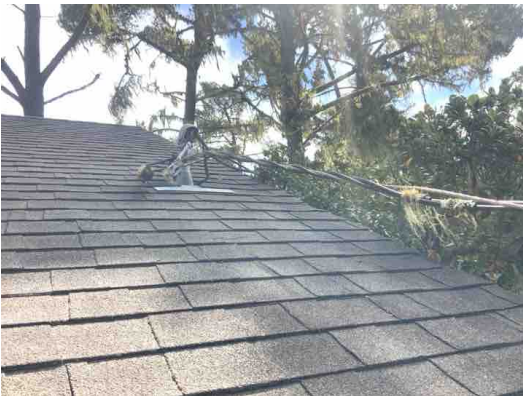


SERVICE

E&C 183: The cover is missing proper fasteners on the CABLE TV exterior main service box. Proper fasteners are needed to help secure the cover as needed to help protect against critter and/or water intrusion into the exterior wall.



SC 184: The overhead electrical service wires found to be improperly installed and are considered unsafe as the wires are hanging too close to the ROOF. A minimum of (18 inches.) needed above a roof for safety per standards. Recommend further review and repair by a qualified and licensed professional familiar with the minimum installation requirements.



PANEL COMMENTS

SC 185: Improper "phasing" noted at some circuit breakers in the MAIN ELECTRICAL PANEL. This is a significant hazard. Recommend further review of all circuits and repair as needed by a qualified / licensed ELECTRICAL contractor. "Improper Phasing" is where two 110-volt wires "circuits" share the same neutral wire. This could lead to overheating of the white wire if the circuits were put under a heavy load / fire hazard. Easy repair by qualified electrical professional.

WIRING/CONDUIT

186: A sampling of the switches, light fixtures and outlets operated when tested.

Disclosure: *Occupant's belongings and furniture are not moved for testing of outlets and switched. Receptacles which are in use or are blocked by child tamper barriers are not tested. If house is occupied or any restricted conditions exist, additional testing is recommended. Additional inspection fees may apply.*

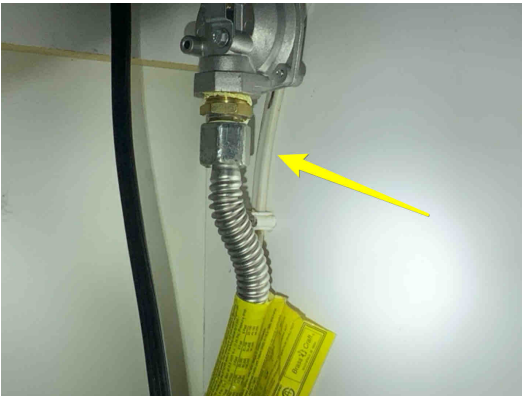
DS 187: *Disclosure: Furnishings and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SU 188: Recommend the installation of GFCI and AFCI outlet protection, Vacancy Sensors and Humidistat switches as required in all locations as a safety upgrade per California current standards.

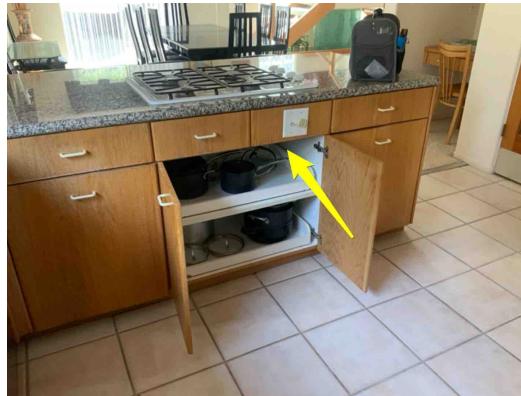
a. Vacancy Sensor light switch: A Vacancy Sensors is a light switches that detect when a space such as a bathroom, garage, laundry room is unoccupied and will automatically turns OFF the lights after a certain amount of time, thereby saving energy.

b. Humidistat Fan Switch: A humidistat is a switch which controls a bathroom exhaust fan and turns the fan on automatically when there is a high level of moisture from the shower, reducing the overall humidity level in the bathroom.

SC 189: Improper and unsafe electrical wiring. Exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards inside the kitchen cabinet below the cooktop.



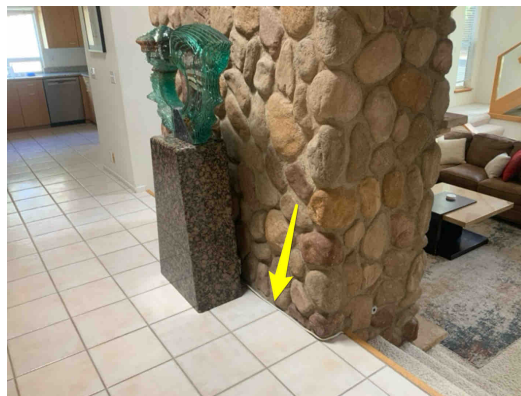
Example



SC 190: Improper and unsafe electrical wiring. Exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: AT SOME ADDED ELECTRICAL WIRING AND OUTLET FOR THE FRONT ENTRY GLASS SCULPTURE



Example



Example

OUTLETS/SWITCHES

SC 191: The electrical outlet strip installed under the kitchen cabinet - left of the kitchen microwave, found loose and in need of some minor upgrades. Corrections warranted for safety.

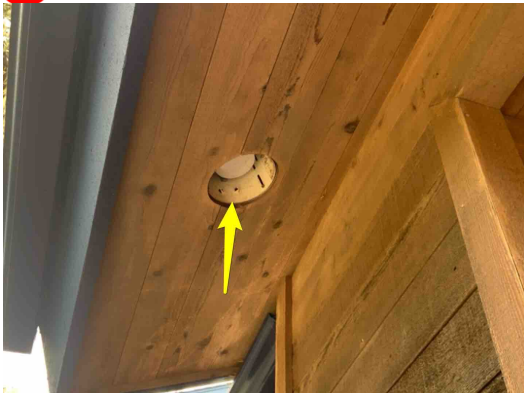


LIGHTING

FI DS 192: Some electrical switches do not operate anything visible, (purpose unknown).

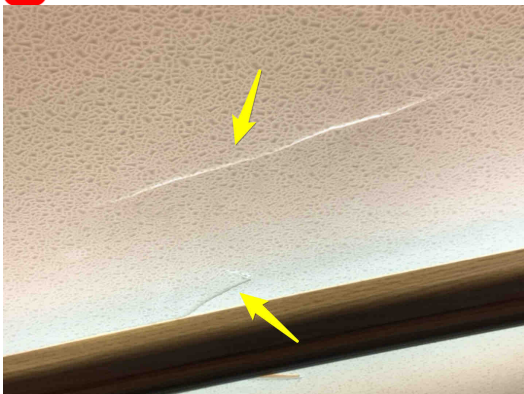
FI 193: Some lights found to be non-operational (check bulbs if still found non-operational contact a qualified electrician to evaluate and repair or replace defective fixtures).

E&C 194: Lens at light fixture is missing at some exterior light



Example

E&C 195: Lens at light fixture is damaged: LAUNDRY ROOM 1/2 BATHROOM



Detectors

SU 196: *SMOKE DETECTORS and CARBON MONOXIDE DETECTORS ARE INSTALLED IN 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.

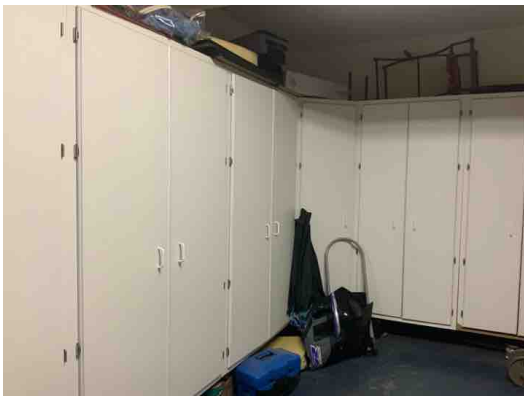
FLOORS

197: Visible areas of the garage floor appears serviceable.

DS 198: Common cracks found in the concrete garage floor.

DS 199: 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.

DS 200: Due to an excessive amount of stored items and/or cabinetry in the garage, the majority of the garage walls and/or floor, is not accessible, not visible, nor inspected. A re-inspection is recommended once access is made available.



Example



Example

MR 201: Disclosure: Some deterioration noted areas of the garage painted floor. Maintenance recommended.



WALLS & CEILINGS

DS 202: *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

DS 203: Walls not fully visible due to occupants' belongings and/or cabinetry.

SC FI 204: Some small holes or openings found in the garage firewall. Corrections warranted for fire safety. Contact an appropriate professional to repair or correct as needed.



FIRE DOOR

205: Operated when tested and appears serviceable.

VEHICLE DOOR TYPE

206: Roll-up

VEHICLE DOOR

207: The garage vehicle door(s) operated when tested.

208: Proper safety springs installed on the garage vehicle door.

MR 209: Note: *It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

VEHICLE DOOR OPENER

210: Operated properly when tested.

211: The garage vehicle door auto opener's safety reverse mechanism operated properly when tested.

Fireplace

FIREPLACE LOCATION

212: **LIVING ROOM**



FIREPLACE TYPE

213: Fireplace Type: **Prefabricated**

SC **214:** Fuel Type: Wood Burning fireplace with Gas, **The unused Gas pipe inside the fireplace is NOT capped for safety.**



PREFABRICATED WOOD FIREPLACE

FI **SU** **215:** Evidence of poor drafting with an unusual buildup of soot/carbon on the inside past the smoke guard and/or outside the LIVING ROOM fireplace.

MR 216: Some minor separations noted at the face of the LIVING ROOM fireplace firebox around the metal prefabricated fireplace where it butts to the back of the rock fireplace face and metal lintel. Maintenance is recommended for fire safety to prevent superheated fireplace gasses from intruding into the confined spaces behind the rock and into the wood framed chase. Contact a qualified Fireplace Professional to perform the needed maintenance.



Example



Example

MR DS 217: Disclosure: Some minor cracks and/or deterioration found in the back wall and floor 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.



Example at the back wall



Example at the fireplace floor

MR 218: Recommend cleaning & sweeping the LIVING ROOM fireplace and chimney by a qualified chimney sweep.

219: The fireplace damper operated when tested.

MR SU 220: Deteriorated and damaged screen at the face of the LIVING ROOM fireplace. Maintenance or replacement recommend.

SC 221: Oversized log grate found in the LIVING ROOM fireplace firebox. The front tip of the log grate should not extend past the back of the smoke guard at the top of the fireplace. This can negatively affect the drafting of the fireplace and allow smoke to back-vent into the house. Recommend replacement with an appropriately sized log grate for safety.

222: The Fireplace hearth extension is serviceable and in good condition.

MR 223: Fireplace glass doors operate when tested. However, Maintenance recommended/ needed.

MR 224: The LIVING ROOM fireplace mantle in good condition.