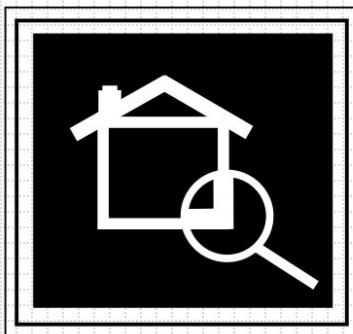




"CERTIFIED"
MANUFACTURED HOME INSPECTOR

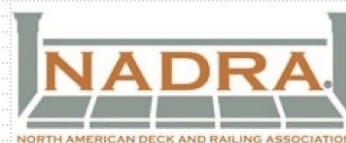
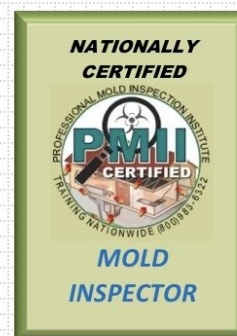


Certified Building Inspector

Professional

Inspection Services

Inspection Report



CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR



Address: 1143 16th St Baywood-Los Osos, CA 93402

03/13/2026

Inspector: Taylor Vreeken, CCI

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

CERTIFIED BUILDING INSPECTOR / State Board Member, CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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General Information

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

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

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

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

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

WEATHER CONDITIONS

1: Approx. Temperature: 51°F
2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

3: East

INSPECTION DATE

Friday, March 13, 2026

START TIME

8:30 am

FINISH TIME ON-SITE

12:00 pm

INSPECTOR

5: Taylor Vreeken, CCI, CMI

PROPERTY TYPE

6: Multi-Family: 4

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. A prospective buyer relying on this report and the original contract, provided by the seller, is required to contact Professional Inspection Services for a report review and to sign a new contract. **Any Buyer who receives this report is required for a fee to sign a new contract and pay for an on-site report review to prevent any misinterpretation of the report findings. Any failure of this requirement releases Professional Inspection Services and its inspectors from any and all liability from the buyer without exception.**

YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 1976

9: Occupied.

PRESENT DURING THE INSPECTION

10: Seller's Agent

11: Tenants

ADDITIONS

DS 12: **Disclosure**: Be aware that some upgrades or additions which may have required building permits were found or suspected. *Client should check with the local building departments for applicable permits.*

Grounds

DRIVEWAY TYPE

13: Asphalt Driveway

DRIVEWAY COMMENTS

UPG 14: Some common and moderate cracks found in areas of the driveway. Client should investigate further the cause and correct.

SU 15: Areas of the driveway are uneven with potential trip hazards. Upgrades recommended.

MR 16: Sealant and general maintenance recommended at the asphalt driveway to help to preserve the overall life.

FI MR 17: Eroded or damaged asphalt found in some areas of the driveway. Maintenance or repairs are recommended.



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.

MR DS 21: Disclosure: Areas of suspected poor drainage with evidence ponding water and/or a visible improper slope of the walkway(s) toward the building.

PATIO TYPE

22: Concrete Patios

PATIO COMMENTS

23: Patios appears serviceable.

24: Typical and common cracks found.

UPG DS 25: Disclosure: Areas of the patios were installed high at or above the exterior siding and/or trim. This can potentially under certain conditions, allow for moisture to collect at the base of the sliding and can cause deterioration or water intrusion.

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

26: Wood Framed

EXTERIOR WALL COVERINGS

27: Wood Siding

EXTERIOR WALL COMMENTS

28: Exterior walls appear in good condition

DS 29: Disclosure: *Wall insulation type & value not determined. Conditions inside walls cannot be judged.*

MR 30: Areas of the exterior are not fully visible and not inspectable due to overgrown foliage and occupant's belongings. Conditions are behind the blockage are unknown. Client is advised to have the obstructions moved to have the areas reinspected.

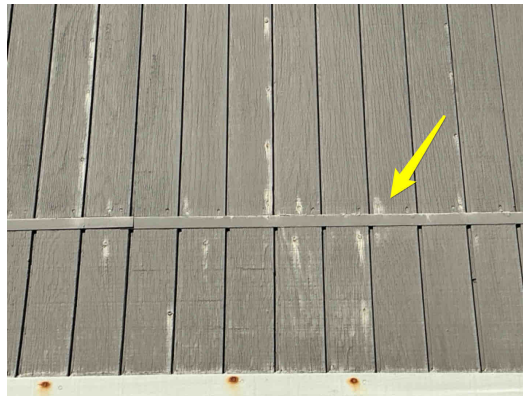


EXTERIOR GENERAL

E&C 31: 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 32: Deteriorated paint at areas of the exterior.



E&C FI 33: Several exterior fasteners found rusted and deteriorated.



E&C FI MR 34: Areas of added or altered exterior wood found unpainted or unfinished. Corrections recommended.



E&C MR 35: Multiple loose, unsealed, and/or damaged fasteners noted throughout the exterior. Further evaluation in corrections/ maintenance recommended.



EXTERIOR TRIM

36: TRIM TYPE: Wood

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

HOODS/ SCREENS

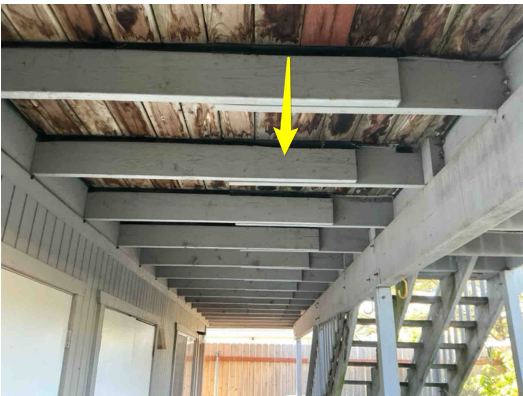
E&C 38: Multiple exterior ventilation hoods/screens found rusted and deteriorated. Maintenance, repairs, or replacement recommended.



Decks

WOOD DECK COMMENTS

E&C SC 39: The UNIT-3 & 4 decks and stairway do not meet minimum construction standards, have heavy moisture damage, and appear to be at the end of serviceable life. **Safety hazard.** Too many individual defects and locations to list. Contact a qualified contractor for evaluation and repairs or replacement.



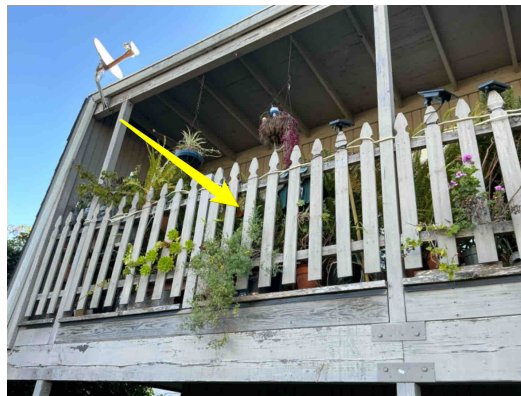
Split joists



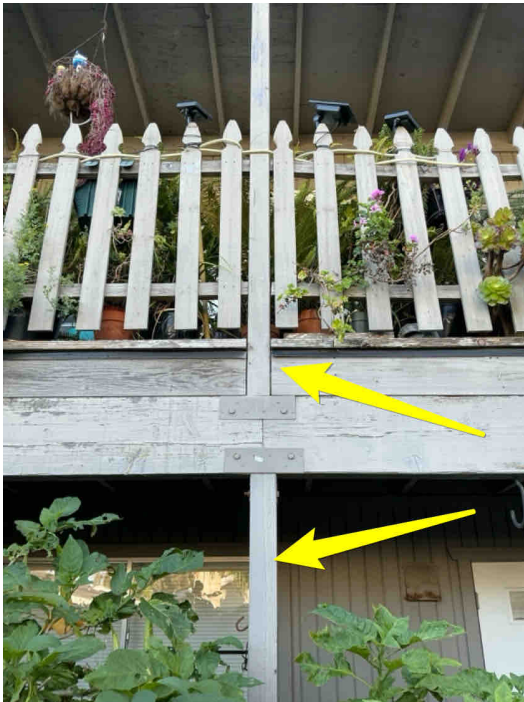
Fungus/ moisture damage



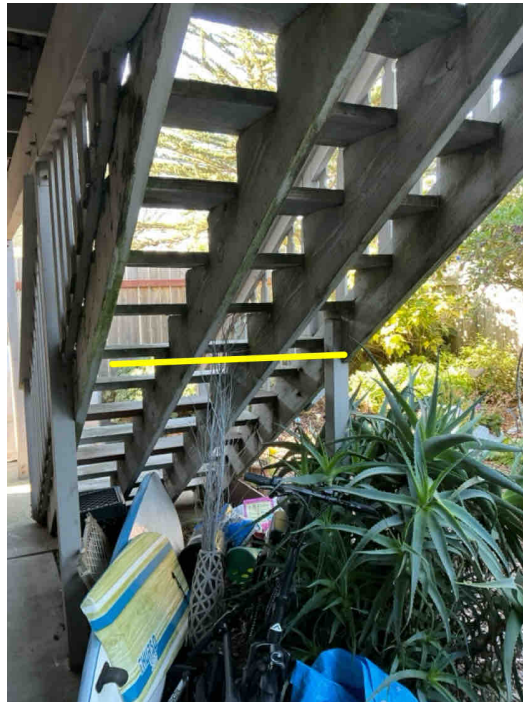
Moisture damage and improper use of a rim joist as a beam



Improper use of fencing pickets as guards



Improper stacked posts



Over-spanned stringers

Grading

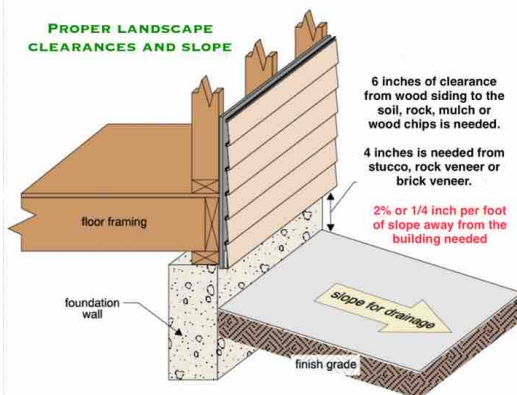
Geological conditions and site stability are outside the scope of this inspection. For further information contact a licensed civil engineer. Off-site water (i.e. street water, water from a neighboring property, or sub-surface water) influences onto this property are outside the scope of this inspection and are not addressed. If concerned, have evaluated by a licensed geotechnical engineer.

SITE SLOPE

40: Level to Minor Slope

COMMENTS

MR 41: Soil level found high along areas of the perimeter of the foundation and exterior siding (recommend 6 inches from the bottom of the exterior siding to dirt, rock, mulch or wood chips).



MR 42: Small areas potential ponding of water on property and/or along areas of the building perimeter. Recommend some proper landscape grading and the installation of underground drainage to help ensure the proper flow of site water away from the structure and off the property. Contact qualified landscape architect for design recommendations.

MR 43: Small areas of insufficient slope of the soil away from the building noted at areas of the exterior. The slope of the soil should allow for water to flow freely away from the building and not toward or along the foundation, and should not allow water to pond or puddle on the property.

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

44: 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.*

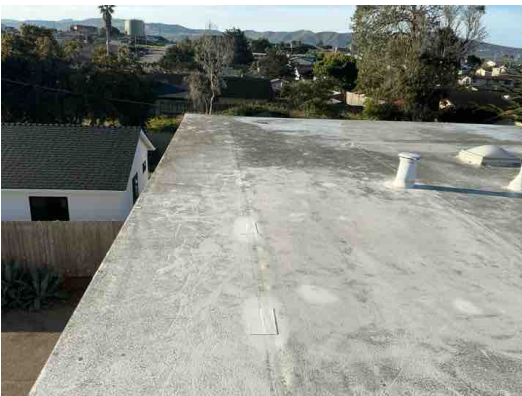
Roof

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 -1

ROOF STYLE

45: Flat or Low Slope





46: Roof was walked

47: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

48: Synthetic Sheet (TPO)

Average life expectancy of this roof material: 25-30 +/-years

There is Approx. 1-5 years of visible wear

TPO ROOF CONDITION

49: ROOF CONDITION: The installed TPO Synthetic roof material appears serviceable, within useful life and in good condition.

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

E&C DS 50: The TPO roofing membrane exhibited visible buckling and wrinkling across portions of the roof surface. These conditions can occur when the membrane is not properly adhered, fastened, or allowed to relax during installation. While the roof may still be functional at this time, excessive wrinkling can lead to premature wear, water ponding, and increased risk of seam failure. Recommend evaluation and correction by a qualified roofing contractor.





DS 51: Disclosure: Small areas of ponding water/ past ponding water on roof noted.



ROOF -2

ROOF STYLE

52: Mansard



53: Notice: The roof is only inspected from the ground or a ladder due to the steep slope of the roof and/or other safety issues. Walking on the roof could cause damage, is not accessible and/or has other safety concern for the inspector.

Disclosure: A roof which cannot be walked by the inspector is not fully inspected due to safety concerns and should be evaluated further by a licensed roofing contractor to determine the overall condition as the inspection from the ground or ladder is a limited scope inspection and may not describe all defects.

ROOF MATERIAL TYPE

54: Asphalt Shingle

ASPHALT COMPOSITION SHINGLE COMMENTS

E&C 55: Several damaged and missing roof shingles noted at areas of the asphalt composition shingle mansard roof. Corrections are needed. Contact a qualified roofer to evaluate the roof and make the appropriate recommendations and repairs as needed.



Flashings

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

ROOF FLASHING

MR 56: [ROOF FLASHING CONDITION](#): Exposed and visible areas of the roof flashings appear serviceable and in good condition.

NOTE: All roof flashing should be inspected and resealed approximately every 3 to 5 years to help maintain water tightness.

SKYLIGHTS

E&C 57: BOTH of the plastic roof skylights are cracked and damaged. Replacement is recommended. Contact a qualified roofer to evaluate and replace damaged skylights.



Gutters

RAIN GUTTERS

UPG 58: Disclosure: No Rain gutters installed. Recommend installing rain gutters in appropriate areas as an upgrade.

Attic

Areas of the attic framing, drywall, electrical, plumbing, etc., are not fully visible or accessible due to the attic insulation and the areas of the attic that are too small for safe access. Refer to the Termite Report for additional comments and recommendations.

ATTIC ACCESS LOCATION

DS 59: Disclosure: No accessible attic or No attic access found or provided in this home.

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

60: Main water supply shut-off location: Exterior - Northwest Corner. *Main water shut-off valve not tested.*



TYPE OF WATER PIPING

61: 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):

62: Copper

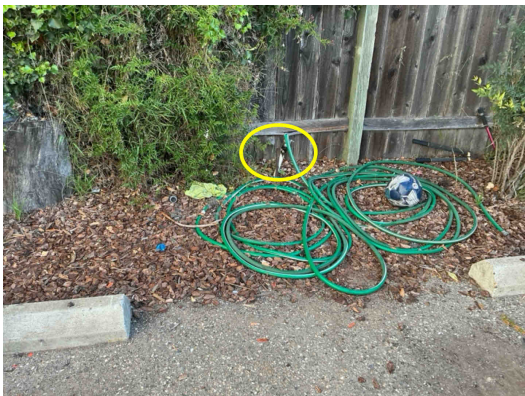
WATER SUPPLY PIPING

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

64: 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.

UPG DS 65: Disclosure: The White Plastic PVC pipe used above ground for faucet, sprinkler or supply piping is fragile, not UV rated, and can break easily. Upgrades are recommended to help prevent future damage or water leakage.

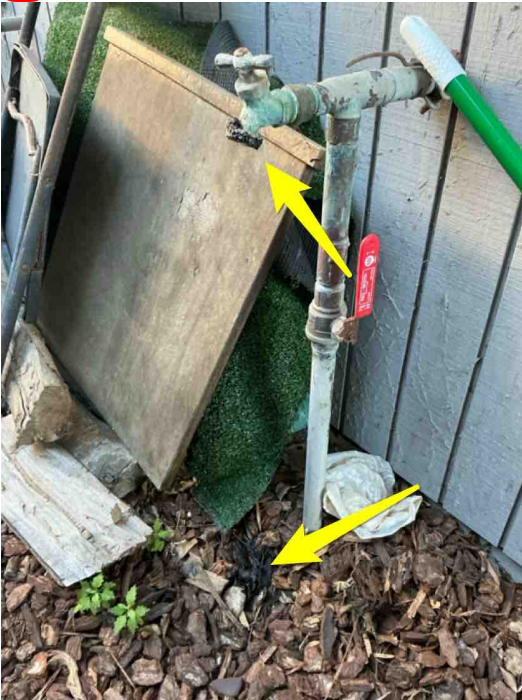
E&C 66: Active water leak found at NORTHEAST EXTERIOR (ADDED HOSE BIB). Recommend further evaluation and repairs by qualified plumbing professional.



HOSE FAUCETS

67: Operated when tested.

E&C 68: The Exterior hose faucet is actively leaking / drips continuously NORTHWEST CORNER OFF MAIN.



WASTE PIPING TYPE

69: 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):

70: ABS and PVC

WASTE/SEWER PIPE CONDITION

71: **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.

FI 72: **Note:** Due to the age of the building and the use of older galvanized, cast iron and/or other type of piping used for the waste and sewer systems, the piping may be nearing or at the end of its useful life. The average life expectancy of these types of piping systems is approx. 50 +/- years and can fail without warning. Some visible or suspected corrosion and/or flow restriction of the old waste piping systems.

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

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

Fuels

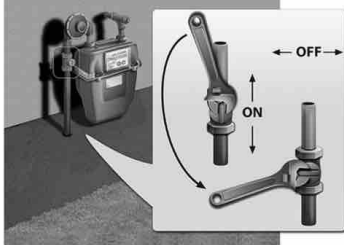
FUEL TYPE

73: Gas shut-off appears serviceable.

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

74: Natural Gas. Location of main Gas shut-off : NORTH SIDE- Exterior

Client is advised to have All fuel-burning appliances (such as furnaces, water heaters, boilers, fireplaces, and gas dryers, etc.) inspected and serviced at least once per year by a qualified technician or the local gas utility provider. Regular inspection helps ensure proper combustion, safe venting, and detection of potential gas leaks or carbon monoxide hazards, and helps maintain safe and efficient operation of the equipment.



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



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.

UNIT-1

WATER HEATER INFORMATION

75: Water Heater Location: WEST MECHANICAL ROOM

Date: 2015

Size: 29 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

76: Water Heater Operated when tested.

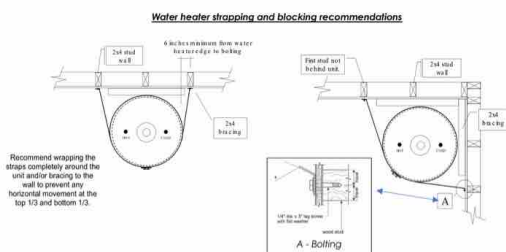
DS 77: Disclosure: The average life of a Water heater is +/- 10 years. This water heater is 11 years old and may be nearing the end of its useful life. Monitor often.

COMBUSTION AIR

E&C 78: Improper amount of combustion air provided for the water heater enclosure per standards.

STRAPPING

E&C 79: The Water heater is loosely strapped & not secured well - moves when pushed . Recommend adding BRACING OR BLOCKING to the wall to properly secure the tank per Uniform Plumbing Code and State Architect Requirements.



TPR PIPING

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

SC 81: The Water heater TPR (temperature pressure relief) pipe improperly terminates. Must terminate downward at the exterior at 6 to 24 inches from the ground.

VENT PIPING

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

PLATFORM ENCLOSURE

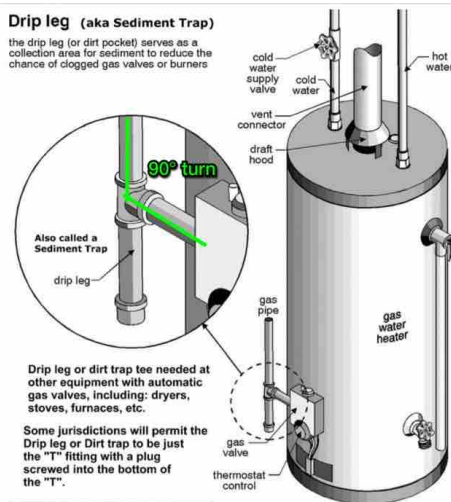
83: The visible areas of the Water heater enclosure and/or platform appears serviceable.

FI 84: Disclosure: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

GAS PIPING

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

SU 86: Recommend the installation of the missing sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements. [CPC 1212.8]



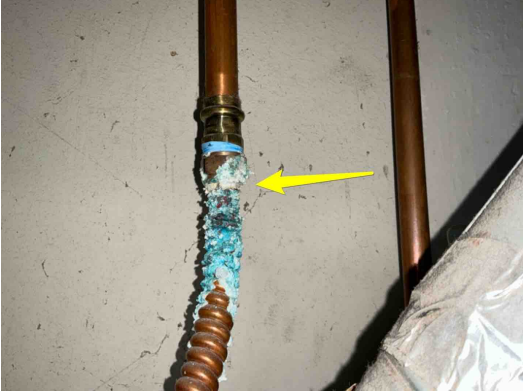
WATER HEATER GENERAL COMMENTS

UPG 87: Missing the insulation on areas of the Hot and Cold water supply piping at the water heater.

Energy Code (Title 24, Part 6)

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

FI 88: Evidence of past leaking with corrosion at the HOT water supply piping at the water heater. Contact a qualified plumber to evaluate and correct.



SHUTOFF

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

DRIP PAN

90: Water Heater Drip pan installed.

UNIT-2

WATER HEATER INFORMATION

91: Water Heater Location: WEST MECHANICAL ROOM

Date: 2021

Size: 40 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

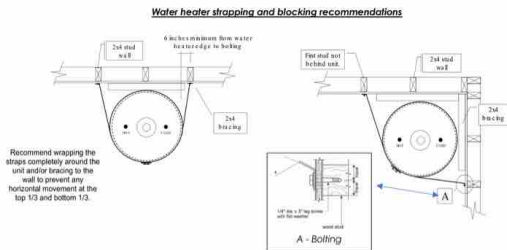
92: Water Heater Operated when tested.

COMBUSTION AIR

E&C 93: Improper amount of combustion air provided for the water heater enclosure per standards.

STRAPPING

E&C 94: The Water heater is loosely strapped & not secured well - moves when pushed. Recommend adding BRACING OR BLOCKING to the wall to properly secure the tank per Uniform Plumbing Code and State Architect Requirements.



TPR PIPING

SC 95: Water heater TPR (temperature pressure relief) pipe is missing / not installed. The pipe must terminate downward at the exterior or approved location at 6 to 24 inches from the ground.



VENT PIPING

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

PLATFORM ENCLOSURE

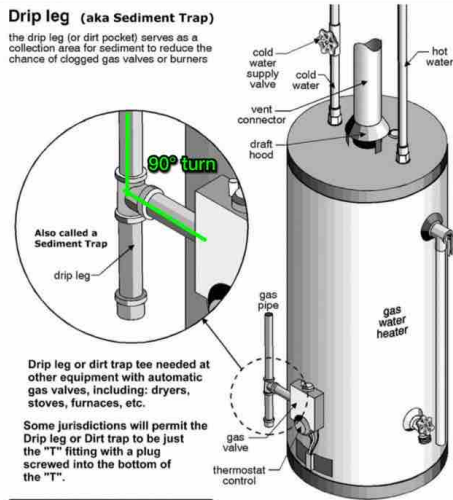
97: The visible areas of the Water heater enclosure and/or platform appears serviceable.

FI 98: Disclosure: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

GAS PIPING

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

SU 100: Recommend the installation of the missing sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements. [CPC 1212.8]



WATER HEATER GENERAL COMMENTS

UPG 101: Missing the insulation on areas of the Hot and Cold water supply piping at the water heater.

Energy Code (Title 24, Part 6)

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

FI 102: Evidence of past leaking with corrosion at the HOT water supply piping at the water heater. Contact a qualified plumber to evaluate and correct.



SHUTOFF

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

DRIP PAN

104: Water Heater Drip pan installed.

UNIT-3

WATER HEATER INFORMATION

105: Water Heater Location: WEST MECHANICAL ROOM

Date: 2019

Size: 29 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

106: Water Heater Operated when tested.

COMBUSTION AIR

E&C 107: Improper amount of combustion air provided for the water heater enclosure per standards.

STRAPPING

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

TPR PIPING

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

SC 110: The Water heater TPR (temperature pressure relief) pipe improperly terminates. Must terminate downward at the exterior at 6 to 24 inches from the ground.

VENT PIPING

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

PLATFORM ENCLOSURE

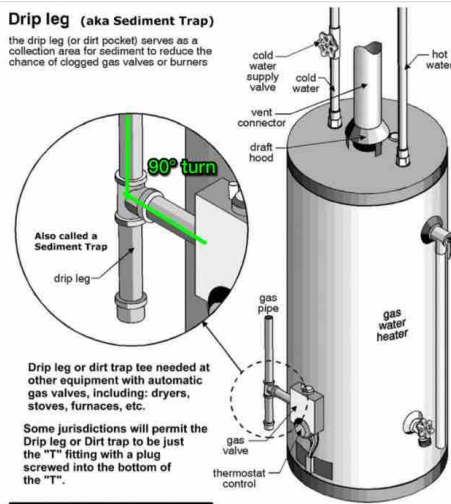
112: The visible areas of the Water heater enclosure and/or platform appears serviceable.

FI 113: Disclosure: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

GAS PIPING

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

SU 115: Recommend the installation of the missing sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements. [CPC 1212.8]



SC 116: The Gas valve emergency shut-off is not easily or properly accessible at the Water Heater. Corrections / Upgrades recommended for safety.

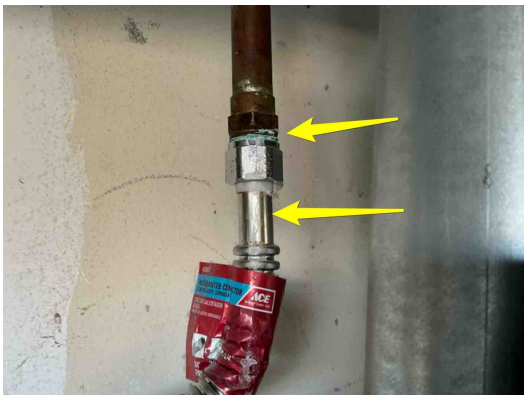
WATER HEATER GENERAL COMMENTS

UPG 117: Missing the insulation on areas of the Hot and Cold water supply piping at the water heater.

Energy Code (Title 24, Part 6)

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

FI 118: Evidence of past leaking with corrosion at the HOT water supply piping at the water heater. Contact a qualified plumber to evaluate and correct.



SHUTOFF

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

DRIP PAN

120: Water Heater Drip pan installed.

UNIT-4

WATER HEATER INFORMATION

121: Water Heater Location: WEST MECHANICAL ROOM

Date: 2017

Size: 29 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

122: Water Heater Operated when tested.

COMBUSTION AIR

E&C 123: Improper amount of combustion air provided for the water heater enclosure per standards.

STRAPPING

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

TPR PIPING

SC 125: Water heater TPR (temperature pressure relief) pipe is missing / not installed. The pipe must terminate downward at the exterior or approved location at 6 to 24 inches from the ground.



VENT PIPING

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

PLATFORM ENCLOSURE

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

FI 128: Disclosure: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

GAS PIPING

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

SC 130: The Gas valve emergency shut-off is not easily or properly accessible at the Water Heater. Corrections / Upgrades recommended for safety.

WATER HEATER GENERAL COMMENTS

UPG 131: Missing the insulation on areas of the Hot and Cold water supply piping at the water heater.

Energy Code (Title 24, Part 6)

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

SHUTOFF

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

DRIP PAN

133: Water Heater Drip pan installed.

Kitchen

LOCATION

134: UNIT-1



135: UNIT-2



136: UNIT-3



137: UNIT-4



SINK

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

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

DS 140: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

FI 141: Some corrosion found at waste pipe connections under the kitchen sinks / evidence of past leaking.



FI 142: Some corrosion found at the water supply shutoff valves under the Kitchen sinks / evidence of past leaking. Client should investigate further until satisfied as to the cause, condition and potential future issues. Correction Recommended.

FI 143: Some dry moisture stains and damage in the cabinetry below the kitchen sink: UNIT-1/ UNIT-2/ UNIT-3/ UNIT-4

DISHWASHER

144: Disclosure - No dishwasher installed: UNIT-1/ UNIT-2/ UNIT-3/ UNIT-4

CABINETS & COUNTERS

145: Appear serviceable.

DS 146: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 147: Kitchen counters & cabinets have typical wear.

DS 148: Disclosure: Kitchen counters and cabinets are not fully visible due to occupant's belongings. Do a careful check during final walkthrough and areas are evacuated and cleaned. If defects are discovered contact our office to evaluate and document condition.

DISPOSAL

149: Operated when tested.

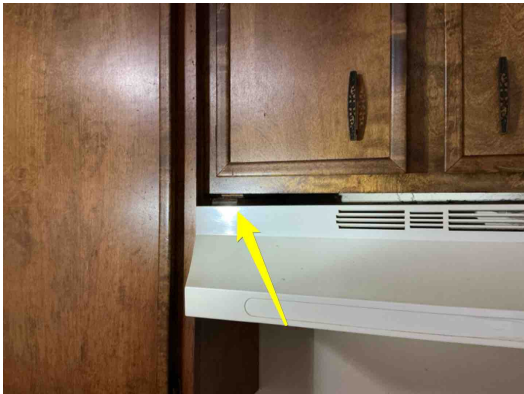
150: Disclosure: No disposal installed at the kitchen sink: UNIT-1/ UNIT-2

COOKTOP HOOD

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

MR SU 152: Kitchen cook top exhaust hood and filter are dirty: UNIT-1

153: The kitchen cooktop hood found loose/ improperly connected to the upper cabinetry. Corrections warranted: UNIT-1



COOKTOP

154: The cooktop is Natural Gas and operated when tested

OVEN

155: The GAS OVEN operated when tested

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

Laundry

LAUNDRY LOCATION:

156: LAUNDRY



LAUNDRY TYPE

DS 157: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

158: Gas available for laundry dryer

SU 159: Recommend an exhaust fan in the laundry room as an upgrade / not required.

LAUNDRY COMMENTS

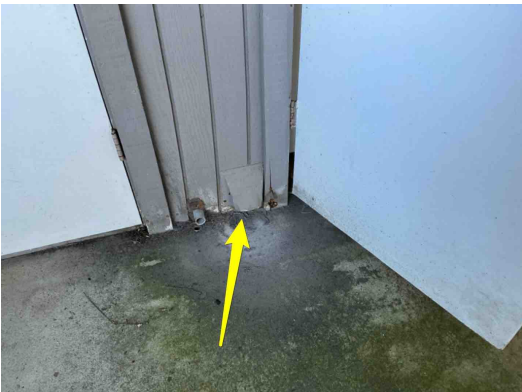
160: Disclosure: *The laundry washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the laundry machines are being transferred with the sale of the property, client should perform due diligence to ensure the proper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

DS 161: Area behind and under the laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

162: Disclosure: **No visible 240-volt outlet found or provided for laundry .**

DRYER VENTING

MR 163: Recommend cleaning and servicing the laundry dryer vent system, pipe and cap for safety as part of typical ongoing maintenance.



Bathrooms

BATHROOM LOCATIONS

164: UNIT-1



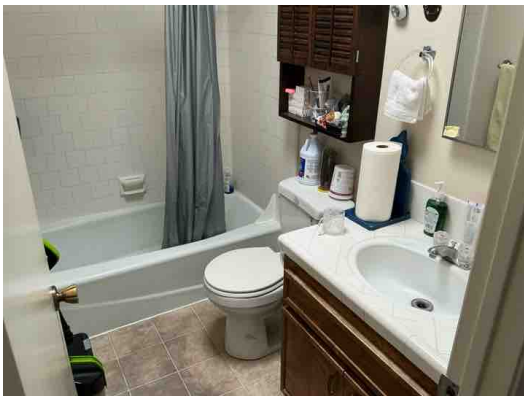
165: UNIT-2



166: UNIT-3



167: UNIT-4



TOILETS

168: Operated when tested.

169: Toilets are 1.28 gallon per flush

E&C 170: Toilet loose at floor: UNIT-1



FI 171: Evidence of past Leakage with corrosion on the cold water supply valve at the toilet: UNIT-3

SINKS

172: 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 173: **Disclosure:** *Restricted view in the bathroom cabinets and countertop due to occupant's belongings. Check areas carefully once areas are evacuated and cleaned. If defects are found contact our office to evaluate and document condition.*

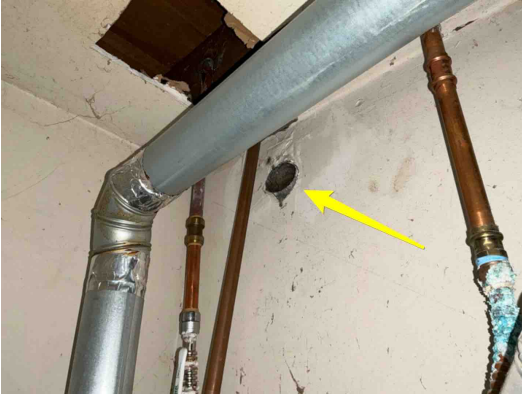
MR 174: **Disclosure:** Drain stoppers do not operate, are missing or do not operate well at some bathroom sinks. General maintenance recommended.

FI 175: Some corrosion found at water supply piping and waste piping connections under the bathroom sinks / evidence of past leaking.

176: Bathroom sink aerator(s) are NOT low flow: UNIT-1/ UNIT-2/ UNIT-3/ UNIT-4

VENTILATION

E&C 177: Improper termination of both downstairs bathroom exhaust fans into the laundry room/ mechanical room. Exterior ventilation required per minimum standards.



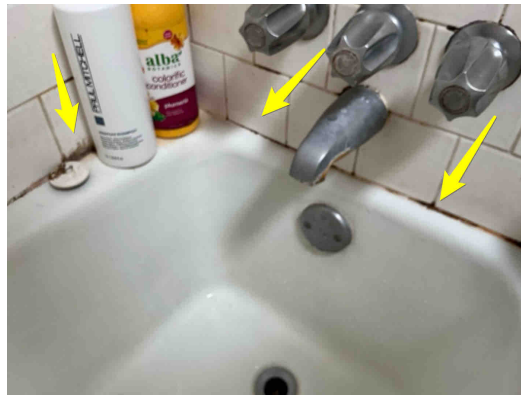
BATHTUBS

178: Operated when tested.

MR 179: The original tub drain stopper is non-operational: UNIT-3

SHOWERS

UPG 180: Deteriorated/ moldy grout and caulking found in the shower enclosure. Some general maintenance and/or upgrades are recommended: UNIT-1/ UNIT-2/ UNIT-3/ UNIT-4



FI 181: Some cracked tiles in the UNIT-3 shower enclosure. Recommend contacting a tile professional to evaluate and determine cause, condition and if repairs are warranted.



FI 182: Moisture stains & damage to walls, baseboards and/or floor outside shower: UNIT-1

GENERAL BATHROOM COMMENTS

E&C **FI** **183:** Evidence of past moisture and/or excessive humidity content noted in the bathroom creating a mildew-like growth on walls and ceilings: UNIT-4

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

184: Operated when tested.

185: Weather stripping appears serviceable.

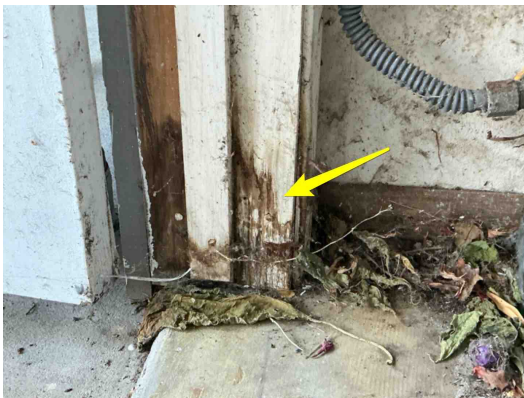
186: Door hardware operated when tested.

EXTERIOR DOORS

187: Operated when tested

188: Latching hardware operated and appears serviceable.

FI **189:** Evidence of past water intrusion from around the WEST MECHANICAL ROOM exterior door with stains and/or damage on the interior.



MR UPG 190: Visible daylight noted around some of the exterior doors. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.



MR UPG 191: Loose, unsupported threshold found at multiple exterior doors. This could damage the threshold and/or create a water leak.



MR 192: Deteriorated / corroded door latching hardware and/ or hinges noted at exterior doors. Maintenance recommended.



INTERIOR DOORS

193: Operated when tested.

MR 194: Interior door knob found damaged: UNIT-1 KITCHEN



WINDOWS

195: Aluminum / Single-Pane Glass

196: Sliding

MR 197: 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 198: Some windows found a little difficult to operate. Maintenance or upgrades are recommended.

MR 199: Disclosure: Missing and/or damaged screens found at some windows.

FI 200: Moisture stains and/or damage on the inside at some window sills. Refer to the termite report for additional comments and recommendations.



FLOORING

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

202: Disclosure: *Furnishings, rugs and occupants' belongings are examples item that prevent the full inspection of the flooring. Conditions in areas not visible are unknown. Do a careful check prior to closing.*

DS 203: Some moderate deterioration and/or damage noted at areas of the interior flooring.

SU 204: A pet-type odor noted in areas of the interior.

CEILING TYPE

205: Drywall

206: Drywall with Acoustic Spray

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

WALL TYPE

207: Drywall

WALLS AND CEILINGS

208: 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.

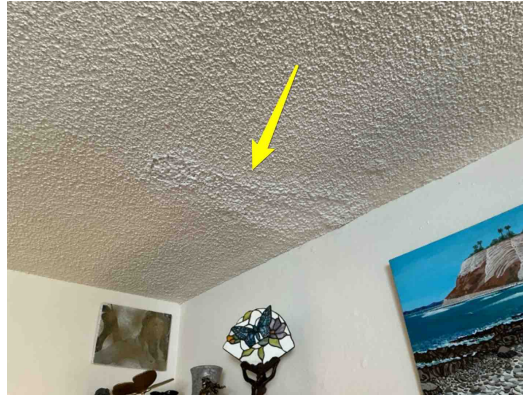
DS 209: Disclosure: Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor cracks as future additional movement may occur. Contact a qualified drywall professional for additional information with recommendations to upgrade or repair.

210: *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.*

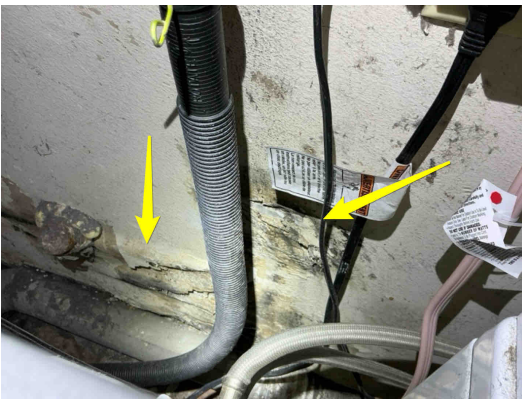
211: Disclosure: *Furnishings, window coverings (such as drapes shades and shutters) and/or occupant's belongings prevent full inspection of the interior, closets and cabinetry. Client is advised to do a careful visual inspection prior to closing and contact our office for an additional inspection if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

FI DS 212: Evidence of past ceiling and wall repairs found throughout. Client should investigate further to satisfy themselves as to the cause and current conditions.

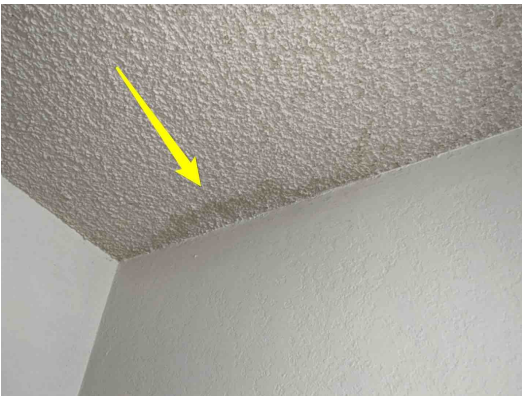




FI 213: Evidence of moisture stains and/or damage at the walls BEHIND THE LAUNDRY MACHINES. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



FI 214: Evidence of past moisture stains & damage at ceiling area in the UNIT-4 BEDROOM-1 & 2. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



INTERIOR CABINETRY

E&C 215: Disclosure: Areas of the interior wood cabinetry are serviceable with signs of typical and minor wear and deterioration.

FRAMING/ STRUCTURE

E&C 216: Some improper notching of structural framing/ floor joists noted in the: WEST MECHANICAL ROOM ABOVE THE WATER HEATERS



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.

UNIT-1

GENERAL INFO

217: LOCATION: UNIT-1

DATE: **Unknown**

Approx. BTU RATING: **24,500**

FUEL TYPE: **Natural Gas**

FURNACE TYPE: **Gas Wall Heater**

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



CONDITION

218: **HEATING SYSTEM CONDITION:** The heating system operated when tested.

FURNACE FLAME

219: 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.

SC FI 220: An unusual Yellow flame color found at the gas heating system. Defective flame. Recommend further review and opinion by a qualified and licensed HVAC professional familiar with this specific defect.

VENTING

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

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

E&C SC 223: No Furnace thermostat installed or found in UNIT-1. Contact a licensed HVAC professional for repairs.

UNIT-2

GENERAL INFO

224: LOCATION: UNIT-2

DATE: 2004

Approx. BTU RATING: 25,000

FUEL TYPE: Natural Gas

FURNACE TYPE: Gas Wall Heater

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



CONDITION

225: **HEATING SYSTEM CONDITION:** The heating system operated when tested.

FURNACE FLAME

226: The Furnace flame appears serviceable.

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

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

VENTING

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

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

229: Operated when tested.

UNIT-3

GENERAL INFO

230: LOCATION: UNIT-3

DATE: 2019

Approx. BTU RATING: 35,000

FUEL TYPE: Natural Gas

FURNACE TYPE: Gas Wall Heater

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



CONDITION

231: **HEATING SYSTEM CONDITION:** The heating system operated when tested.

FURNACE FLAME

232: The Furnace flame appears serviceable.

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

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

VENTING

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

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

235: Operated when tested.

UNIT-4

GENERAL INFO

236: LOCATION: UNIT-4

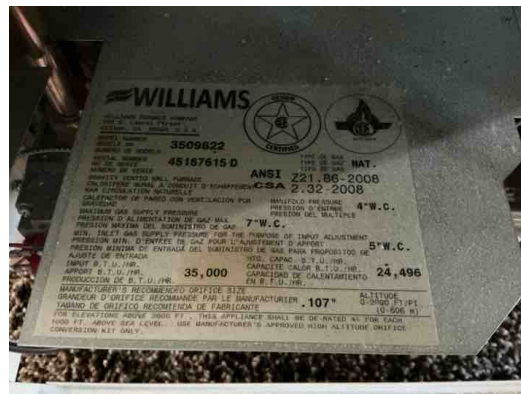
DATE: 2009

Approx. BTU RATING: 35,000

FUEL TYPE: Natural Gas

FURNACE TYPE: Gas Wall Heater

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



CONDITION

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

FURNACE FLAME

238: The Furnace flame appears serviceable.

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

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

VENTING

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

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

241: Operated when tested.

Electrical

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

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

TYPE OF SERVICE AND MAIN ELECTRICAL PANEL-1

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

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

Main Electrical Panel Ampacity: **UNIT-1: 40 / UNIT-2: 40 / UNIT-3: 60 / UNIT-4: 60**

Panel Voltage: **240 volt**

Branch Wire Type: Copper

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





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

*Determining the load capacity of the installed circuits is outside the scope of this inspection. This is only a visual inspection of the electrical panels per the CREIA standards. No load testing of the circuits was performed.

244: PANEL BONDING: The visible portions of the panel bond, earth grounding, inside the MAIN ELECTRICAL PANEL is present and properly connected to the metal panel.
All grounding and bonding of the electrical panels and the wiring systems is not tested and is not fully visible. Only the visible areas of the ground clamp and its connections are inspected but not tested per standards.

MAIN PANEL

245: Disclosure: multi-unit main utility electrical panels are disassembled for inspection.

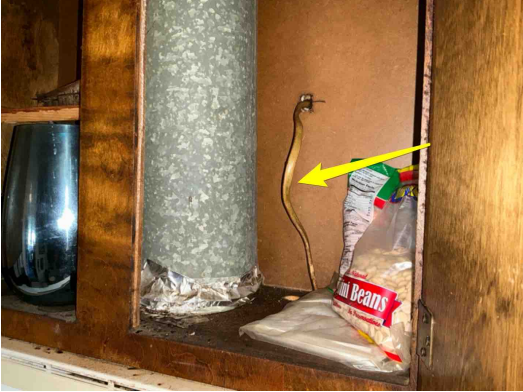
WIRING/CONDUIT

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

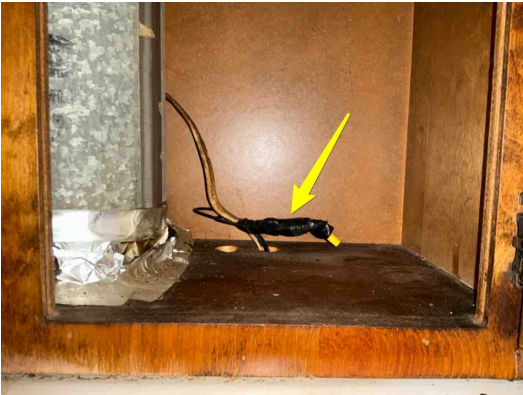
Disclosure: *Occupant's belongings and furniture are not moved for testing of outlets and switched. Receptacles which are in use or are blocked by child tamper barriers are not tested. If house is occupied or any restricted conditions exist, additional testing is recommended. Additional inspection fees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

DS 247: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SC 248: Improper exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: UNIT-3



SC 249: Improper electrical wiring. Exposed electrical wires and/or splices not protected in a box with a cover: UNIT-4 KITCHEN



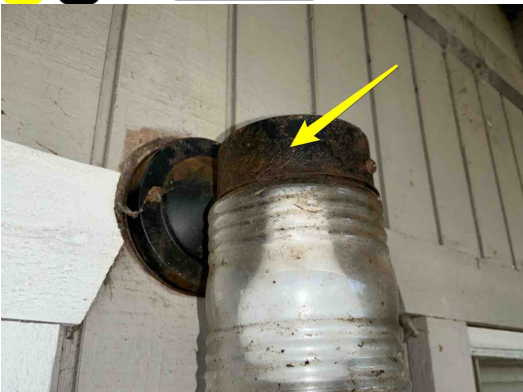
OUTLETS/SWITCHES

250: 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.

LIGHTING

MR DS 251: Disclosure: Some exterior light fixtures found corroded and/or deteriorated.



E&C 252: Lens at light fixture is missing: MULTIPLE



GFCIS/ AFCIS

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

DS 254: Disclosure: GFCI breakers and/ or outlets are NOT blind tested at occupied properties.

Electrical Sub-Panel

UNIT-1

SUBPANEL

255: Location: **UNIT-1**

Amps: **40**



PANEL COMMENTS

SU 256: Breakers in the ELECTRICAL SUB PANEL are not fully or properly labeled per standards.

257: Missing the proper and required panel bond / earth-ground connection to the metal panel box in the ELECTRICAL SUB PANEL

UNIT-2

SUBPANEL

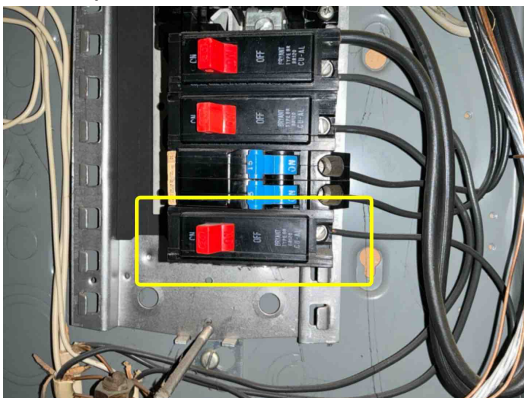
258: Location: UNIT-2

Amps: 40



PANEL COMMENTS

SC 259: Electrical panel defect / Over-fusing (breaker found too large for wire), (15-amp wire on a 20-amp breaker) in the ELECTRICAL SUB PANEL.



SU 260: Breakers in the ELECTRICAL SUB PANEL are not fully or properly labeled per standards.

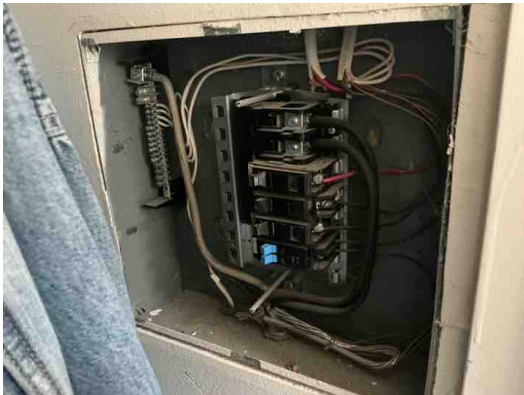
261: Missing the proper and required panel bond / earth-ground connection to the metal panel box in the ELECTRICAL SUB PANEL

UNIT-3

SUBPANEL

262: Location: **UNIT-3**

Amps: **60**



PANEL COMMENTS

SU 263: Breakers in the ELECTRICAL SUB PANEL are not fully or properly labeled per standards.

264: Missing the proper and required panel bond / earth-ground connection to the metal panel box in the ELECTRICAL SUB PANEL

UNIT-4

SUBPANEL

265: Location: UNIT-4

Amps: 60



E&C 266: The Electrical Sub-panel was not accessible (due to permanently installed shelving) and could not be inspected at this time. Recommend further review once access is made available.

Detectors

267: SMOKE 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 over 10 years old.

SC 268: Carbon Monoxide detector missing at the required location: UNIT-1/ UNIT-2