

# Summary Report, prepared exclusively for:

952 Seaside Ct. Ventura (Main Report - Upstairs) - Paul & Suzanne Guthrie 06 10 2026 By

Leo



Inspected by: **BEST HOME** Inspection

(805) 985-4494

2532-B Roosevelt Blvd, Channel Islands, CA 93035

June 10, 2026

RE: 952 Seaside Ct. (Main Report - Upstairs)  
Ventura, CA

Dear: Paul & Suzanne

This summary report is intended to provide a convenient and cursory preview of the more significant conditions and components that we have identified within our report as needing service, but could be incomplete. It is obviously not comprehensive, and should not be used as a substitute for reading the entire report, nor is it a tacit endorsement of the condition of components or features that may not appear in this summary. Also, in accordance with the terms of the contract, the service recommendations that we make in this summary and throughout the report should be completed well before the close of escrow by licensed specialists, who may well identify additional defects or recommend some upgrades that could affect your evaluation of the property.

**This inspection and report are preformed and prepared for the sole, confidential, and exclusive use of the client who purchased the report. This report may not be sold, transferred, or assigned to any other party. Liability under this report is limited to the party for whom this report was originally prepared.**

## REPORT SUMMARY

The below listed items were observed as not in proper working condition, and in need of repair or replacement.

**Safety / Health items are identified by red, bold, italic ink print. Some comment items have supporting photographs imported into the Detailed Report for your review.** Recommend reviewing your sales contract with your attorney, or real estate professional to determine if the listed items are applicable to your contract.

### **PRIORITY #1 SAFETY / HEALTH DEFICIENT ITEMS:**

Each of the following listed items require evaluation and repair or replacement by qualified tradespersons. These items are presently potential safety / health hazards. Recommend immediate repair or replacement.

### **Priority #1 Items:**

#### GROUPS

##### SIDEWALKS / WALKWAYS:

##### TYPE/CONDITION:

Concrete sidewalks and walkways. NOTE: Cracks noted are large in size, and should be repaired / sealed to keep water from penetrating into the soil below and causing more problems. **Surface of sidewalk / walkway has raised / settled, causing tripping hazards. This is a safety liability.** Leveling repairs should be made by a qualified tradesperson. (see photo, detailed report page - )

#### INTERIOR

##### WINDOWS:

##### TYPE/CONDITION:

Wood double hung type. Wood sliding type. Vinyl sliding type. Some windows have double insulated glass. A representative sampling was taken. Windows as a grouping are generally operational. Window screens were observed by the inspector and found they are wearing well, durable and capable of being used. NOTE: **Inspector could not determine if low window glass is of safety glass type. Did not see a safety type sticker on the glass.** Recommend installing safety glass. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

### **PRIORITY #2 HABITABILITY / SECURITY DEFICIENT ITEMS:**

Each of the following listed items are in need of repair or replacement for everyday normal use in order for the items to properly function or to prevent further potential damage.

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### Priority #2 Items:

#### ROOF SYSTEM

##### ATTIC AND INSULATION:

###### CONDITION:

Attic is full size over the house. Conventional roof framing is present. Attic ventilation vents are provided. EXCEPT: Signs of past / present water leakage is noted in attic space. Unable to determine the status of the stains. Inquiry should be made with seller to determine present condition, prior to close of escrow. (see photo, detailed report page - )

#### PLUMBING

##### MAIN LINE:

###### CONDITION:

An in-line pressure regular is installed to regulate the main street water pressure down to within the recommended 40 to 80 PSI for house use. EXCEPT: Water pressure tested was above the recommended 40 to 80 PSI maximum for house use. PSI is approximately - 90. High water pressure will cause faucets, valves, etc. to quickly wear out, and may cause leaks in interior water lines. Recommend adjusting / replacing or installing an in-line regulator. Recommend proper repairs by a licensed plumber. House water shut off valve was not tested, because these valves oftentimes malfunction as they are in the on / open position all the time. Care should be taken in operating this valve if the water should ever need to be turned-off and on. (see photo, detailed report page - )

##### SUPPLY LINES:

###### CONDITION:

Interior water pipes were observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: Viewing of plumbing system is limited. Loose and exposed water line on the ground. Leak in water supply line is noted. Recommend proper repairs be made. Call a licensed plumbing contractor for further evaluation of the system and for improvements and repairs, as needed. (see photo, detailed report page - )

##### WASTE LINES:

###### CONDITION:

Waste drainage lines are not fully visible, but those observed appear serviceable. Unable to fully view waste vent pipes, but those observed appear serviceable and are properly venting. EXCEPT: Rust / corrosion is noted. Repair or replacement will be needed. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

#### GROUNDS

##### DECKS / BALCONIES:

###### CONDITION:

Deck was observed by the inspector and found it is wearing well, is durable and capable of being used. EXCEPT: Tall deck walls are loose. Fungus damage (wood rot) is noted in some of the exterior wood walls. A fungus growth will continue to rot the wood. Replacement of parts or whole boards will be needed to affected areas. Recommend referring to the present-in-effect Termite Report conducted on this property for findings / recommendations, or arrange for further evaluation by a licensed Pest Control Operator. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

#### GARAGE - CARPORT

##### ROOF:

###### CONDITION:

Above garage ceiling area has been previously repaired / patched. Recommend inquiring with seller. (see photo, detailed report page - )

##### FLOOR:

###### CONDITION:

Typical cracks noted on concrete slab. None appear structurally damaging. Garage floor was observed by the inspector and found it is wearing well, is durable and capable of being used. EXCEPT: Garage floor is not fully visible, due to stored items, full condition is unknown. Further inspection is recommended.

#### KITCHEN - APPLIANCES

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### OVEN / BROILER:

#### TYPE/CONDITION:

Gas. Electric ignition. Oven light(s) - OK. Oven / broiler was tested or observed by the inspector and found it is wearing well, is durable and capable of being used. EXCEPT: Control panel has heavy wear, repairs or replacement needed. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

### INTERIOR

#### OTHER EXTERIOR DOORS:

##### CONDITION:

French type door(s) present. Exterior doors were tested or observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: Corroded locks on doors. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

#### INTERIOR WALLS:

##### TYPE/CONDITION:

Drywall. Typical cracks noted at construction stress / joint areas, none appear to be structurally damaging. General condition appears serviceable. EXCEPT: Stored items or furnishings prevent full inspection. Further inspection is recommended.

#### OTHER INTERIOR:

Addition(s), and / or alterations have been made to property. Recommend inquiring with seller if applicable building permits were obtained and signed-off by the local authority, prior to close of escrow.

### **PRIORITY #3 OTHER MINOR DEFICIENT ITEMS:**

The following listed items are noted in the report for the purpose of receiving eventual repair or replacement attention. The majority of these deficiencies are the result of normal wear and tear, or lack of regular preventive maintenance. Some are cosmetic and are only minor defects.

### **Priority #3 Items:**

#### ROOF SYSTEM

##### ATTIC INSULATION:

###### DEPTH/RATING:

6-6 1/2 inches, approx. R-19 insulation value. NOTE: Some trash was noted on insulation. Recommend removing. (see photo, detailed report page - )

##### GUTTERS & DOWNSPOUTS:

###### TYPE/CONDITION:

Full house gutters are installed, were observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: Missing gutter spike. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

#### EXTERIOR - FOUNDATION - BASEMENT

##### SLAB ON GRADE:

###### CONDITION:

Concrete slab on grade. A careful visible inspection has been made of exterior exposed areas of slab and foundation walls, and these areas were observed by the inspector and found it is wearing well; is durable; is capable of being used. NOTE: Interior area floor slab is not visible due to carpet and / or other floor coverings, and it is impossible to determine if there is hidden damage to the concrete slab. Typical settlement cracks are noted.

#### GROUNDS

##### PATIO:

###### TYPE/CONDITION:

Concrete patio. EXCEPT: Displacement / cracks are large in size. Repair should be made to prevent water intrusion. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

##### FENCES & GATES:

###### CONDITION:

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Fencing is loose. Damaged wood gate is noted. Recommend proper replacement by a qualified tradesperson. (see photo, detailed report page - )

### GARAGE - CARPORT

#### SIDE / REAR GARAGE DOOR:

##### CONDITION:

Garage passage door is weathered, door has water damage at bottom and is delaminating. Repairs or replacement is needed. (see photo, detailed report page - )

### LAUNDRY

#### LAUNDRY AREA:

##### CONDITION:

Plumbing appears serviceable. Electrical outlet is grounded and appears serviceable. Gas service pipe is provided and appears serviceable. Dryer venting to outside is provided and was observed by the inspector and found it is wearing well, is durable and capable of being used. Waste drain line clean-out is located near laundry area. EXCEPT: Recommend installation of a washer drain pan system, to prevent interior damage from future washer or plumbing leaks. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

#### WASHER AND DRYER:

##### WASHER:

Washing machine was not operated at time of inspection. Condition and operation is unknown. Recommend inquiring with seller about condition.

##### DRYER:

Gas. Dryer machine was not operated at time of inspection. Condition and operation is unknown. Recommend inquiring with seller about condition.

### HEATING - AIR CONDITIONING

#### SYSTEM CONDITION # 1

##### AIR FILTERS:

Disposable type filter. Filter is located inside bottom furnace door panel. Units filter(s) was observed by the inspector and found it is wearing well; is durable; is capable of being used.

### INTERIOR

#### FLOORS:

##### TYPE/CONDITION:

Tile. Wood. General condition appears serviceable. EXCEPT: Discolored wood flooring near french doors. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

Thank you for selecting our firm to do your pre-purchase home inspection. If you have any questions regarding the inspection report or the home, please feel free to call us.

Sincerely,

*Alex Mendoza*

Owner, **BEST HOME** Inspection

**P.S. Please feel free to refer our service to others!**

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## INSPECTION CONDITIONS

### INSPECTION ADDRESS:



952 Seaside Court Ventura, CA  
(Main Report - Upstairs)

### CLIENT & SITE INFORMATION:

FILE #: L0626.  
INSPECTION DATE: 06/10/2026.  
CLIENT NAME: Paul & Suzanne Guthrie.  
BUYERS AGENT: Billy Davidson.

### CLIMATIC CONDITIONS:

WEATHER: Overcast.  
SOIL/SITE: Dry.  
TEMPERATURE: Cool.

### BUILDING CHARACTERISTICS:

YEAR BUILT: 1965.  
EST. SQ FT: 2,888 Total.  
BUILDING TYPE: 1 Family, Duplex style (1-unit this report)  
STORIES: 1.

### UTILITY SERVICES:

WATER SOURCE: Public.  
SEWAGE: Public.  
UTILITIES: All utilities on.

### OTHER INFORMATION:

AREA: City.

### REPORT LIMITATIONS:

This report is intended only as a general guide to help the client make his own evaluation of the overall condition of the home, and is not intended to reflect the value of the premises, nor make any representation as to the advisability of purchase. The report expresses the personal opinions of the inspector, based upon his visual impressions of the conditions that existed at the time of the inspection only. The inspection and report are not intended to be technically exhaustive, or to imply that every component was inspected, or that every possible defect was discovered. No disassembly of equipment, opening of walls, moving of furniture, appliances or stored items, or excavation was performed. All components and conditions which by the nature of their location are concealed, camouflaged or difficult to inspect are excluded from the report.

Systems and conditions which are not within the scope of the building inspection include, but are not limited to: formaldehyde, lead paint, asbestos, toxic or flammable materials, and other environmental hazards; pest infestation, playground equipment, efficiency measurement of insulation or heating and cooling equipment, internal or underground drainage or plumbing, any systems which are shut down or otherwise secured; water wells (water quality and quantity) zoning ordinances; intercoms; security systems; heat sensors; cosmetics or building code conformity. The identification, testing, or condition of mold or any other bacterial situation is beyond the limits of this inspection. Any general comments about these systems and conditions are informational only and do not represent an inspection.

The inspection report should not be construed as a compliance inspection of any governmental or non

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governmental codes or regulations. The report is not intended to be a warranty or guarantee of the present or future adequacy or performance of the structure, its systems, or their component parts. This report does not constitute any express or implied warranty of merchantability or fitness for use regarding the condition of the property and it should not be relied upon as such. Any opinions expressed regarding adequacy, capacity, or expected life of components are general estimates based on information about similar components and occasional wide variations are to be expected between such estimates and actual experience.

We certify that our inspectors have no interest, present or contemplated, in this property or its improvement and no involvement with trades people or benefits derived from any sales or improvements. To the best of our knowledge and belief, all statements and information in this report are true and correct.

Should any disagreement or dispute arise as a result of this inspection or report, the Client is to call the Inspection Company and arrange for a re-inspection of disputed item as soon as possible. In the event of a claim, the Client will allow the Inspection Company to inspect the claim prior to any repairs or waive the right to make the claim. Client agrees not to disturb or repair or have repaired anything which may constitute evidence relating to the complaint, except in the case of an emergency.

## ROOF SYSTEM

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

#### Inspection of Roof:

The foregoing is an opinion of the general quality and condition of the roofing material. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall. Many times, this situation is not present during the inspection.

Many roofs are hazardous to walk on and in most cases can be satisfactory inspected from the ground with or without binoculars or from a window with a good view of the roof. Some roofs, such as clay or concrete tile, shingles and shakes, may be seriously damaged by persons walking on them. Accordingly, the building inspector will base the inspection report on visible evidence which can be seen without walking on the roof.

The condition of a built-up or flat roof often cannot be determined unless it is possible for the building inspector to closely inspect its surface. Access to the roof from within the building is sometimes possible, but in many cases an additional inspection may be scheduled with special ladders to reach the roof from the outside.

#### Appears Serviceable Roof Covering:

When the report indicates that a roof "appears serviceable," that means it is satisfactory for its age and general usefulness. A roof which is stated to be serviceable may show evidence of past or present leaks or may soon develop leaks. However, such a roof can be repaired and give generally satisfactory service within the limits of its age.

#### Asphalt and Fiberglass Shingles:

In this area, light weight asphalt and fiberglass shingles have a normal life of 20 to 25 years - heavier shingles, 25 to 40 years. If a new roof is required, it may be installed over the original roof, unless if two or more layers of roofing have already been installed, then local building codes require all layers to be removed before installing a new roof covering.

#### Roll Roofing:

Selvage or asphalt roll roofing is an inexpensive type of roof with a life of 5 to 10 years.

#### Built-Up Roof:

Four-ply built-up roofs have a normal life of 10 to 15 years if they drain properly. If there is standing water on the roof, the rate of deterioration is doubled.



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## Wood Shingles and Shakes:

Wood shingles and shakes have more insulating value than other roofs. Wood shingles have a normal life of 15 to 20 years, and shakes have a normal life of 15 to 25 years.

## Clay and Concrete Tile Roofs:

A clay or concrete tile roof has a normal life of 50+ years, but individual pieces can become cracked or broken, or the nails rust out and the tiles slip out of place. Individual tiles may have to be replaced periodically.

**"Mold"** comments, identification and testing are not within the scope of this inspection report.

**"APPEARS SERVICEABLE"** means that the item was observed by the inspector and it is wearing well; is durable; is capable of being used.

## **ATTIC AND INSULATION:**

### CONDITION:



### Water stains

Attic is full size over the house. Conventional roof framing is present. Attic ventilation vents are provided. EXCEPT: Signs of past / present water leakage is noted in attic space. Unable to determine the status of the stains. Inquiry should be made with seller to determine present condition, prior to close of escrow. (see photo, detailed report page - )

## **ATTIC INSULATION:**

### TYPE/CONDITION:

Fiberglass batts, were observed by the inspector and found they are wearing well, durable and capable of being used.

### DEPTH/RATING:



### Roof trash from last roof replacement

6-6 1/2 inches, approx. R-19 insulation value. NOTE: Some trash was noted on insulation. Recommend removing. (see photo, detailed report page - )



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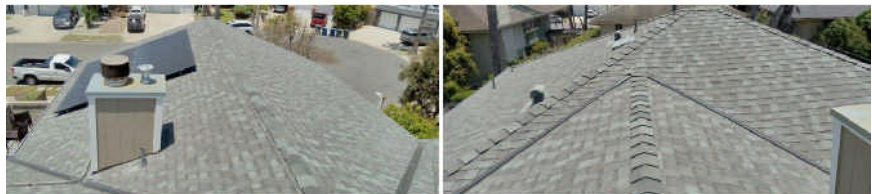
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## ROOF:

STYLE: Gable style roof. Hip style roof.  
TYPE: Asphalt composition shingles.  
ROOF ACCESS: Walked on roof.  
ROOF STATUS:



### Roof areas/newer roof materials

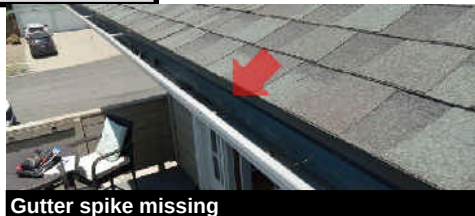
Newer roof is installed. Roof appears serviceable. Normal wear and tear is noted. Determining if active leakage, without a rain in progress, is beyond the scope of this inspection.

## EXPOSED FLASHINGS:

TYPE/CONDITION: Metal flashing, was observed by the inspector and found it is wearing well, is durable and capable of being used.

## GUTTERS & DOWNSPOUTS:

TYPE/CONDITION:



Full house gutters are installed, were observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: Missing gutter spike. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

## EXTERIOR - FOUNDATION - BASEMENT

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

#### Inspections conditions:

This visible inspection is based on our experience and understanding of common building methods and materials that were applicable at time of construction. Our review does not take into consideration the normal wear associated with virtually all properties.

This report has been produced in accordance with the inspection contract and is subject to the terms and conditions agreed upon therein. Please read the entire report carefully.

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Areas hidden from view by finished walls or stored items can not be judged and are not a part of this inspection. Minor cracks are typical in many foundations and most do not represent a structural problem. If major cracks are present along with bowing, we routinely recommend further evaluation be made by a qualified structural engineer. All exterior grades should allow for surface and roof water to flow away from the foundation. All concrete floor slabs experience some degree of cracking due to shrinkage in the drying process. In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Where carpeting and other floor coverings are installed, the materials and condition of the flooring underneath cannot be determined.

**"Mold"** comments, identification and testing are not within the scope of this inspection report.

**"APPEARS SERVICEABLE"** means that the item was observed by the inspector and it is wearing well; is durable; is capable of being used.

## WALLS:

**MATERIAL:** Stucco finish materials applied over wood framing. Wood siding.  
**CONDITION:** Exterior surfaces of house were observed by the inspector and found they are wearing well, durable and capable of being used.

## TRIM:

**MATERIAL:** Wood.  
**CONDITION:** Exterior wood trim was observed by the inspector and found it is wearing well; is durable; is capable of being used.

## CHIMNEY:

**MATERIAL:** Wood framed chimney, with metal flue piping.  
**CONDITION:**



Chimney exterior was observed by the inspector and found it is wearing well; is durable; is capable of being used. Spark arrestor noted on top of chimney, appears serviceable.

## SLAB ON GRADE:

**CONDITION:**

**Limitation**

Viewing  
Restricted

Concrete slab on grade. A careful visible inspection has been made of exterior exposed areas of slab and foundation walls, and these areas were observed by the inspector and found it is wearing well; is durable; is capable of being used. NOTE: Interior area floor slab is not visible due to carpet and / or other floor coverings, and it is impossible to determine if there is hidden damage to the concrete slab. Typical settlement cracks are noted.

## ELECTRICAL SYSTEM

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

#### Electrical Repairs:

Any electrical repairs attempted by anyone other than a licensed electrician should be approached with caution. The power to the entire house should be turned off prior to beginning any repair efforts, no matter how trivial the repair may seem.

#### Power Usage of Major Appliances / Equipment:

Electric range - 30 - 50 amps

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Electric Oven - 30 - 40 amps  
Electric Hot Water Heater - 30 amps  
Electric Central A/C - 30 - 60 amps  
Room A/C - 7 - 20 amps  
Electric Furnace - 50 - 60 amps  
Electric Heat Pump - 50 - 60 amps

## **Dishwasher and Disposal:**

Dishwasher and disposals have a normal life of 5 to 12 years.

## **Ranges, Ovens and Refrigerators:**

Ranges, ovens, cook tops and refrigerators have a normal life of 15 to 20 years.

## **Smoke Detectors:**

To meet present (since 1997) fire safety codes in dwelling units, a smoke detector should be installed in each sleeping room and at a point centrally located in the corridor or area giving access to each separate sleeping area. When the dwelling unit has more than one story and the dwellings with basements, a detector shall be installed on each story and in the basement. Older building codes required detectors in hallways in front of and within 15 feet of bedrooms, and / or at the top of stairways. Some Cities have specific codes that supercede the building codes. Recommend checking with the city fire department, fire prevention person for further clarification.

Smoke detectors installed in the house should be checked every 2 to 3 weeks to insure that they are functioning.

## **Ground Fault Circuit Interrupters (GFCI's):**

Ground Fault Circuit Interrupters (GFCI's) are recommended on all outdoor outlets and on interior outlets in wet areas such as bathrooms and kitchen sink counter areas. GFCI's should be tested monthly to insure they are functioning.

## **Aluminum Wiring:**

Houses built after 1960 may have aluminum lower branch wiring. Initially, this wiring was pure aluminum which proved unstable and subject to surface corrosion when placed in direct contact with dissimilar metals at fixture and outlet connections. Later, aluminum alloy was used and although its performance was much better, special care and special connections must be used to prevent corrosion, overheating, arcing and fire. The practice of using aluminum alloy wiring was generally stopped around 1973; however, its use has continued on a limited basis. Aluminum wiring requires periodic inspection and maintenance by a licensed electrician.

## **Other Electric:**

Operation of time clock motors is not verified. Inoperative light fixtures often lack bulbs or have dead bulbs installed. Light bulbs are not changed during the inspection, due to time constraints.

**"Mold"** comments, identification and testing are not within the scope of this inspection report.

**"APPEARS SERVICEABLE"** means that the item was observed by the inspector and it is wearing well; is durable; is capable of being used.

## **SERVICE:**

### **TYPE/CONDITION:**

Service entry is estimated 100 amp. 120/240 Volt service. Circuit breakers in panel box. Electrical service was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.

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## ELECTRICAL PANELS:

### MAIN LOCATION AND NOTES:



Main location

Main electric panel box is located at exterior of house. Main panel box, wiring, and breakers were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

## INSPECTOR NOTES:

### PANEL BOX:



Main location

Circuit breakers and wire sizing are correct so far as visible. Electrical grounding system is present, was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used.

### SUB PANEL #1 LOCATION:



Sub panel

Hallway.

### SUB PANEL NOTES:



Panel box

Circuit and wire sizing correct so far as visible. Grounding system is present. SUB PANEL breakers and wiring were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

## CONDUCTORS:

### ENTRY CABLES:

Aluminum cables for 240 volt direct entry service cables is - OK.

### BRANCH WIRING:

Copper lower branch wiring was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.

## EXTERIOR WIRING / OUTLETS / SWITCHES:

### CONDITION:

A representative sampling of switches and outlets was tested. As a whole, exterior outlets and switches around the house were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

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## PLUMBING

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

#### **Water testing, Non-visible Leaks:**

Water quality or hazardous materials (lead) testing is available from local testing labs. All underground piping related to water supply, waste, or sprinkler use are excluded from this inspection. Leakage or corrosion in underground piping cannot be detected by a visual inspection.

#### **Wells:**

Examination of water wells is not included in this visual inspection. It is recommended that you have well water checked for purity by the local health authorities and, if possible, a check on the flow of the well in periods of drought.

#### **Septic Systems:**

The check of septic systems is not included in your visual inspection. You should have the local health authorities or other qualified experts check the condition of a septic system. In order for the septic system to be properly checked, the house must have been occupied within the last 30 days.

#### **Water Pipes:**

Galvanized water pipes rust from the inside out and may have to be replaced within 20 to 40 years. This is usually done in two stages: horizontal piping first, and vertical pipes throughout the house later as needed.

Copper pipes usually have more life expectancy and may last as long as 60 to 75 years before needing to be replaced.

#### **Hot Water Heater:**

The life expectancy of a hot water heater is 8 to 12 years. Hot water heaters generally are not replaced unless they leak. The heating element in an electric hot water heater may require replacing prior to the end of life expectancy of the heater itself.

The temperature pressure relief valve, at the upper portion of the hot water heater, is a required safety valve which should be connected to a drain line of proper size terminating just above floor elevation, or better still, be piped to the outside. If no drain is located in the floor, a catch pan should be installed with a drain extending to a safe location. The steam caused by a blow-off can cause scalding. Improper installations should be corrected.

#### **Ceramic Tile:**

Bathroom tile installed in a mortar bed is excellent. It is still necessary to keep the joint between the tile and the tub / shower caulked or sealed to prevent spillage from leaking through and damaging the interior walls or below ceiling.

Ceramic tile is often installed in mastic. It is important to keep the tile caulked or water will seep behind the tile and cause deterioration in the wall board. Special attention should be paid to the area around faucets, other tile penetrations and seams in corners and along the floor.

#### **Shower Stall:**

The metal type shower pan in a shower stall has a probable life of 8 to 10 years. Although a visual inspection is made to determine whether a shower pan is currently leaking, it cannot be stated with certainty that no defect is present or that one may soon develop. Shower pan leaks often do not show except when the shower is in actual use.

**"Mold"** comments, identification and testing are not within the scope of this inspection report.

**"APPEARS SERVICEABLE"** means that the item was observed by the inspector and it is wearing well; is durable; is capable of being used.



# Detailed Inspection Report, prepared exclusively for:

952 Seaside Ct. Ventura (Main Report - Upstairs) - Paul & Suzanne Guthrie 06 10 2026 By

Leo



Inspected by: **BEST HOME** Inspection

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## MAIN LINE:

MATERIAL:



Entry shut-off valve

Copper water lines were observed.

CONDITION:



High water pressure -90

An in-line pressure regular is installed to regulate the main street water pressure down to within the recommended 40 to 80 PSI for house use. EXCEPT: Water pressure tested was above the recommended 40 to 80 PSI maximum for house use. PSI is approximately - 90. High water pressure will cause faucets, valves,

etc. to quickly wear out, and may cause leaks in interior water lines. Recommend adjusting / replacing or installing an in-line regulator. Recommend proper repairs by a licensed plumber. House water shut off valve was not tested, because these valves oftentimes malfunction as they are in the on / open position all the time. Care should be taken in operating this valve if the water should ever need to be turned-off and on. (see photo, detailed report page - )

## SUPPLY LINES:

MATERIAL:

Copper interior water lines.

CONDITION:



### Expose water line/leaking water lines

Interior water pipes were observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: Viewing of plumbing system is limited. Loose and exposed water line on the ground. Leak in water supply line is noted. Recommend proper repairs be made. Call a licensed plumbing contractor for further evaluation of the system and for improvements and repairs, as needed. (see photo, detailed report page - )

## WASTE LINES:

MATERIAL:

Combination of cast iron, galvanized and plastic waste lines are present.

CONDITION:



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Corroded waste lines/limited view

waste drainage lines are not fully visible, but those observed appear serviceable. Unable to fully view waste vent pipes, but those observed appear serviceable and are properly venting. EXCEPT: Rust / corrosion is noted. Repair or replacement will be needed. Recommend proper repairs by a qualified tradesperson. (see

photo, detailed report page - )

## HOSE FAUCETS:

**OPERATION:** Sample of exterior hose faucet(s) were operated, and they appear serviceable.

## WATER HEATER # 1:

**MANUFACTURE / DATE:** Bradford-White, Date: 2020.

**TYPE:** Gas.

**SIZE:** 40 Gallons.

**LOCATION:** Garage.

**CONDITION:**



Tank and heating system was tested or observed by the inspector and found it is functional. Pressure relief valve noted, not tested. Pressure relief drain line is installed. Approved earthquake strapping is properly installed.

## GAS METER:

**LOCATION:** Gas meter is located at right side of building.

**GAS SHUTOFF:** Gas shutoff valve is located at incoming gas line to meter.

## GROUND

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

#### Not A Geological Inspection:

This inspection is not intended to address or include any geological conditions or site stability information. For information concerning these conditions, a geologist or soils engineer should be consulted. Any reference to grade is limited to only areas around the exterior of the exposed areas of foundation or exterior walls. This inspection is visual in nature and does not attempt to determine drainage performance of the site or the condition of any underground piping, including municipal water and sewer service piping or septic systems.

#### Roof and Surface Water Control:

Roof and surface water must be controlled to maintain proper drainage. This means keeping gutters cleaned out and aligned, extending downspouts, installing splash blocks, and building up the grade so that roof and surface water are diverted away from the building.

A positive grade of approximately 1 inch per foot slope for at least 10 feet from the foundation walls is recommended. Where trees, air conditioning units and other obstructions do not permit the recommended slope, surface drains can be used instead.

#### Exterior Wood Surfaces:

All surfaces of untreated wood need regular applications of oil base paint or special chemicals to resist rot.

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Porch or deck columns and fence posts which are buried in the ground and made of untreated wood will rot within a few years. All posts and wood members with ground contact should be of treated wood or constructed of wood which has natural resistance to rot, such as redwood.

Decks and porches are often built close to the ground, where no viewing or access is possible. These areas as well as others too low to enter, or in some other manner not accessible, are excluded from the inspection and are not addressed in the report. We routinely recommend that inquiry be made with the seller about knowledge of any prior foundation or structural repairs.

## Retaining Walls:

Retaining walls deteriorate because of excessive pressure built-up behind them, generally due to water accumulation. Often conditions can be improved by excavating a trench behind the retaining wall and filling it with coarse gravel. Drain holes through the wall will then be able to relieve the water pressure. Retaining walls sometimes suffer from tree root pressure or from general movement of top soil down the slope. Normally these conditions require rebuilding the retaining wall.

**"Mold"** comments, identification and testing are not within the scope of this inspection report.

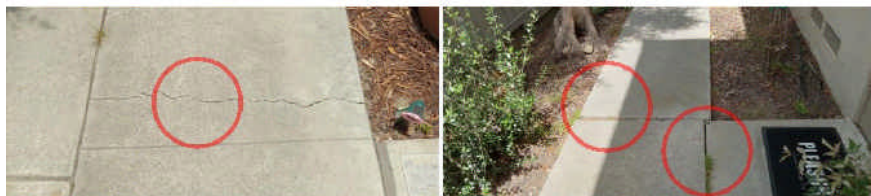
**"APPEARS SERVICEABLE"** means that the item was observed by the inspector and it is wearing well; is durable; is capable of being used.

## **DRIVEWAY:**

TYPE/CONDITION: Concrete. Cracks noted are typical. Driveway condition was observed by the inspector and found it is wearing well, is durable and capable of being used.

## **SIDEWALKS / WALKWAYS:**

TYPE/CONDITION:



## **Cracks and tripping hazards**

Concrete sidewalks and walkways. NOTE: Cracks noted are large in size, and should be repaired / sealed to keep water from penetrating into the soil below and causing more problems. **Surface of sidewalk / walkway has raised / settled, causing tripping hazards. This is a safety liability.** Leveling repairs should be made by a qualified tradesperson. (see photo, detailed report page - )

## **LANDSCAPING:**

CONDITION: Maintained.

## **GRADING:**

Grading of property is a gentle slope. Grade at foundation appears OK.

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## PATIO:

TYPE/CONDITION:



Cracks noted on patio areas

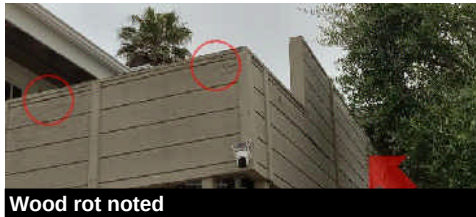
Concrete patio. EXCEPT: Displacement / cracks are large in size. Repair should be made to prevent water intrusion. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

## DECKS / BALCONIES:

TYPE:

Wood deck. Waterproof coated deck.

CONDITION:



Wood rot noted

Deck was observed by the inspector and found it is wearing well, is durable and capable of being used. EXCEPT: Tall deck walls are loose. Fungus damage (wood rot) is noted in some of the exterior wood walls. A fungus growth will continue to rot the wood. Replacement of parts or whole boards will be needed to affected areas.

Recommend referring to the present-in-effect Termite Report conducted on this property for findings / recommendations, or arrange for further evaluation by a licensed Pest Control Operator. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

## EXTERIOR STAIRS / STOOPS:

CONDITION:

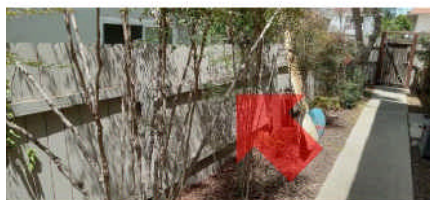
Exterior stairs / steps were observed by the inspector and found they are wearing well, durable and capable of being used. Exterior stair / step handrails were observed by the inspector and found they are wearing well, durable and capable of being used.

## FENCES & GATES:

TYPE:

Wood gate(s). Wood fencing.

CONDITION:



Fencing / gate issues

Fencing is loose. Damaged wood gate is noted. Recommend proper replacement by a qualified tradesperson. (see photo, detailed report page - )

## LAWN SPRINKLER SYSTEM

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

#### Inspection Conditions:

It is not within the scope of this report to determine the degree of salinity or volume of any well water. Inquire with the sellers of the property or check with the local agricultural extension service for these tests. We suggest you have the sellers instruct you as to the operation of this system. Ongoing maintenance of

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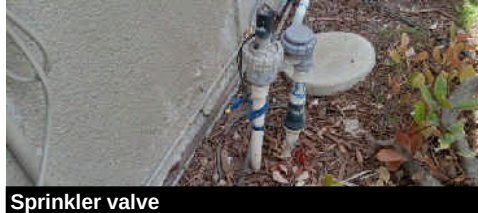
damaged or clogged sprinkler heads is necessary with most sprinkler systems.

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## DISTRIBUTION VALVES:

TYPE: Electric, automatically controlled valves.

# ZONE VALVES:



Sprinkler valve

Electric rear yard zone valve(s).

CONDITION:

Zone valves were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

## VISIBLE SUPPLY LINES:

TYPE: PVC water lines.

LEAKS? No leaks were noted in supply water lines.

## ELECTRIC CONTROLS:

TIMERS: Sprinkler system was tested manually so not to change the timer settings and to observe each zones operation. System appears serviceable.

## SPRINKLER HEADS:

CONDITION:

Individual sprinkler heads were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

## GARAGE - CARPORT

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

Notice: Determining the heat resistance rating of fire walls is beyond the scope of this inspection. Flammable materials should not be stored within closed garage areas.

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TYPE:

LOCATION: Attached to house. Built-In under main building structure. Two car.

ROOF:

CONDITION:



Past ceiling repairs

Above garage ceiling area has been previously repaired / patched. Recommend inquiring with seller. (see photo, detailed report page - )

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## FLOOR:

### CONDITION:

Typical cracks noted on concrete slab. None appear structurally damaging. Garage floor was observed by the inspector and found it is wearing well, is durable and capable of being used. EXCEPT: Garage floor is not fully visible, due to stored items, full condition is unknown. Further inspection is recommended.

**Limitation**

Viewing  
Restricted

## FIRE WALL / CEILING / DOOR:

### CONDITION:

Garage fire wall was observed by the inspector and found it is wearing well, is durable and capable of being used. Garage fire ceiling was observed by the inspector and found it is wearing well, is durable and capable of being used. Garage fire door was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.

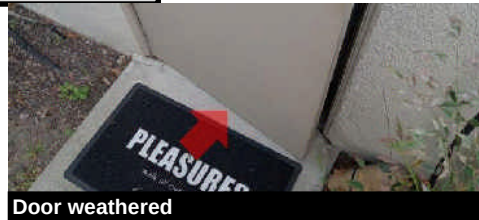
## GARAGE DOOR(S):

### CONDITION:

Single and double garage doors are automatically operated by door openers: both appear serviceable. Automatic reverse feature is - operational. Electric safety eye-beam is installed at base of garage doors, which reverses the downward closing of the door when the beam is broken / blocked. This is a good safety feature.

## SIDE / REAR GARAGE DOOR:

### CONDITION:



Garage passage door is weathered, door has water damage at bottom and is delaminating. Repairs or replacement is needed. (see photo, detailed report page - )

Door weathered

## GARAGE ELECTRIC WIRING / OUTLETS / SWITCHES:

### CONDITION:

A representative sampling of switches and outlets was tested. As a whole, interior outlets and switches in the garage are in serviceable condition.

## LAUNDRY

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

#### Clothes Washers and Dryers:

Laundry appliances are not tested or moved during the inspection and the condition of any walls or flooring hidden by them cannot be judged.

Clothes washers and dryers cannot be inspected properly without a load of laundry, so these appliances are only tested for a short cycle to determine if they operate at all.

A washer or dryer has an average life of 6 to 12 years.

When hooking up a dryer, it must be kept vented to the exterior to prevent excessive moisture from building up in the house.

Washers and dryers often are not included in a sales contract, or are included in "as is" condition.

Drain lines and water supply valves serving washing machines are not operated. Water supply valves may be subject to leaking if turned and are considered part of normal maintenance.

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## LAUNDRY AREA:

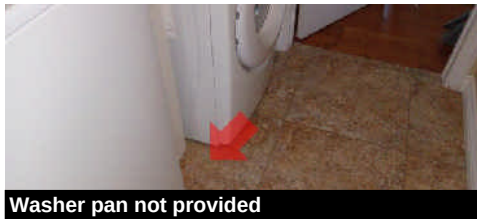
### LOCATION:



Laundry area

Upstairs closet.

### CONDITION:



Washer pan not provided

Plumbing appears serviceable. Electrical outlet is grounded and appears serviceable. Gas service pipe is provided and appears serviceable. Dryer venting to outside is provided and was observed by the inspector and found it is wearing well, is durable and capable of being used. Waste drain line clean-out is located

near laundry area. EXCEPT: Recommend installation of a washer drain pan system, to prevent interior damage from future washer or plumbing leaks. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

## WASHER AND DRYER:

### WASHER:

Washing machine was not operated at time of inspection. Condition and operation is unknown. Recommend inquiring with seller about condition.



### DRYER:

Gas. Dryer machine was not operated at time of inspection. Condition and operation is unknown. Recommend inquiring with seller about condition.



## HEATING - AIR CONDITIONING

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

#### Heat Exchange, Pilot Light, and Safety Devices:

The inspector is not equipped to inspect furnace heat exchangers for evidence of cracks or holes, as this can only be done by dismantling the unit. This is beyond the scope of this inspection. Some furnaces are designed in such a way that inspection is almost impossible. The inspector will not light pilot lights if it appears that there is a problem with the furnace. Safety devices are not tested by the inspector.

NOTE: Asbestos materials have been commonly used in heating systems as exterior heating duct insulation. Determining the presence of asbestos can ONLY be preformed by laboratory testing and is beyond the scope of this inspection.

#### Thermostats and Air Distribution:

Thermostats are not checked for calibration or timed functions. Adequacy, efficiency or the even distribution of air throughout a building cannot be addressed by a visual inspection. Electronic air cleaners, humidifiers and dehumidifiers are beyond the scope of this inspection. Have these systems evaluated by a qualified individual.



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## Gas and Electric Furnaces:

A gas fired forced air furnace has a normal life of 20 to 40 years, or longer in this area. A electric furnace has a normal life of 15 to 20 years, although at times the heating elements have to be replaced.

## Air Conditioning Compressor / condensing Unit:

The inspector does not perform pressure tests on coolant systems, therefore no representation is made regarding coolant charge or line integrity. Subjective judgment of system capacity is not a part of the inspection. Normal service and maintenance is recommended on a yearly basis.

The major components of an air conditioning condensing unit are the compressor and the condensing coil. A compressor has a normal life of 8 to 15 years if used on a regular basis; a condensing coil may last longer. The estimated age of a condensing unit is taken from the specification plate. Sometimes the compressor, which is not visible, may have been replaced since the original installation.

## Propane and Oil Storage Tanks:

Determining the condition of oil tanks, whether exposed or buried, is beyond the scope of this inspection. Leaking oil tanks represent an environmental hazard which is sometimes costly to remedy.

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## **PRIMARY HEATING SYSTEM # 1**

LOCATION:



Heating unit

Upstairs hallway closet.

SYSTEM TYPE:

Forced Air.

FUEL TYPE:

Natural gas. Electronic ignition is provided.

CAPACITY :

Input BTU per hour, 60,000.

MANUFACTURED BY /

DATE:

Carrier, Date: 2021.

## **SYSTEM CONDITION # 1**

PRIMARY UNIT:

Furnace / heater unit was tested or observed by the inspector and found it is functional.

BURNERS:



Burners

3-Burners. Burner flame(s) appear typical. Inspection of interior burner / heat exchanger area is beyond the scope of this inspection. The heat exchanger portion of a gas fired heater is difficult to access without disassembly, and cannot be adequately checked during a visual inspection.

BLOWER/FAN:

Fan / blower was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used.

COMBUSTION AIR:

Combustion air flow for the unit was observed by the inspector and found it is wearing well; is durable; is capable of being used.

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|                     |                                                                                                                                                                                               |
|---------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>VENTING:</b>     | Exhaust venting was observed by the inspector and found it is wearing well, is durable; is capable of being used.                                                                             |
| <b>AIR PLENUM:</b>  | Furnace air plenum at top of unit was observed by the inspector and found it is wearing well, is durable and capable of being used.                                                           |
| <b>AIR FILTERS:</b> | Disposable type filter. Filter is located inside bottom furnace door panel. Units filter(s) was observed by the inspector and found it is wearing well; is durable; is capable of being used. |
| <b>CONTROLS:</b>    | Wall mounted thermostat. Thermostat control was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used.                                       |

## DUCT WORK # 1

|                    |                                                                                                                                                                                                                       |
|--------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TYPE:</b>       | Flexible round insulated duct.                                                                                                                                                                                        |
| <b>DUCT WORKS:</b> | Duct work was observed by the inspector and found it is wearing well, durable and capable of being used. Registers were observed by the inspector and found they are wearing well, durable and capable of being used. |

## KITCHEN - APPLIANCES

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

#### Kitchen Conditions:

The kitchen inspection is a combination of visual and functional. Appliances are operated if power is supplied.

Inspection of stand alone freezers and built-in ice makers are outside the scope of the inspection.

No opinion is offered as to the adequacy of dishwasher operation, only that the unit operates in a normal manner and is free of leaks and excessive corrosion at the time of inspection.

Ovens, self or continuous cleaning operations, cooking functions, clocks, timing devices, lights and thermostat accuracy are not tested during this inspection.

Appliances are not moved during the inspection. Portable dishwashers are not inspected, as they require connection to facilitate testing.

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#### KITCHEN SINK:

|                        |                                                                                                |
|------------------------|------------------------------------------------------------------------------------------------|
| <b>TYPE/CONDITION:</b> | Minor type wear noted. Sink faucet appears serviceable. Sink hand sprayer appears serviceable. |
|------------------------|------------------------------------------------------------------------------------------------|

#### GARBAGE DISPOSAL:

|                   |                                                                                                                    |
|-------------------|--------------------------------------------------------------------------------------------------------------------|
| <b>CONDITION:</b> | Ran short test of unit. Garbage disposal unit was tested or observed by the inspector and found it is operational. |
|-------------------|--------------------------------------------------------------------------------------------------------------------|

#### COOK TOP:

|                        |
|------------------------|
| <b>TYPE/CONDITION:</b> |
|------------------------|

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Gas. Electric ignition. Cook top was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.

## OVEN / BROILER:

TYPE/CONDITION:



Gas. Electric ignition. Oven light(s) - OK. Oven / broiler was tested or observed by the inspector and found it is wearing well, is durable and capable of being used. EXCEPT: Control panel has heavy wear, repairs or replacement needed. Recommend proper repairs by a qualified tradesperson. (see photo, detailed

report page - )

## FAN / HOOD VENTILATION:

TYPE/CONDITION:

External exhaust vented to outside. Light is present - OK. Exhaust fan motor was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used.

## DISHWASHER:

CONDITION:

Ran dishwasher for a short cycle. Dishwasher was tested or observed by the inspector and found it is functional.

## REFRIGERATOR:

TYPE/CONDITION:

Water connection is noted at refrigerator area for use with ice maker type unit.

## KITCHEN INTERIOR COMPONENTS:

COUNTERS:

Counters were observed by the inspector and found they are wearing well, durable and capable of being used.

CABINETS:

Cabinets were observed by the inspector and found they are wearing well, durable and capable of being used.

WALLS/CEILINGS/  
FLOORS:

Walls and ceilings were observed by the inspector and found they are wearing well, durable and capable of being used. Minor, normal wear is noted. Flooring was observed by the inspector and found it is wearing well; is durable; is capable of being used.

WINDOWS/DOORS:

Window(s) was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.

## KITCHEN ELECTRIC WIRING / OUTLETS / SWITCHES:

CONDITION:

A representative sampling of switches and outlets was tested. As a whole, outlets and switches in the kitchen are in serviceable condition.

## INTERIOR

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

#### Asbestos and Other Environmental Hazards:

Asbestos fiber in some form is present in many homes, but it is often not visible or cannot be identified without testing. If there is reason to suspect that asbestos fiber may be present and it is of particular concern, a sample of the material in question may be removed and examined in a testing laboratory. However, detecting or inspecting for the presence or absence is not a part of our inspection.

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Also excluded from this inspection and report are the possible presence of or danger from lead in water, radon gas, lead paint, urea formaldehyde, EMF (electro magnetic fields), toxic or flammable chemicals and all other similar or potentially harmful substances and environmental hazards.

## **Conditions Under and Behind Things:**

The condition of walls behind wall coverings, paneling and furnishings cannot be judged. Only the general condition of visible portions of floors is included in this inspection. As a general rule, cosmetic deficiencies are considered normal wear and tear and are not reported. Determining the source of odors or like conditions is not a part of this inspection. Floor covering damage or stains may be hidden by furniture. The condition of floors underlying floor coverings is not inspected. Determining the condition of insulated glass windows is not always possible due to temperature, weather and lighting conditions. Check with owners for further information.

## **Fireplace:**

During a visual inspection it is beyond the scope to examine concealed or inaccessible components, such as the presence of a flue lining, or for deterioration, damage, or cracks if lining is present, loose or missing flue mortar, adequacy of installation, draft or smoke tests. Due to factors such as cleanliness, offsets in flues, installation of dampers and spark arrestors, this is a limited inspection.

All fireplaces should be cleaned and inspected by a qualified chimney person on a regular basis to make sure that no damaging cracks have developed. Large fires in the firebox can overheat the firebox and flue liners, sometimes resulting in internal damage.

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## **MAIN ENTRY DOOR:**

### **CONDITION:**

Front door was tested or observed by the inspector and found it is wearing well, is durable, and capable of being used.

## **OTHER EXTERIOR DOORS:**

### **CONDITION:**



Corroded door locks

French type door(s) present. Exterior doors were tested or observed by the inspector and found they are wearing well, durable and capable of being used. EXCEPT: Corroded locks on doors. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

## **INTERIOR DOORS:**

### **CONDITION:**

Interior doors were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

## **INTERIOR CLOSET DOORS:**

### **CONDITION:**

Interior closet doors were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

## **LINEN CLOSETS / CABINETS:**

### **CONDITION:**

Linen closets / cabinets were tested or observed by the inspector and found they are wearing well, durable and capable of being used.

# Detailed Inspection Report, prepared exclusively for:

952 Seaside Ct. Ventura (Main Report - Upstairs) - Paul & Suzanne Guthrie 06 10 2026 By

Leo



Inspected by: **BEST HOME** Inspection

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## WINDOWS:

TYPE/CONDITION:



No safety glass

Wood double hung type. Wood sliding type. Vinyl sliding type. Some windows have double insulated glass. A representative sampling was taken. Windows as a grouping are generally operational. Window screens were observed by the inspector and found they are wearing well, durable and capable of being used. NOTE:

**Inspector could not determine if low window glass is of safety glass type. Did not see a safety type sticker on the glass.** Recommend installing safety glass. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )

## INTERIOR WALLS:

TYPE/CONDITION:

**Limitation**

Some Portions  
Not Viewed

Drywall. Typical cracks noted at construction stress / joint areas, none appear to be structurally damaging. General condition appears serviceable. EXCEPT: Stored items or furnishings prevent full inspection. Further inspection is recommended.

## CLOSETS:

CONDITION:

General condition / shelving was observed by the inspector and found it is wearing well, is durable and capable of being used.

## CEILINGS:

TYPE/CONDITION:

Drywall. Open wood beam. General condition appears serviceable.

## FLOORS:

TYPE/CONDITION:



Faded floors noted

Tile. Wood. General condition appears serviceable. EXCEPT: Discolored wood flooring near french doors. Recommend proper repairs by a qualified tradesperson. (see photo, detailed report page - )



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## FIREPLACE / WOOD BURNING DEVICES #1

TYPE - CONDITION:



Zero clearance prefabricated metal type. Damper is operational. Gas log set is installed and appears serviceable.

### SMOKE / FIRE DETECTOR:

COMMENTS: Installed smoke and carbon monoxide alarm(s) responded to test button operation.

### INTERIOR ELECTRIC WIRING / OUTLETS / SWITCHES:

CONDITION: A representative sampling of switches and outlets was tested. As a whole, interior outlets and switches in the house are in serviceable condition.

### OTHER INTERIOR:

#### Notice

Make Inquiry  
With Seller

Addition(s), and / or alterations have been made to property. Recommend inquiring with seller if applicable building permits were obtained and signed-off by the local authority, prior to close of escrow.

## BATHROOMS

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

#### Shower Pans:

Shower pans are visually checked for leakage, but leaks often do not show except when the shower is in actual use. Determining whether shower pans, tub/shower surrounds are water tight is beyond the scope of this inspection. It is very important to maintain all grouting and caulking in the bath areas. Very minor imperfections can allow water to get into the wall or floor areas and cause damage. Proper ongoing

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maintenance will be required in the future.

**"Mold"** comments, identification and testing are not within the scope of this inspection report.

**"APPEARS SERVICEABLE"** means that the item was observed by the inspector and it is wearing well; is durable; is capable of being used.

## BATHROOM AREA:

|                                      |                                                                                                                                                                                                                                                                                                      |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BATH LOCATION:</b>                | Between bedrooms, full bath, tub and shower.                                                                                                                                                                                                                                                         |
| <b>SINK:</b>                         | Sink(s) appear serviceable. Sink faucet(s) appear serviceable. Sink drain(s) appear serviceable.                                                                                                                                                                                                     |
| <b>CABINETS/COUNTER:</b>             | Counters / cabinets were observed by the inspector and found they are wearing well, durable and capable of being used.                                                                                                                                                                               |
| <b>TOILET:</b>                       | Toilet was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.                                                                                                                                                                                   |
| <b>TUB/SHOWER PLUMBING FIXTURES:</b> | Water fixtures appear serviceable. Drain appears serviceable. Shower head appears serviceable.                                                                                                                                                                                                       |
| <b>TUB/SHOWER AND WALLS:</b>         | Tub wall areas appear serviceable.                                                                                                                                                                                                                                                                   |
| <b>BATH FLOORING:</b>                | Bath flooring was observed by the inspector and found it is wearing well, is durable and capable of being used.                                                                                                                                                                                      |
| <b>VENTILATION:</b>                  | Ceiling external exhaust fan is installed and was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used. Window venting is provided and was tested or observed by the inspector and found it is wearing well, is durable and capable of being used. |
| <b>BATH ELECTRIC:</b>                | Bathroom wiring, outlets and switches were tested or observed by the inspector and found they are wearing well, durable and capable of being used.                                                                                                                                                   |

## BATHROOM AREA:

|                                      |                                                                                                                                                                                                                                                                                                      |
|--------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>BATH LOCATION:</b>                | Primary bedroom, 3/4 bath, shower.                                                                                                                                                                                                                                                                   |
| <b>SINK:</b>                         | Sink(s) appear serviceable. Sink faucet(s) appear serviceable. Sink drain(s) appear serviceable.                                                                                                                                                                                                     |
| <b>CABINETS/COUNTER:</b>             | Counters / cabinets were observed by the inspector and found they are wearing well, durable and capable of being used.                                                                                                                                                                               |
| <b>TOILET:</b>                       | Toilet was tested or observed by the inspector and found it is wearing well, is durable and capable of being used.                                                                                                                                                                                   |
| <b>TUB/SHOWER PLUMBING FIXTURES:</b> | Water fixtures appear serviceable. Drain appears serviceable.                                                                                                                                                                                                                                        |
| <b>TUB/SHOWER AND WALLS:</b>         | Shower wall areas appears serviceable. Shower enclosure appears serviceable.                                                                                                                                                                                                                         |
| <b>BATH FLOORING:</b>                | Bath flooring was observed by the inspector and found it is wearing well, is durable and capable of being used.                                                                                                                                                                                      |
| <b>VENTILATION:</b>                  | Ceiling external exhaust fan is installed and was tested or observed by the inspector and found it is wearing well; is durable; is capable of being used. Window venting is provided and was tested or observed by the inspector and found it is wearing well, is durable and capable of being used. |
| <b>BATH ELECTRIC:</b>                | Bathroom wiring, outlets and switches were tested or observed by the inspector and found they are wearing well, durable and capable of being used.                                                                                                                                                   |

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## INSURANCE INSPECTION

### GENERAL INFORMATION COMMENTS INCLUDED ON ALL PUBLISHED REPORTS

This section of the **BEST HOME** Inspection Report answers the questions required by the Farmers Insurance Property Inspection Survey, and may apply to other Insurance Companies. The survey format is laid-out differently than Farmers, however, the questions to be answered are identical.

This is not an endorsement for Farmers Insurance, or any other Insurance Company by **BEST HOME** Inspection, but is being provided as a convenience and cost savings to our valuable clients.

**Grade Descriptions:** The grade (i.e., ranking / degree of quality), which best describes the Kitchen and Bathroom. Kitchen grade is dependent upon the type of appliances, type of materials and space. Bathroom grade is dependent upon the type of materials and type of fixtures. The following should be used as a guide to property grade of the Kitchen and Bathrooms:

#### Kitchen:

- \* **Economy Kitchen:** 16 Feet of counter and cabinets, stainless steel sink, stove.
- \* **Standard Kitchen:** 24 Feet of counter and cabinets, range hood, garbage disposal.
- \* **Custom Kitchen:** 30 Feet of cabinet base, marble counter and splash, island, wall oven, built-in dishwasher, trash compactor, pantry, and water filter.
- \* **Luxury Kitchen:** 36 Feet of cabinet base, stone slab counter and splash, two sinks, wall microwave, indoor BBQ, hot water dispenser, and cooktop.

#### Bathroom:

- \* **Economy Bathroom:** includes such features as one toilet, one sink, laminate counter top, painted cabinets, and cast iron tub.
- \* **Standard Bathroom:** includes such features as one toilet, one sink, ceramic tile counter top, and wood cabinets.
- \* **Custom Bathroom:** includes such features as two sinks, china finish, marble counter top, separate shower and tub, and spa tub.
- \* **Luxury Bathroom:** includes such features as two sinks, china finish, marble counter top, separate shower and tub, spa tub, and bidet.

**Brush definition:** One acre or more of shrub vegetation covering the ground consisting of greasewood, mesquite, manzanita, sage, sumac, wild walnut, live oak, and/or buckwheat brush.

### PROPERTY INSPECTION SURVEY

FRONT HOUSE  
PHOTOGRAPH

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REAR PHOTOGRAPH



## CLIENT / PROPERTY INFO:

INSURED NAME: Paul & Suzanne Guthrie.  
PROPERTY ADDRESS: 952 Seaside Court Ventura, CA (Main Report - Upstairs)  
OCCUPANCY: Occupied.

## STRUCTURE INSPECTION:

YEAR BUILT: 1965.  
SQ. FOOTAGE: 2,888 Total.  
FOUNDATION TYPE: Cement Slab.  
GARAGE TYPE: Attached. Built-in size, 2-Car.  
EXTERIOR FINISH: Stucco finish materials applied over wood framing. Wood siding.  
CONDITION OF EXTERIOR: Fair.

## ROOF:

ROOF TYPE: Asphalt Shingle.  
ROOF CONDITION: Good.

## CHIMNEY:

CHIMNEY CHASE: Yes.  
CHIMNEY CONDITION: Fair.

## OUT BUILDINGS / BRUSH:

# OF OUT BUILDINGS: None.  
BRUSH WITHIN 150 YARDS OF DWELLING (CA ONLY):

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NO.

## WATER HEATER:

WATER HEATER

ANCHORED (CA ONLY): Yes.

## KITCHEN:

KITCHEN GRADE: Standard.

## BATHROOMS:

# FULL BATHS: # Standard - 1.

# 3/4 BATHS: # Standard - 1.

## HEATING SYSTEM:

PRIMARY HEATING

TYPE: Central heating.

HEATING CONTROL: With thermostat.

## ELECTRICAL SYSTEM:

ELECTRICAL: Breakers. Amp Capacity of main panel - 100.

ELECTRICAL INTERIOR  
WIRING: Romex.

## PLUMBING SYSTEM:

PLUMBING PIPE TYPE: Copper.

CONDITION OF

PLUMBING VISIBLE

MAIN PIPING: Good.

CONDITION OF SUPPLY

LINES (washing

machine, dishwasher,  
etc.) Fair.

CONDITION OF

FIXTURES (faucets,  
shower heads & spout,  
etc.) Fair.

## WATER DAMAGE / LEAKAGE:

SIGNS OF EXISTING

WATER DAMAGE OR

LEAKS: Waster supply line. Yes.

## INCOMPLETE REPAIRS:

UN-REPAIRED DAMAGE: Some maintenance and repair work is needed, including the following areas:  
Plumbing areas.

## OTHER AREAS:

UNUSUAL HAZARDS: Other (explain): Pavement / walkway tripping issue. Safety glass issue.

## INSPECTION COMPANY INFO:

INSPECTION COMPANY: **BEST HOME** Inspection.

INSPECTION COMPANY

PHONE NUMBER: (805) 985-4494.

OWNER: Alex Mendoza.

The Original Copy of the Inspection report signed and dated by the Inspection Company must be submitted to the Service Center.

Stated on the Farmers Insurance form is the following; "Farmers Insurance Group holds harmless the inspector who prepared this survey form from any and all issues arising from said survey."

This report has been produced in accordance with the inspection contract and is subject to the terms and conditions agreed upon therein. Please read the entire report carefully.

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