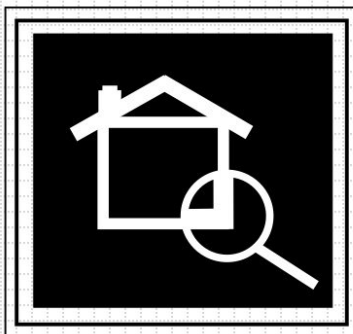




"CERTIFIED"
MANUFACTURED HOME INSPECTOR

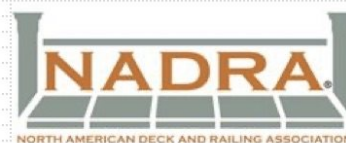
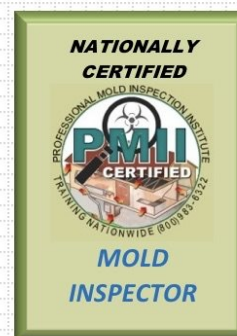


Certified Building Inspector

Professional

Inspection Services

Inspection Report



CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR



Address: 2315 Autumn Pl Arroyo Grande, CA 93420

06/08/2026

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: 65°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: North

INSPECTION DATE
Monday, June 8, 2026

START TIME
12:30 pm

FINISH TIME ON-SITE
3:30 pm

INSPECTOR
5: Taylor Vreeken, CCI, CMI

PROPERTY TYPE

6: Single Family Residence

INSPECTION TYPE

7: **Pre-Sale Listing Inspection** : This inspection is performed on behalf of the seller to provide a general overview of the property conditions as they existed at the time of inspection. The report focuses on the six primary systems: **Structural Integrity, Roofing, Electrical, Plumbing, Heating and Cooling, and the Fireplaces and Chimneys.** *Cosmetic conditions and non-permanent appliances are excluded.*

This report is informational only and does not reflect any repairs, upgrades made or conditions that have changed after the inspection date.

Buyer's Responsibility: *Any prospective buyer relying on this report is required to contact Professional Inspection Services, complete a report review, and execute a new inspection agreement, including payment of applicable fees. Any prospective buyer who relies on this report without complying with the required procedures does so knowingly, willingly, and thereby waives and forfeits any and all future claims. Failure to comply constitutes a complete and unconditional release of Professional Inspection Services and its inspectors from any and all liability, without exception.*

YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 1981

9: Occupied.

PRESENT DURING THE INSPECTION

10: Seller

11: Seller's Agent

ADDITIONS

DS 12: **ADDITIONS or UPGRADES SUSPECTED**:

Some upgrades or additions were observed or suspected that may have required building permits. No determination is made regarding permit status. The client is advised to contact the local building department to verify whether proper permits and final approvals were obtained.

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

DS 13: **OUTSIDE THE SCOPE OF THIS INSPECTION**:

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

14: Solar Electric System

Disclosure: It is recommended to for the client meet on-site with the solar provider to learn fully about the system and its components, any maintenance requirements, and who to contact or what to do if a problem arises. (Areas of the roof below panels are not visible/ not inspected)

15: Sheds and Outbuildings

16: The Driveway Gate and Opener: *The gate was open at the time of entry to the property. However, the Driveway Gate and Opener is outside the scope of this inspection and not inspected.*

17: Well and Septic systems

18: Permanently installed commercial equipment (air compressors, CNC machines, CNC machine, components, and electrical 3-phase converters/supply, etc.)

Grounds

DRIVEWAY TYPE

19: Asphalt Driveway

DRIVEWAY COMMENTS

20: Driveway appears serviceable.

21: Typical & common cracks found in areas of the driveway.

DS 22: **Disclosure:** Due to the slope and height of the driveway at the garage connection, some water intrusion into the garage may occur during certain weather.

SIDEWALK / WALKWAY TYPE

23: Concrete Walkways

24: Brick Paver Walkways

25: Gravel Walkways

SIDEWALK / WALKWAY COMMENTS

26: Walkways appear serviceable

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

PATIO / PORCH COVERS

28: FRONT PORCH COVER: Appears serviceable and in good condition.

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

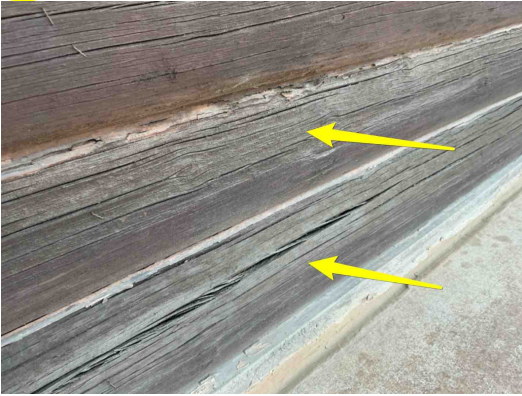
29: Timber Framing/ Log Framing

EXTERIOR WALL COVERINGS

30: Wood and Wood Product Siding

EXTERIOR GENERAL

MR 31: Deteriorated finish at areas of the exterior.



EXTERIOR TRIM

32: TRIM TYPE: Wood

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

Exterior Stairs

LOCATION

34: OFF THE FRONT DECK



35: LOCATION: OFF THE BACKYARD DECK



EXTERIOR STAIRS

36: Exterior stairs are serviceable and in good condition.

EXTERIOR STAIRWAY RAILINGS

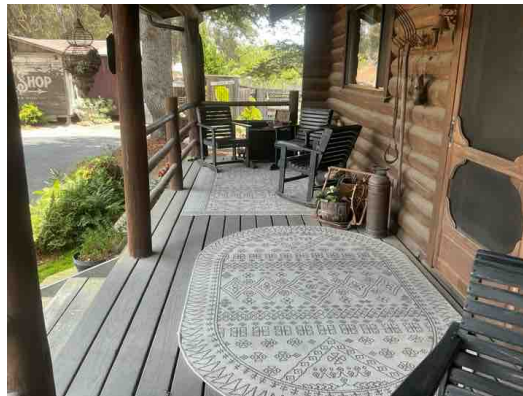
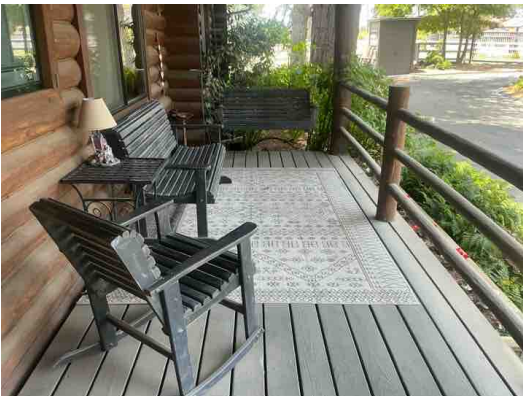
SC 37: Recommend a proper graspable handrail at the OFF THE FRONT DECK stairway for safety per current standards.

Decks

LOCATION & TYPE

38: DECK LOCATION: **FRONT ENTRY DECK**

DECK TYPE: Wood Framed - Wood Planks



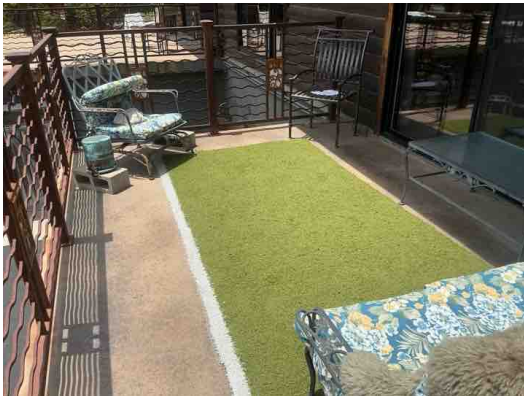
39: DECK LOCATION: UPSTAIRS DECK OFF THE PRIMARY BEDROOM

DECK TYPE: Concrete Waterproof



40: DECK LOCATION: UPSTAIRS DECK OFF THE DINING ROOM

DECK TYPE: Concrete Waterproof



WOOD DECK COMMENTS

UPG 41: Earth-to-wood contact visible at areas of the FRONT ENTRY DECK wood framing. Refer to the termite report for additional comments and if damage to the wood is occurring in areas not visible below grade.

DS 42: The ENTRY deck framing was observed with wider joist spacing than is typically associated with modern deck construction standards for nominal 2x6 decking. While this condition may reflect construction practices common at the time of installation, wider joist spacing can contribute to increased flexing and reduced rigidity of the deck surface. Upgrades may be considered during future repairs or renovations.

DECK RAILING COMMENTS

43: Deck railings appear serviceable.

E&C 44: Some rust deterioration and/or damage noted at areas of the metal railings at the UPSTAIRS DECK OFF THE DINING ROOM and UPSTAIRS DECK OFF THE PRIMARY BEDROOM. Maintenance repair or upgrades are recommended for safety.

Grading

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

SITE SLOPE

45: Areas of Moderate Slope

Determination of site stability, soil erosion potential, and water runoff from surrounding slopes, streets, and adjacent properties is outside the scope of this inspection and is not evaluated. If concerned have evaluated by a licensed Civil engineer.

COMMENTS

MR UPG 46: Evidence of ponding water was observed in areas of the property at and/or near the home. Recommend improving site drainage and landscape grading as needed to help direct water away from the structure and off the property.



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



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

48: 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 STYLE

49: Gable



50: Roof was walked

51: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

52: Asphalt Shingle

Average life expectancy of this roof material: 50 years

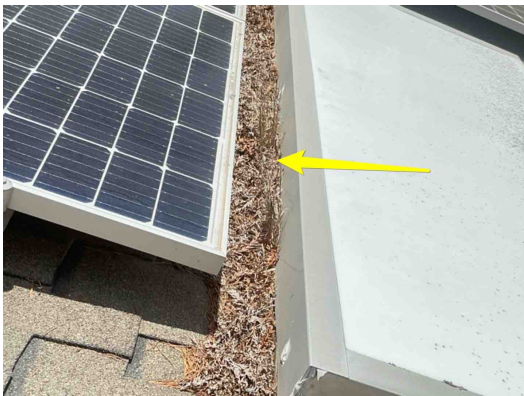
There is Approx. 10-15 +/- years of visible wear at areas of the roof.

ASPHALT COMPOSITION SHINGLE COMMENTS

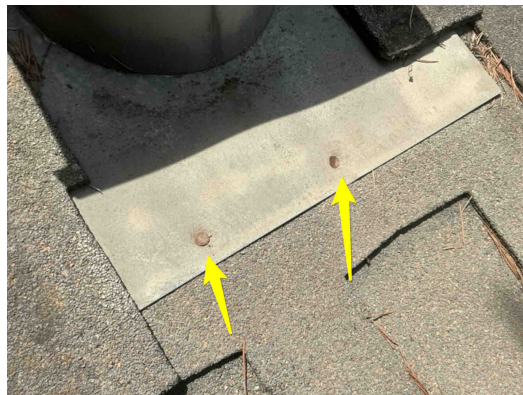
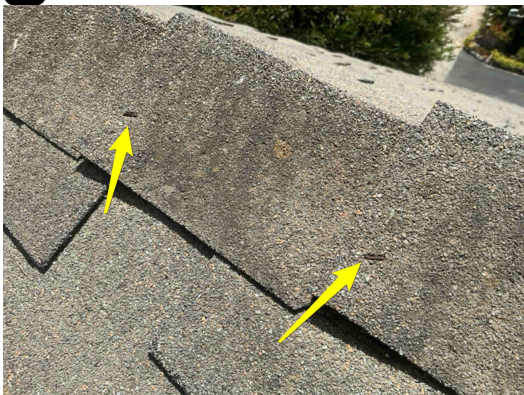
53: ROOF CONDITION: The Asphalt Composition roof material appears to be within its useful life and in good condition for its age.

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

MR 54: Debris covers portions of the roof and/or roof flashings. This may cause deterioration and/or a roof leak. Areas of the roof are not fully visible. Clean and inspect regularly.



DS 55: Disclosure: Exposed fasteners noted at areas of the roof and/ or roof flashings.



Flashings

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

recommendations.

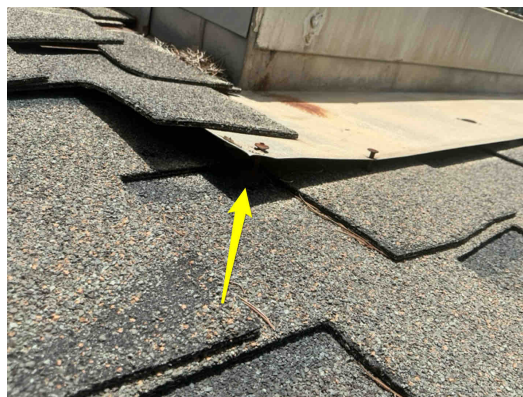
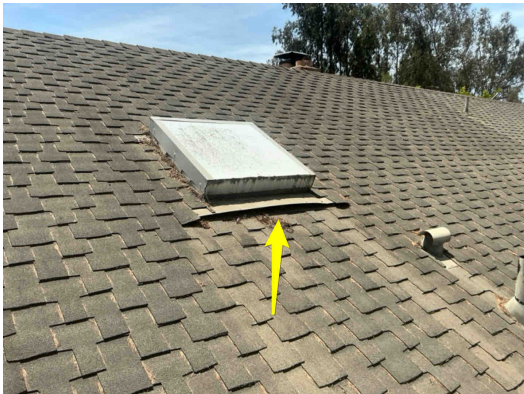
ROOF FLASHING

E&C MR 56: ROOF FLASHING CONDITION: Some roof flashing were found to be needing maintenance, servicing and/or repair. Contact a qualified roofing professional to review all roof flashings and provide maintenance and/or repairs as needed.

MR 57: Deteriorated sealant at some roof flashings, around the roof penetrations. Maintenance recommended to help prevent water intrusion into areas of the attic. Have roofer evaluate the roof flashings and correct as needed.



E&C MR 58: Some lifting roof flashings. Corrections, maintenance or repairs are recommended to help prevent water intrusion and/or roof leakage from windy, wet weather.





FI 59: Some roof flashings found rusted and deteriorated. Maintenance or replacement of deteriorated and damaged roof flashings are recommended.



SKYLIGHTS

E&C 60: The SOUTH plastic roof skylight is cracked. Contact a qualified roofer to evaluate and replace damaged skylight.



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

61: [ATTIC ACCESS LOCATION](#): Bedroom Hallway and Pantry

Gutters

RAIN GUTTERS

62: Type: Full rain gutter installation.

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

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

Gutters

RAIN GUTTERS

MR 64: Installed rain gutters / roof drainage systems appear to be in a serviceable condition.

All roof rain gutters will need continuous and ongoing annual maintenance to help prevent gutter leaks. General maintenance should consist of; cleaning, re-fastening loose gutters and downspouts, etc.

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

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

DS 66: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation and some areas are too small for physical access.

67: Attic Photographs





SU DS 68: The current attic framing is older and does not meet current structural or seismic standards; however, it appears to be in generally serviceable condition at the time of inspection for its age.

TYPE OF INSULATION FOUND IN THE ATTIC

69: Fiberglass Batts: Approx. Depth 4-6 +/- Inches

Gutters

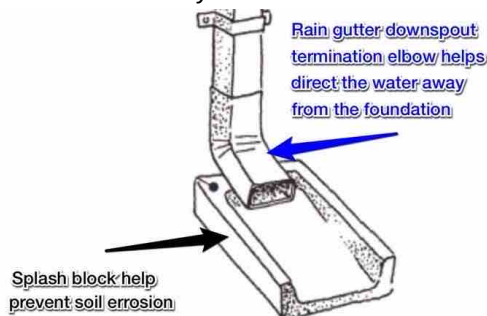
RAIN GUTTER COMMENTS

MR 70: Recommend some typical rain gutter maintenance. This should at minimum consist of cleaning, sealing, and re-fascinating of loose gutters and downspouts.



MR DS 71: Underground Roof Rain Gutter Drains are Installed: Some of the roof rain gutter downspouts enter into an underground piped drainage system. *The conditions of the underground pipe and there terminations are not visible, not inspected - nor tested during this inspection. Additional inspecting, cleaning and testing the underground piping is recommended to determine proper flow and termination. Service underground drains regularly.*

MR 72: Recommend splash blocks and diverting the rain gutter downspouts at the bottom to assist in proper flow of roof water away from the house and to help prevent soil erosion where not installed.

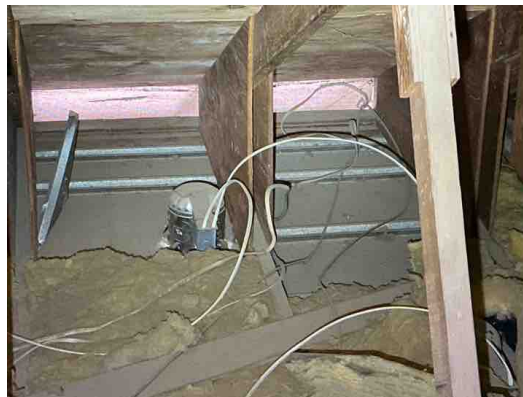
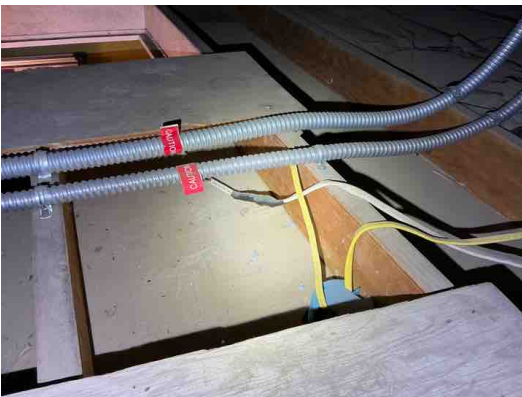


Attic

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.

TYPE OF INSULATION FOUND IN THE ATTIC

E&C 73: Missing insulation in the areas attic. Some of the attic Insulation in has been moved, displaced or was not originally installed for reasons unknown.



E&C 74: Attic Insulation installed upside down. The paper on the insulation should be towards the living space below.



ATTIC COMMENTS

FI DS 75: Some minor and moderate moisture stains noted in areas throughout the attic. All water stains should be investigated by a licensed roofer. Refer to termite report for additional comments and/or recommendations.

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

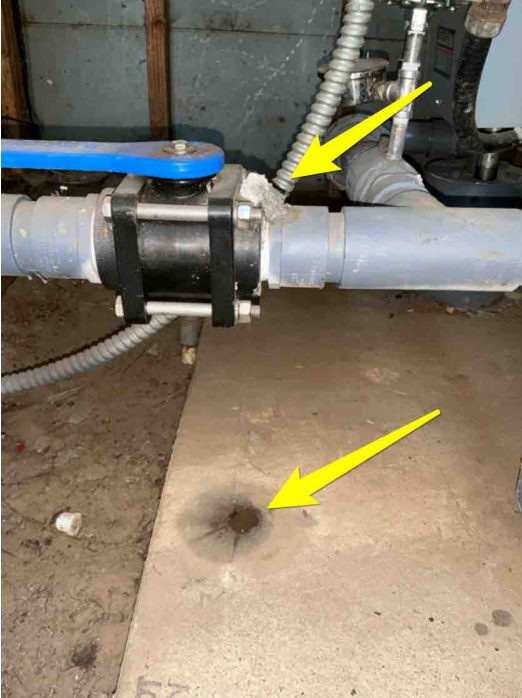
76: Main water supply shut-off location : NORTHWEST EXTERIOR IN WELL HOUSE. Main water shut-off valve not tested.

Water Pressure - Is At Approx. 48 +/- PSI. Optimal water pressure is between 40 and 80 PSI.

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



E&C 77: A small active water leak noted at the main water supply pipe or valve. Contact the qualified professional for repairs.



TYPE OF WATER PIPING

78: 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):

79: Copper

80: PEX Plastic

WATER SUPPLY PIPING

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

82: *The condition of the Plumbing Pipe inside walls, under insulation in the attic, underground, under the slab, and in all inaccessible areas which are not readily visible are not evaluated or inspected. Conditions cannot be judged. Water pipe leak detection or pressure testing is not performed.*

UPG **DS** 83: **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 84: A small active water leak found at the exterior NORTHWEST HOSE BIB. Corrections recommended.



HOSE FAUCETS

85: The evaluated exterior hose faucets operated when tested.

UPG 86: Anti-siphon valves recommended on exterior hose faucets where not installed.

WASTE PIPING TYPE

87: 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):

88: ABS and PVC

WASTE/SEWER PIPE CONDITION

89: **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 DS 90: Some ABS drain/ waist/ vent pipes manufactured between 1984 and 1990 such as Centaur, Gable, Phoenix, **Polaris**, and Apache are alleged to be defective. Recommend further evaluation by a plumbing professional familiar with these types of DWV pipes.

DS 91: Disclosure: An open waist vent noted in the attic over the HALLWAY BATHROOM. Unable to confirm if vent is still a functioning component in the waist system or has been abandoned. Buyer may wish to contact a licensed plumbing professional for evaluation.



Fuels

FUEL TYPE

92: Gas shut-off appears serviceable.

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

93: LP Gas: **Location of Main Gas shutoff** - EAST EXTERIOR AT TANK

All fuel-burning appliances (such as furnaces, water heaters, boilers, fireplaces, and gas dryers) should be 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.



Water Heater

The average life of a tank type water heater is 6-10 years. Water heaters may begin to leak or quit working without warning. Client should visually inspect the water heater regularly to help ensure good condition and that the water heater is free from leakage or corrosion.

Determining size and gpm/ adequate hot water volume is beyond the scope of a home inspection.

WATER HEATER INFORMATION

94: Water Heater Location: GARAGE

Date: 2009

Size: 40 Gallons

Fuel Type: LP Gas



WATER HEATER CONDITION

MR SU 95: **CONDITION:** The water heater operated when tested. However, some maintenance and repairs are recommended. Contact a qualified and licensed plumbing professional.

DS 96: **Disclosure:** The average life of a Water heater is +/- 10 years. This water heater is 17 years old and may be nearing the end of its useful life. Monitor often.

COMBUSTION AIR

97: Proper amount of combustion air.

STRAPPING

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

TPR PIPING

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

SC 100: The Water heater TPR (temperature pressure relief) valve is actively leaking and dripping water. Contact qualified plumber to correct.



VENT PIPING

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

SC 102: Water heater vent connector pipe (single-wall) is not properly fastened with the required 3-fasteners at each connection including the draft hood per standards.

E&C 103: The Water heater/ furnace combination vent pipe cap is missing at the roof/ chimney termination. Corrections warranted.

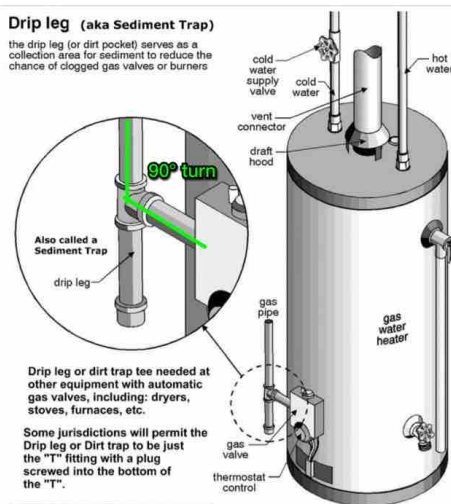
PLATFORM ENCLOSURE

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

GAS PIPING

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

SU 106: 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]



SHUTOFF

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

E&C 108: Evidence of past leaking with corrosion at the HOT water supply shut-off valve at the water heater.
Recommend corrections by a licensed plumber.

DRIP PAN

SU 109: Recommend a drip pan be installed under the WATER HEATER to help prevent damage if a leak were to occur.

Kitchen

LOCATION



SINK

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

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

DS 113: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

FI 114: Some corrosion found at waste pipe connections under the kitchen sink / evidence of past leaking.

FI 115: Some corrosion found at the water supply shutoff valves under the Kitchen sink / evidence of past leaking. Client should investigate further until satisfied as to the cause, condition and potential future issues. Correction Recommended.

FI 116: Some dry moisture stains and damage in the cabinetry below the kitchen sink.

117: Kitchen sink aerator flows is 2.2 gpm or less.
Number of kitchen sinks: 1

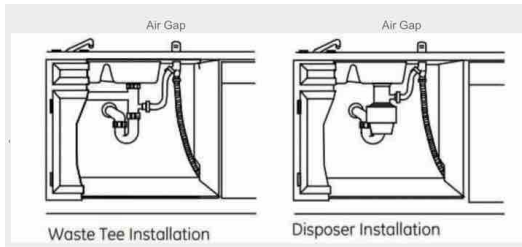
DISHWASHER

118: Dishwasher operated when tested.

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

119: Doors, seals and racks appears serviceable.

SU 120: Improper installation of the dishwasher drain hose. Missing the Air Gap Device at the dishwasher drain per minimum codes and standards (California does not allow for high-loop methods or direct waste connections). {CPC 801.2}



CABINETS & COUNTERS

121: Appear serviceable.

DS 122: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 123: Kitchen counters & cabinets have typical wear.

DS 124: 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

125: Operated when tested.

COOKTOP HOOD

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

COOKTOP

127: LP gas cooktop operated when tested

OVEN

128: The *ELECTRIC OVEN* operated when tested.

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

KITCHEN SPECIAL FEATURES

129: Microwave operated when tested.

Laundry

LAUNDRY:

130: LAUNDRY



LAUNDRY TYPE

DS 131: Disclosure: The drain pipe, hot and cold water supply shut offs, electrical outlets, gas supply, conditions of the walls, laundry dryer vent piping, etc., behind the installed laundry machines are not visible or accessible for inspection due to the installation and configuration of the existing laundry machines. Client is advised that once the machines are removed during the occupants move out to have the area properly and fully inspected by a qualified professional.

DS 132: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

LAUNDRY COMMENTS

133: 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 134: 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.

DS 135: Unable to test or verify proper operation of the laundry 110 volt or 240 volt outlet due to occupant's belongings and/or laundry machines. Client should verify proper and safe operation prior to close escrow.

DRYER VENTING

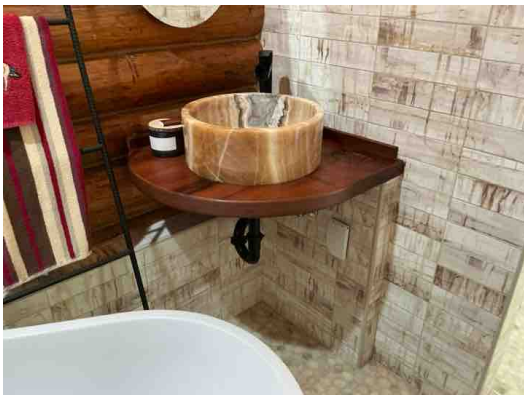
DS 136: Disclosure- laundry dryer vent termination unknown.

DS 137: Unable to determine the condition or cleanliness of the laundry dryer vent. Laundry dryer vent should be cleaned annually as part of typical maintenance.

Bathrooms

BATHROOM LOCATIONS

138: PRIMARY BEDROOM BATHROOM



139: HALL BATHROOM



140: GARAGE BATHROOM



TOILETS

141: Operated when tested.

SINKS

142: Bathroom sink faucet and drain operated when tested.

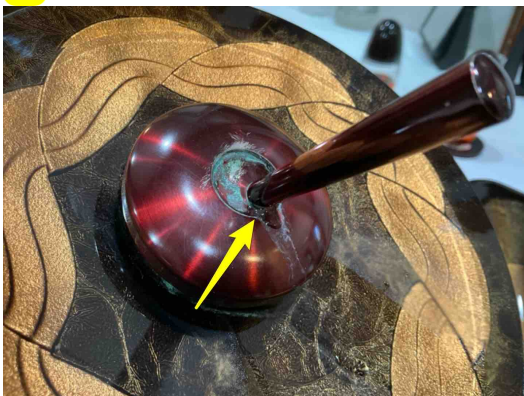
Disclosure: The operation and condition of the sink drain stoppers are outside the scope of this inspection and are not tested. Any and all comments made regarding sink drain stoppers are informational only and may only be specific to a single sink.

DS 143: 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.

FI 144: Some corrosion found at waste pipe connections under the bathroom sink / evidence of past leaking:
GARAGE BATHROOM

E&C 145: Low water volume from bathroom sink faucet, HOT and COLD side: PRIMARY BEDROOM BATHROOM.
Have reason verified and corrected by a qualified plumbing professional.

MR 146: Sink faucet found corroded/ deteriorated: PRIMARY BEDROOM BATHROOM



E&C 147: Hot & cold reversed at the bathroom sink faucet: PRIMARY BEDROOM BATHROOM



VENTILATION

148: Appears adequate.

E&C 149: The PRIMARY BEDROOM BATHROOM exhaust fan vent pipe found improperly terminating in the attic. Recommend contacting a licensed HVAC contractor to evaluate all bathroom exhaust venting systems and properly terminate to the exterior per standards.



BATHTUBS

150: Tub faucet and drain operated when tested.

MR 151: Tub spout found loose and not sealed well at the shower wall connection in the: GARAGE BATHROOM



FI **MR** 152: Disclosure: A small repairable chip found in the fiberglass tub: GARAGE BATHROOM.

SHOWERS

153: Showers operated when tested.

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

MR 154: Some visible, typical and minor deterioration to the grout in areas of the tiled shower enclosures. Maintenance recommended.

SU 155: Hot & cold reversed at the shower faucet: GARAGE BATHROOM



GENERAL BATHROOM COMMENTS

156: The electric heater in the GARAGE BATHROOM operated when tested.

NIPOMO - LOW FLOW COMPLIANCE

157: HALLWAY BATHROOM

Toilet gpm: The 1.6 gpf toilet is OK and does meet the Nipomo Title-8 Requirements.

#of sinks: 1

Bathroom Sink faucet gpm: 2.0 GPM meets the SLO County Nipomo Requirements

Shower head gpm: @ 2.5 GPF - Ok meets the SLO County requirements

158: PRIMARY BEDROOM BATHROOM

Toilet gpm: The 1.6 gpf toilet is OK and does meet the Nipomo Title-8 Requirements.

#of sinks: 2

Bathroom Sink faucet gpm: 2.0 GPM meets the SLO County Nipomo Requirements

Shower head gpm: @ 2.5 GPF - Ok meets the SLO County requirements

159: GARAGE BATHROOM

Toilet gpm: The 1.6 gpf toilet is OK and does meet the Nipomo Title-8 Requirements.

#of sinks: 1

Bathroom Sink faucet gpm: 2.0 GPM meets the Nipomo Requirements

Shower head gpm: @ 2.5 GPF - Ok meets the Nipomo County requirements

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

160: Operated when tested.

161: Weather stripping appears serviceable.

162: Door hardware operated when tested.

EXTERIOR DOORS

163: Operated when tested

164: Latching hardware operated and appears serviceable.

MR 165: Deteriorated / corroded door latching hardware and/ or hinges noted at exterior doors. Maintenance recommended.





SLIDING GLASS DOOR

FI 166: Evidence of past water intrusion from around threshold area from exterior sliding glass door with stains and/or damage: DINING AREA



INTERIOR DOORS

167: Operated when tested.

DS 168: Some interior bedroom closet doors are missing or not installed: BEDROOM-1 and BEDROOM-2

WINDOWS

169: Aluminum / Double-Pane glass

MR 170: 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 171: Some windows found a little difficult to operate. Maintenance or upgrades to the windows are recommended.

MR 172: Disclosure: Missing and/or damaged screens found at some windows.



DS 173: Some dual-pane windows have failed or or are visibly fogged. If concerned have all windows tested by a licensed or certified window company professional.

FI 174: Minor moisture stains noted on the inside at some window sills. Refer to the termite report for additional comments and recommendations.



FLOORING

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

176: 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 177: Some typical and minor deterioration and/or damage noted at areas of the interior flooring.

CEILING TYPE

178: Drywall

179: Wood

WALL TYPE

180: Drywall

181: Wood

WALLS AND CEILINGS

182: 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 183: Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor the cracks as future or additional movement may occur. Contact a qualified drywall professional for additional information and recommendations on how to repair.

184: *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.*

185: 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 186: Evidence of past ceiling and wall repairs found throughout. Client should investigate further to satisfy themselves as to the cause and current conditions.



FI 187: Evidence of past moisture stains & damage at ceiling area in the LIVING ROOM and ENTRY AREA. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.





INTERIOR CABINETRY

E&C 188: Disclosure: Areas of the interior wood cabinetry are serviceable with signs of typical wear and deterioration.

Interior Stairways

INTERIOR STAIRS

189: Interior Stairway is serviceable and in good condition.

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

SU 191: Height and openings of stairway and/ or loft railings at the interior do not meet current standards. Upgrades recommended for safety.



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.

Heating System # 1

GENERAL INFO

192: LOCATION: GARAGE

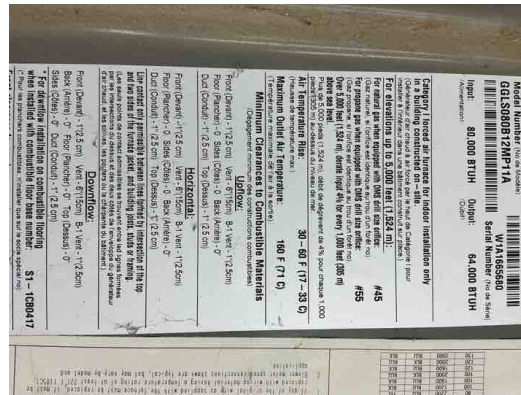
DATE: 2011

Approx. BTU RATING: 80,000

FUEL TYPE: LP Gas

FURNACE TYPE: Gas Forced Air

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



CONDITION

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

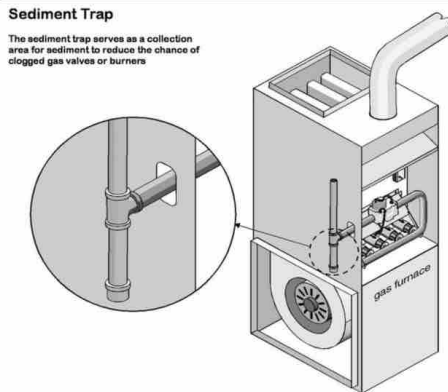
FURNACE FLAME

194: The Furnace flame appears serviceable.

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

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

UPG 195: Missing the required installation of the sediment trap at the furnace gas piping at flex connection. Correction should be performed by a certified or licensed HVAC professional familiar with minimum requirements.



VENTING

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

DUCTING/DISTRIBUTION

197: Appears serviceable at visible areas.

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

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

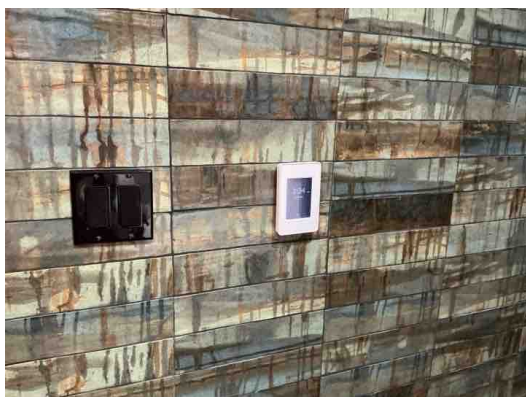
199: Operated when tested.

MR 200: Low/ dead batteries at the furnace thermostat.

Heating System # 2

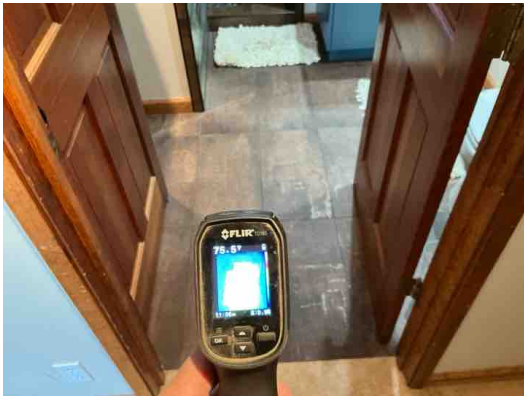
GENERAL INFO

201: Electric Heating Type & Location: In-Floor Electric Radiant / BEDROOM HALLWAY AND BOTH BATHROOMS



CONDITION

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



THERMOSTAT/CONTROLS

203: 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

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

Main Electrical Panel Location: **GARAGE**

Main Electrical Panel Ampacity: **200**

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.



205: PANEL BONDING / GROUND: 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 are not tested and are not fully visible. Only the visible areas of the ground clamp and its connections are inspected but not tested per standards.

MAIN PANEL

206: Location: **EAST SIDE- Exterior**

Amps- **200**

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.



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

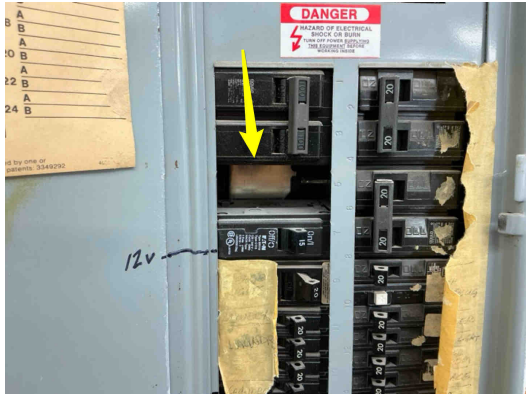
208: PANEL GROUNDING and BONDING appears proper in the MAIN ELECTRICAL PANEL.

Disclosure: The grounding and bonding of the electrical panel and wiring systems is not tested and not fully visible. The ground clamp and its connections are not fully visible and are not tested per standards.

PANEL COMMENTS

SU 209: Breaker panel is not fully or properly labeled per standards: GARAGE MAIN ELECTRICAL PANEL.

SC 210: Improper and unsafe openings in the dead front cover inside the GARAGE MAIN ELECTRICAL PANEL. Openings are needing to be plugged or sealed for safety per standards.



E&C SC 211: The neutrals and grounds at the GARAGE MAIN ELECTRICAL PANEL found improperly disconnected, and are required to be bonded together. Corrections warranted.

NEC 250.24(A)(1) (5):

"A grounded conductor (neutral) shall be connected to the grounding electrode conductor and the equipment grounding conductor at the service disconnecting means."

WIRING/CONDUIT

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

Disclosure: Occupant's belongings and furniture are not moved for testing of outlets and switched. Receptacles which are in use or are blocked by child tamper barriers are not tested. If house is occupied or any restricted conditions exist, additional testing is recommended. Additional inspection fees may apply. Astronomical clock-type lighting controls, photocells associated with exterior lighting are outside scope of this inspection and are not tested.

DS 213: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

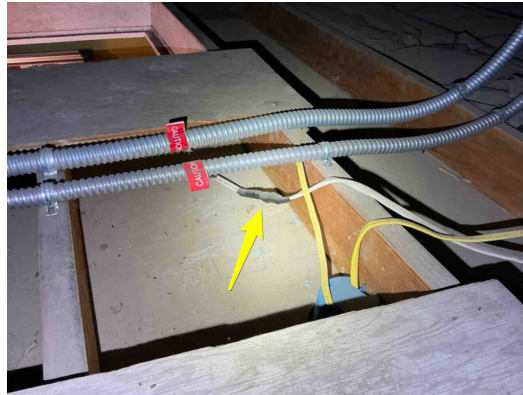
SC 214: Improper exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: SOUTH EXTERIOR AT EAVES and SHOP DESIGN STUDIO STORAGE ROOM
NEC 334.15(B)
NEC 300.4



SC 215: Improper electrical wiring. Exposed electrical wires and/or splices not protected in a box with a cover:
SOUTHWEST EXTERIOR AT EAVE

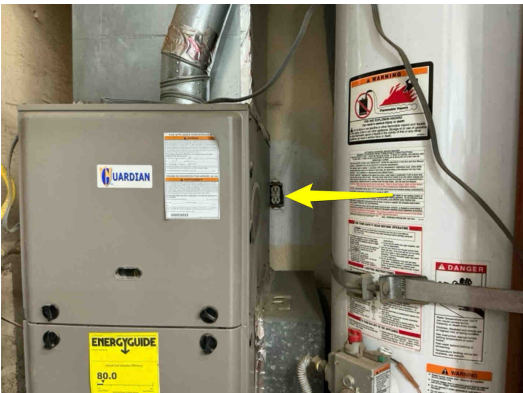


SC 216: Improper electrical wiring. Exposed electrical splices / wires not protected in a box with a cover:
MULTIPLE IN THE ATTIC

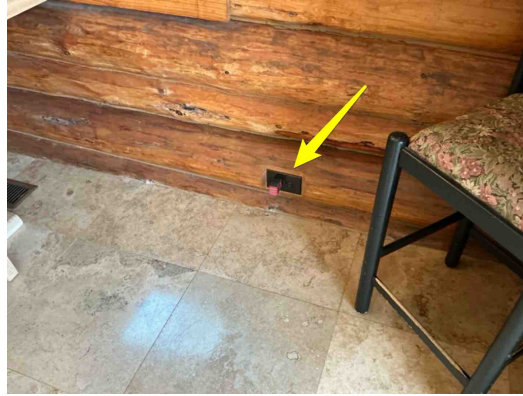
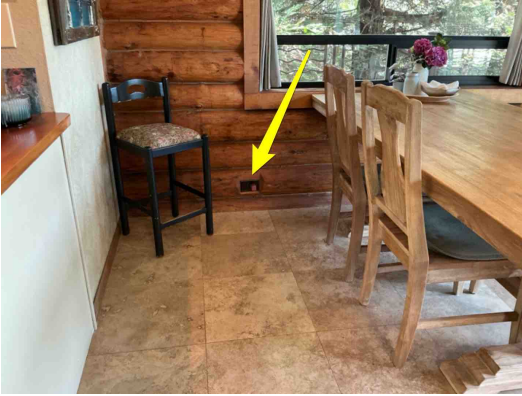


OUTLETS

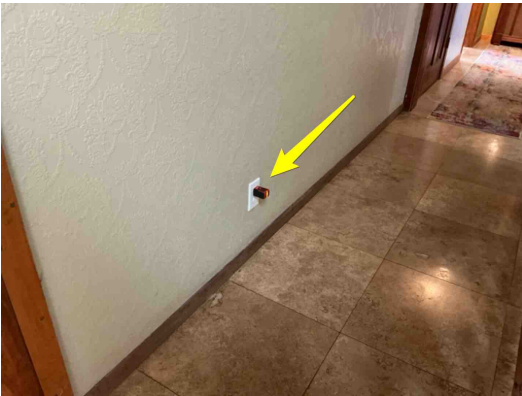
SC 217: Missing electrical cover plate. Safety Hazard: GARAGE MECHANICAL ROOM CLOSET and
BEDROOM-2 NORTH WALL



SC FI 218: Electrical outlet found non-operational: DINING AREA



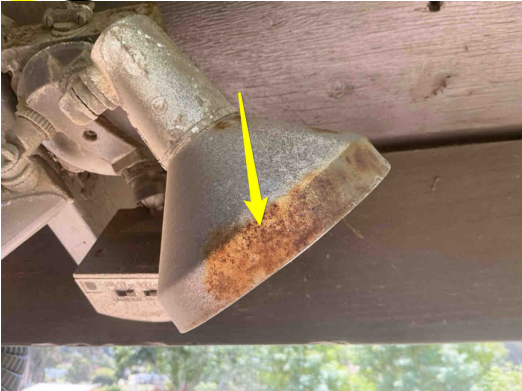
SC 219: Three-prong electrical outlets did not test properly grounded: BEDROOM HALLWAY. Contact a licensed electrical contractor for evaluation and repairs.



LIGHTING

FI DS 220: Some electrical switches do not operate anything visible, (purpose unknown).

MR DS 221: Disclosure: Some exterior light fixtures found corroded and/or deteriorated.



SC 222: Light fixture is hanging loose/ hanging at ceiling: KITCHEN



EXTERIOR COVER PLATES

SC 223: Exterior electrical switch found without a proper exterior rated cover plate: SOUTHEAST EXTERIOR AT EAVES



GFCIS/ AFCIS

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

DS 225: Disclosure: GFCI breakers and/ or outlets are NOT blind tested at occupied properties.

Electrical Sub-Panel

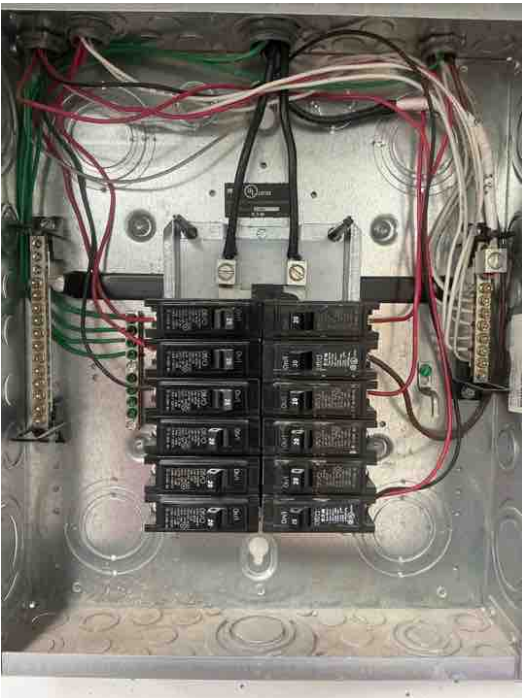
Electrical Sub Panel # 1

SUBPANEL

226: Location: **SHOP**

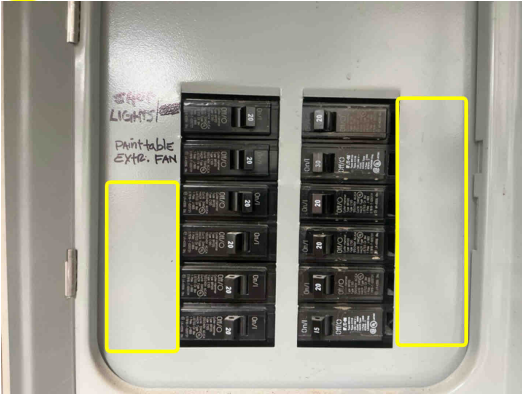
Amps: **70**

Branch Wire Type: **Copper**

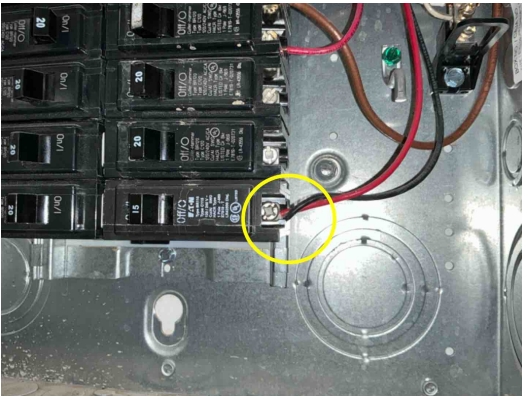


PANEL COMMENTS

SU 227: Breakers in the ELECTRICAL SUB PANEL are not fully or properly labeled per standards.



SC 228: Improper installation of two wires on single-wire rated circuit breaker in the SHOP ELECTRICAL SUB PANEL.



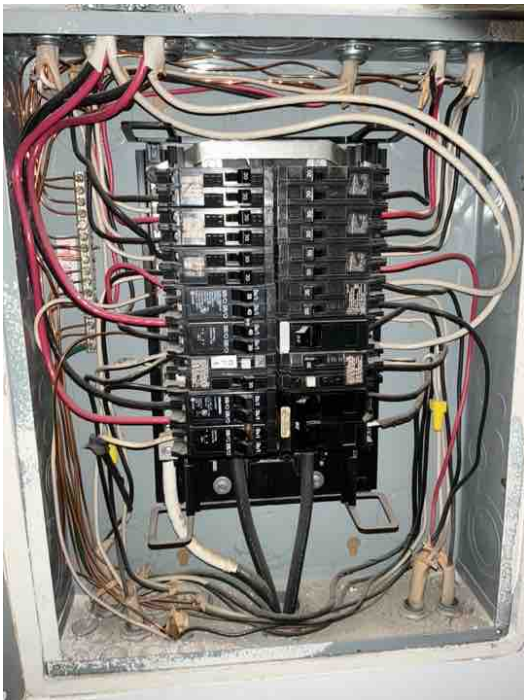
Electrical Sub Panel # 2

SUBPANEL

229: Location: Kitchen Pantry

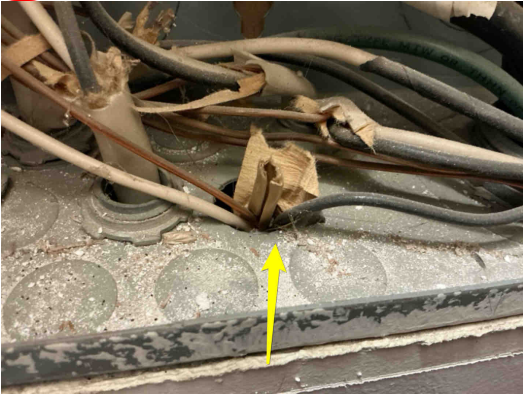
Amps: 100

Branch Wire Type: Copper

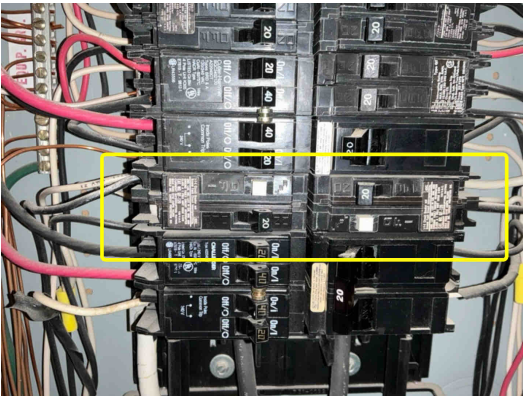


PANEL COMMENTS

SC 230: Missing bushing clamp as wires are passing into the KITCHEN ELECTRICAL SUB PANEL.



SC 231: TWO GFCI breakers found non-operational / Defective in the ELECTRICAL SUB PANEL. Replacement warranted.



Detectors

232: 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 233: The INSTALLED SMOKE DETECTORS appear to be over 10 years old and should be replaced for safety per the current California standards.

The inspection of the placement of the detectors 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 234: Smoke detector missing at required location: BEDROOM-1, BEDROOM-2

SC 235: Carbon Monoxide detector missing at the required location: BEDROOM HALLWAY

Garage

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

Determining the condition of the waterproofing on interior below grade walls is outside the scope of this inspection. Interior walls are visually inspected for stains and damage in accessible areas that are not blocked or covered by occupants' belongings.

PHOTO

236: Garage





FLOORS

237: Visible areas of the garage floor appears serviceable.

DS 238: Common cracks found in the concrete garage floor.

DS 239: The garage floor and walls are not fully visible due to occupants' belongings and/or cabinetry. *Areas of the garage is not accessible, visible nor inspected. A re-inspection is recommended once full access is made available.*

FI DS 240: Some moderate cracks with visible separations, settlement and displacement found in the garage concrete floor and/or foundation system. The concrete floor is separated, raised or settled and is uneven causing a trip hazard. Client should contact a qualified Civil engineer to evaluate the cause, current condition and potential future issues.

WALLS & CEILINGS

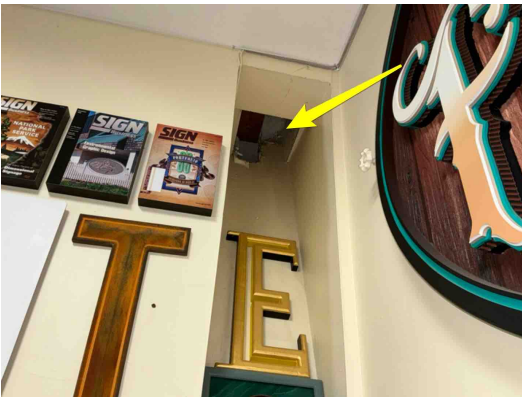
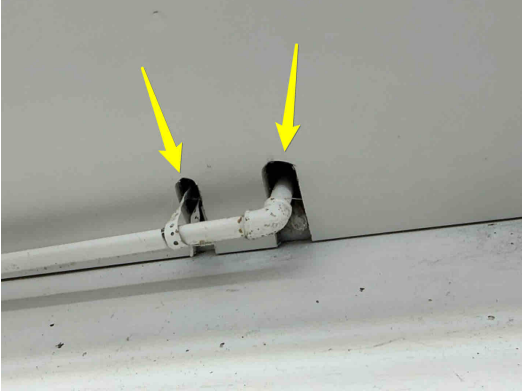
241: Visible areas of the garage walls and ceiling appear acceptable.

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

DS 242: *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

DS 243: Walls not fully visible due to occupants' belongings and/or cabinetry.

SC FI 244: Some holes or openings found in the garage firewall. Corrections are warranted for fire safety. Contact an appropriate contractor to review the entire garage repair as needed.



Former laundry chute

FIRE DOOR

SC 245: Self-closer is non-operational at garage fire rated door to the SHOP DESIGN STUDIO.



SC 246: Self-closer did not fully close and latch the garage fire door to the living space properly.

PEDESTRIAN DOOR

247: Operated when tested.

VEHICLE DOOR TYPE

248: Roll-up: 2

249: Sliding: 1

VEHICLE DOOR

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

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

E&C 252: Some moisture stains & damage at garage vehicle door, door jam and/or trim. Refer to the termite report for additional comments and recommendations.



VEHICLE DOOR OPENER

253: Disclosure: NO vehicle door auto openers installed.

Fireplace

FIREPLACE LOCATION

254: LIVING ROOM



DS 255: Level two camera chimney inspections are recommended for masonry fireplaces due to unknown and potentially hazardous conditions not visible inside the chimney flue or throat.

FIREPLACE TYPE

256: Fireplace Type: **Masonry with a prefabricated metal firebox.**

257: The fireplace Fan/Blower installed and operated

258: Fuel Type: **Wood Burning**

259: Chimney Type: **Clay Liner**

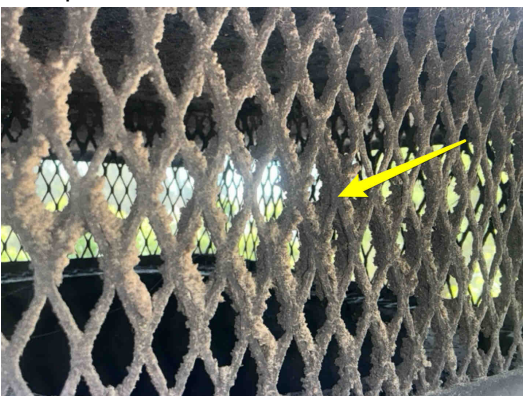
260: This inspection of the fireplace and its components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a defects it is recommended to have the entire system and its components reevaluated by a certified fireplace repair professional / chimney sweep. Be aware that additional defects may be discovered during a more comprehensive evaluation.

MASONRY CHIMNEY

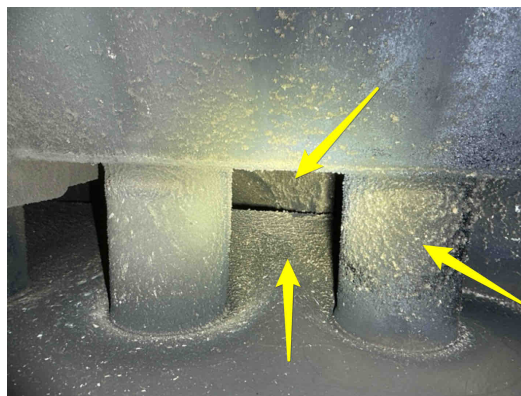
261: Photo of the LIVING ROOM Masonry Chimney



E&C 262: Recommend cleaning & sweeping the LIVING ROOM fireplace and chimney by a qualified chimney sweep.



Heavy creosote buildup



MR 263: Visible cracks and separations found in the mortar crown located at the top of the LIVING ROOM fireplace chimney. Maintenance / caulking or sealing is recommended to help prevent water intrusion into the confined spaces within the masonry chimney.

