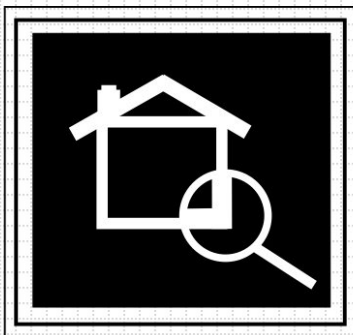
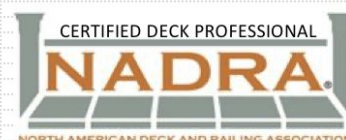


Professional

Inspection Services

Inspection Report



Address: 329 N 14th St Grover Beach, CA 93433

07/16/2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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General Information

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

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

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

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

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

WEATHER CONDITIONS

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

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: FRONT DOOR faces: South

INSPECTION DATE
Thursday, July 16, 2026

START TIME
12:30 pm

FINISH TIME ON-SITE
4:10 pm

INSPECTOR
5: Keith Vreeken, MCI

PROPERTY TYPE

6: Single Family Residence



7: With a Detached ADU



INSPECTION TYPE

8: **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

9: Approx. Year Built: 1960

10: Occupied.

PRESENT DURING THE INSPECTION

11: Seller

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.

Grounds

DRIVEWAY TYPE

13: Gravel

DRIVEWAY COMMENTS

14: Driveway appears serviceable.

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

SIDEWALK / WALKWAY TYPE

16: Concrete Walkways

SIDEWALK / WALKWAY COMMENTS

UPG 17: Some common and moderate cracks found at areas of the concrete walkways. Client should investigate further the cause and correct.

SU 18: Areas of the walkways are uneven with potential trip hazards.



PATIO TYPE

19: Concrete Patios

PATIO COMMENTS

20: Patios appears serviceable.

21: Typical and common cracks found.

UPG 22: The exterior wood door landing off the front entry was installed improperly too high at or above the exterior door threshold. This can allow potential water intrusion.



PATIO / PORCH COVERS

E&C 23: Some moisture damage found at the FRONT PORCH COVER wood post(s). Refer to the Termite Report for additional comments and recommendations.



Exterior

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

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

STRUCTURE TYPE

24: Wood Framed

EXTERIOR WALL COVERINGS

25: Stucco

EXTERIOR WALL COMMENTS

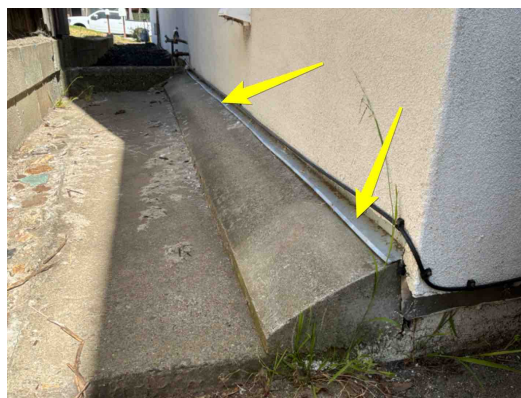
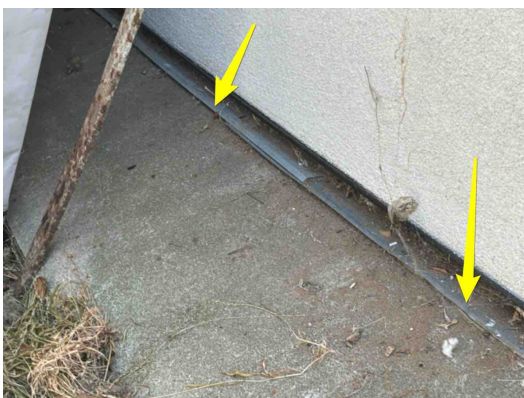
26: Exterior walls appear in good condition

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

STUCCO

DS 28: Some typical-type cracking was observed at areas of the exterior stucco. These types of cracks are common and are often the result of normal shrinkage, thermal expansion, or minor building movement. At the time of inspection, no significant displacement or structural concerns were noted. However, the cracks should be monitored over time for signs of additional movement, widening, displacement, or the development of new cracks, which may indicate a more significant underlying condition requiring further evaluation.

FI **UPG** 29: An unusual Stucco termination and watershed flashing installed along the north side of the home. Unable to verify reason for the flashing. Flashing not sealed if installed to be watertight. Recommend additional review and testing by a licensed contractor.



EXTERIOR TRIM

30: TRIM TYPE: Wood

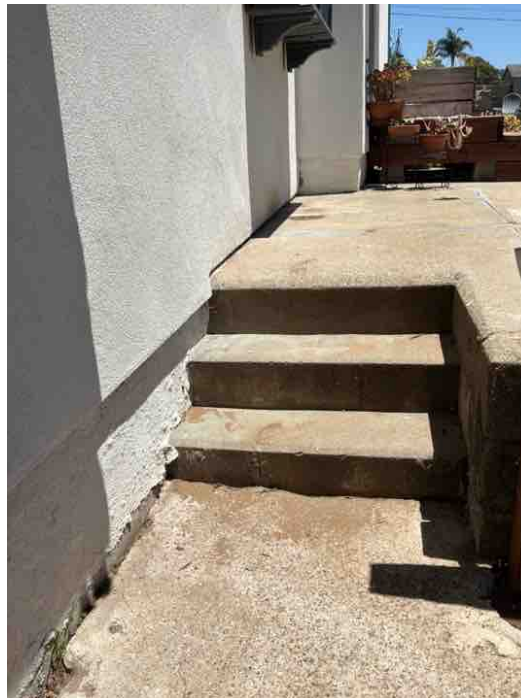
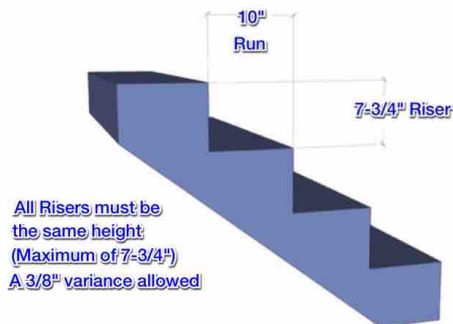
E&C 31: Some moisture and/or bug type damage & deterioration found at exterior areas such as eaves, fascia and/or trim. Refer to the termite report for locations and extent.



MR 32: Deteriorated paint or finish at areas of the exterior.

Exterior Stairs

SC 33: Uneven step tread rise, step heights are not all the same, AND top tread exceeds maximum height at the exterior stairway off the FRONT PATIO WEST END CONCRETE STEPS. Potential trip or fall hazard.



SU 34: An Unusual hazard at the exterior stairway off the front entry patio as there is a pot shelf installed on the outside under the window within the path of travel within the stairway.



Someone could hit their head

Decks

Deck # 1

LOCATION & TYPE

35: DECK LOCATION: **BACKYARD DECK**

DECK TYPE: Wood Framed - Wood Planks



WOOD DECK COMMENTS

E&C 36: A loose deck board, potential fall hazard found at OUTER EDGE AT THE BACKYARD WOOD DECK due to an improper support.



Deck # 2

LOCATION & TYPE

37: DECK LOCATION: UPSTAIRS DECK OFF THE UPSTAIRS BEDROOM

DECK TYPE: Concrete Waterproof



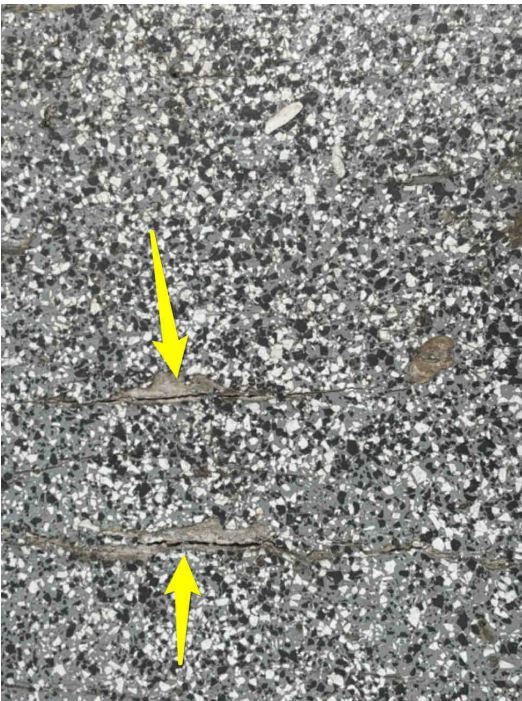
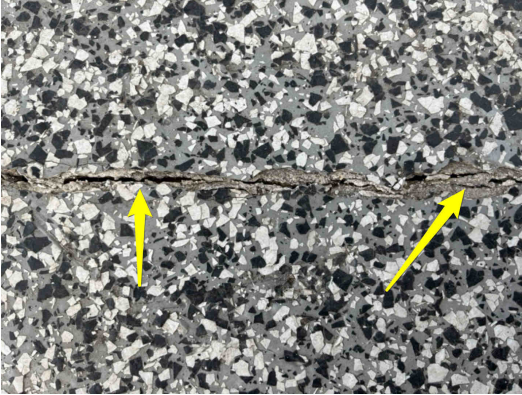
WATERPROOF DECK COMMENTS

FI 38: **WATERPROOF DECK COATING CONDITION:** The UPSTAIRS DECK OFF THE UPSTAIRS BEDROOM waterproof deck appears to be nearing or at the end of its useful life.

Recommend review a replacement by qualified waterproof decking contractor.

Determining if the waterproof coated deck is actively leaking or performing water testing is beyond the scope of this inspection.

E&C 39: WATERPROOF DECK COATING CONDITION: Areas of deterioration, cracking of the waterproof deck coating noted at areas of the UPSTAIRS DECK OFF THE UPSTAIRS BEDROOM. Repairs or replacement is needed by a licensed waterproof deck contractor. Recommend further review and/or repairs by a certified or licensed waterproof deck coating professional familiar with minimum requirements.



FI 40: WATERPROOF DECK CONDITION: A Non-Professional installation of the waterproof decking and/or railings.

E&C **UPG** **41:** Missing the proper and required **primary** and **secondary overflow** drains at the waterproof decking at the UPSTAIRS DECK OFF THE UPSTAIRS BEDROOM per [CPC §1108.]. The secondary deck drain or scupper must have its inlets located at 2 inches above the primary deck drain inlet, should be below the door threshold, and discharge to a conspicuous above grade location to serve as a visible warning of blockage. Evaluation and correction by a qualified licensed contractor is advised. If scuppers are used they must be a minimum of 4" tall. There should be one secondary overflow drain for each primary drain inlet.

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

42: Level to Minor Slope

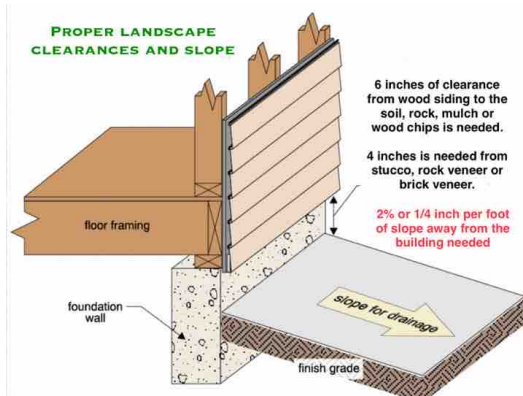
Determination of site stability, soil erosion potential, and water runoff from surrounding slopes, streets, and adjacent properties is outside the scope of this inspection and is not evaluated.

COMMENTS

E&C **43:** Recommend some proper landscape grading and maintenance along areas of the exterior. This should help ensure the proper flow of site water away from the building(s) and off the property. This will also help ensure proper clearances from the interior floor level, exterior stucco, wood or other siding to the top of soil. Trim trees and bushes that are making contact with areas of the exterior.

MR **UPG** **44:** 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.

E&C **MR** **45:** Soil level found high at areas of the foundation. (Recommend 4 inches from the bottom of the exterior stucco siding to dirt, rock, mulch or wood chips).



Retaining Walls

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

46: Type: Concrete

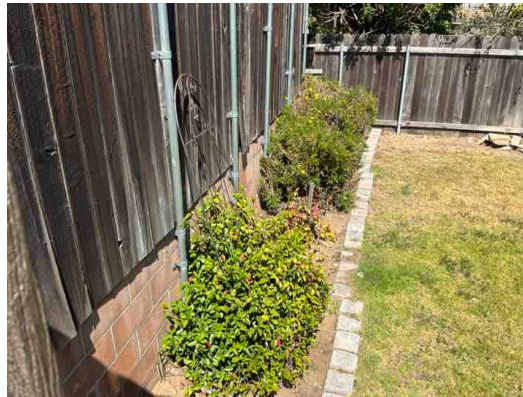
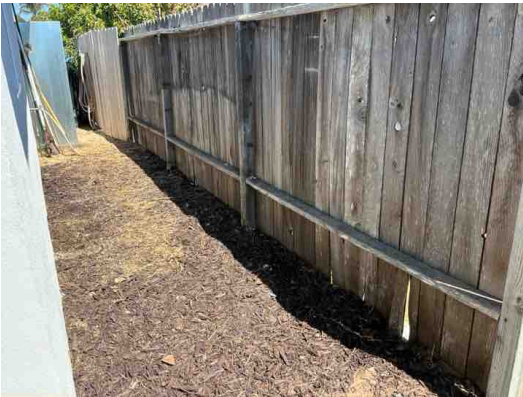


47: Type: Masonry



DS 48: Disclosure: Some common cracks noted at visible areas of the retaining walls.

49: The south side and back property line retaining walls are not visible, not inspected and are outside the scope of this home inspection.



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

50: The foundation system consists of a Concrete Slab and Raised Foundation with Crawlspace

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 or other defects cannot be determined and are outside the scope of this inspection.*

DS 51: Disclosure: Some typical and common cracks noted at visible areas of the perimeter foundation. Client is advised to measure and monitor cracks to determine if future movement occurs.

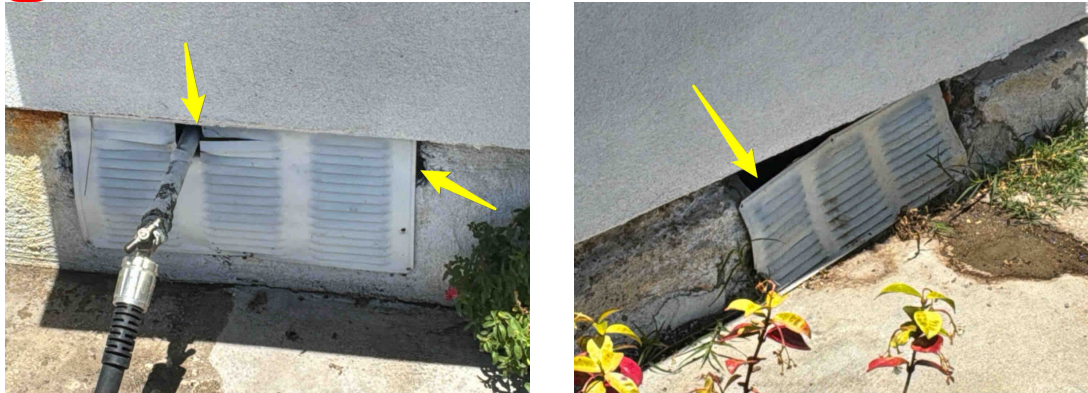
52: NO access to the crawlspace for inspection was located. Recommend a full inspection of the crawlspace by a licensed contractor once proper and safe access is provided.

RAISED FOUNDATION NOTES

SC FI 53: No access provided or found for the crawlspace under the main house. Recommend additional review of the entire crawlspace once proper access is provided by licensed contractor.

VENTILATION

E&C 54: Damaged exterior crawlspace ventilation screens found in need of repair to help prevent critter intrusion.



Unprotected openings into the crawlspace

E&C 55: The amount of ventilation provided for the crawlspace does not meet the minimum requirements per the minimum California standards [V=1 sf. for 150 sf. of crawlspace]. Recommend additional review and ventilation upgrades by a licensed contractor familiar with minimum installation requirements.

Note: The exact amount of crawlspace ventilation was not measured or calculated. This opinion is based solely on a visual 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

56: Gable



57: Roof was walked

58: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

59: Asphalt Shingle

Average life expectancy of this roof material: 30 years

There is Approx. 4 +/- years of visible wear at areas of the roof.

ASPHALT COMPOSITION SHINGLE COMMENTS

60: **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 leaks or other future conditions might exist. This is only a physical inspection of the visible areas of the roof system.

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 61: 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.

E&C 62: Missing a roof jack flashings at the main electrical service mat where penetrate through the roof.

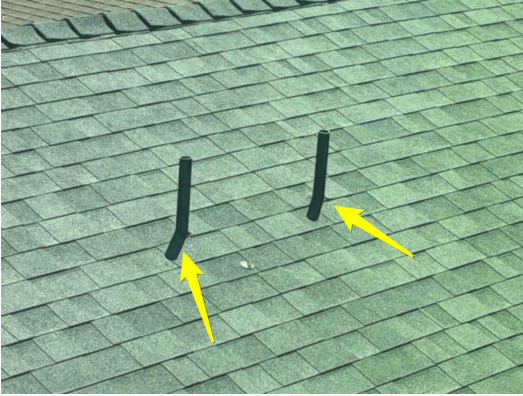


E&C MR 63: Some lifting roof flashings. Corrections, maintenance or repairs are recommended to help prevent water intrusion and/or roof leakage from windy, wet weather.



At the main house on the back at the primary bedroom

E&C 64: Missing a roof jack flashings at the ADU where some plumbing vents penetrate through the roof.



Example - ADU

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

65: **ATTIC ACCESS LOCATION:** Upstairs Bedroom

TYPE OF INSULATION FOUND IN THE ATTIC

E&C 66: Areas of poor coverage, missing attic insulation above the UPSTAIRS ATTIC. Corrections recommended.



ATTIC COMMENTS

UPG 67: An inadequate amount of attic ventilation provided for both the main house and the ADU per minimum California standards. Upgrades recommended.

Plumbing

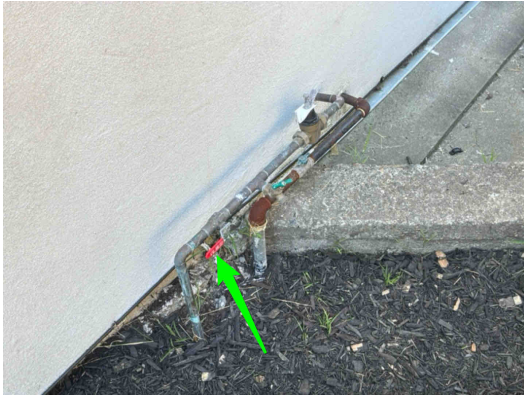
This inspection of the water supply system, waste system and its fixtures and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated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

MAIN WATER SUPPLY

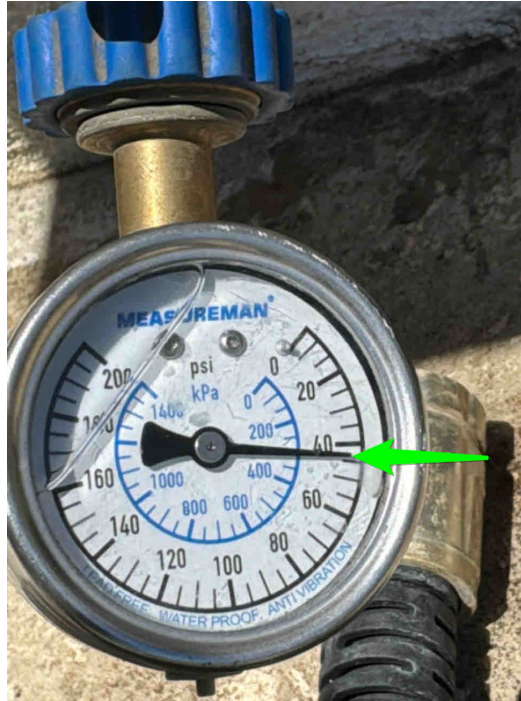
68: **Main water supply shut-off location** : EXTERIOR - ON THE BACK OF THE HOUSE . *Main water shut-off valve not tested.*

Water Pressure - Is At Approx. 45 +/- PSI. Optimal water pressure is between 40 and 80 PSI.

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



Main water shut off valve



TYPE OF WATER PIPING

69: Type(s) of water supply piping that could be seen at the time of the inspection (other plumbing materials may be present but were not discovered at this time):

70: Copper

71: PEX Plastic

WATER SUPPLY PIPING

UPG DS 72: 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.



WASTE PIPING TYPE

73: 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):

FI DS 74: Cast Iron and Galvanized

Note: Due to the age of the building and the use of older galvanized, cast iron and/or other type of piping used for the waste and sewer piping, sections of the piping may be nearing or at the end of its useful life. The average life expectancy of these types of piping systems is approx. 50 +/- years and can fail without warning. Some visible or suspected corrosion and flow restriction of the old waste piping systems. Client is advised to seek additional opinions and recommendations from a licensed plumber as repairs or replacement may be needed.

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

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

WASTE/SEWER PIPE CONDITION

75: The visible waste piping and type installed in this building appears to be 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.

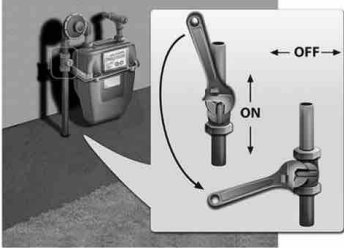
FI 76: Note: Due to the age of the building, certain conditions or other defects may be present which can cause a negative impact on the flow of waste water through underground waste and sewer piping to the street. **Recommend additional review by video scoping the waste and sewer piping to verify conditions.**

Fuels

FUEL TYPE

77: Natural Gas. Location of main Gas shut-off : Exterior - Northeast Corner

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



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



Main gas shut off valve

78: Gas shut-off appears serviceable.

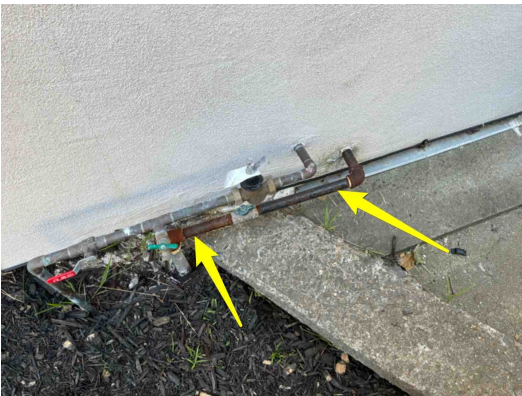
Disclosure: Gas piping and valves not tested during this inspection (visual inspection only).

FUEL SYSTEM

MR 79: Some BLACK Steel Pipe used on the exterior for gas supply piping found Not painted or protected from rust as required by CA standards.

[CPC Section 1210.1.6]

"Where gas piping is installed underground or outdoors, it shall be protected against corrosion. Black steel pipe installed outdoors must be painted with an approved rust-preventive coating or otherwise protected against corrosion."



Example

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.

MAIN HOUSE

WATER HEATER INFORMATION

80: Water Heater Location: Exterior Enclosure- on the back of the home

Size: 40 Gallons

Fuel Type: Natural Gas

Date: 2022: The average lifespan of this type of water heater is approximately 10 years. This water heater is approximately 4 years old. Water heaters can fail without warning and should be monitored and inspected regularly for leaks, corrosion, and other signs of deterioration.



WATER HEATER CONDITION

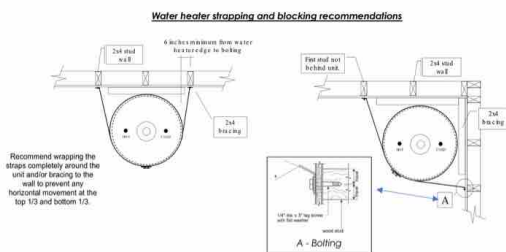
81: Water Heater Operated when tested.

COMBUSTION AIR

82: Proper amount of combustion air.

STRAPPING

E&C 83: The MAIN HOUSE WATER HEATER is loosely strapped & not secured well - moves when pushed . Recommend adding BRACING OR BLOCKING to the wall to properly secure the tank per Uniform Plumbing Code and State Architect Requirements.



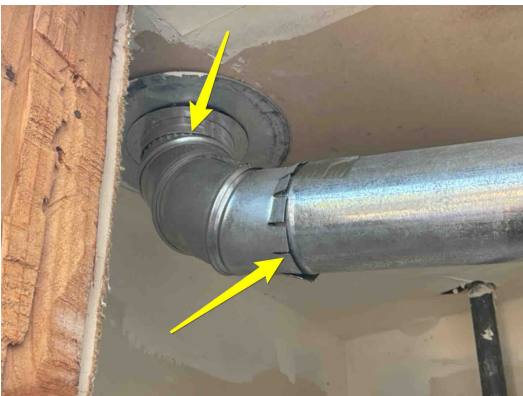
TPR PIPING

SC 84: The MAIN HOUSE WATER HEATER TPR (temperature pressure relief) pipe is missing / not installed. The pipe must terminate downward at the exterior outside the enclosure at 6 to 24 inches from the ground.



VENT PIPING

SC 85: The MAIN HOUSE 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.

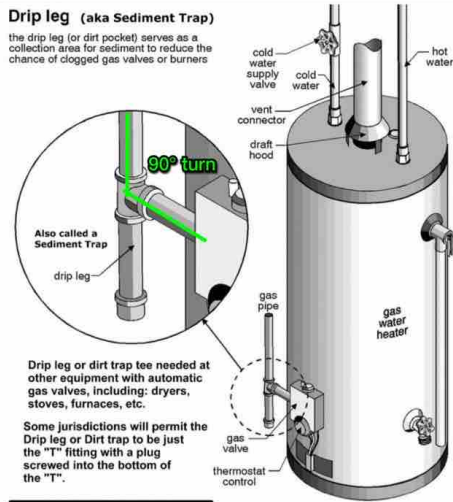


PLATFORM ENCLOSURE

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

GAS PIPING

UPG 87: Recommend the installation of a sediment trap / drip leg at the MAIN HOUSE WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements.



WATER HEATER GENERAL COMMENTS

MR 88: Recommend insulation on the HOT and COLD water supply pipes at the MAIN HOUSE WATER HEATER per minimum codes and standards.

Energy Code (Title 24, Part 6)

California's energy standards require insulation on the first 5 feet of both cold water piping and All of the hot water piping from the water heater, to reduce heat loss&



SHUTOFF

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

DRIP PAN

E&C 90: Missing / recommend a drip pan under the MAIN HOUSE WATER HEATER. A drip pan is needed to help prevent damage if a leak were to occur per California plumbing codes and standards. [CPC 507.5]



ADU

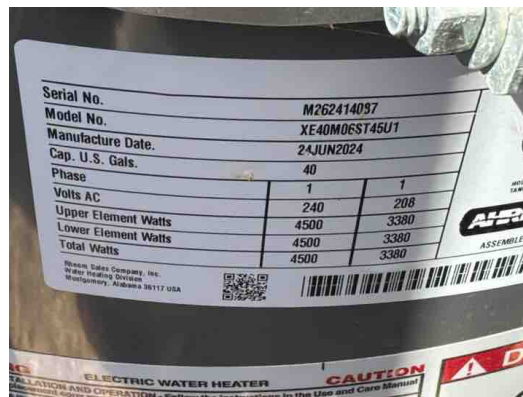
WATER HEATER INFORMATION

91: Water Heater Location: EXTERIOR ENCLOSURE

Size: 40 Gallons

Fuel Type: Electric

Date: 2024: *The average lifespan of this type of water heater is approximately 10 years. This water heater is approximately 2 years old. Water heaters can fail without warning and should be monitored and inspected regularly for leaks, corrosion, and other signs of deterioration.*



WATER HEATER CONDITION

92: Water Heater Operated when tested.

STRAPPING

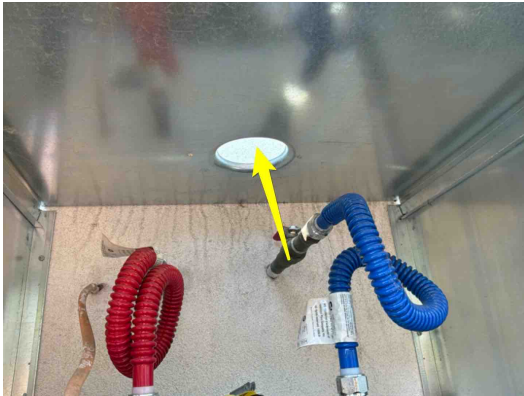
93: WATER HEATER STRAPPING: The Water Heater is strapped and braced satisfactorily to prevent movement.

TPR PIPING

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

PLATFORM ENCLOSURE

E&C 95: Open hole found at the top of the ADU WATER HEATER enclosure. Hole should be sealed to help prevent water and critter inclusion



WATER HEATER GENERAL COMMENTS

UPG 96: Missing the insulation on areas of the Hot and Cold water supply piping at the ADU WATER HEATER.

Energy Code (Title 24, Part 6)

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



SHUTOFF

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

COMMENTS

SC 98: Improper and unsafe electrical found at the ADU ELECTRIC WATER HEATER:

1. Missing the required electrical service disconnect for the electric water heater. (2001) [CEC 422.31(B)]
2. Improper use of exposed Romex as an appliance cord.
3. Missing a proper bushing clamp
4. Exposed electrical wires at the water heater connection.



Kitchen

MAIN HOUSE

LOCATION

99: Kitchen photos:



KITCHEN SINK

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

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

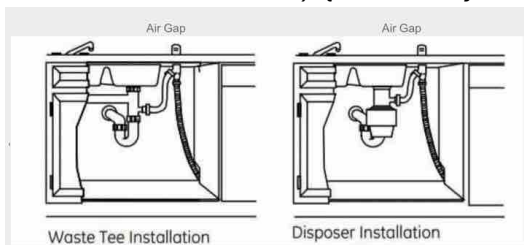
DS 102: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

MR UPG 103: Some cracks and separations noted at the MAIN HOUSE KITCHEN countertop to backsplash connections. Recommend re-grouting or caulking the separations to help prevent water intrusion into the wall cavity or cabinet below.



DISHWASHER

SU 104: Improper installation of the MAIN HOUSE KITCHEN 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

105: Appear serviceable.

DS 106: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 107: Kitchen counters & cabinets have typical wear.

DS 108: 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.*

COOKTOP HOOD

SC 109: Improper installation and use of a non-fire rated flexible pipe terminating into the MAIN HOUSE KITCHEN cabinet above the cook top for the cook top exhaust vent pipe. A rigid fire-rated metal duct is required for fire safety. Contact a qualified HVAC professional to correct as needed.



COOKTOP

110: The cooktop is Natural Gas and operated when tested



OVEN

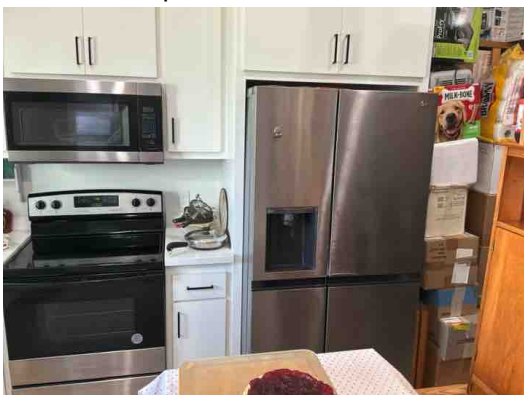
111: The GAS OVEN operated when tested

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

ADU

LOCATION

112: Kitchen photos:



KITCHEN SINK

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

DS 114: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

E&C 115: Improper waste piping found under the ADU Kitchen sink.



CABINETS & COUNTERS

116: Appear serviceable.

DS 117: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 118: Kitchen counters & cabinets have typical wear.

DS 119: 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

120: Operated when tested.

SC 121: Missing a proper electrical wire-bushing clamp at bottom of ADU kitchen sink disposal.



COOKTOP HOOD

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

COOKTOP

123: Cooktop is Electric and operated when tested.

OVEN

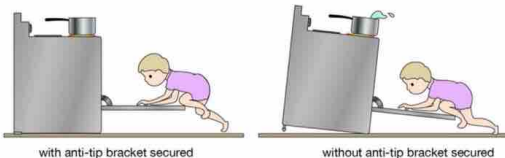
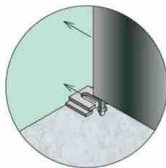
124: The *ELECTRIC OVEN* operated when tested.

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

SU 125: Recommend the proper installation of an anti-tilt bracket at the freestanding range.

Anti-tip brackets

These are used to secure the range to the wall or floor to prevent tipping over and causing serious injury



KITCHEN SPECIAL FEATURES

126: Microwave operated when tested.

Laundry

LAUNDRY:

127: LAUNDRY

128: Photo of the Laundry Location



LAUNDRY TYPE

DS 129: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

130: Gas available for laundry dryer

131: Laundry dryer vent provided.

However, vent system is not fully visible or tested. It is recommended that the laundry dryer vent system, vent pipe and cap be cleaned regularly to avoid excessive lint buildup, which is a potential fire hazard.

LAUNDRY COMMENTS

132: 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 133: 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.

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

E&C 135: An insufficient amount of make-up air provided in the laundry enclosure (a minimum of TWO 100 in.² openings are required. One at the upper area of the enclosure and the other at the lower area of the enclosure). Recommend louvered doors or installing the minimum appropriate 200 in.² vent openings in the enclosure or other approved corrections. Recommend corrections by a qualified HVAC professional familiar with the minimum installation requirements.

The California Mechanical Code Section 504.4.1 (1964 UBC - 2022 CMC) states:

"Closets and compartments containing dryers (rooms less than 11'x12.5'x8') shall be provided with sufficient air for combustion and ventilation. Openings for make-up air shall be provided at the top and bottom of the enclosure, **each** having a free area of not less than 100 square inches."

A standalone exhaust fan, which sucks the air out of the laundry room and is provide to reduce moisture and odor buildup, does not meet the CMC make up air requirements.

- 100 square inches is equal to an opening of a minimum of two 6"x 9" openings or one 10"x10" opening.

DRYER VENTING

MR 136: Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.

Bathrooms

BATHROOM LOCATIONS

137: UPSTAIRS BEDROOM BATHROOM



138: DOWNSTAIRS HALL BATHROOM



139: ADU BATHROOM



TOILETS

140: Operated when tested.

E&C 141: Toilet loose at floor: DOWNSTAIRS HALL BATHROOM

E&C 142: Toilet loose at floor: ADU BATHROOM

MR 143: Recommend caulking at base of all toilets where not installed.

DS 144: Disclosure: the toilet is not centered in the enclosure in the UPSTAIRS BEDROOM BATHROOM.



SINKS

E&C 145: Improper drain piping under bathroom sink: ADU BATHROOM. Recommend additional review and repairs by licensed plumbing contractor.



UPG 146: It is not recommended to use corrugated flex drain piping bellow the sink as this can collect debris and clog or create slow draining: DOWNSTAIRS HALL BATHROOM

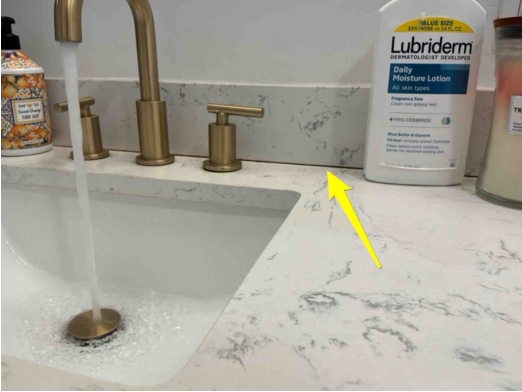


Example. At both sinks

E&C 147: Improper use of corrugated drain piping below the bathroom sink: UPSTAIRS BEDROOM BATHROOM



MR 148: Recommend re-caulking at the sink to counter connections as part of needed maintenance:
DOWNSTAIRS HALL BATHROOM

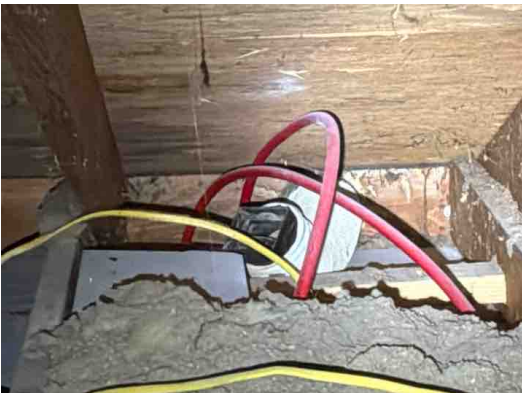


VENTILATION

E&C 149: The bathroom exhaust fan did not operate: UPSTAIRS BEDROOM BATHROOM SHOWER



E&C 150: The UPSTAIRS BEDROOM BATHROOM SHOWER 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.



SC 151: The bathroom exhaust fan installed within the UPSTAIRS BEDROOM BATHROOM shower enclosure does not appear to be GFCI protected as required for electrical equipment located within shower spaces. This condition may present an increased electrical shock hazard in wet locations. Recommend evaluation and correction by a qualified licensed electrician. (NEC/CEC 410.10(D)).



E&C 152: Missing / Recommend screens on the bathroom exhaust fan vent termination cap per standards to help prevent critter intrusion.



BATHTUBS

153: Tub faucet and drain operated when tested.

E&C 154: Moisture stains and damage to wall, floor and baseboards outside tub: ADU BATHROOM



SHOWERS

155: 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.

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

MR 156: Some visible daylight noted around the MAIN HOUSE exterior front entry door. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.



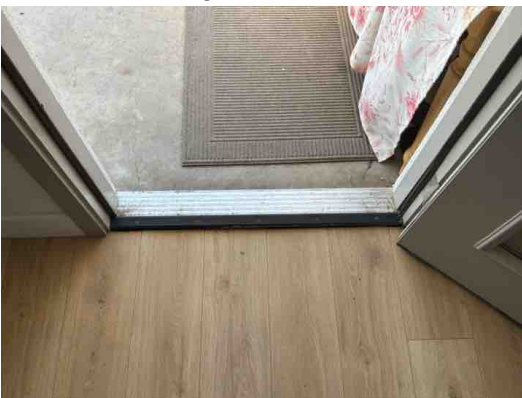
E&C SU 157: The ADU Front entry door rubs & sticks a little. Maintenance or servicing recommended.

EXTERIOR DOORS

158: Operated when tested

159: Latching hardware operated and appears serviceable.

MR UPG 160: Loose and unsealed exterior door threshold found at the DOWNSTAIRS BEDROOM exterior door. This could damage the threshold and/or create a water leak.



MR SU 161: Missing the DOWNSTAIRS BEDROOM metal strike plate at the exterior doorframe AND the door knob striker is loose and not screwed to the door



SLIDING GLASS DOOR

MR 162: Some exterior sliding glass door screens do not operate well: UPSTAIRS BEDROOM. Adjustment or repair recommended.

SC 163: The door locking hardware found non-operational at the: LIVING ROOM exterior sliding glass door, DUE TO THE INSTALLATION OF A PET DOOR.



INTERIOR DOORS

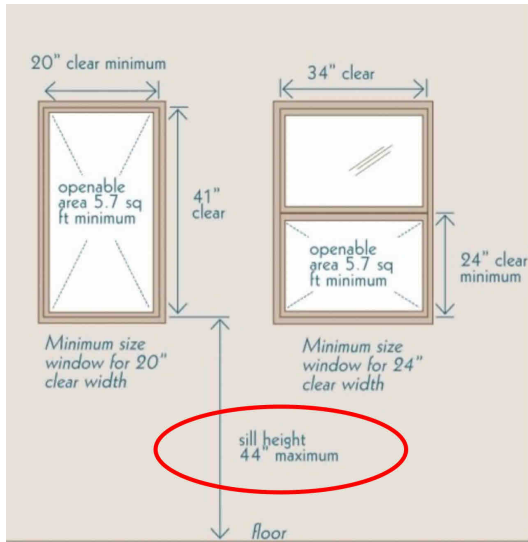
164: Operated when tested.

WINDOWS

165: Vinyl / Double-Pane Glass

166: Sliding

SU 167: Windows in TWO UPSTAIRS ROOMS are a too high off the floor and do not meet the current minimum fire egress standards. Standards for fire egress windows are no more than 44 inches off the floor AND are too small.



East room



South room

FLOORING

168: TYPE: Vinyl or laminate planks

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

170: 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.

FI 171: Some unusual sloping noted at areas of the interior floor. This may be indicative of some unusual settling of the soil or foundation. Client should have a qualified engineer to evaluate the entire foundation system until satisfied as to the cause, the current condition, potential future issues and determine if repairs or upgrades are needed.

FI 172: The slope in the ADU concrete slab appears to be because it appears to be a garage conversion and garage floors are sloped.

CEILING TYPE

173: Drywall

WALL TYPE

174: Drywall

WALLS AND CEILINGS

175: 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 176: 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.

177: *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.*

178: 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 179: Evidence of moisture stains and/or damage at the walls in the DOWNSTAIRS HALLWAY BATHROOM. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



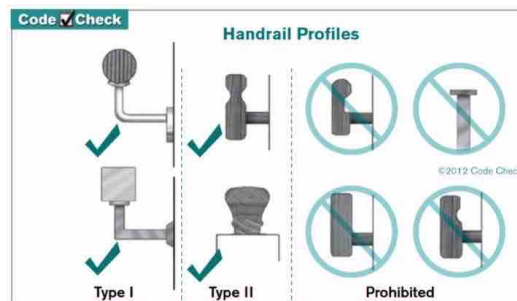
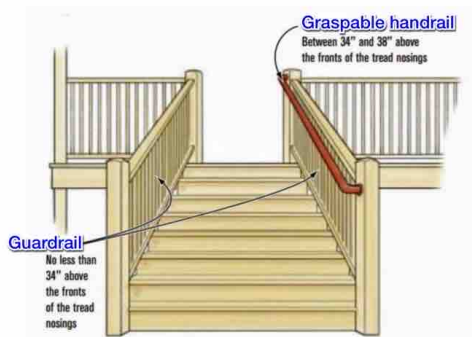
Interior Stairways

INTERIOR STAIRS

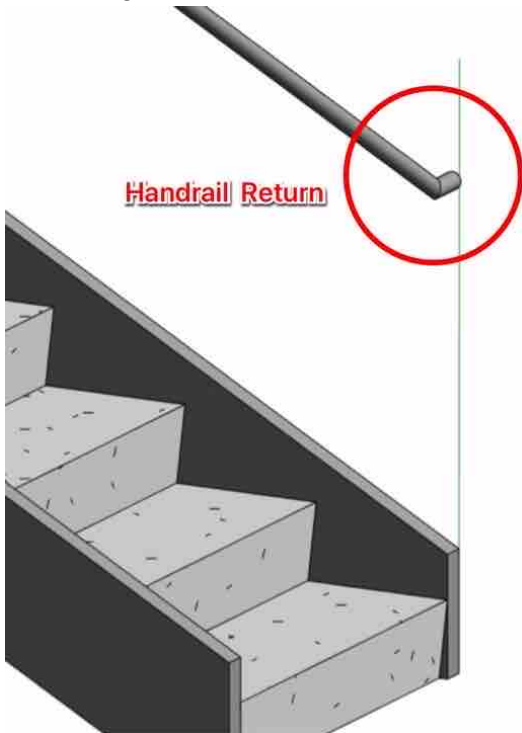
180: Interior Stairway is serviceable and in good condition.



SC 181: An improper gripable handrail at the interior stairway for safety per standards. The Graspable portion of the railing is too thick and does not meet current standards. Upgrade recommended.



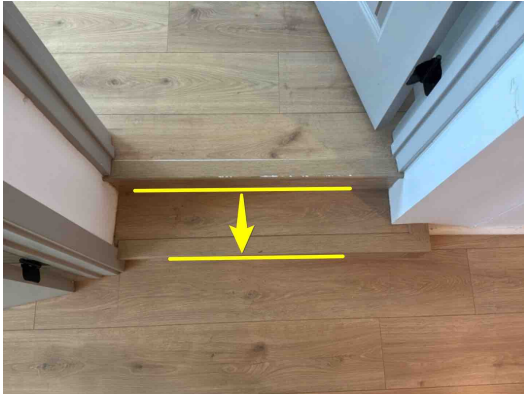
UPG 182: Recommend / missing returns at the interior stairway gripable handrails for safety per standards. Return are turning the ends of the handrail into wall to help prevent catching coat or bag on the railing.



183: The interior stairway to the second floor did not meet current minimum stairway standards. The minimum tread depth is 10 inches.

INTERIOR STAIRS

184: The steps into the upstairs guest bedroom outside the front entry door do not meet minimum step size standards. The minimum tread length is 10 inches, at only 7 1/2 inches
And - improper tread height, both threads not the same height.



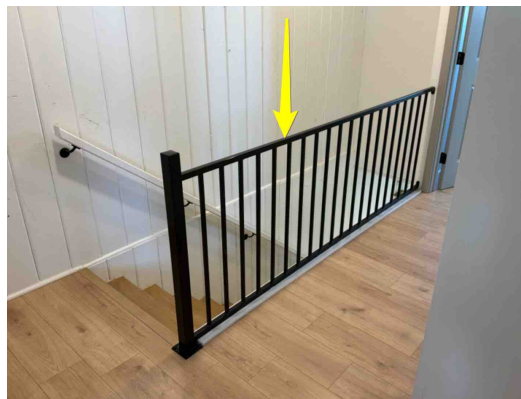
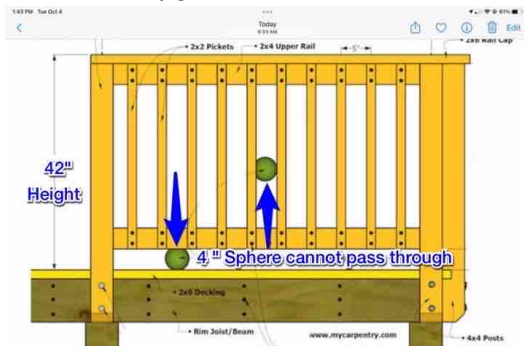
Too small



Both tread should be the same height

INTERIOR STAIRWAY RAILINGS

185: Openings between the spindles and the height of the railings at the stairway landings do not meet current standards. Upgrades Recommended for safety.



Heating and Cooling

Heating / Cooling System # 1

UNIT INFORMATION

186: Condenser Location: EXTERIOR - ON THE BACK OF THE HOUSE

Heating Approx. BTU: 18,000

Heating/ Cooling type: Electric Heat Pump / Mini-Split

Cooling Size: 1.5 Tons

Minimum Current Ampacity: unknown

Maximum Current Ampacity: unknown

Currently at: 20 Amps

Refrigerant: R410A

Date: unknown

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



187: The required electrical service disconnect for the air conditioner compressor is provided at the electrical panel which is in sight of the compressor.

CONDITION

188: The UPSTAIRS Heating and Cooling unit found not functioning properly. The temperature differential is improper at 0°F. The temperature differential should be between 15°F and 25°F at the coldest register.

COMMENTS

E&C 189: Recommend sealing the hole or opening BETTER - then using only expandable foam, through the exterior wall where the Air Conditioner's refrigeration pipes enter the building. This will help prevent rodent, bug and /or water intrusion through this area as need per standards.



Heating / Cooling System # 2

UNIT INFORMATION

190: Condenser Location: EXTERIOR - ON THE FRONT ENTRY DOOR

Heating Approx. BTU: 18,000

Heating/ Cooling type: Electric Heat Pump / Mini-Split

Cooling Size: 1.5 Tons

Minimum Current Ampacity: unknown

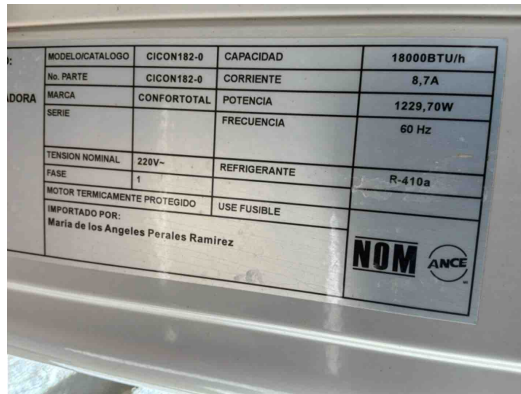
Maximum Current Ampacity: Unknown

Currently at: 20 Amps

Refrigerant: R410A

Date: unknown

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





191: Missing the required electrical service disconnect for the air conditioner compressor.

CONDITION

192: An improper installation of a wood fence around the condenser located around the front entry unit. Unit requires 3 feet of clearance in the front



COOLING UNIT

193: The **DOWNSTAIRS Heating and Cooling unit found not functioning properly.** The temperature differential is improper at 0°F. The temperature differential should be between 15°F and 25°F at the coldest register.

Heating / Cooling System # 3

UNIT INFORMATION

194: Condenser Location: EXTERIOR - ON THE SIDE OF THE ADU

Heating Approx. BTU: 12,000

Heating/ Cooling type: Electric Heat Pump / Mini-Split

Cooling Size: 1 Tons

Minimum Current Ampacity: unknown

Maximum Current Ampacity: unknown

Currently at: unknown - Amps

Refrigerant: R410A

Date: unknown

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



195: The required electrical service disconnect for the air conditioner compressor is provided at the condenser.

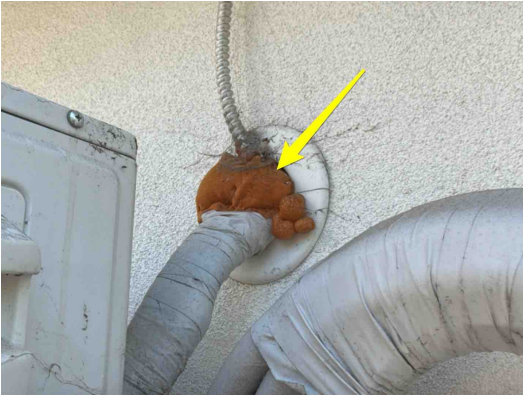


HEATING UNIT

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

CONDITION

197: Recommend sealing the hole or opening BETTER - then using only expandable foam, through the exterior wall where the Air Conditioner's refrigeration pipes enter the building. This will help prevent rodent, bug and /or water intrusion through this area as need per standards.



Expandable foam is not an acceptable alternative to a proper seal

COOLING UNIT

198: AIR CONDITIONER CONDITION: The air conditioner operated properly when tested.

The Air Temperature Differential is: 20 °F.

The air temperature differential for a properly functioning air conditioner should be between 15°F and 25°F.

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

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

Main Electrical Panel Location: **EXTERIOR - ON THE BACK OF THE HOUSE**

Main Electrical Panel Ampacity: **200**

Panel Voltage: **240 volt**

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



PANEL COMMENTS

SC 200: Missing the required split-branch coupler at the THE MINI SPLIT 20 amp 240-volt breaker in the: MAIN ELECTRICAL PANEL.



WIRING/CONDUIT

201: 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 202: Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.

SU 203: Recommend the installation of GFCI and AFCI outlet protection, Vacancy Sensors and Humidistat switches in all locations as a safety upgrade per California current standards.

- a. Vacancy Sensor light switch: A Vacancy Sensors is a light switches that detect when a space such as a bathroom, garage, laundry room is unoccupied and will automatically turns OFF the lights after a certain amount of time, thereby saving energy.
- b. Humidistat Fan Switch: A humidistat is a switch which controls a bathroom exhaust fan and turns the fan on automatically when there is a high level of moisture from the shower, reducing the overall humidity level in the bathroom.
- c. GFCI (Ground-Fault Circuit Interrupter) Protection : A GFCI device continuously monitors electrical current flow and automatically shuts off power when a ground fault or electrical leakage is detected. GFCI protection significantly reduces the risk of electrical shock and electrocution, particularly in areas where water may be present such as kitchens, bathrooms, garages, laundry rooms, exterior locations, and crawlspaces.
- d. AFCI (Arc-Fault Circuit Interrupter) Protection : An AFCI device monitors electrical circuits for dangerous arcing conditions caused by damaged wiring, loose electrical connections, deteriorated cords, overloaded circuits from plugging too many devices into a single outlet or circuit, and other electrical defects. AFCI protection automatically disconnects power when hazardous arcing is detected, helping to reduce the risk of electrical fires within concealed wall, ceiling, and floor assemblies.

SC 204: Improper and unsafe electrical wiring IN THE MAIN HOUSE ATTIC. recommend additional review by licensed electrician.



LIGHTING

FI DS 205: *Some electrical switches do not operate anything visible, (purpose unknown).*

FI 206: *Some lights found to be non-operational (check bulbs if still found non-operational contact a qualified electrician to evaluate and repair or replace defective fixtures and/or switches).*

Electrical Sub-Panel

Electrical Sub Panel # 1

SUBPANEL

207: Location: **Laundry Room**

Amps: **100**

Branch Wire Type: **Copper**

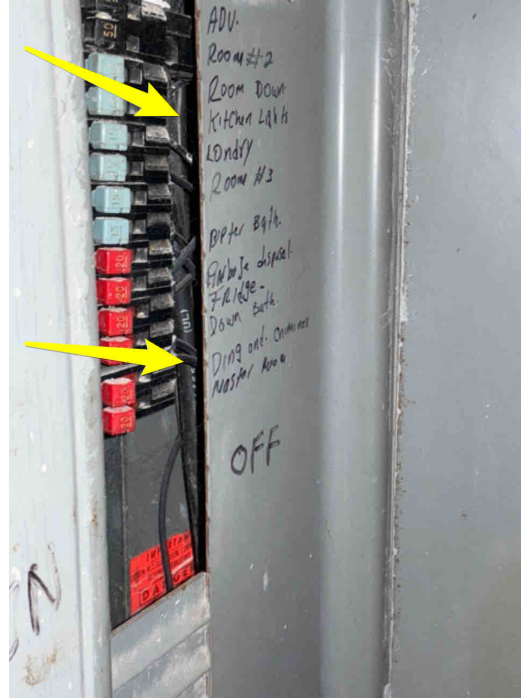
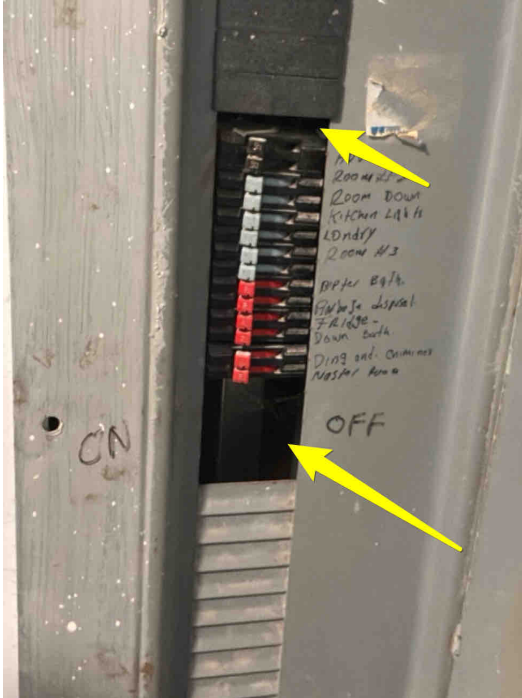


SC 208: Some Visible defects found in the LAUNDRY ROOM ELECTRICAL SUB PANEL. Recommend further review the electrical sub panels by a qualified licensed electrical professional and correct as needed.

UPG DS 209: Disclosure: Some "Zinsco" electrical panels such as installed as the LAUNDRY ROOM ELECTRICAL SUB PANEL on this property have been known to be problematic. No visible concerns with this particular Zinsco panel as it pertains to the certain specific issue known to be an issue with this brand of electrical panel. However, client is advised to research as well as have a licensed electrician familiar with Zinsco's specific issues, evaluate the panel by removing all circuit breakers to examine the breaker bus bars for arcs and/or other panel concerns.

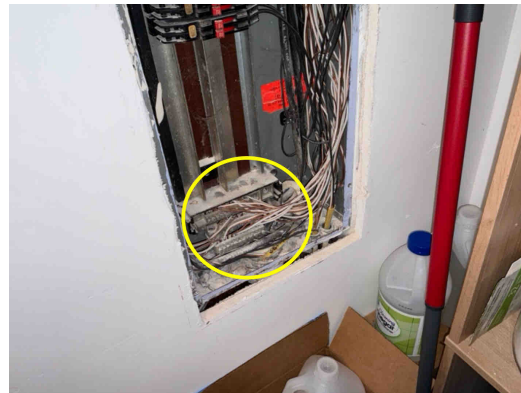
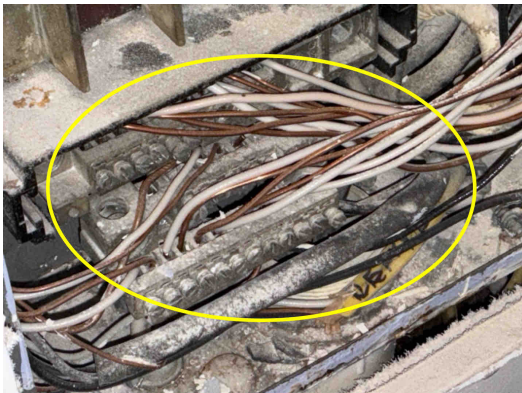
PANEL COMMENTS

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



SU 211: It is not recommended to use a sharp tipped type screws at the LAUNDRY ROOM ELECTRICAL SUB PANEL cover. Recommended replacement with the appropriate type of screw fastener for safety per standards.

SC 212: Improper and Unsafe cross connection of the Neutrals and Grounds connected together on the floating bus bar inside the: LAUNDRY ROOM ELECTRICAL SUB PANEL



Electrical Sub Panel # 2

SUBPANEL

213: Location: ADU

Amps: **Unknown**

Branch Wire Type: **Copper**

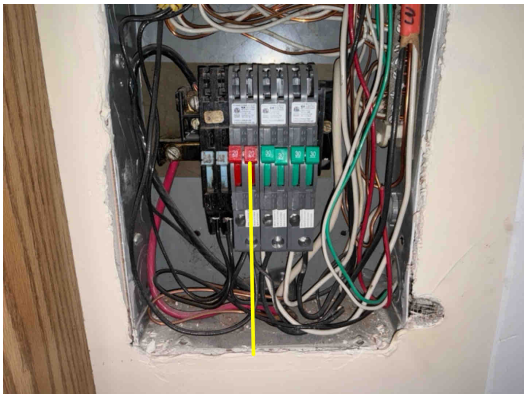


SC 214: Some Visible defects found in the ADU ELECTRICAL SUB-PANEL. Recommend further review the electrical sub panels by a qualified licensed electrical professional and correct as needed.

FI SU 215: These types of "Zinsco" electrical sub-panels are known to be problematic. I recommend further review and possible replacement of the electrical panel by a licensed electrical contractor familiar with the issues of this type of panel and modern electrical system upgrades.

PANEL COMMENTS

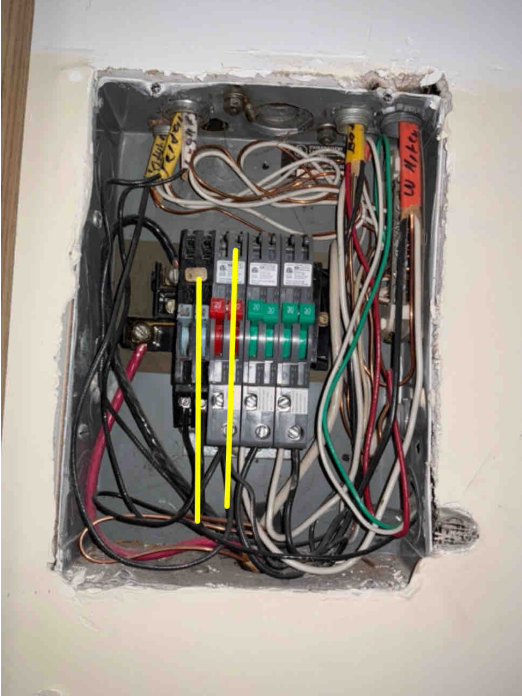
SC 216: Electrical panel defect / Over-fusing (breaker found too large for wire), (15-amp wire on a 20-amp breaker) in the ADU ELECTRICAL SUB-PANEL.



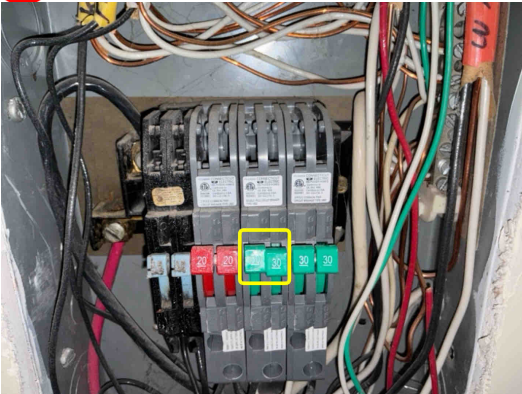
SC 217: Missing bushing clamp as wires are passing into the ADU ELECTRICAL SUB-PANEL.

SC 218: Improper electrical wiring and connection of the Neutrals and Grounds in the ADU ELECTRICAL SUB-PANEL with no main disconnect. The electrical sub panel is not bonded due to the improper connection of the ground wires on the floating buss bar. The white or neutrals wires must be separated from the green or naked ground wires in the metal panel. The white wires must be installed on a floating buss bar and the ground wires must be installed on a separate buss bar attached directly to the metal panel box.

SC 219: Improper installation of two wires on single-wire rated circuit breaker in the ADU ELECTRICAL SUB-PANEL.



SC 220: Missing the required split-branch coupler at a 240-volt breaker in the: ADU ELECTRICAL SUB-PANEL.



Detectors

SC 221: Smoke detector missing at required location: DOWNSTAIRS BEDROOM

SC 222: Smoke detector AND Carbon Monoxide detector are missing at required location: UPSTAIRS AT THE TOP OF THE STAIRWAY

Fireplace

FIREPLACE LOCATION

223: **LIVING ROOM**



FIREPLACE TYPE

224: Fireplace Type: **Electric with a Radiant Heater**

FIREPLACE CONDITION

225: **ELECTRIC FIREPLACE CONDITION**: The LIVING ROOM Electric fireplace operated when tested.