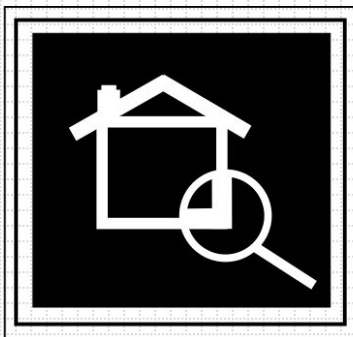
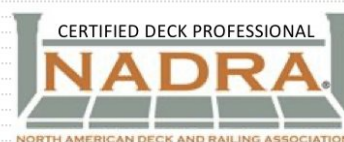


Professional

Inspection Services

Inspection Report



BUILDING AND INSPECTING
SWIMMING POOL
FOR OVER 30 YEARS

Address: 1754 Brahma St Paso Robles, CA 93446

07/13/2026

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.

Table of Contents

General Information.....	4
Grounds.....	5
Exterior.....	10
Grading.....	11
Retaining Walls.....	11
Foundation.....	12
Roof.....	12
Flashings.....	14
Gutters.....	15
Attic.....	16
Plumbing.....	17
Fuels.....	20
Water Heater.....	22
Kitchen.....	25
Laundry.....	27
Bathrooms	28
Interior.....	30
Heating.....	32
Cooling.....	35
Electrical.....	38
Detectors.....	41
Garage.....	41
Fireplace.....	43

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: 75°F
2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

3: West

INSPECTION DATE
Monday, July 13, 2026

START TIME
4:00 pm

FINISH TIME ON-SITE
6:00 pm

INSPECTOR
5: Keith Vreeken, MCI

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: {Year Built}

9: Occupied.

PRESENT DURING THE INSPECTION

10: Seller to open

11: Alone

Grounds

DRIVEWAY TYPE

12: Concrete Driveway

13: Brick Paver



DRIVEWAY COMMENTS

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

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



Example

FI **UPG** **16:** Some settling and/or sinking of the pavers noted at of the areas of the paver driveway. Sink holes or settling in the paver driveway may be related to poor compaction, heavy vehicle traffic and/or an excessive water condition under the pavers which can or has caused some settling. The settling of the pavers can also cause ponding of water and trip hazards. Upgrades recommended.

SIDEWALK / WALKWAY TYPE

17: Concrete Walkways

DS 18: Tiled Concrete Walkways

Some tiles when used at exterior walkways can be slippery when wet. Use caution.



SIDEWALK / WALKWAY COMMENTS

19: Walkways appear serviceable

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

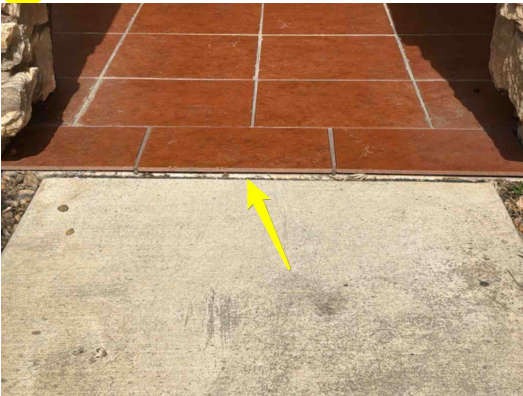
E&C UPG 21: Some moderate cracks with some trip hazards found at areas North Side Yard concrete sidewalk due to the adjacent trees. Upgrades or repairs recommended.



MR 22: Surface drains and boxes noted in areas of the walkways. Drains are not tested. The condition of the underground piping and terminations are unknown. Recommend having drains and terminations cleaned, tested and inspected by a qualified landscape contractor to determine the proper flow. Keep drains clean and free of debris regularly.



SU 23: Areas of the walkways are uneven with potential trip hazards.



Trip hazard

UPG DS 24: Areas of the NORTH SIDE YARD walkway exhibited poor drainage and improper slope toward the building due to the root intrusion from the adjacent trees. Walkways should slope away from the structure to help prevent water intrusion and moisture-related conditions.



PATIO TYPE

25: Concrete Patios

PATIO COMMENTS

26: Patios appears serviceable.

27: Typical and common cracks found.

MR UPG DS 28: Disclosure: Some surface drains noted in areas of the patio. Drains not tested. Drain may be undersized for certain rain condition conditions. The condition of the underground piping and terminations are unknown. Recommend having drains and terminations cleaned, tested and inspected by a qualified landscape contractor to determine the proper flow. Keep drains clean and free of debris regularly. A second overflow drain is recommended.



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: Wood Framed

EXTERIOR WALL COVERINGS

30: Stucco

31: Rock Veneer

Disclosure: Conditions behind the rock veneer unknown. Referred to the Termite report for additional comments or recommendations.



EXTERIOR WALL COMMENTS

32: Exterior walls appear in good condition

DS 33: **Disclosure:** Wall insulation type & value not determined. Conditions inside walls cannot be judged.

STUCCO

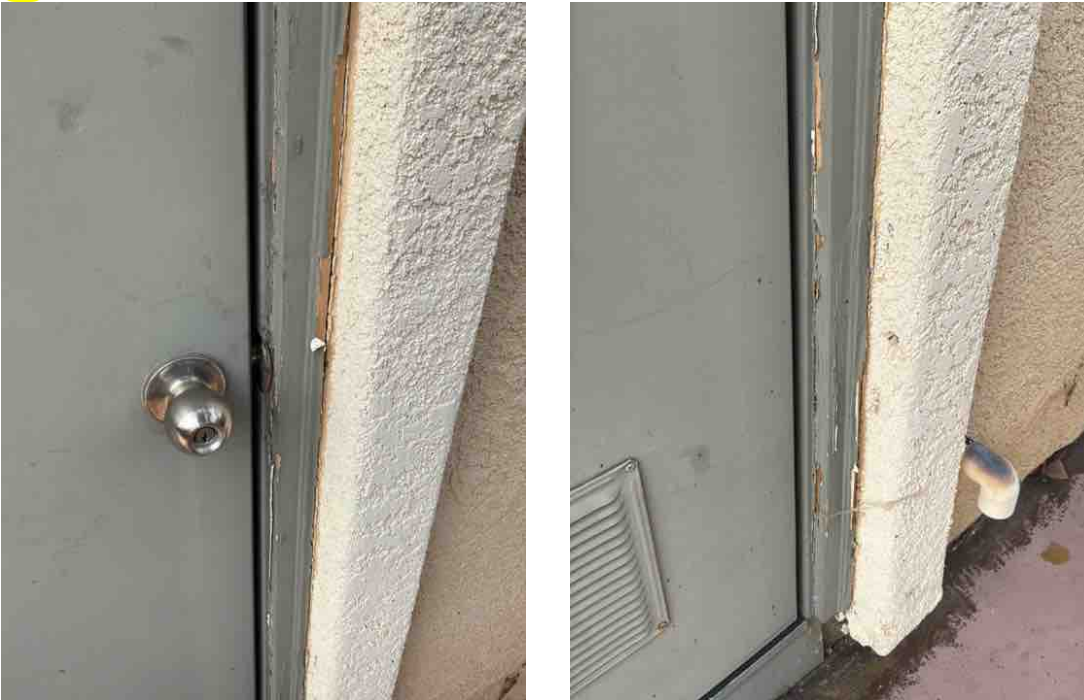
DS 34: Some typical-type cracking was observed at areas of the exterior stucco. These types of cracks are common and are often the result of normal shrinkage, thermal expansion, or minor building movement. At the time of inspection, no significant displacement or structural concerns were noted. However, 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.

EXTERIOR TRIM

35: TRIM TYPE: Wood

MR 36: Deteriorated, cracked, and separated caulking was observed at various exterior trim locations, including around doors, windows, fascia, and other exterior penetrations. Recommend maintenance and replacement of failed sealants to help prevent moisture intrusion.

MR 37: Deteriorated paint or finish at areas of the exterior.



FENCE/ GATES

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

MR UPG 39: Some Gates and/or latches need adjustment or repairs.

Grading

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

SITE SLOPE

40: Level to Minor Slope

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

41: Slope of the soil, drainage and clearance of the soil along the perimeter of the building appears serviceable.

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.

42: Type: Stacked interlocking masonry block system



Example



43: The retaining walls appear serviceable.

Foundation

Notice: No engineering of the foundation or any structural component is performed. Areas of the perimeter foundation are not visible. Some typical and common cracks noted in the perimeter foundation. Client is advised to monitor cracks to help determine if future movement or conditions occur.

FOUNDATION TYPE

44: Concrete Slab

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

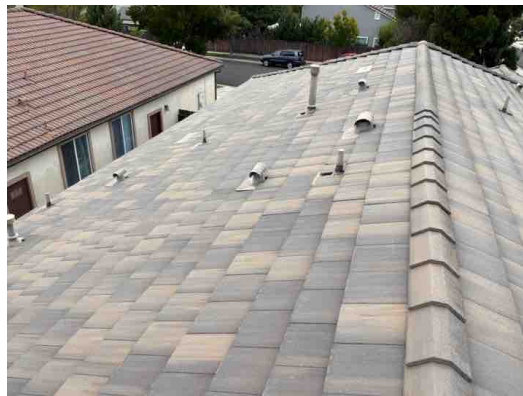
DS 45: Some typical and common cracks noted at the visible areas of the concrete perimeter foundation. However, the perimeter foundation is not fully visible. Client is advised to monitor cracks to help determine if future movement or other conditions occur over time.

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

46: Combination: Gable and Hip



ROOF MATERIAL TYPE

47: Concrete Tile - (roof is approx. 20 years old)

Average life expectancy of a tile roof is approx. 50 years. However, the roof tarpaper under the tile starts to deteriorate and breakdown after about 30 +/- years and could begin to leak.

Proper ongoing inspection of the tiles, tar paper and maintenance, every few years, is important and typically includes a visual inspection, replacement of broken or slipped tiles, maintaining sealants at tile intersections and flashings, keeping roof, valleys and drainage areas clean and free of debris.

TILE ROOF COMMENTS

MR 48: ROOF CONDITION: The Tile roof material appears to be within its useful life. **However, some roof maintenance, upgrades and repairs are needed. Contact a qualified roofer to evaluate the entire roof and perform the required needed maintenance and repairs.**

Disclosure: *This inspection of the roof is not a warranty or guarantee that the roof does not leaks or other future conditions might exist. This is only a visual inspection of the visible areas of the roof system. Some roof flashings, roof tar paper or underlayment under the roof tile is not visible. Therefore, not inspected, condition unknown.*

E&C 49: A few cracked or chipped roof tiles needing repair or replacement. Contact a licensed roofing contractor for further evaluation of the roof and to determine location(s) and quantity of the roof tiles needing repair or replacement.



Example



Example

Flashings

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

ROOF FLASHING

MR 50: ROOF FLASHING CONDITION: Exposed and visible areas of the roof flashings appear serviceable and in good condition.

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

MR 51: Resealing of the roof flashings is recommended as part of needed maintenance.

MR 52: 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.



Gutters

RAIN GUTTERS

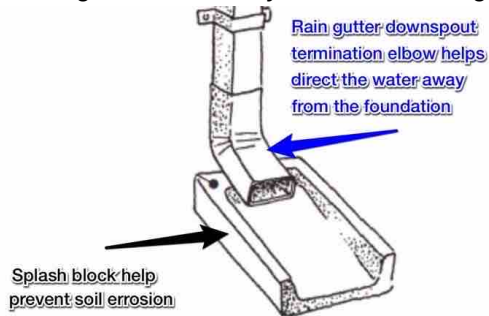
53: Type: Full rain gutter installation.

MR 54: 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.*

RAIN GUTTER COMMENTS

MR 55: Recommend some typical rain gutter maintenance. This should at minimum consist of cleaning, sealing, and re-fascinating of loose gutters and downspouts.

UPG 56: Improper termination of some rain gutter downspouts. Rain gutter downspout should be terminated in such a way that it directs the water away from the building. Missing the lower angled portion of the rain gutter downspout diverting the water away from the building.



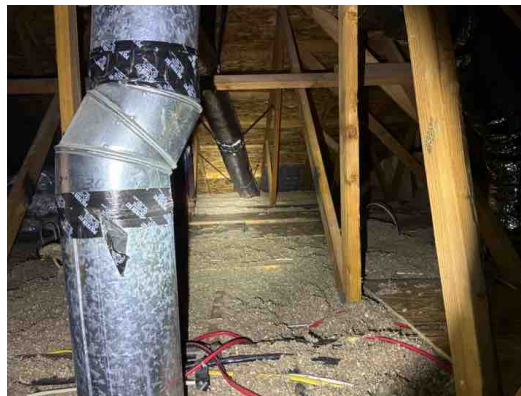
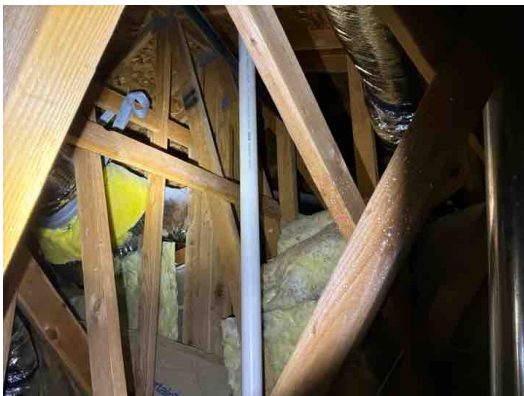
Example. On the southeast corner

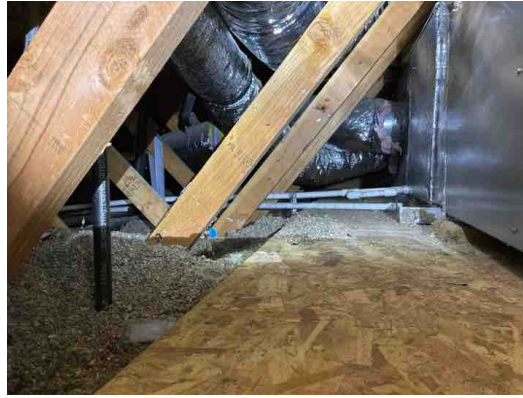
Attic

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

57: ATTIC ACCESS LOCATION: Primary Bedroom Closet





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

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

DS 60: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, ducting, HVAC unit, some areas are too small for physical access and plywood floors on top of the attic framing.

TYPE OF INSULATION FOUND IN THE ATTIC

61: Fiberglass Batts: Approx. Depth 8 +/- Inches - over the primary bedroom bathroom

62: Blown Cellulose: Approx. Depth 8 +/- Inches

E&C 63: Areas of poor and inadequate coverage of the insulation in areas of the attic. Installation missing in areas ABOVE THE PRIMARY BEDROOM BATHROOM. Corrections 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

UPG 64: Main water supply shut-off location : EXTERIOR - ON THE SIDE OF THE GARAGE . Main water shut-off valve not tested.

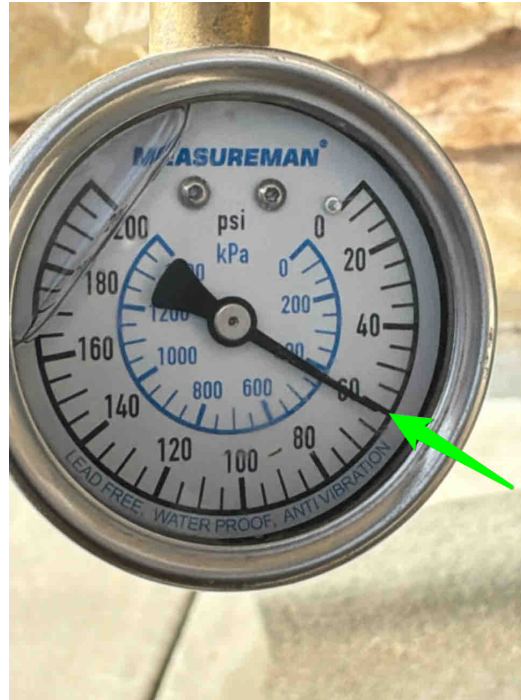
The main water shut off valve is not accessible and has been covered with duct tape. Proper upgrades are recommended for easy emergency access.

Water Pressure - Is At Approx. 60 +/- 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.



Shut off valve location





Shut off valve covered with duct tape

TYPE OF WATER PIPING

65: 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):

66: Copper

WATER SUPPLY PIPING

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

68: *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.*

HOSE FAUCETS

69: The evaluated exterior hose faucets operated when tested.

MR 70: Some exterior hose faucets leak at handle when on.

UPG 71: Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

WASTE PIPING TYPE

72: 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):

73: ABS and PVC

WASTE/SEWER PIPE CONDITION

74: **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.

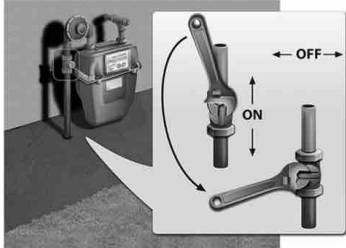
FI 75: **Note:** Due to the age of the building, certain conditions or other defects may be present which can cause a negative impact on the flow of waste water through underground waste and sewer piping to the street. **Recommend additional review by video scoping the waste and sewer piping to verify conditions.**

Fuels

FUEL TYPE

76: Natural Gas. **Location of main Gas shut-off : EXTERIOR - ON THE SIDE OF THE GARAGE**

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

77: Gas shut-off appears serviceable.

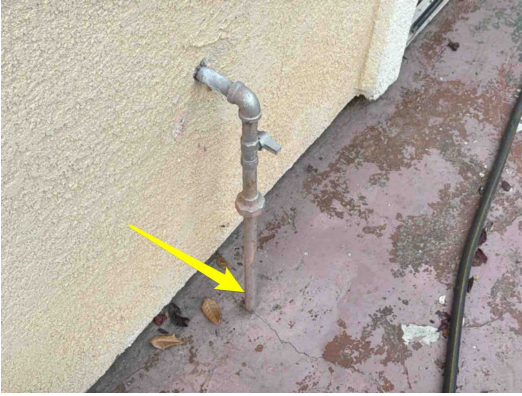
Disclosure: Gas piping and valves not tested during this inspection (visual inspection only).

FUEL SYSTEM

UPG 78: Disclosure: Gas pipe not protected / sleeved through concrete at meter. No visible deterioration or damage found at this time. Continue to monitor.



SU 79: Improper installation of an added metal gas pipe from the house to the backyard fire pit observed passing into and through the pack patio concrete without the required corrosion protection around the pipe. Gas piping installed underground or within 6 inches of grade required to be protected with an approved factory-coated pipe or corrosion-resistant wrapping system to help prevent rust, deterioration, and potential gas leaks underground. Recommend evaluation of the exposed gas piping and replacement or upgrading of the unprotected sections as needed by a qualified licensed plumbing contractor.



Water Heater

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

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

WATER HEATER INFORMATION

80: **Water Heater Location:** Exterior Enclosure- SOUTH SIDE

Size: 50 Gallons

Fuel Type: Natural Gas

Date: 2018: *The average lifespan of this type of water heater is approximately 10 years. This water heater is approximately 8 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

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

TPR PIPING

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

VENT PIPING

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

FI 86: Some moisture stains noted at the drywall ceiling around the water heater vent pipe. This is indicative of a past or current roof leak. Unable to determine at this time if the roof leak is old or current. Recommend additional review and from a licensed roofer. Ask seller for additional disclosures as to any previous leak repairs performed around the water heater vent pipe.



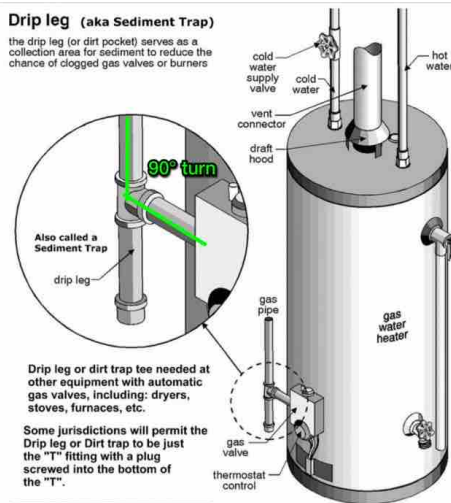
PLATFORM ENCLOSURE

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

GAS PIPING

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

UPG 89: Recommend the installation of a sediment trap / drip leg at the Water Heater gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements.

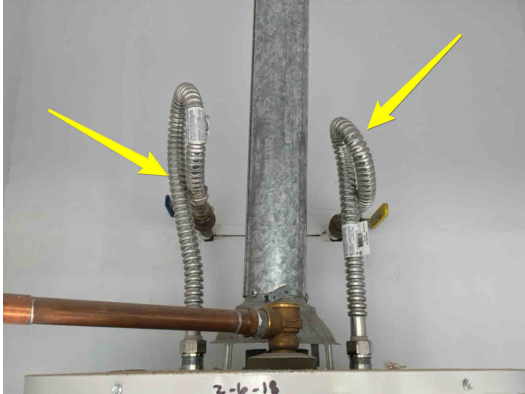


WATER HEATER GENERAL COMMENTS

MR 90: Recommend insulation on the HOT and COLD water supply pipes at the 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

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

DRIP PAN

92: Water Heater Drip pan installed.

Kitchen

LOCATION

93: Kitchen photos:



KITCHEN SINK

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

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

DS 96: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*



DISHWASHER

MR 97: Dishwasher operated when tested.

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

98: Doors, seals and racks appears serviceable.

99: Drain line appears serviceable.

CABINETS & COUNTERS

100: Appear serviceable.

DS 101: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 102: Kitchen counters & cabinets have typical wear.

DS 103: 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

104: Operated when tested.

COOKTOP HOOD

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

COOKTOP

106: The cooktop is Natural Gas and operated when tested



OVEN

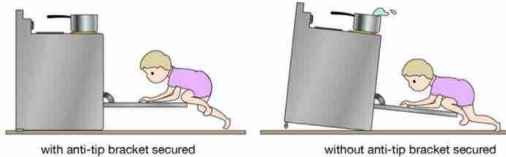
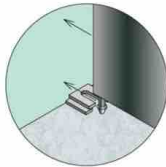
107: Both of the GAS OVENS operated when tested.

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

SU 108: 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

109: Microwave operated when tested.

Laundry

LAUNDRY:

110: Photo of the Laundry Location



LAUNDRY TYPE

111: Gas and Electric 240 volt provided for laundry dryer.

DS 112: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

113: 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

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

DS 115: Area behind 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.

DRYER VENTING

MR 116: Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.

Bathrooms

BATHROOM LOCATIONS

117: PRIMARY BEDROOM BATHROOM



118: HALL BATHROOM



TOILETS

119: Operated when tested.

SINKS

120: 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 121: 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.

VENTILATION

122: Appears adequate.

BATHTUBS

123: Tub faucet and drain operated when tested.

SHOWERS

124: 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

125: Operated when tested.

126: Weather stripping appears serviceable.

127: Door hardware operated when tested.

EXTERIOR DOORS

128: Operated when tested

129: Latching hardware operated and appears serviceable.

E&C **UPG** **130:** The FAMILY ROOM Exterior door rubs & sticks at the bottom at the threshold. Maintenance or repairs recommended.



INTERIOR DOORS

131: Operated when tested.

WINDOWS

132: Vinyl / Double-Pane Glass

133: Some windows are SLIDING and some windows are SINGLE-HUNG

MR 134: 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 135: Some windows found a little difficult to operate. Maintenance or upgrades to the windows are recommended.

MR 136: Disclosure: Missing and/or damaged screens found at some windows.

DS 137: Some of the dual-pane window seals have failed and are visibly fogged or have a defective UV film. If concerned have all windows tested by a licensed or certified window company professional to determine exact locations and quantity of defective windows.

FLOORING

138: TYPE: Tile

139: TYPE: Carpet

140: TYPE: Wood (engineered)

141: *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 142: Some visible moisture staining and damage of the wood flooring noted ON THE INSIDE OF THE FAMILY ROOM EXTERIOR DOOR. Evidence of a past intrusion or moisture condition.



Example location

CEILING TYPE

143: Drywall

WALL TYPE

144: Drywall

WALLS AND CEILINGS

145: 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 146: 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.

147: *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.*

148: 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.*

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.

GENERAL INFO

149: **LOCATION:** ATTIC

Approx. BTU RATING: 110,000

FUEL TYPE: Natural Gas

FURNACE TYPE: Gas Forced Air

DATE: 2005 The average life of this type of furnace is +/- 30-35 years. This furnace is approximately 21 years old .

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



CONDITION

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

FURNACE FLAME

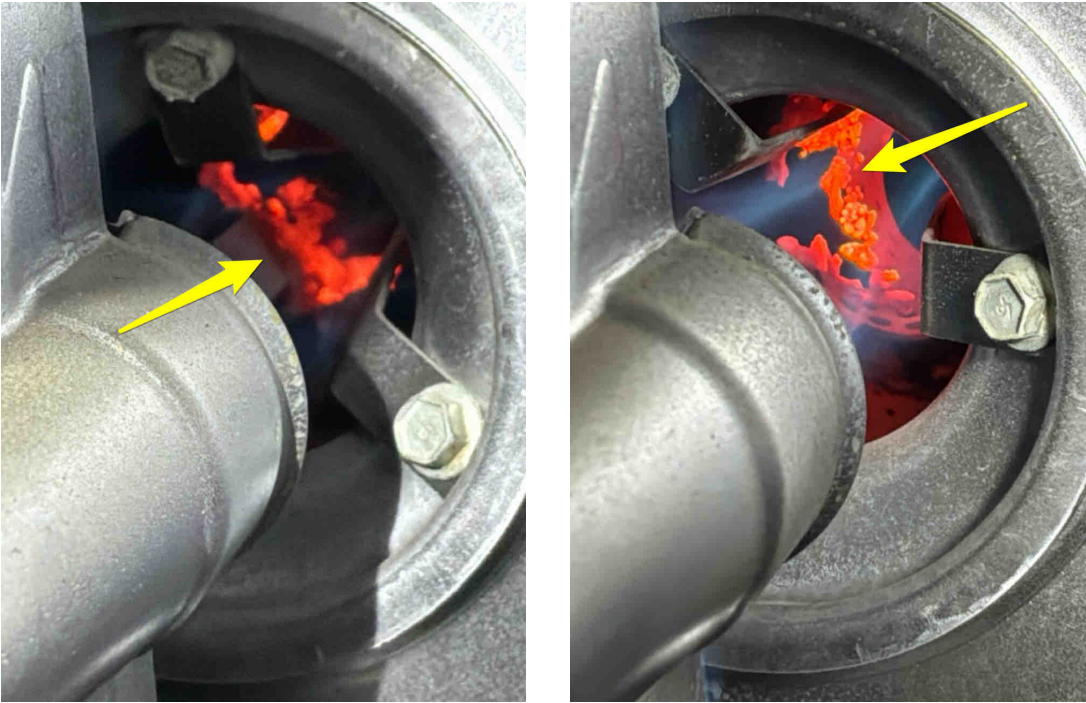
151: The Furnace flame appears serviceable.

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.



E&C 152: Damaged or Deteriorated "NOx" SCREENS found inside the furnace burn chamber. Simple removal or replacement is recommended. Recommend further review recommendations by a qualified and licensed HVAC professional familiar with the minimum installation requirements.



VENTING

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

DUCTING/DISTRIBUTION

154: 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.*

AIR FILTERS

MR 155: Dirty Heating air filter found in the return air grill(s). Recommend cleaning or changing the furnace air filters as part of ongoing maintenance.

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

157: Operated when tested.

Cooling

LOCATION

158: Location: EXTERIOR - ON THE BACK OF THE HOUSE

Condenser Size: 5 Tons

Minimum Current Ampacity: 35

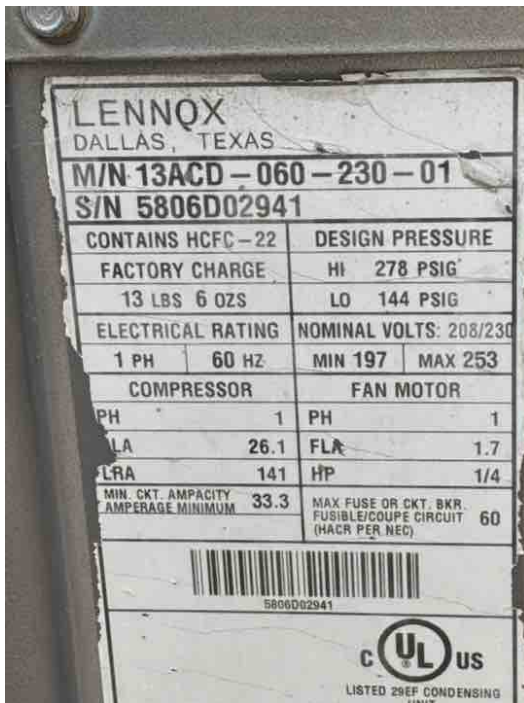
Maximum Current Ampacity: 60

Current Ampacity: 50 Amps (per the breaker in the electrical panel)

Refrigerant Type: R-22. The phasing out of R-22 began in 2010, when manufacturers were no longer able to produce new equipment designed with it. In 2020 and the ban expanded to only allow the use of recycled or previously stockpiled Freon to service existing air conditioner

Date: 2006 The average life of this type of air conditioner condenser is +/- 20-25 years. This air conditioner condenser is approximately 20 years old .





TYPE OF COOLING SYSTEM

159: Split System

160: Electrical Disconnect Provided at or near the Equipment per standards.



AIR CONDITIONING SYSTEM OPERATION

161: [AIR CONDITIONER CONDITION](#): The air conditioner operated properly when tested.

The Air Temperature Differential is: **15°F**.

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

CONDENSATE

E&C 162: Improper connection of the Air conditioner secondary condensate drip piping into the primary drain piping at coil in ATTIC.



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

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

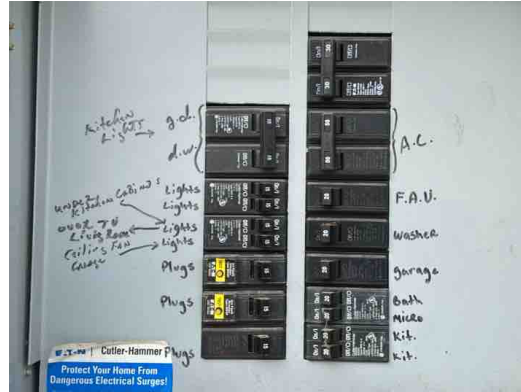
Main Electrical Panel Location: **EXTERIOR - ON THE SIDE OF THE GARAGE**

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.



164: MAIN ELECTRICAL PANEL CONDITION: *No visible wiring defects in the MAIN ELECTRICAL PANEL.

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

165: 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.

WIRING/CONDUIT

166: 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 167: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SU 168: 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.

DOOR BELL

169: Doorbell operated when tested.

LIGHTING

FI DS 170: *Some electrical switches do not operate anything visible, (purpose unknown).*

FI 171: *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).*

INTERIOR COVER PLATES

SC 172: Missing electrical cover plate: AT THE LAUNDRY ROOM 240 VOLT OUTLET



CEILING FANS

DS 173: Some Ceiling fans did not operate from a wall switch or remote. Fan remote may not operate proper. Ask seller to demonstrate proper operation.

Detectors

174: **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 175: Carbon Monoxide detector missing at the required location: HALLWAY OUTSIDE THE PRIMARY BEDROOM.

Garage

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

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

FLOORS

176: Visible areas of the garage floor appears serviceable.

DS 177: Common cracks found in the concrete garage floor.

DS 178: 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.

MR 179: Disclosure: Some deterioration noted areas of the garage painted floor. Maintenance recommended.



WALLS & CEILINGS

180: 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 181: *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

DS 182: Walls not fully visible due to occupants' belongings and/or cabinetry.

FIRE DOOR

183: Operated when tested and appears serviceable.

PEDESTRIAN DOOR

184: Operated when tested.

MR 185: Deteriorated weatherstripping at garage pedestrian door. Corrections recommended to help prevent water intrusion during certain weather conditions.

VEHICLE DOOR TYPE

186: Roll-up

VEHICLE DOOR

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

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

MR 189: Note: *It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

VEHICLE DOOR OPENER

SU 190: **The installed garage vehicle door opener(s) operated when tested.**

The garage vehicle door auto opener is old and does not have the newer battery backup feature. Upgrades are recommended but not required.

Fireplace

FIREPLACE LOCATION

191: **FAMILY ROOM**



FIREPLACE TYPE

192: Fireplace Type: **Prefabricated Gas only**

Gas fireplaces can potentially backdraft or back-vent combustion gases under certain conditions, which may allow carbon monoxide to enter the interior of the home. The fireplace and venting system should be inspected and serviced by a qualified gas fireplace technician of the Gas Utility Company annually. Also a properly installed carbon monoxide detector should be installed in the same room as the gas fireplace to help provide early warning if an unsafe carbon monoxide issue were to occur.

193: The fireplace Fan/Blower installed and operated

194: Chimney Type: **Metal - Direct Vent**

PREFABRICATED GAS FIREPLACE

MR 195: Recommend cleaning the controller compartment under the FAMILY ROOM gas fireplace. Needed maintenance recommended.



MR 196: Recommend cleaning the glass at the gas fireplace as part of typical maintenance.



METAL CHIMNEY

197: The FAMILY ROOM fireplace metal direct vent chimney pipe and cap above the roof appear serviceable and in good condition.

