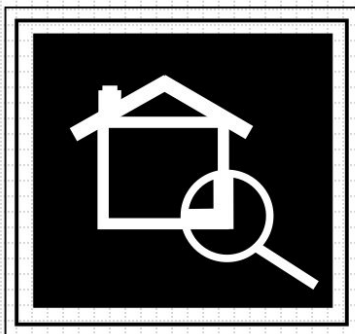




"CERTIFIED"
MANUFACTURED HOME INSPECTOR

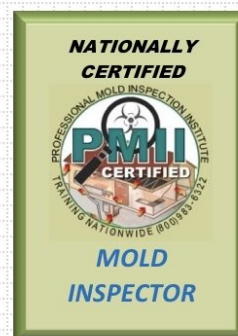


Certified Building Inspector

Professional

Inspection Services

Inspection Report



CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR



Address: 1363 Black Sage Cir Nipomo, CA 93444

07/29/2026

Inspector: Taylor Vreeken, CCI

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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General Information

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

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

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

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

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

WEATHER CONDITIONS

- 1: Approx. Temperature: 72°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: North

INSPECTION DATE

Wednesday, July 29, 2026

START TIME

8:30 am

FINISH TIME ON-SITE

11:00 am

INSPECTOR

5: Taylor Vreeken, CCI, CMI

PROPERTY TYPE

6: Single Family Residence

INSPECTION TYPE

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

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

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

YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 1986

9: Occupied.

PRESENT DURING THE INSPECTION

10: Seller

ADDITIONS

DS 11: **ADDITIONS or UPGRADES SUSPECTED**:

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

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

DS 12: **OUTSIDE THE SCOPE OF THIS INSPECTION**:

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

13: **Disclosure**: Common Areas and areas of the Association's Responsibility are not part of this inspection and outside the scope. Client is advised to acquire relevant documentation regarding responsibilities, current conditions, and maintenance schedules for the HOA responsibilities.

14: Sheds

Grounds

DRIVEWAY TYPE

15: Concrete Driveway

DRIVEWAY COMMENTS

16: Driveway appears serviceable.

UPG 17: Some common and moderate cracks found in areas of the driveway. Client should investigate further the cause and correct.

SIDEWALK / WALKWAY TYPE

18: Concrete Walkways

19: Brick Paver Walkways

SIDEWALK / WALKWAY COMMENTS

20: Walkways appear serviceable

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

PATIO TYPE

22: Concrete Patios

23: Brick Paver Patios

PATIO COMMENTS

24: Patios appears serviceable.

25: Typical and common cracks found.

PATIO / PORCH COVERS

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

27: BACKYARD PATIO COVER - WOOD TRELLIS: Appears serviceable and in good condition.

28: BACKYARD PATIO COVER OFF THE PRIMARY BEDROOM: Appears serviceable and in good condition.

Exterior

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

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

STRUCTURE TYPE

29: Wood Framed

EXTERIOR WALL COVERINGS

30: Stucco

EXTERIOR WALL COMMENTS

31: Exterior walls appear in good condition

DS 32: Disclosure: Wall insulation type & value not determined. Conditions inside walls cannot be judged.

MR 33: Areas of the exterior are not fully visible and not inspectable due to overgrown foliage and occupant's belongings. Conditions are behind the blockage are unknown. Client is advised to have the obstructions moved to have the areas reinspected.

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.

SEALING EXTERIOR

MR 35: Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes in the exterior siding and trim, exterior light fixtures, around exterior electrical boxes and covers, and where utility pipes and/or wires pass through the exterior walls. Have a qualified painter or licensed professional evaluate the entire exterior and seal where needed.



EXTERIOR TRIM

36: TRIM TYPE: Wood

37: TRIM TYPE: Stucco

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

E&C 39: 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.





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: 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

MR **UPG** **41:** Evidence of ponding water was observed in areas of the property at and/or near the home in some planter areas. Recommend improving site drainage and landscape grading and/or adding proper underground drainage as needed to help direct water away from the structure and off the property.

MR **42:** Areas of insufficient slope of the soil away from the building along some areas of the perimeter foundation. A proper slope of the soil, patios and walkways should allow for water to flow freely away from the building, not allow water to flow against areas the foundation edges and water should not allow for ponding of water in areas near or at the foundation as this can cause erosion and/or settling of the foundation system.

MR **43:** Plants and/or Trees touch the buildings exterior. Proper landscape maintenance needed.

Foundation

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

FOUNDATION TYPE

44: Concrete Slab

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

Roof

This inspection of the roof covering and components such as flashings and skylights is not intended to be technically exhaustive per CREIA standards. Meaning that if defects are found it is recommended to have the entire roof completely re-evaluated by a licensed roof contractor familiar with the current minimum installation requirements. Be aware that additional defects may be discovered during a more comprehensive evaluation by the licensed roofing professional. There should be no more than 2 layers of roofing on a building per standards.

ROOF STYLE

45: Gable



46: Roof was walked

47: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

48: Concrete Tile - (roof is approx. 40 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.

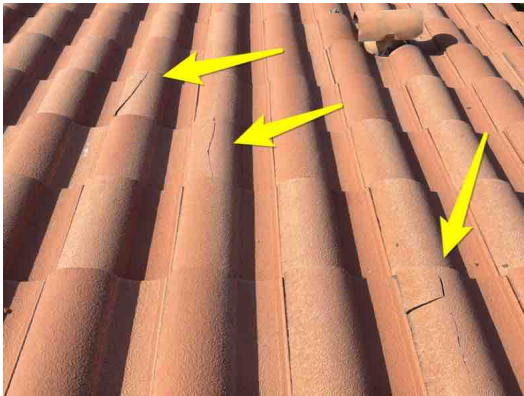
Proper ongoing inspection of the tiles, tar paper and maintenance, every few years, is important and typically includes a visual inspection, replacement of broken or slipped tiles, maintaining sealants at tile intersections and flashings, keeping roof, valleys and drainage areas clean and free of debris.

TILE ROOF COMMENTS

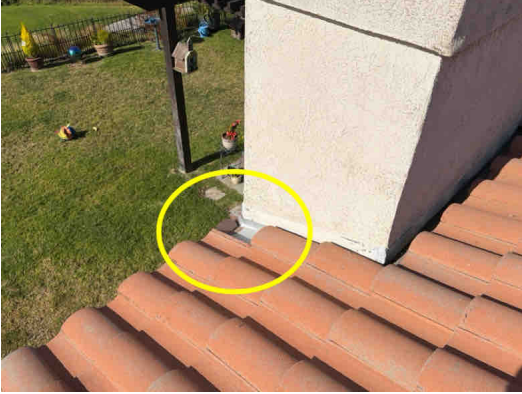
E&C FI MR 49: ROOF CONDITION: The Tile roof material appears to be within its useful life. **However, some roof maintenance, upgrades and repairs are needed. Contact a qualified roofer to evaluate the entire roof and perform the required needed maintenance and repairs.**

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 50: Multiple cracked and damaged 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.



E&C 51: A missing roof tile found NEAR THE FIREPLACE CHIMNEY. Contact a licensed roofing contractor for repair or replacement.



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



MR 53: 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.



TILE SPECIFIC

E&C 54: Evidence of some loose roof tiles improperly installed in the roof valley flashings (Missing the required batten extenders with the use of a single crown valley flashing). This allows the tile to drop onto the valley flashing causing damming of the water and may create a roof leak.



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

55: [ATTIC ACCESS LOCATION](#): Bedroom Hallway Closet

Gutters

RAIN GUTTERS

56: Type: Full rain gutter installation.

Attic

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

ATTIC ACCESS

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

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

Gutters

RAIN GUTTERS

MR 59: Installed rain gutters / roof drainage systems appear to be in a serviceable condition.

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

Attic

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

ATTIC ACCESS

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

61: Attic Photographs





TYPE OF INSULATION FOUND IN THE ATTIC

62: Fiberglass Batts: Approx. Depth 6-8 +/- Inches

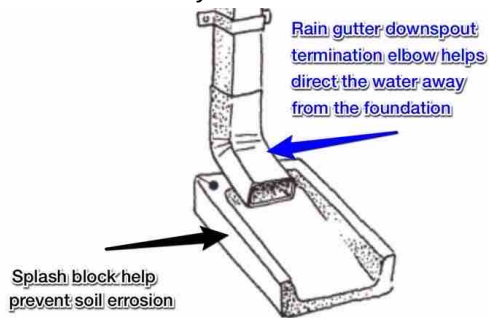
Gutters

RAIN GUTTER COMMENTS

MR 63: Recommend some typical rain gutter maintenance. This should at minimum consist of cleaning, sealing, and re-fascinating of loose gutters and downspouts.



MR 64: Recommend splash blocks and diverting the rain gutter downspouts at the bottom to assist in proper flow of roof water away from the house and to help prevent soil erosion where not installed.



Attic

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

ATTIC COMMENTS

FI DS 65: Some minor and moderate moisture stains noted in areas throughout the attic. All water stains should be investigated by a licensed roofer. Refer to termite report for additional comments and/or recommendations.



Plumbing

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

MAIN WATER SUPPLY

66: Main water supply shut-off location : EXTERIOR - FRONT ENTRY AREA . *Main water shut-off valve not tested.*

Water Pressure - Is At Approx. **59 +/- PSI**. *Optimal water pressure is between 40 and 80 PSI.*

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



TYPE OF WATER PIPING

67: 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):

68: Copper

WATER SUPPLY PIPING

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

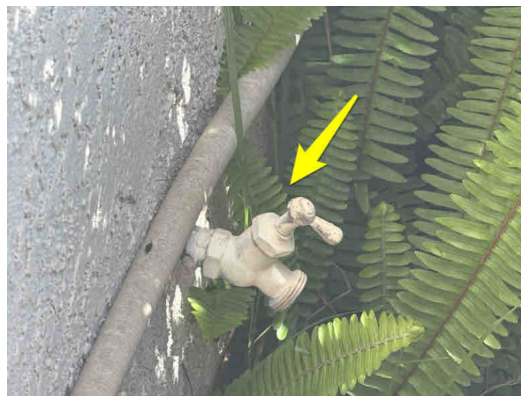
70: *The condition of the Plumbing Pipe inside walls, under insulation in the attic, underground, under the slab, and in all inaccessible areas which are not readily visible are not evaluated or inspected. Conditions cannot be judged. Water pipe leak detection or pressure testing is not performed.*

HOSE FAUCETS

71: The evaluated exterior hose faucets operated when tested.

MR **72:** Some exterior hose faucets leak at handle when on.

E&C **73:** Broken or Missing handles at some exterior hose faucets: EAST SIDE



UPG 74: Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

WASTE PIPING TYPE

75: 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):

76: ABS and PVC

WASTE/SEWER PIPE CONDITION

77: **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.

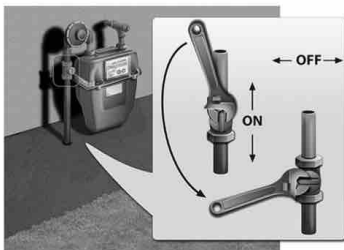
Note: Buildings should have the underground waste and sewer lines scoped by a plumber to determine condition as part of the inspection process.

Fuels

FUEL TYPE

78: 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.



79: Gas shut-off appears serviceable.

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

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.

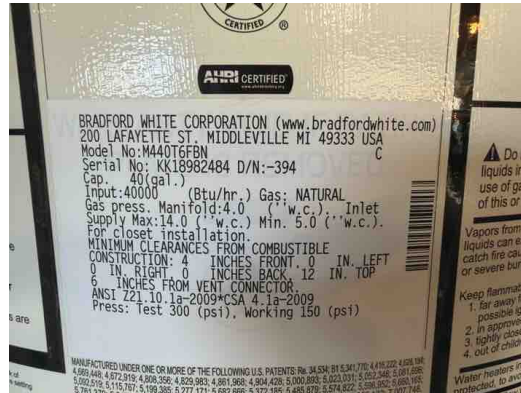
WATER HEATER INFORMATION

80: Water Heater Location: GARAGE

Date: 2013

Size: 40 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

MR SU 81: **CONDITION:** The water heater operated when tested. However, some maintenance and repairs are recommended. Contact a qualified and licensed plumbing professional.

DS 82: **Disclosure:** The average life of a Water heater is +/- 10 years. This water heater is 13 years old and may be nearing the end of its useful life. Monitor often.

COMBUSTION AIR

83: Proper amount of combustion air.

STRAPPING

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

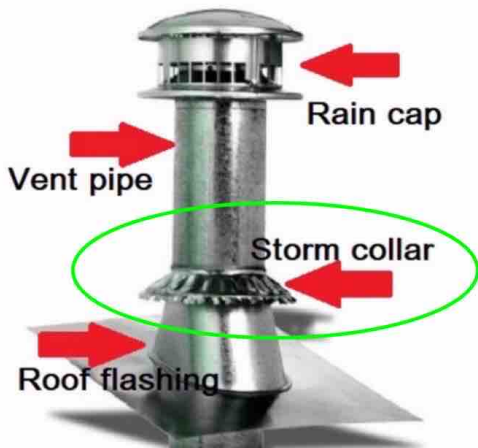
TPR PIPING

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

SC 86: The Water heater TPR (temperature pressure relief) pipe improperly terminates. Must terminate downward at the exterior at 6 to 24 inches from the ground.

VENT PIPING

E&C 87: Missing / Recommend a proper storm collar per standards at the water heater vent pipe at the roof termination.



PLATFORM ENCLOSURE

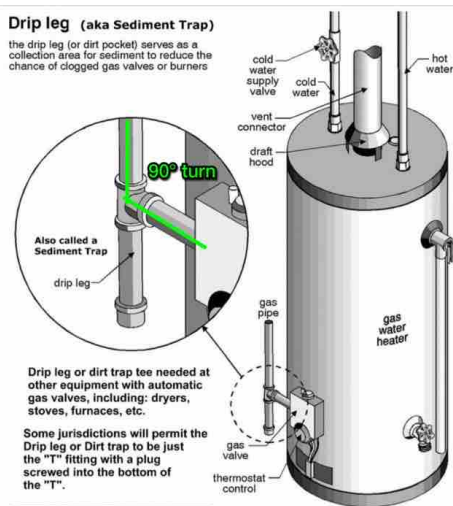
88: The visible areas of the Water heater enclosure and/or platform appears serviceable.

DS 89: Evidence of past repairs noted at the water heater enclosure/ platform.

GAS PIPING

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

SU 91: Recommend the installation of the missing sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements. [CPC 1212.8]



WATER HEATER GENERAL COMMENTS

UPG 92: Missing the insulation on areas of the Hot and Cold water supply piping at the water heater.

Energy Code (Title 24, Part 6)

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

SHUTOFF

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

DRIP PAN

E&C 94: Missing / recommend a drip pan under the 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]

Kitchen

LOCATION

95: Kitchen photos:



SINK

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

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

DS 98: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

FI 99: Some corrosion found at waste pipe connections under the kitchen sink / evidence of past leaking.

FI 100: Some corrosion found at the water supply shutoff valves under the Kitchen sink / evidence of past leaking. Client should investigate further until satisfied as to the cause, condition and potential future issues. Correction Recommended.



DISHWASHER

101: Dishwasher operated when tested.

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

102: Doors, seals and racks appears serviceable.

103: Drain line appears serviceable.

CABINETS & COUNTERS

104: Appear serviceable.

DS 105: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 106: Kitchen counters & cabinets have typical wear.

DISPOSAL

107: Operated when tested.

COOKTOP HOOD

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

COOKTOP

109: The cooktop is Natural Gas and operated when tested

OVEN

110: The GAS OVEN operated when tested

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

KITCHEN SPECIAL FEATURES

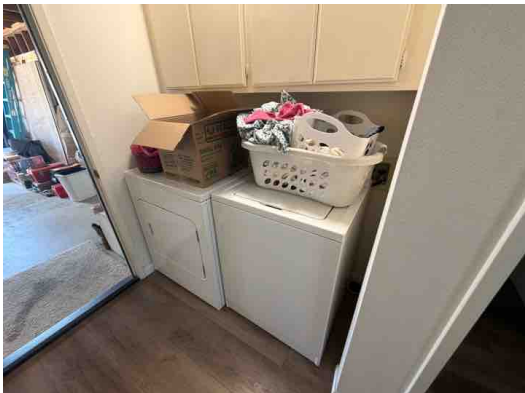
E&C 111: The kitchen Microwave trips a breaker when opened during operation indicative of a short inside the unit. Contacted qualified Professional for evaluation and repairs.



Laundry

LAUNDRY:

112: LAUNDRY



LAUNDRY TYPE

DS 113: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

114: Gas available for laundry dryer

115: 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.

E&C 116: Laundry room exhaust fan DID NOT OPERATE when tested.



LAUNDRY COMMENTS

117: 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 118: 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.

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

DRYER VENTING

MR 120: Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.



SU 121: Recommend upgrading to a proper flapper type laundry dryer vent termination cap. This will help to reduce the risk of critter, rodent or bird intrusion into the laundry dryer vent system.



Bathrooms

BATHROOM LOCATIONS

122: PRIMARY BEDROOM BATHROOM



123: HALL BATHROOM



TOILETS

124: Operated when tested.

125: Toilets are 1.28 gallon per flush

SINKS

126: 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 127: 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.*

128: Bathroom sink aerators flow is 1.2 gpm.
Number of bathroom sinks: 3

FI 129: Some dry moisture stains noted in the cabinetry below the sink in the: HALLWAY BATHROOM and PRIMARY BEDROOM BATHROOM

FI 130: The HOT and COLD water found non-operational at the bathroom sink faucet: HALLWAY BATHROOM



VENTILATION

131: Appears adequate.

BATHTUBS

132: Tub faucet and drain operated when tested.

SHOWERS

133: 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.

134: Shower heads GPM: (2.5 Gpm / 9.5 Lpm)

Number of shower heads: 2

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

135: Operated when tested.

136: Weather stripping appears serviceable.

137: Door hardware operated when tested.

EXTERIOR DOORS

138: Operated when tested

139: Latching hardware operated and appears serviceable.

INTERIOR DOORS

140: Operated when tested.

WINDOWS

DS 141: Double-Pane Glass Retrofit Windows

Note: *Due to the many different types and brands of retrofit windows systems, compliance with manufacturer installation requirements could not be verified, as no installation documentation was available at the time of inspection.*

142: 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 143: Some windows found a little difficult to operate. Maintenance or upgrades to the windows are recommended.

DS 144: 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

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

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

DS 147: Some typical and minor deterioration and/or damage noted at areas of the interior flooring.

CEILING TYPE

148: Drywall

WALL TYPE

149: Drywall

WALLS AND CEILINGS

150: 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 151: 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.

152: *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.*

153: 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.*

INTERIOR CABINETRY

154: Disclosure: Areas of the interior wood cabinetry are serviceable with signs of typical wear and deterioration.

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

155: LOCATION: BEDROOM HALLWAY ENCLOSURE

DATE: 1985

Approx. BTU RATING: 43,000

FUEL TYPE: Natural Gas

FURNACE TYPE: Gas Forced Air

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



CONDITION

SU DS 156: Disclosure- This type of heating unit has an anticipated 15-20 year life span and is currently **41 years old**. The heating unit operated today but is past anticipated life expectancy. Continuous maintenance and inspection recommended.

FURNACE FLAME

157: The Furnace flame appears serviceable.

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

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

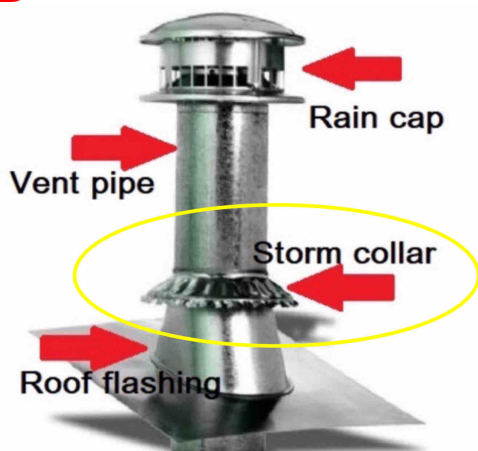
VENTING

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

E&C 159: Furnace / water heater combination vent pipe lacks proper clearance to combustible material through the drywall ceiling. A minimum of 1 inch of space between the vent pipe and combustibles is needed per minimum standards.



E&C 160: Missing / Recommend a proper storm collar per standard at the furnace vent pipe at the roof termination.



DUCTING/DISTRIBUTION

161: 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 162: Dirty Heating air filter found inside the furnace blower box at the furnace. Recommend cleaning or changing the furnace air filters as part of ongoing maintenance.

COMBUSTION AIR

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

SU 164: Recommend adding weather stripping to the furnace enclosure door as safety upgrade per current standards.

THERMOSTAT/CONTROLS

165: Operated when tested.

Cooling

LOCATION

166: Location: EAST SIDE- Exterior

Condenser Size: 2 Tons

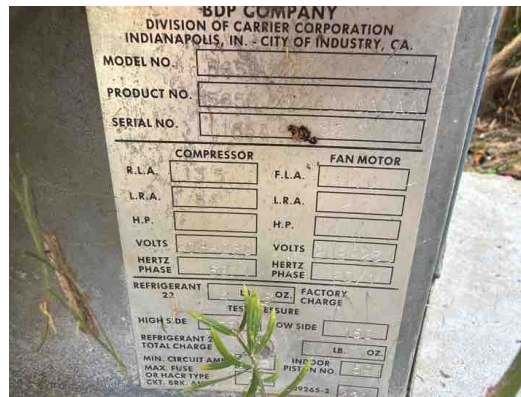
Minimum Current Ampacity: 20

Maximum Current Ampacity: 30

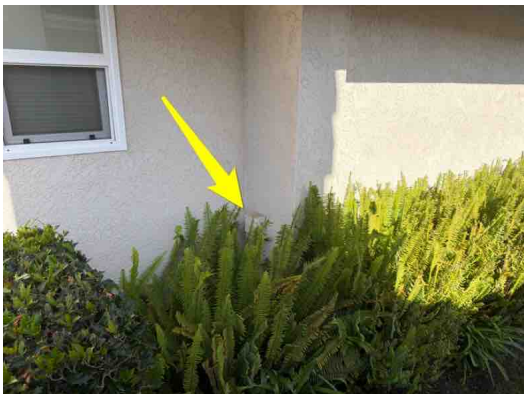
Current Ampacity: 30 Amps (per the breaker in the electrical panel)

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 conditioning units.

Date: 1986



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



TYPE OF COOLING SYSTEM

168: Split System

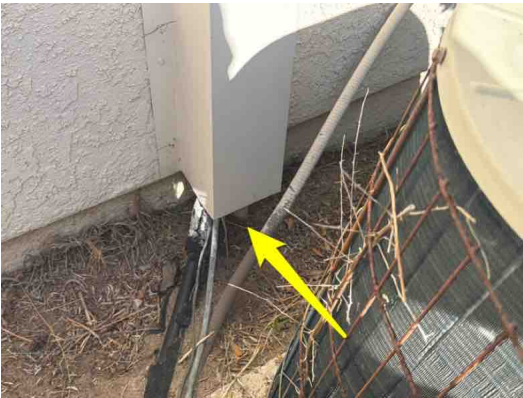
AIR CONDITIONING SYSTEM OPERATION

E&C 169: AIR CONDITIONING CONDITION: The air conditioner did not function when tested. Recommend further evaluation, opinion and repairs by a qualified HVAC professional.

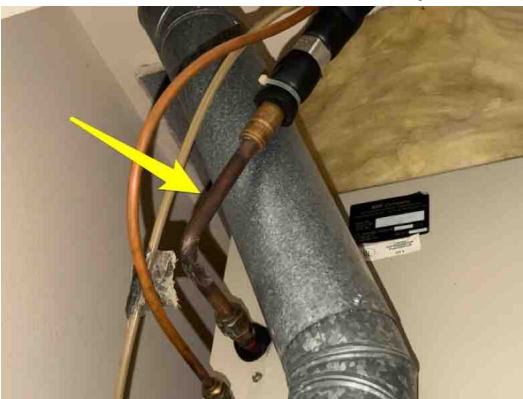
COMMENTS

SU 170: An improper / unsealed opening was observed at the exterior wall where the air conditioner refrigerant piping enters the building condenser located on the EAST SIDE. This penetration is not properly sealed and may allow for rodent, insect, and/or water intrusion. Per California Mechanical Code §309.1, openings around mechanical piping where they are passed through the exterior wall, are required to be sealed to maintain the integrity of the building.

Recommend sealing the wall penetration with an approved material to help prevent moisture, pest intrusion, and air leakage.



E&C 171: Insulation damaged or missing at areas of the Air Conditioner refrigerant piping near or at the coil. This allows water to condensate and drip causing water stains and/or damage. Repairs or additional insulation needed.



E&C **MR** **172:** The air conditioner condenser pad is not sitting level per requirements. Corrections recommended.



CONDENSATE

DS **173: Disclosure:** The visible areas of the air conditioner's condensate piping appear serviceable and in good condition. *However, the condensate drip piping is not fully visible as they pass-through confined spaces, under attic insulation, inside walls, etc. The condensate drip system is not tested.*

DS **174: Disclosure:** Condensate pump system installed for the air conditioner condensate collection from the coil located in the HALLWAY ENCLOSURE. System should be serviced, and tested annually.

E&C **175:** Improper installation of the Air conditioner condensate drip piping in the ATTIC. Too many defects list recommend evaluation and repairs by a qualified HVAC professional familiar with minimum installation standards for condensate lines.



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

176: 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: **100**

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.



177: 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.

178: 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

179: 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 180: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

LIGHTING

FI DS 181: *Some electrical switches do not operate anything visible, (purpose unknown).*

FI 182: *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).*

DOOR BELL

183: Doorbell operated when tested.

GFCIS/ AFCIS

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

DS 185: Disclosure: GFCI breakers and/ or outlets are NOT blind tested at occupied properties.

Detectors

186: *SMOKE DETECTORS and CARBON MONOXIDE DETECTORS are installed at 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 every 10 years.*

Garage

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

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

PHOTO

187: Garage



FLOORS

188: Visible areas of the garage floor appears serviceable.

DS 189: Common cracks found in the concrete garage floor.

DS 190: 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.*

WALLS & CEILINGS

191: 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 192: *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

DS 193: Walls not fully visible due to occupants' belongings and/or cabinetry.

FIRE DOOR

SC 194: Self-closer is non-operational at garage fire rated door to the living space.



VEHICLE DOOR TYPE

195: Roll-up: 2

VEHICLE DOOR

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

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

VEHICLE DOOR OPENER

SU 198: 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.

199: The garage vehicle door auto opener's safety reverse mechanism operated properly when tested.

200: Disclosure: NO vehicle door opener installed at the East vehicle door.

Fireplace

FIREPLACE LOCATION

201: **LIVING ROOM**



FIREPLACE TYPE

202: Fireplace Type: **Prefabricated**

203: Fuel Type: **Wood Burning**

204: Chimney Type: **Metal Chimney Pipe**

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

FIREPLACE CONDITION

206: **FIREPLACE CONDITION**: The visible areas of the LIVING ROOM fireplace appears operational and in a serviceable condition.

METAL CHIMNEY

207: The LIVING ROOM fireplace chimney.



SU 208: Improper use and installation of a non-UL listed decorative surround atop the chimney. All UL listed four sided surrounds require a 4 inches air inlet opening on all four sides of the surround at the bottom. This surround only has opening on two sides. This can negatively affect the drafting of the chimney. Proper repairs are warranted per standards. Recommend having a qualified professional open the two sides, easy repair.



MR 209: Recommend resealing the fasteners at the metal fireplace chimney chase cap.



MR 210: The metal chimney chase cap has areas of minor rusting. Maintenance recommended.