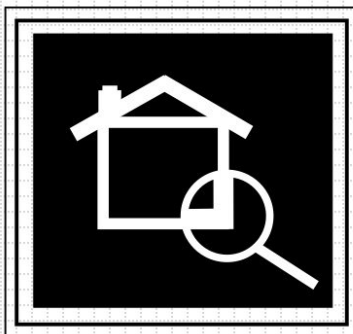




"CERTIFIED"
MANUFACTURED HOME INSPECTOR

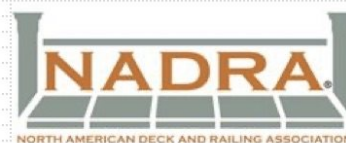
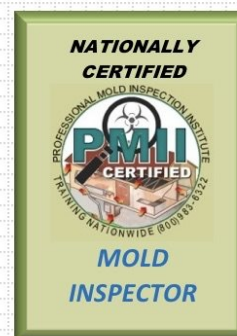


Certified Building Inspector

Professional

Inspection Services

Inspection Report



CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR



Address: 1345 Cecelia Ct San Luis Obispo, CA 93401

06/05/2026

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: 70°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: North

INSPECTION DATE
Friday, June 5, 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: 1959

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: Notice: Building constructed prior to 1979 may contain asbestos and/or lead-based paint. Determining if drywall, flooring, attic insulation, acoustic ceilings or any other component in, or on the house that may contain asbestos or if the exterior and interior paint contains lead is beyond the scope of this inspection. If concerned have tested.

14: Sheds

Grounds

DRIVEWAY TYPE

15: Concrete Driveway

DRIVEWAY COMMENTS

16: Driveway appears serviceable.

FI **UPG** **17:** Some moderate and heavy cracks found in areas of the driveway.

FI **SU** **18:** Areas of the driveway, patio(s), and walkway(s) appear raised, settled or uneven with potential trip hazards.

SIDEWALK / WALKWAY TYPE

19: Concrete Walkways

20: Brick Paver Walkways

SIDEWALK / WALKWAY COMMENTS

21: Walkways appear serviceable

UPG **22:** Some common and moderate cracks found at areas of the concrete walkways. Client should investigate further the cause and correct.

PATIO TYPE

23: Concrete Patios

24: Brick Paver Patios

25: Stone

PATIO COMMENTS

26: Patios appears serviceable.

27: Typical and common cracks found.

PATIO / PORCH COVERS

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

29: BACKYARD PATIO COVER: Appears serviceable and in good condition.

Exterior

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

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

STRUCTURE TYPE

30: Wood Framed

EXTERIOR WALL COVERINGS

31: Painted Stucco.

Disclosure: The painted stucco will require continuous and ongoing maintenance, such as repainting approximately every 7 to 10 years depending on the quality of paint.

32: Wood Siding

33: Brick Veneer

EXTERIOR WALL COMMENTS

34: Exterior walls appear in good condition

DS 35: Disclosure: *Wall insulation type & value not determined. Conditions inside walls cannot be judged.*

MR 36: Areas of the exterior are not fully visible and not inspectable due to 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 37: Disclosure: Cracks at areas of the exterior stucco siding appear to be typical and common. Cracks should be monitored to determine if any additional cracks, movement or separations occur or if cracks get larger.

FI DS 38: Disclosure: Areas of the original older exterior stucco do not have a weep screed or drainage openings. This is typical, given the age of construction.

FI DS 39: Multiple past stucco crack repairs noted throughout. Ask seller for details.



FI DS 40: Multiple past stucco repairs noted throughout. Ask seller for details.

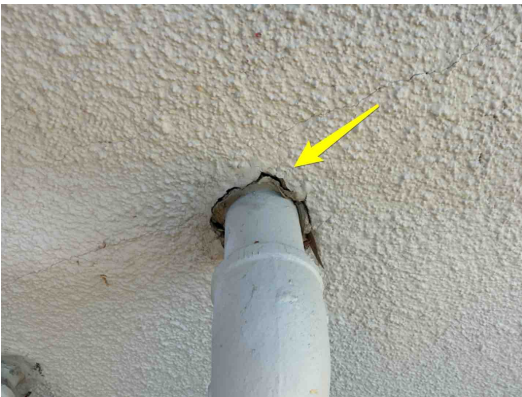


VENEERS

DS 41: Disclosure: No visible weep screed or weep openings found at the base of the exterior brick veneer. This is typical for the age of construction. Condition behind veneers unknown. [CRC R703.8.5 CRC R703.8.6]

SEALING EXTERIOR

MR 42: 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

43: TRIM TYPE: Wood

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

MR 45: 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 46: Deteriorated paint or finish at areas of the exterior.



FENCE/ GATES

47: 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.

E&C 48: Areas of the fencing and gates are in a generally poor condition. Recommend servicing and/or repair.



SPRINKLERS

49: Disclosure: Sprinkler systems are outside the scope of this inspection and not tested or inspected. 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 sprinklers or landscape watering systems. If concerned have system evaluated by landscape professional.

SU 50: Disclosure: Non-UV rated white plastic PVC pipe used above ground for sprinkler system subject to physical and sun deterioration. Upgrades recommended.

Exterior Stairs

LOCATION

51: OFF THE BACKYARD PATIO



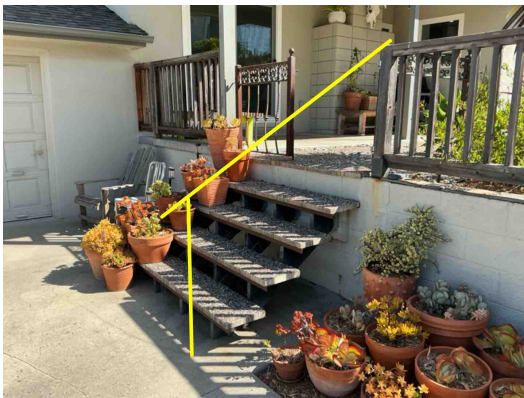
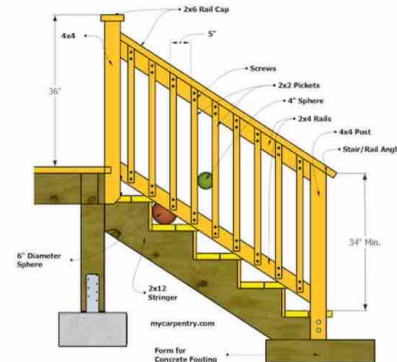
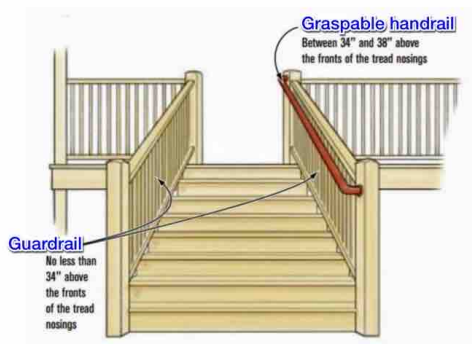
EXTERIOR STAIRS

E&C 52: Moisture and/or bug type damage & deterioration found at exterior wood stairs, steps and/or landings: OFF THE BACKYARD PATIO. Refer to the Termite report for additional details and recommendations.



EXTERIOR STAIRWAY RAILINGS

SC 53: Missing the proper guardrails and graspable handrail at the exterior stairway: OFF THE BACKYARD PATIO. A proper guardrail and graspable handrail is required on all exterior stairs where the potential fall from the stairway is greater than 30 inches.



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.

COMMENTS

MR UPG 54: Evidence of ponding water was observed in areas of the property at and/or near the home. Recommend improving site drainage and landscape grading as needed to help direct water away from the structure and off the property.

MR 55: 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.

E&C MR 56: Soil levels were observed to be high at portions around the building perimeter adjacent to the foundation. Recommend maintaining a minimum clearance of 6 inches from the bottom of the interior floor level AND all wood wall and foundation framing - to the exterior grade (including soil, rock, mulch, or similar materials).

MR 57: Plants and/or Trees touch the buildings exterior. Proper landscape maintenance needed.

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.

FI 58: Moderate, Major cracks with some displacement visible in the retaining walls.



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

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

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

DS 60: Raised Foundation with Crawlspace

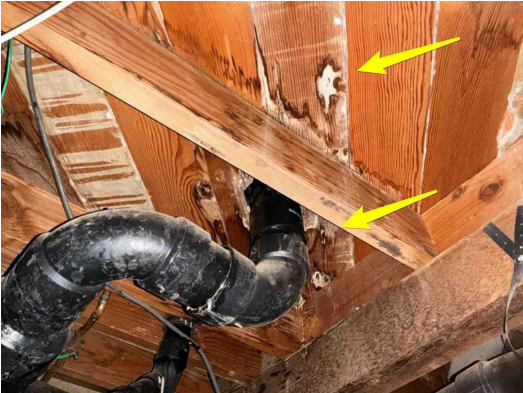
Disclosure: Be aware that some crawlspaces may contain toxins from current or past animal or critter intrusion, molds, fungus or other issues arising from past moisture or water intrusion which may negatively affect the overall air quality within the crawlspace and living spaces. Determining the air quality inside the home and crawlspace 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.





DS 61: Disclosure: Some typical and common cracks noted at visible areas of the perimeter foundation. Client is advised to measure and monitor cracks to determine if future movement occurs.

FI 62: Some water stains noted on the underside of the wood framing in areas of the crawlspace under some exterior doors, bathrooms and/or kitchen. Refer to the Termite report for additional comments and recommendations as to the exact location, extent, and if repairs are needed.



63: CRAWLSPACE VENTILATION: Appears adequate.

Determining the precise quantity of crawlspace ventilation openings is not calculated and is outside the scope of this inspection. The determination of adequate ventilation is by visually inspecting the overall condition throughout the visible and accessible areas of the crawlspace. This would include inspecting the metal components within the crawlspace for excessive rusting or if there is an unusual moisture condition, such as high humidity, mold, an inordinate amount of fungus growth on the wood framing not from a water leak, or other issues related to an excessive moisture condition caused by the inadequate amount of ventilation in the crawlspace.

64: ANCHOR BOLTS: Some Foundation anchor bolts noted in areas of the crawlspace. *Anchor bolts not fully visible.*

65: Some foundation cripple wall framing identified in areas of the crawlspace or basement.

66: Installed in areas of the foundation system: Wood Posts on Concrete base

DS 67: Foundation and stem walls are poured concrete. *Common cracks visible in the concrete foundation. Foundation perimeter is not fully visible.*

68: Disclosure: *No engineering of the foundation and / or any structural component in the crawlspace or basement is performed. If concerned have tested.*

INSULATION

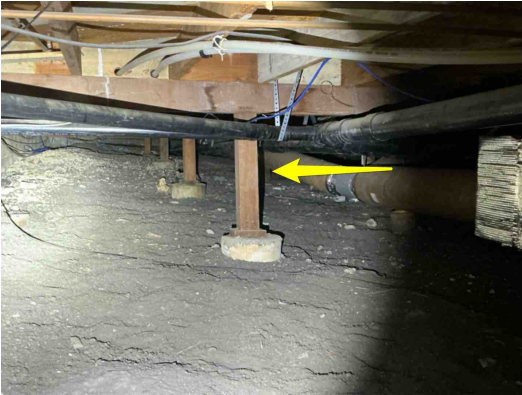
69: Disclosure: No insulation installed in the crawlspace (Recommended as an energy upgrade).

RAISED FOUNDATION NOTES

DS 70: Access, visibility, and inspection were limited in areas of the crawlspace due to ducting, HVAC unit and some areas are too small for physical access. Condition in some areas, not visible or accessible, in the crawlspace are unknown. Be advised that some additional defects may be discovered, not specifically mentioned in this report, during additional investigations or during repairs in the crawlspace.

MR 71: Cellulose and/or debris noted in areas of the crawlspace. Recommend removal.

E&C 72: Some support posts in the crawlspace show signs of minor settlement with uneven framing and interior floors. Recommend further review and repairs by qualified foundation professional.



SU 73: Recommend installation of approved metal connectors/ strapping at wood post-to-beam connections and anchorage at wood post-to-concrete post base connections within the crawlspace as a seismic upgrade. Improved connections help resist lateral movement and uplift forces, enhancing the overall structural performance of the foundation support system. This upgrade is recommended but may not have been required at the time of original construction.

74: An access from the Garage to the CRAWLSPACE was added without proper framing support. Contact a licensed professional for repairs.



MOISTURE IN THE CRAWLSPACE

FI DS 75: Disclosure: Evidence of past and/or seasonal water in the crawlspace. This does not appear to have caused any significant physical damage to the wood framing at this time. Monitor as future issue may arise.

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

76: Gable





77: Roof was walked

78: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

79: Asphalt Shingle

Average life expectancy of this roof material: 25-30 years

There is Approx. 7-10 +/- years of visible wear at areas of the roof.

ASPHALT COMPOSITION SHINGLE COMMENTS

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

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

Flashings

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

ROOF FLASHING

E&C MR 81: 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.

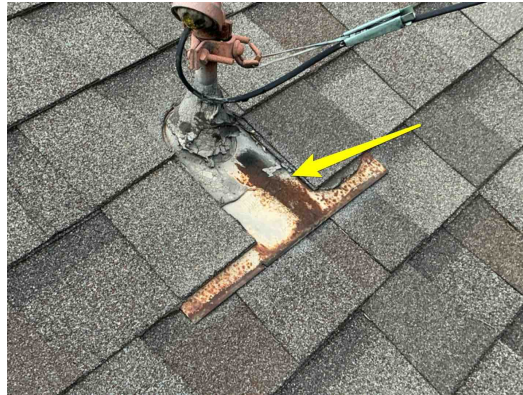
MR 82: Deteriorated sealant at some roof flashings, around the roof penetrations. Maintenance recommended to help prevent water intrusion into areas of the attic. Have roofer evaluate the roof flashings and correct as needed.



E&C **MR** **83:** Some lifting roof flashings. Corrections, maintenance or repairs are recommended to help prevent water intrusion and/or roof leakage from windy, wet weather.



FI **84:** Some roof flashings found rusted and deteriorated. Maintenance or replacement of deteriorated and damaged roof flashings are recommended.



MR **85:** Recommending resealing fasteners at the roof flashing as part of typical maintenance.





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

86: ATTIC ACCESS LOCATION: Bedroom Hallway and Upstairs Bedroom Closet





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

Gutters

RAIN GUTTERS

DS 88: Type: Partial rain gutter installation. *Recommend installation of rain gutters and areas not installed. This will help to manage the flow of water off the roof. Upgrades Recommended.*

MR 89: Installed rain gutters / roof drainage systems appear to be in a serviceable condition. *All roof rain gutters will need continuous and ongoing annual maintenance to help prevent gutter leaks. General maintenance should consist of; cleaning, re-fastening loose gutters and downspouts, etc.*

Attic

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

ATTIC ACCESS LOCATION

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

DS 91: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation and some areas are too small for physical access.

SU DS 92: The current attic framing is older and does not meet current structural or seismic standards; however, it appears to be in generally serviceable condition at the time of inspection for its age.

TYPE OF INSULATION FOUND IN THE ATTIC

93: Blown Fiberglass: Approx. Depth 4 +/- Inches

E&C 94: Missing insulation in the areas attic. Some of the attic Insulation in has been moved, displaced or was not originally installed for reasons unknown.



ATTIC COMMENTS

FI DS 95: 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.



E&C 96: Evidence of bug type droppings in areas of the attic. Refer to termite report for extent and location.



Plumbing

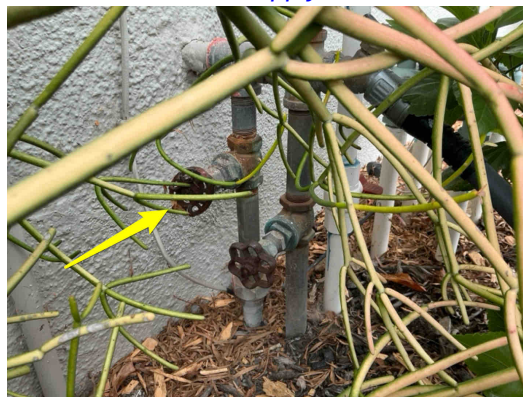
This inspection of the water supply system, waste system and its fixtures and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated 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

97: Main water supply shut-off location : NORTHEAST CORNER. Main water shut-off valve not tested.

Water Pressure - Is At Approx. **81 +/- PSI**. Optimal water pressure is between 40 and 80 PSI.

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





E&C 98: Excessive water pressure (above the maximum of 80-psi, **currently at: 81-psi**). Recommend the installation of a pressure regulator.

MR 99: Recommend removing the overgrown foliage from in front of the Main Water supply shut-off valve to allow for proper and safe emergency access.

TYPE OF WATER PIPING

100: 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):

101: Copper

102: PEX Plastic

103: Galvanized

WATER SUPPLY PIPING

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

105: *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.*

FI DS 106: Be advised that a few small areas of galvanized water supply piping are still present. Galvanized supply piping has an average life expectancy of approximately 50 years. +/- . Rust Discoloration or sediment in the water may be a sign of deteriorated galvanized water supply piping. Recommend further evaluation and opinion by a licensed plumbing professional.

HOSE FAUCETS

107: The evaluated exterior hose faucets operated when tested.

UPG 108: Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

WASTE PIPING TYPE

109: 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):

110: ABS and PVC

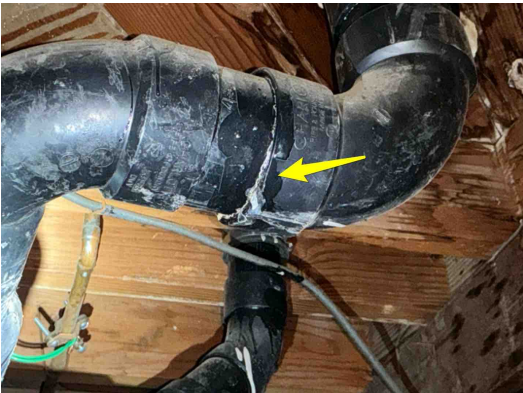
WASTE/SEWER PIPE CONDITION

111: The visible areas of the waste piping used for this building are within its useful life expectancy.

However, waste pipes are not fully visible. Pipe conditions inside walls, inaccessible areas, under the insulation and under the ground or slab cannot be judged or determined. Water testing not performed.

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

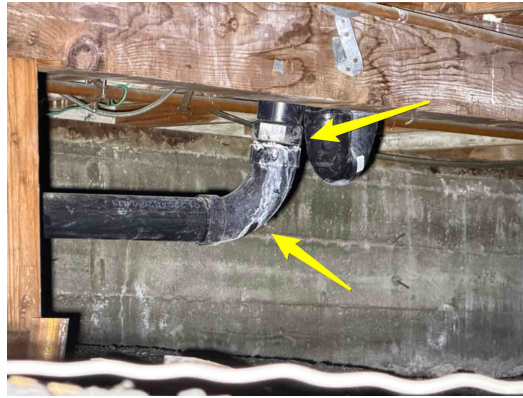
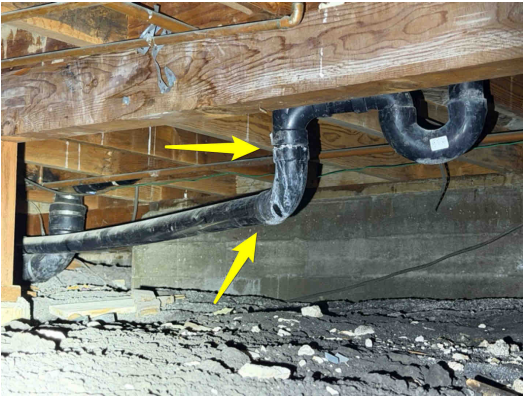
FI 112: Corrosion with evidence of past leaking noted on areas of the waste piping and fittings in areas of the crawlspace. Recommend further review of the waste piping throughout the crawlspace with cleanup and correction by qualified plumbing professional to help prevent additional future leakage.



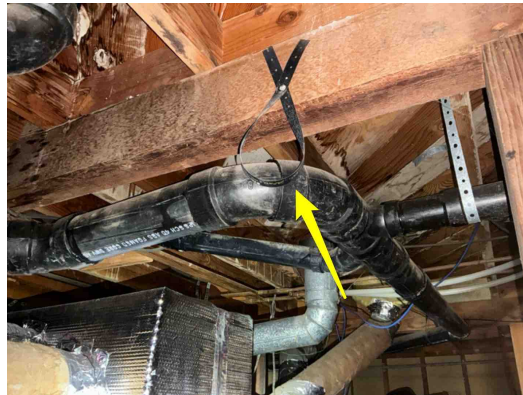
E&C 113: Areas of insufficient fall for drainage at some waste piping in areas of the crawlspace. Recommend further review of all the waste piping in the crawlspace by a qualified plumbing professional and repair as needed.



FI 114: Active water leak(s) found in the waste pipe in the crawlspace: HALLWAY BATHROOM TUB. Have plumber check all waste piping throughout the crawlspace for any additional leakage.



E&C 115: Some sewer pipe support straps found damaged in areas of the crawlspace. Contact a plumber to evaluate and correct as needed.



Fuels

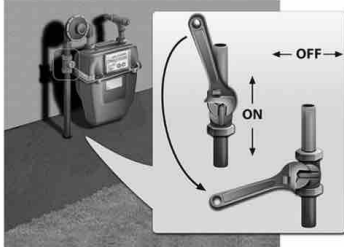
FUEL TYPE

116: Gas shut-off appears serviceable.

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

117: Natural Gas. Location of main Gas shut-off : NORTHWEST

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.

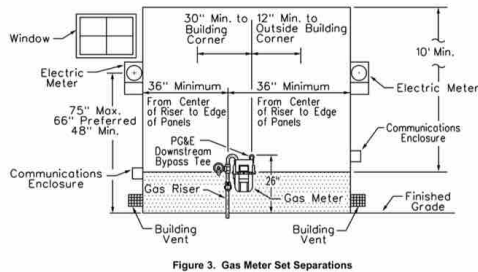


FUEL SYSTEM

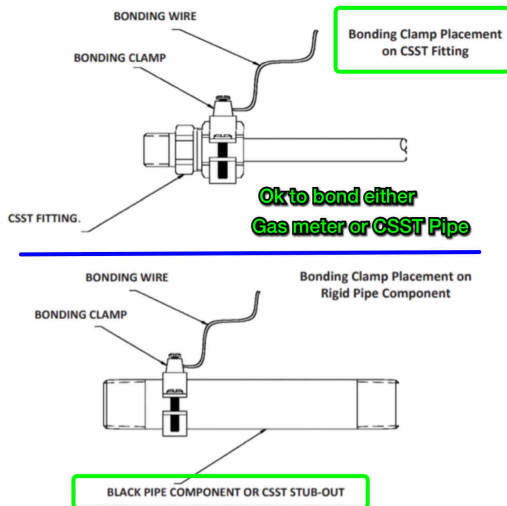
SU 118: Disclosure: The Gas meter found to be improperly installed too close to a crawlspace or garage vent opening per standards. Contact the Gas Company to evaluate and make recommendations for upgrades for safety. Generally the Gas Company repairs or upgrades at No cost.

Gas Meter Locations J-15
 Publication Date: 11/15/2017 Effective Date: 11/29/2017 Rev. 9

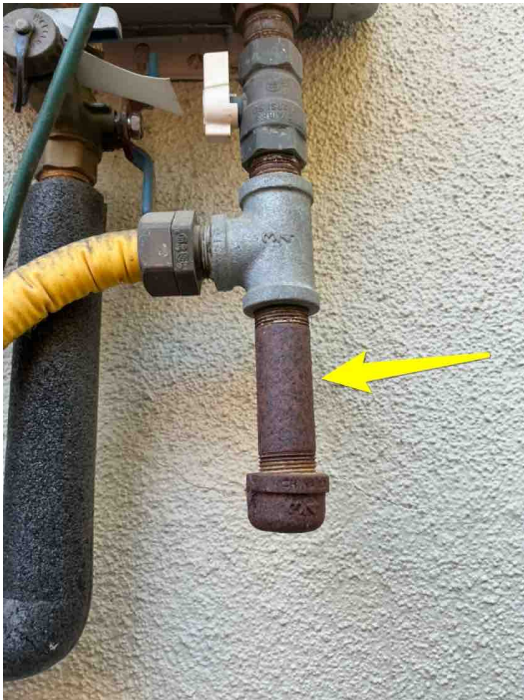
3.A. (continued)



SU 119: Missing / recommend the required electrical bonding or grounding of the gas piping and/or gas meter due to the installation of CSST flex gas pipe for safety per the Manufacturer's installation instructions and California Building Standards (since 2009). Bonding / grounding connections may be installed in areas not visible however, should be visible or labeled for inspection if installed in a non-visible space.



E&C 120: Exterior gas piping is improperly installed without adequate corrosion protection and is exhibiting rusting. Metallic gas piping installed outdoors is required to be protected from corrosion. The current condition may result in continued deterioration and increased risk of gas leakage. Recommend repair or replacement and proper corrosion protection by a qualified professional. (CPC §1211.1.2 / §1211.1.5).



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

121: Water Heater Location: WEST EXTERIOR

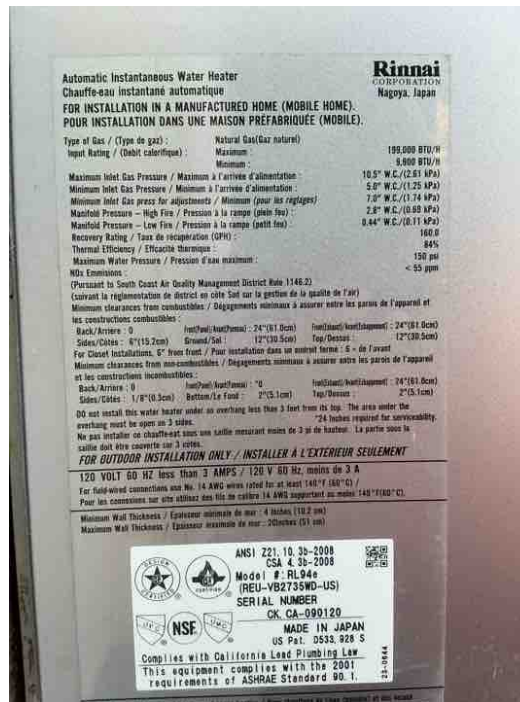
Type: Tankless

Date: 2009

Size (BTU): 199,000

Fuel Type: Natural Gas

TANKLESS MAINTENANCE: Tankless water heaters require periodic maintenance to help ensure safe operation, efficiency, and maximum service life. Recommended maintenance typically includes annual flushing/descaling of the heat exchanger to remove mineral buildup, cleaning the inlet water filter, inspecting the condensate system (if applicable), verifying proper venting and combustion air, and checking for leaks or corrosion. Lack of routine maintenance can reduce heating performance, increase energy usage, and may shorten the overall lifespan of the unit. Recommend servicing by a qualified licensed plumbing or HVAC contractor familiar with tankless water heater systems and manufacturer maintenance requirements.



WATER HEATER CONDITION

122: Water Heater Operated when tested.

COMBUSTION AIR

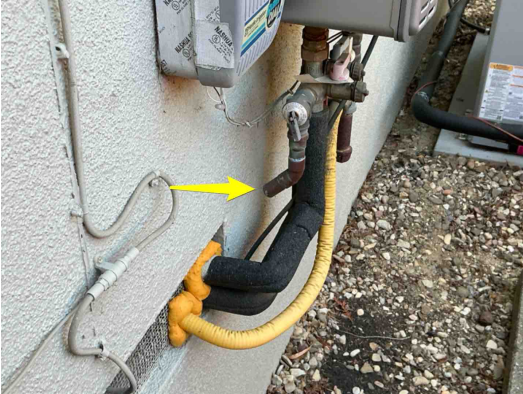
123: Proper amount of combustion air.

STRAPPING

124: The Tankless Water Heater is fastened satisfactory to prevent movement.

TPR PIPING

SC 125: The Water heater pressure relief pipe improperly terminates. Must terminate downward at the exterior at **6 to 24 inches from the ground.**



VENT PIPING

126: The tankless water heater vent termination is located below an operable window. Manufacturer installation instructions for this appliance require a minimum clearance of 48 inches below or beside an operable opening. The observed clearance is insufficient at 24". Improper vent termination clearances may allow combustion products to enter the structure through nearby openings. Recommend evaluation and correction by a qualified plumbing contractor in accordance with the manufacturer's installation instructions.



GAS PIPING

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

E&C 128: The tankless water heater sediment trap cap found cross threaded. No gas leak detected during inspection.



SHUTOFF

129: The Tankless Water Heater shutoff and flush valves are installed. *Valve not tested.*

Kitchen

LOCATION



SINK

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

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

DS 133: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

134: Kitchen sink aerator flows is 2.2 gpm or less.

Number of kitchen sinks: 1

FAUCET

SU 135: Hot & cold reversed at the kitchen sink faucet.



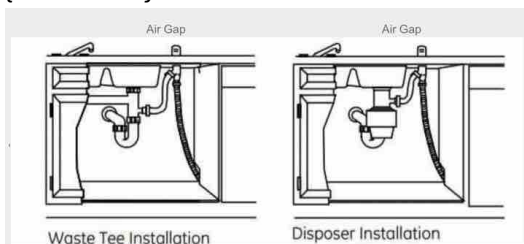
DISHWASHER

136: Dishwasher operated when tested.

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

137: Doors, seals and racks appears serviceable.

SU 138: Improper installation of the dishwasher drain hose. Missing the Air Gap Device at the dishwasher drain per minimum codes and standards (California does not allow for high-loop methods or direct waste connections). {CPC 801.2}



CABINETS & COUNTERS

139: Appear serviceable.

DS 140: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 141: Kitchen counters & cabinets have typical wear.

DS 142: 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

143: Operated when tested.

COOKTOP HOOD

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

COOKTOP

145: The cooktop is Natural Gas and operated when tested

OVEN

146: The GAS OVEN operated when tested

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

Laundry

LAUNDRY:

147: LAUNDRY



LAUNDRY TYPE

DS 148: Disclosure: The drain pipe, hot and cold water supply shut offs, electrical outlets, gas supply, conditions of the walls, laundry dryer vent piping, etc., behind the installed laundry machines are not visible or accessible for inspection due to the installation and configuration of the existing laundry machines. Client is advised that once the machines are removed during the occupants move out to have the area properly and fully inspected by a qualified professional.

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

DS 150: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

151: 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.

SU 152: Recommend an exhaust fan in the laundry room as an upgrade / not required.

LAUNDRY COMMENTS

153: 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 154: Area behind and under the laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

DS 155: Unable to test or verify proper operation of the laundry 110 volt and 240 volt outlet due to occupant's belongings and/or laundry machines. Client should verify proper and safe operation prior to close escrow.

Bathrooms

BATHROOM LOCATIONS

156: HALL BATHROOM



157: UPSTAIRS BEDROOM BATHROOM



158: LAUNDRY AREA BATHROOM



TOILETS

159: Operated when tested.

160: Toilets are 1.28 gallon per flush: UPSTAIRS BEDROOM BATHROOM AND HALLWAY BATHROOM

161: Toilets are at 1.6 gallon flush: LAUNDRY BATHROOM

SINKS

162: 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.*

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

VENTILATION

164: Appears adequate.

BATHTUBS

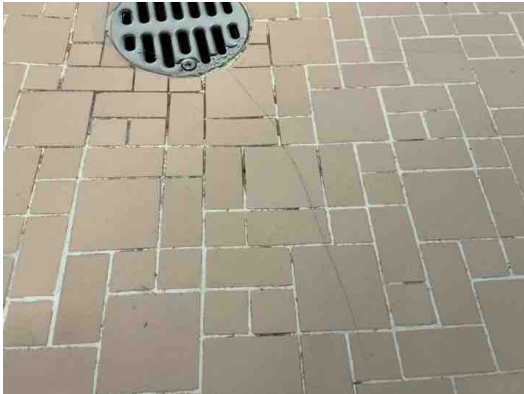
165: Tub faucet and drain operated when tested.

SHOWERS

166: 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.

FI 167: Some cracked tiles in the LAUNDRY BATHROOM shower enclosure. Recommend contacting a tile professional to evaluate and determine cause, condition and if repairs are warranted.



168: Low flow shower heads installed (1.75 gpm)
Number of shower heads: 3

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

169: Operated when tested.

170: Weather stripping appears serviceable.

171: Door hardware operated when tested.

EXTERIOR DOORS

172: Operated when tested

173: Latching hardware operated and appears serviceable.

INTERIOR DOORS

174: Operated when tested.

WINDOWS

DS 175: Some 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.

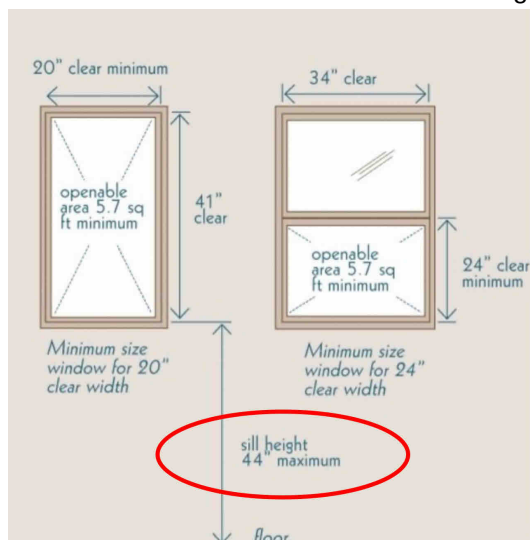
MR 176: WINDOWS: A sampling of the accessible windows operated when tested.

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

MR 178: Disclosure: The new retrofit windows should not be caulked on the underside of the exterior wall trim as these are when not sealed allow for accumulated water to escape. Maintenance or upgrades recommended.

SU 179: Windows in bedroom-2 are a too high off the floor and do not meet the current minimum fire egress standards. The current standards for fire egress windows are no more than 44 inches off the floor.



FLOORING

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

181: 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 182: Some typical and minor deterioration and/or damage noted at areas of the interior flooring.

CEILING TYPE

183: Drywall

184: Plaster

WALL TYPE

185: Drywall

186: Plaster

WALLS AND CEILINGS

187: 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 188: 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.

189: *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.*

190: Disclosure: *Furnishings, window coverings (such as drapes shades and shutters) and/or occupant's belongings prevent full inspection of the interior, closets and cabinetry. Client is advised to do a careful visual inspection prior to closing and contact our office for an additional inspection if suspicious conditions exist.*

FI DS 191: Evidence of past ceiling and wall repairs found throughout. Client should investigate further to satisfy themselves as to the cause and current conditions.

192: Disclosure: New paint on walls and/or ceilings. This make detecting past water stains difficult and/or impossible. Ask owner or occupant to disclose all past water stains which were painted over.

INTERIOR CABINETRY

E&C 193: Disclosure: Areas of the interior wood cabinetry are serviceable with signs of typical wear and deterioration.

Interior Stairways

INTERIOR STAIRS

194: Interior Stairway is serviceable and in good condition.

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

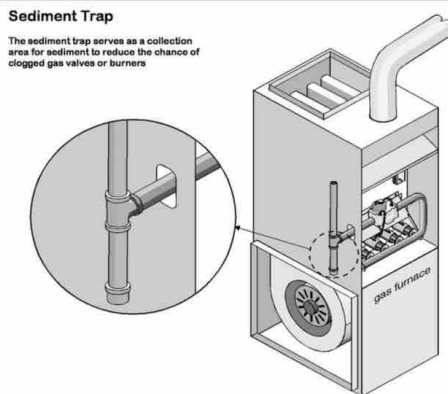
FURNACE FLAME

199: The Furnace flame appears serviceable.

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

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

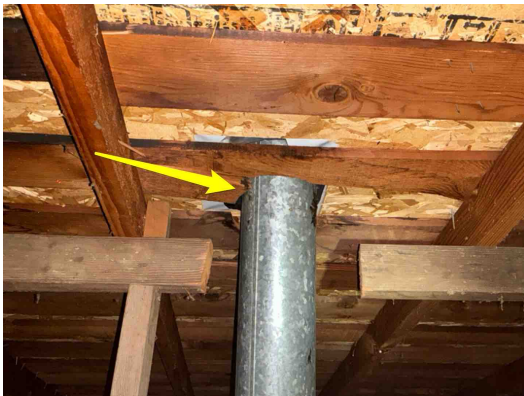
UPG 200: Missing the required installation of the sediment trap at the furnace gas piping at flex connection. Correction should be performed by a certified or licensed HVAC professional familiar with minimum requirements.



VENTING

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

E&C 202: Furnace vent pipe lacks proper clearance to combustible material through roof plywood. A minimum of 1 inch of space between the vent pipe and combustibles is needed per minimum standards.



E&C **203:** Improper horizontal rise of the furnace vent pipe through the crawlspace.



DUCTING/DISTRIBUTION

204: 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

205: Air filters appear clean and in good condition.

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

207: Operated when tested.

Cooling

LOCATION

208: Location: WEST SIDE- Exterior

Condenser Size: 3 Tons

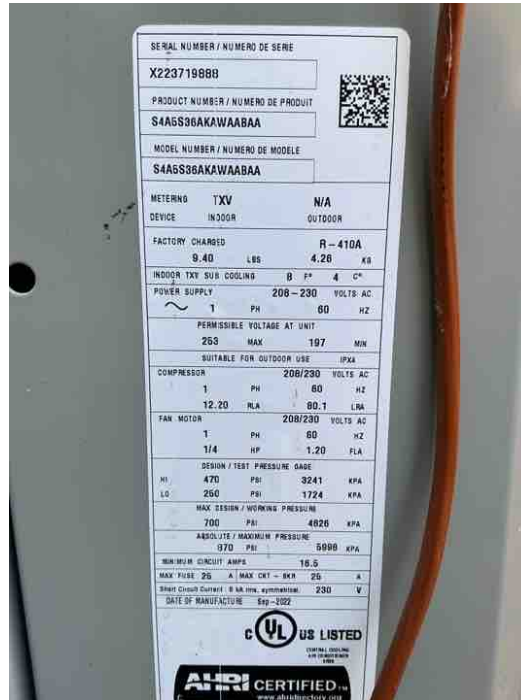
Minimum Current Ampacity: 20

Maximum Current Ampacity: 25

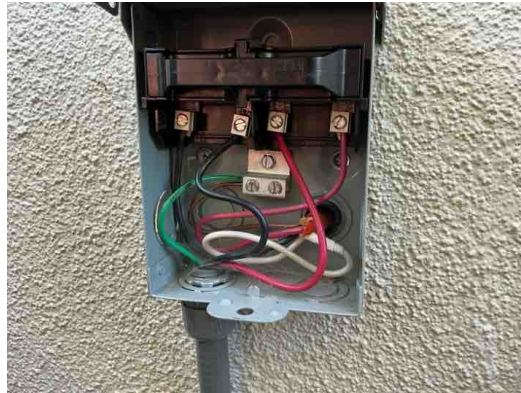
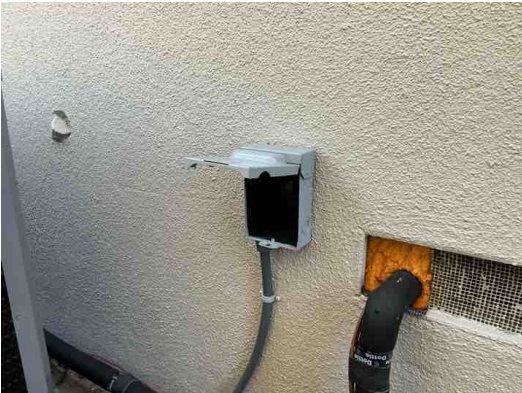
Current Ampacity: 30 Amps (per the breaker in the electrical panel)

Refrigerant Type: R410A

Date: 2022



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



E&C 210: The exterior HVAC condenser service disconnect is not provided with GFCI protection. Current standards require GFCI protection for outdoor outlets supplying HVAC equipment (NEC 210.8(F), 2020 and newer). Recommend correction by a qualified electrician.

TYPE OF COOLING SYSTEM

211: Split System

AIR CONDITIONING SYSTEM OPERATION

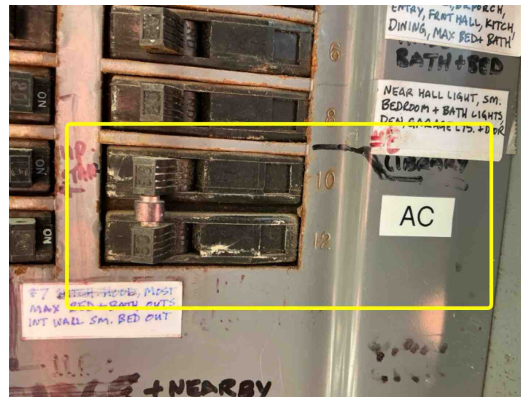
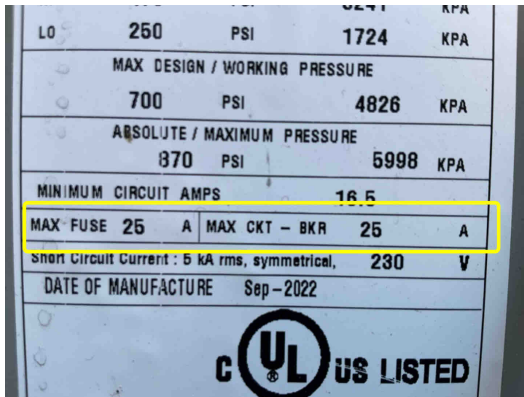
212: [AIR CONDITIONER CONDITION](#): The air conditioner operated properly when tested.

The Air Temperature Differential is: **18°F**.

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

COMMENTS

E&C 213: Improper circuit breaker size installed for the air conditioner condenser in electrical panel per the manufacturer's placard: Currently at 30-amps, which is more than the maximum allowed of 25-amps. Recommend replacement of the current breaker to a new proper 20 or 25-amp per requirements and warranty retention.



SU 214: The LAUNDRY dryer vent terminates too close to the exterior air conditioner compressor per standards. This can clog or build-up dryer lint on the compressor grill. Upgrades are recommended. Laundry dryer vent should terminate a minimum of 5 feet away from the air conditioner compressor for California energy code [150.h.3.a]



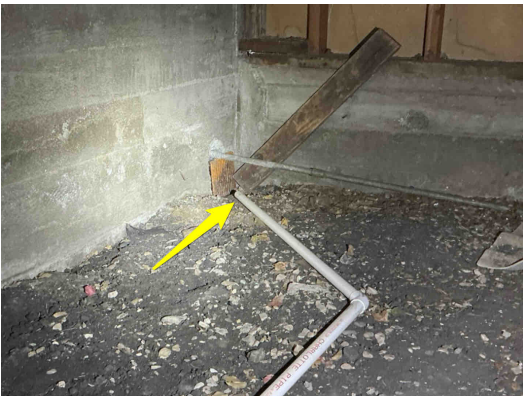
E&C 215: The refrigerant line set serving the air conditioning system was inadequately supported in the crawlspace and was observed sagging between support points. California Mechanical Code (CMC §304.1) requires mechanical equipment and associated piping to be installed in accordance with the manufacturer's installation instructions and supported to maintain the structural integrity of the system. Improperly supported refrigerant piping may be subject to physical damage, insulation deterioration, excessive vibration, and premature failure. Recommend evaluation and installation of proper supports/hangers by a qualified HVAC contractor.



CONDENSATE

DS 216: 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.*

E&C 217: The A/c condensate drip pipe is currently terminating in the CRAWLSPACE. Exterior termination recommended.



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

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

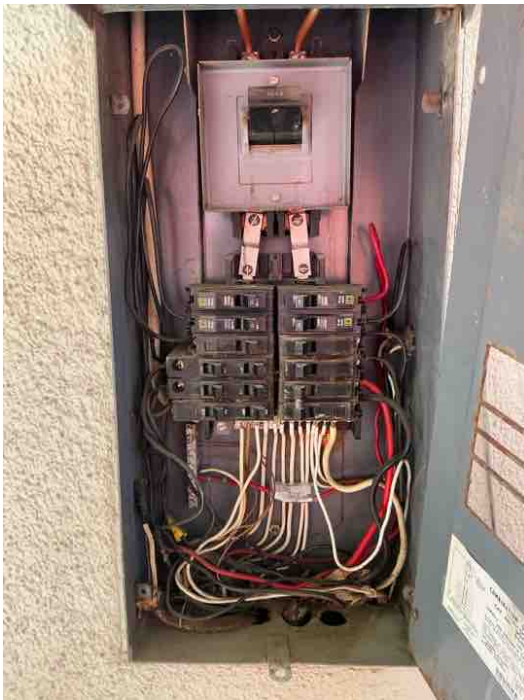
Main Electrical Panel Location: **Exterior - Northwest Corner**

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.



219: 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.

PANEL COMMENTS

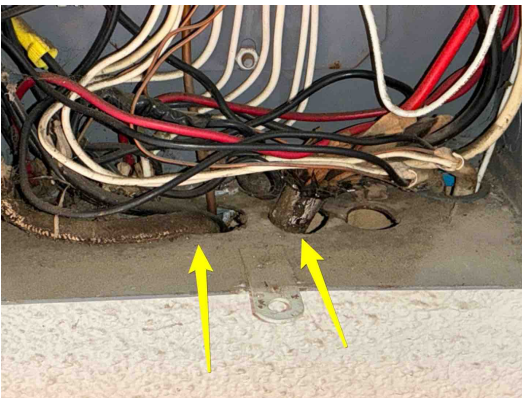
SU 220: Breaker panel is not properly labeled or legible per standards: MAIN ELECTRICAL PANEL.

SU 221: Unprotected / unused opening(s) through the BOTTOM of the MAIN ELECTRICAL PANEL needing to be sealed for safety per standards. This will help prevent critter intrusion into the electrical panel.

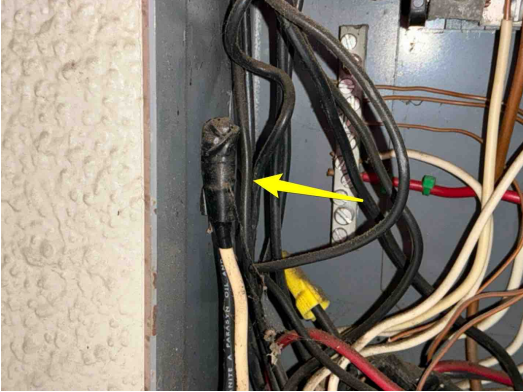


SC 222: Missing proper fasteners, screws at the MAIN ELECTRICAL PANEL dead front cover. Corrections recommended for safety.

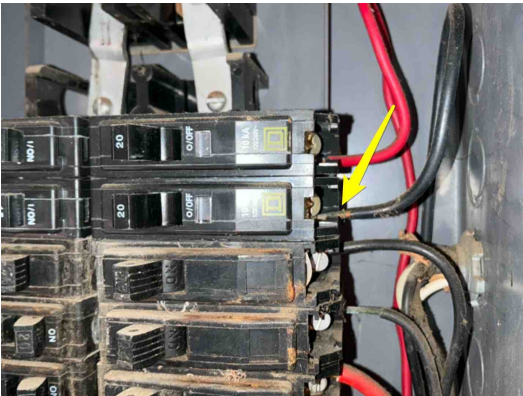
SU 223: Missing a bushing clamp as wires are passing into the metal MAIN ELECTRICAL PANEL. Wires are improperly rubbing on the sharp metal edge of the electrical panel as they pass through.



SC 224: A couple of unused wires in the MAIN ELECTRICAL PANEL found missing proper wire nuts. Repairs are recommended for safety to help prevent a short or shock. Contact a qualified professional.



SC 225: Some of the protective coating around the outside of the electrical wire found to be over-stripped exposing the energized portion of the wire at some circuit breakers connections inside the MAIN ELECTRICAL PANEL. Exposed electrical wires should be protected to help prevent accidental contact.



SERVICE

MR SU 226: Overhead main electrical service wires touch trees. Potential hazard. Contact utility company.



WIRING/CONDUIT

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

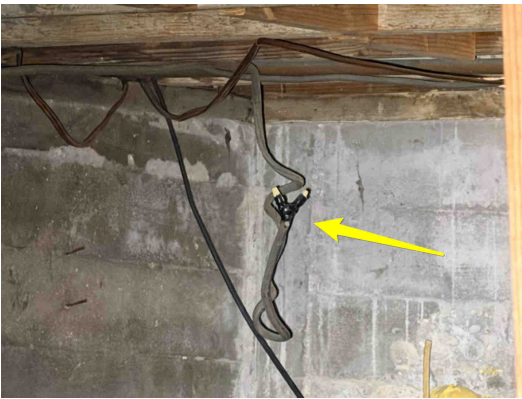
Disclosure: Occupant's belongings and furniture are not moved for testing of outlets and switched. Receptacles which are in use or are blocked by child tamper barriers are not tested. If house is occupied or any restricted conditions exist, additional testing is recommended. Additional inspection fees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

DS 228: Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.

SC 229: Improper electrical wiring. Exposed electrical wires and/or splices not protected in a box with a cover:
MULTIPLE IN THE ATTIC



SC 230: Improper electrical wiring. Exposed electrical splices / wires not protected in a box with a cover:
MULTIPLE IN THE CRAWLSPACE



OUTLETS

SU DS 231: The electrical system has some circuits containing older ungrounded branch-circuit wiring. Some receptacles tested as grounded through metallic piping or other indirect grounding methods rather than a dedicated equipment grounding conductor. This is considered an older wiring configuration and does not provide the same level of safety as modern grounded wiring systems. Evaluation and upgrades by a qualified electrical contractor are recommended.

SWITCHES

E&C 232: No wall switch controlled lighting observed at the GARAGE ENTRY DOOR and DOOR FROM THE LAUNDRY ROOM TWO BEDROOM-2. Current standards (NEC 210.70(A)(2)(b)) require a wall switch typically located at points of entry for safe access. Recommend installation of a readily accessible switch-controlled lighting outlet at this location.

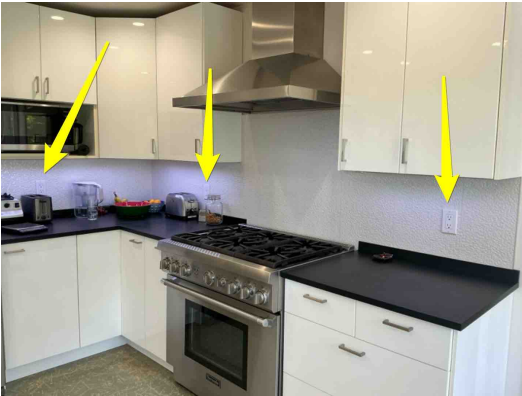
DOOR BELL

E&C 233: The doorbell did not operate.

GFCIS/ AFCIS

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

SC 235: Missing GFCI protected outlets in some required locations. Recommend repairs and upgrades by a qualified and licensed electrical professional familiar with the minimum GFCI protection requirements: **THREE OUTLETS IN THE KITCHEN (REQUIRED AT KITCHEN REMODELS POST 1987)**



DS 236: Disclosure: GFCI breakers and/ or outlets are NOT blind tested at occupied properties.

Detectors

237: 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 238: Carbon Monoxide detector missing at the required location: **BEDROOM HALLWAY and HALLWAY OUTSIDE THE UPSTAIRS 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.

PHOTO

239: Garage



FLOORS

240: Visible areas of the garage floor appears serviceable.

DS 241: Due to an excessive amount of stored items and/or cabinetry in the garage, the majority of the garage walls and/or floor, is not accessible, not visible, nor inspected. A re-inspection is recommended once access is made available.

FI DS 242: Some moderate cracks with visible separations, settlement and displacement found in the garage concrete floor and/or foundation system. The concrete floor is separated, raised or settled and is uneven.

FI DS 243: Evidence of past Concrete repairs/ alterations noted at the garage slab. Cause unknown. Ask seller for details.

WALLS & CEILINGS

244: 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 245: The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.

DS 246: Walls not fully visible due to occupants' belongings and/or cabinetry.

SC 247: The CRAWLSPACE access in the garage does not meet minimum garage fire wall requirements. Upgrades are recommended.



FIRE DOOR

248: Operated when tested and appears serviceable.

VEHICLE DOOR TYPE

249: Roll-up

VEHICLE DOOR

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

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

MR 252: *Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

E&C 253: Some moisture stains & damage at garage vehicle door, door jam and/or trim. Refer to the termite report for additional comments and recommendations.





VEHICLE DOOR OPENER

SU 254: The installed garage vehicle door opener(s) operated when tested.

The garage vehicle door auto opener is old and does not have the newer electric eye safety reverse feature nor does it have a battery backup feature. Upgrades are recommended but not required.

DS 255: Disclosure- This type of vehicle door opener has an anticipated 15-20 year life span and is currently 40 years old. The unit operated today but is past anticipated life expectancy. Continuous maintenance and inspection recommended.

GARAGE UTILITY SINK

256: Garage Utility sink appears serviceable.

257: The Garage utility sink faucet operated when tested.

258: Plumbing below the Garage utility sink appears serviceable.

DS 259: Garage utility sink waste line termination is unknown.

Fireplace

FIREPLACE LOCATION

260: **DINING AREA**





DS 261: Level two camera chimney inspections are recommended for masonry fireplaces due to unknown and potentially hazardous conditions not visible inside the chimney flue or throat.

FIREPLACE TYPE

262: Fireplace Type: **Masonry**

263: Fuel Type: **Wood Burning fireplace with Gas provided.**

264: Chimney Type: **Clay Liner**

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

MASONRY FIREPLACE

MR DS 266: Recommend cleaning & sweeping the fireplace and chimney by a qualified chimney sweep.

E&C 267: Cracked and damaged bricks and/or mortar found at the back wall inside the DINING AREA fireplace firebox. General maintenance and/or repairs are warranted as cracks and separations can allow superheated gases to escape through the back wall and collect in the confined spaces of the chimney. Contact a qualified chimney sweep/professional to grind out and re-mortar cracked and separated areas for safety.



MASONRY CHIMNEY

268: Photo of the DINING AREA Masonry Chimney



MR 269: Deteriorated sealant found at the mortar crown to flue connection located at the top of the DINING AREA fireplace chimney. Maintenance / caulking or sealing is recommended to help prevent water intrusion into the confined spaces within the masonry chimney.



E&C 270: Some of the wood framing in the attic and/ or eaves around the masonry fireplace chimney is too close and or touching the brick. A minimum of one inch of air space is required. Monitor for heat deterioration. No visible heat deterioration noted today.

