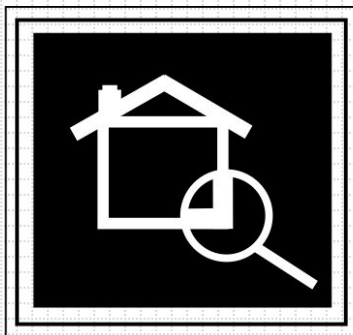
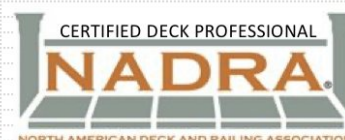
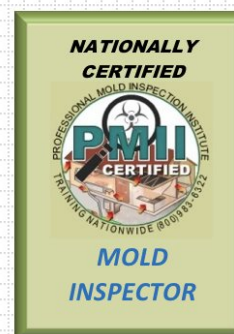




Professional

Inspection Services

Inspection Report



Address: 2925 Warm Springs Ln Templeton, CA 93465

04/05/2025

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Table of Contents

General Information.....	4
Grounds.....	5
Exterior.....	7
Exterior Stairs.....	8
Decks.....	11
Grading.....	12
Retaining Walls.....	12
Foundation.....	13
Roof.....	13
Flashings.....	16
Gutters.....	16
Attic.....	17
Plumbing.....	19
Fuels.....	22
Water Heater.....	23
Kitchen.....	28
Laundry.....	30
Bathrooms	31
Interior.....	34
Heating and Cooling.....	37
Cooling.....	39
Electrical.....	40
Electrical Sub-Panel.....	43
Detectors.....	44
Garage.....	44
Fireplace.....	45

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: FRONT DOOR faces: East

INSPECTION DATE
Saturday, April 5, 2025

START TIME
1:00 pm

FINISH TIME ON-SITE
5:00 pm

INSPECTOR
5: Keith Vreeken, MCI

PROPERTY TYPE

6: Single Family

INSPECTION TYPE

7: **Pre-Sale Listing Inspection** : This inspection is performed for the seller 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 Systems, Heating and Cooling**, and the **Fireplaces and Chimneys**. Cosmetic conditions are not reported on as part of a home inspection. This report, which can be given to a perspective buyer, is informational only and may not include recent repairs completed after the inspection was performed, nor conditions which may have surfaced since this inspection was completed. The buyer is advised to contact Professional Inspection Services and schedule an on-site review of this report and its findings, for a reduced fee.

YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 2014

9: Occupied.

PRESENT DURING THE INSPECTION

10: Owner

ADDITIONS

DS 11: **Disclosure**: Be aware that some upgrades or additions which may have required building permits were found or suspected. *Client should check with the local building departments for applicable permits.*

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

DS 12: *Items listed below are outside the scope of this inspection per standards and are not inspected. Client is advised to have these areas or components reviewed by an appropriate tradesmen or professional if concerned.*

13: **The Pool** and all equipment, systems and components.
Client is advised to have the pool professionally inspected.

14: Outdoor Fire Pits

15: Outdoor built-in BBQ

Grounds

DRIVEWAY TYPE

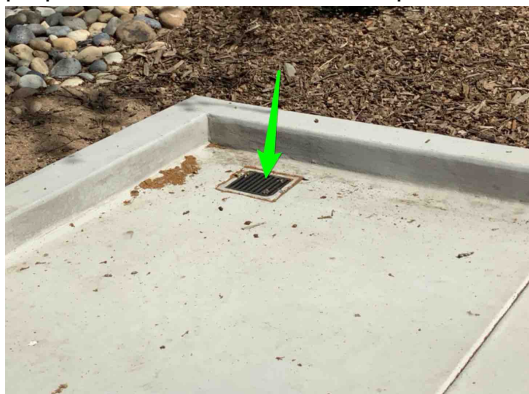
16: Gravel

DRIVEWAY COMMENTS

17: Driveway appears serviceable.

18: Typical & common cracks found in some areas.

MR DS 19: Surface drains and boxes noted in areas of the driveway. Drains are not tested, conditions of the underground piping and terminations are unknown. Recommend having drains cleaned and tested to determine proper flow and termination. Keep drains clean and free of debris regularly.



Example

SIDEWALK / WALKWAY TYPE

20: Concrete Walkways

21: Gravel Walkways

DS 22: Tiled Walkways

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

SIDEWALK / WALKWAY COMMENTS

23: Walkways appear serviceable

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

DS 25: Areas of the exterior walkways and/or patios found to be installed high at or above exterior stucco siding and the door threshold at the GARAGE. This can allow for moisture which can collect behind the exterior siding or trim to properly drain and build up moisture inside the wall cavity. This can also allow water to intrude through the door threshold. Refer to the Termite Report for additional comments and recommendations.



Example

PATIO TYPE

26: Tiled Concrete Patios

Disclosure: Some tiles when used on exterior patios can be slippery when wet. Use caution.

PATIO COMMENTS

27: Patios appears serviceable.

28: Typical and common cracks found.

PATIO / PORCH COVERS

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

30: BACKYARD WRAP AROUND 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

31: Wood Framed

EXTERIOR WALL COVERINGS

32: Fiber Cement Siding

EXTERIOR WALL COMMENTS

33: Exterior walls appear in good condition

DS 34: Disclosure: Wall insulation type & value not determined. Conditions inside walls cannot be judged.

SEALING EXTERIOR

MR 35: Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes, exterior light fixtures, around exterior electrical boxes, 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.



Example

EXTERIOR TRIM

36: TRIM TYPE: Wood

MR 37: Caulking is needed at all exterior trim areas such as doors, windows, fascia, etc.

MR 38: Deteriorated paint or finish at areas of the exterior.

Exterior Stairs

Exterior stairway # 1

EXTERIOR STAIRS

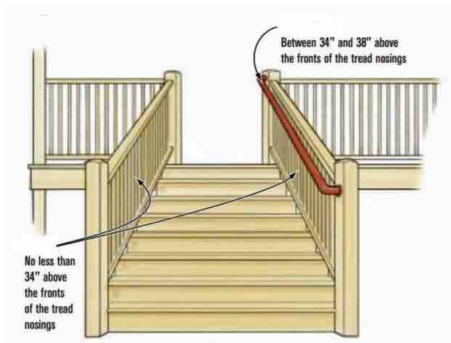
39: Type: Concrete exterior stairway: OFF THE BACKYARD PATIO



40: Exterior stairs are serviceable and in good condition.

EXTERIOR STAIRWAY RAILINGS

SU 41: Recommend a proper graspable handrail at the exterior stairway OFF THE BACKYARD PATIO for safety.



Example location

Exterior Stairway # 2

EXTERIOR STAIRS

42: Type: Wood exterior stairway: TO THE UPSTAIRS UNIT OVER THE GARAGE



43: Exterior stairs are serviceable and in good condition.

EXTERIOR STAIRWAY RAILINGS

SC 44: Loose stairway railings at the exterior stairway TO THE UPSTAIRS UNIT OVER THE GARAGE. Safety upgrades recommended.



Example

SC 45: Some loose cable found at the guardrails at the exterior stairway TO THE UPSTAIRS UNIT OVER THE GARAGE



Example



Exterior Stairway # 3

EXTERIOR STAIRS

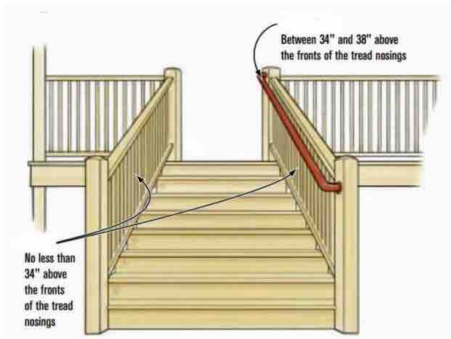
46: Type: Concrete exterior stairway off the GARAGE sidewalk



47: Exterior stairs are serviceable and in good condition.

EXTERIOR STAIRWAY RAILINGS

SU 48: Recommend a proper graspable handrail at the Concrete exterior stairway off the GARAGE sidewalk for safety.



Example location

Decks

LOCATION & TYPE

49: DECK LOCATION: AT THE UPSTAIRS UNIT OVER THE GARAGE FRONT ENTRY

DECK TYPE: Wood Framed - Wood Planks



WOOD DECK COMMENTS

50: DECK CONDITION: The UPSTAIRS UNIT OVER THE GARAGE FRONT ENTRY DECK appears within useful life. Refer to the termite report for additional comments and/or recommendations.

DECK RAILING COMMENTS

SC 51: Some loose and unsecured deck railings at the UPSTAIRS UNIT OVER THE GARAGE FRONT ENTRY DECK

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.

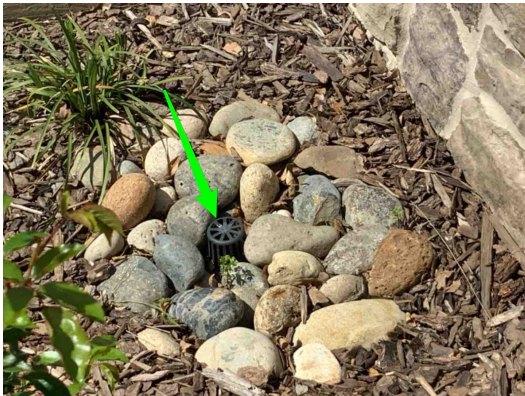
SITE SLOPE

52: Level to Minor Slope

COMMENTS

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

MR DS 54: Surface and/or yard drain boxes noted but not tested. The condition of the underground piping and terminations are unknown. Recommend having drains and terminations cleaned, tested and inspected by a qualified landscape contractor to determine the proper flow. Keep drains clean and free of debris regularly.



Example

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.

55: Concrete



Example



56: Retaining walls appear serviceable.

DS 57: Disclosure: Some common cracks noted at areas of the masonry, stuccoed and/or concrete 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

58: Concrete Slab

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

DS 59: Disclosure: Some typical and common cracks noted at visible areas of the concrete perimeter foundation. However, the perimeter foundation is not fully visible. Client is advised to monitor cracks to help determine if future movement or other conditions occur.

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

60: Gable



61: Roof was walked

62: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

63: Metal

METAL ROOF COMMENTS

E&C 64: Suspected roof leaks. Evidence of moisture stains and/or damage at areas of the roof overhangs: **Front Porch Cover**



Example - at the front porch cover



Example - at the front porch cover



Example - at the front porch cover



Example - at the front porch cover



Example - at the front porch cover



Example - at the front porch cover

MR DS 65: Heavy debris buildup on areas of the roof and/or roof valley flashings. Areas not fully visible. Recommend removal of the debris and inspect areas to help determine current conditions. Continuous cleaning and inspections is warranted to help prevent roof leakage.



FI 66: Suspected roof leaks. Evidence of moisture stains and/or damage at areas of the roof overhangs: Areas Around The Perimeter of the House and the Garage



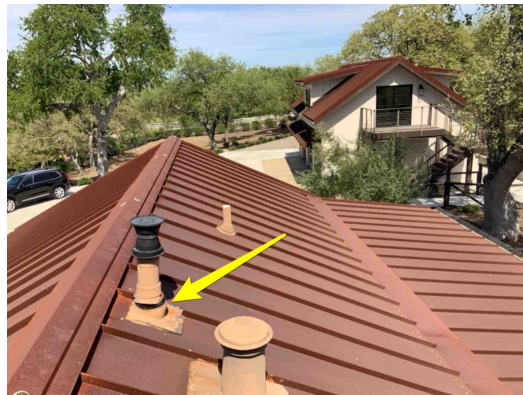
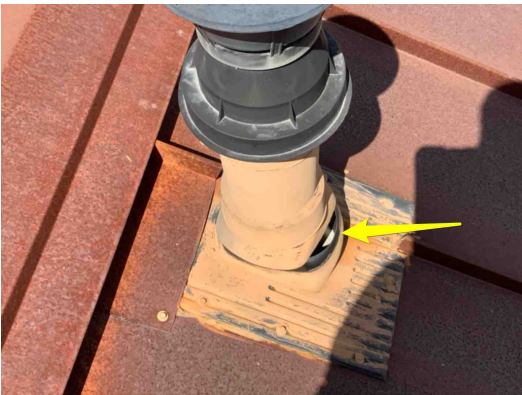
Example

Flashings

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

ROOF FLASHING

E&C 67: A damaged and open roof flashing found at the water heater vent termination cap located on the southeast corner of the home. This would be considered an active roof leak.



Gutters

RAIN GUTTERS

68: Type: Full rain gutter installation.

MR 69: Installed rain gutters / roof drainage systems appear to be in a serviceable condition.

RAIN GUTTER COMMENTS

MR DS 70: Underground Gutter Drains: Some of the roof rain gutters, roof drainage downspouts enter into an underground piped drainage system. *The conditions of the underground pipe and its terminations are not visible and are not inspected nor tested. Service regularly. Additional inspecting, cleaning and testing the underground piping is recommended.*

E&C 71: Loose rain gutter downspout at the underground drain connection on the garage at the southeast corner. Maintenance or repair needed.



Example

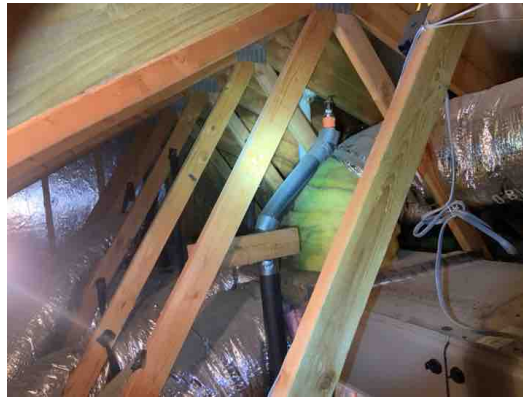
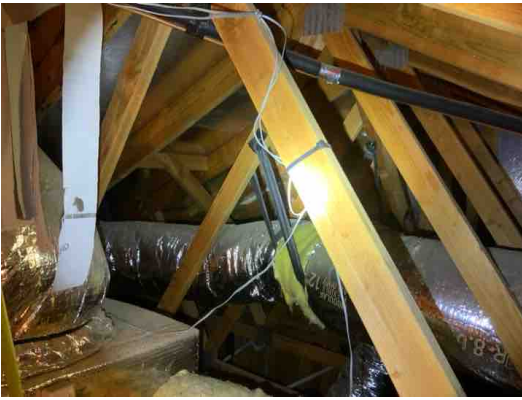
Attic

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

72: ATTIC ACCESS LOCATION: Primary Bedroom Closet and Laundry Room





73: ATTIC CONDITION: No noted framing defects found in the accessible and visible areas of the attic.

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

DS 75: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, ducting, HVAC unit and areas being too small for physical access.

DS 76: This house attic is only partial accessible due to the vaulted ceiling. Conditions in areas that are not accessible are unknown. Refer to the Termite report for additional comments and recommendations.

TYPE OF INSULATION FOUND IN THE ATTIC

77: Fiberglass Batts: Approx. Depth 10 +/- Inches

E&C MR 78: Insulation in areas of the attic have been moved or displaced for reasons unknown and were not reinstalled in its appropriate location. Corrections recommended.



In the laundry room attic next to the attic access opening



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.

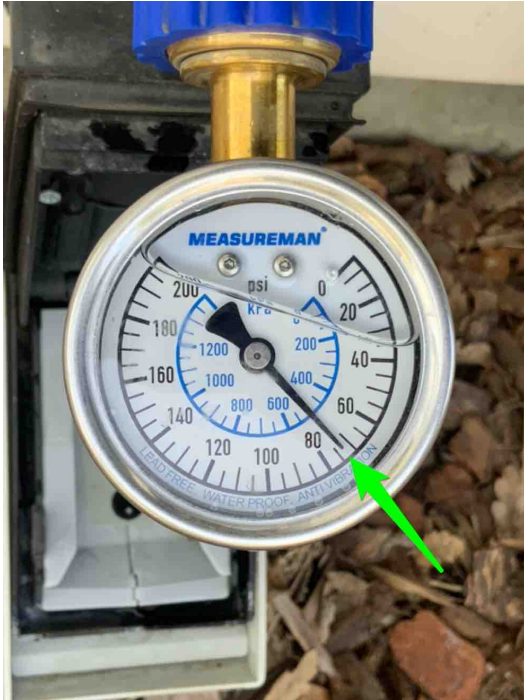
MAIN WATER SUPPLY

79: Main water supply shut-off location: Southeast Corner. *Main water shut-off valve not tested.*



Main water shut off valve

80: APPROX. WATER PRESSURE: 70-75 +/- PSI . Optimal water pressure is between 40 and 80 PSI.



TYPE OF WATER PIPING

81: 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 detected at this time):

82: Copper

83: PEX Plastic

WATER SUPPLY PIPING

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

85: Disclosure: *Pipe conditions inside walls, under insulation in the attic, underground or under the slab, and all inaccessible areas which are not readily accessible and visible are not inspected. Connections and conditions cannot be judged. Water testing not performed.*

HOSE FAUCETS

86: Operated when tested.

MR 87: Some exterior hose faucets leak at handle and/or anti-siphon when on.

UPG 88: Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

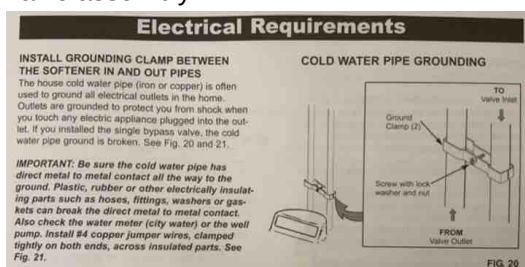
WATER SOFTENER/FILTER

MR DS 89: Water softener installed in the Garage
Water quality not tested. Water softeners require continuous and ongoing maintenance. Please read owner's manual for recommendations. Water softener not tested for operation.



MR 90: Recommend servicing water softener. Water softener found low on salt and dirty.

SC 91: Missing a proper bond jumper (ground connection) across the water softener pipes due to the plastic water valve assembly.



Example location

WASTE PIPING TYPE

92: 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):

93: ABS and PVC

WASTE/SEWER PIPE CONDITION

94: **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.

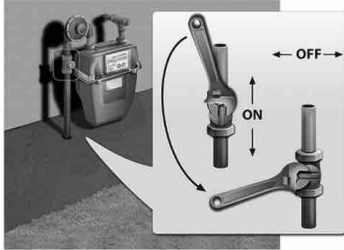
Fuels

FUEL TYPE

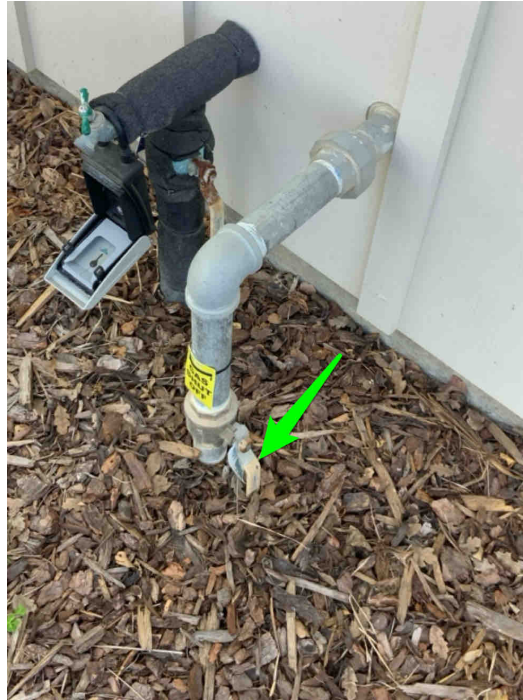
95: Gas shut-off appears serviceable.

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

96: Natural Gas. Location of main shut-off: Southeast Corner



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



Example

FUEL SYSTEM

SC 97: An improper use and installation of unprotected / unwrapped metal Gas pipe through the soil. All gas piping which runs under ground or in contact with the soil must be protected from rust and corrosion to help prevent a leak. Contact a qualified plumber to evaluate the current condition and replace the unprotected gas piping if/as needed.



Some rust and deterioration noted at areas of the unprotected gas pipe at dirt level



Some rust and deterioration noted at areas of the unprotected gas pipe at dirt level

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.

LAUNDRY ROOM ATTIC Water Heater # 1

WATER HEATER INFORMATION

98: Water Heater Location: ATTIC

Date: 2014

Size: Tankless

Fuel Type: Natural Gas



WATER HEATER CONDITION

99: Water Heater Operated when tested.

COMBUSTION AIR

100: Proper amount of combustion air.

STRAPPING

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

TPR PIPING

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

VENT PIPING

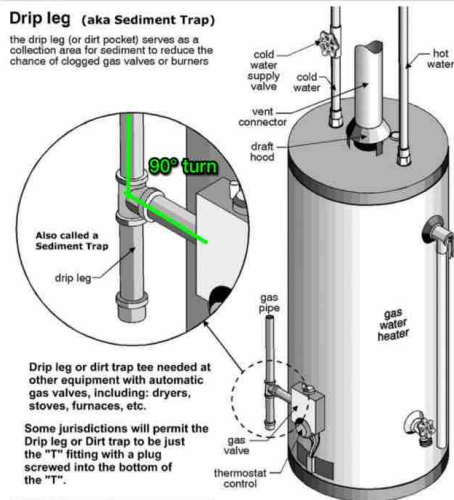
103: Visible areas of the water heater vent flue pipe are serviceable.

PLATFORM ENCLOSURE

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

GAS PIPING

UPG 105: Recommend the installation of a sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements.



SHUTOFF

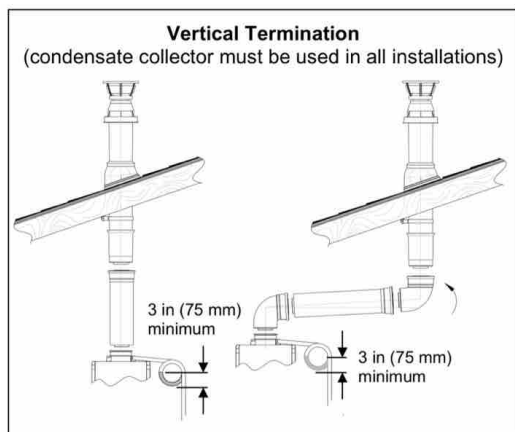
106: The Tankless Water Heater shutoff and flush valves are installed. *Valve not tested.*

DRIP PAN

107: Water Heater Drip pan installed.

CONDENSATE

E&C 108: Missing the required condensate tube, loop, trap at the Rinnai tankless water heater per the minimum installation requirements.



Example

GARAGE Water Heater # 2

WATER HEATER INFORMATION

109: Water Heater Location: GARAGE

Date: 2014

Size: 40 Gallons

Fuel Type: Electric



WATER HEATER CONDITION

110: Water Heater Operated when tested.

STRAPPING

111: The Water Heater is strapped and/or braced satisfactorily to prevent movement.

TPR PIPING

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

PLATFORM ENCLOSURE

UPG 113: The GARAGE ELECTRIC Water Heater, which generates a spark, or has an electric heating element capable of igniting flammable vapors is improperly installed directly on the garage floor. Electric water heater are required to be at least 18 inches off the floor on a platform to prevent an accidental ignition of flammable liquids, such as gasoline fumes. Currently the electric water heater is improperly installed directly on the garage floor which is considered a safety concern.

WATER HEATER GENERAL COMMENTS

SU 114: Recommend the installation of a electrical service shut off switch for the electrical supply to the GARAGE WATER HEATER per standards.

SHUTOFF

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

DRIP PAN

SU 116: Recommend a drip pan be installed under the GARAGE WATER HEATER to help prevent damage if a leak were to occur.

PRIMARY BEDROOM CLOSET ATTIC Water Heater # 3

WATER HEATER INFORMATION

117: Water Heater Location: PRIMARY BEDROOM CLOSET ATTIC

Date: 2014

Size: Tankless

Fuel Type: Natural Gas



WATER HEATER CONDITION

118: Water Heater Operated when tested.

COMBUSTION AIR

119: Proper amount of combustion air.

STRAPPING

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

TPR PIPING

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

VENT PIPING

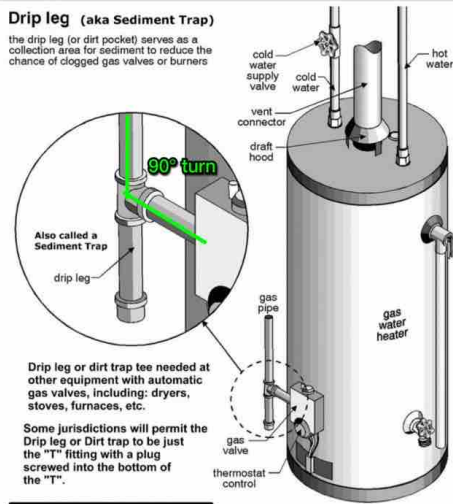
122: Visible areas of the water heater vent flue pipe are serviceable.

PLATFORM ENCLOSURE

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

GAS PIPING

UPG 124: Recommend the installation of a sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements.



SHUTOFF

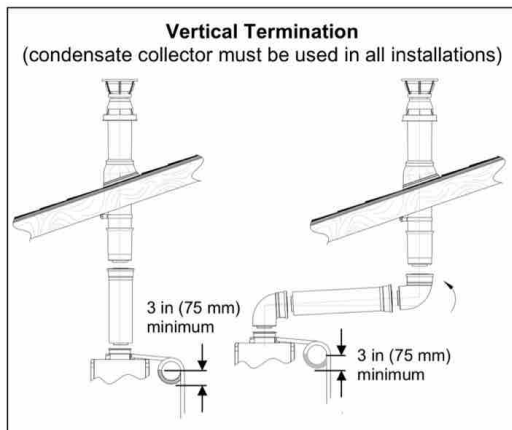
125: The Tankless Water Heater shutoff and flush valves are installed. *Valve not tested.*

DRIP PAN

126: Water Heater Drip pan installed.

CONDENSATE

E&C 127: Missing the required condensate tube, loop, trap at the Rinnai tankless water heater per the minimum installation requirements.



Kitchen

SINK

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

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

DS 130: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

FAUCET

E&C 131: Kitchen sink spray wand found defective / leaks at the spray head to hose connection. Servicing needed.



DISHWASHER

132: Dishwasher operated when tested.

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

133: Doors, seals and racks appears serviceable.

134: Drain line appears serviceable.

CABINETS & COUNTERS

135: Appear serviceable.

DS 136: Disclosure: The area behind the refrigerator is not accessible, not visible and not inspected due to the installation of a refrigerator.

DS 137: Kitchen counters & cabinets have typical wear.

DS 138: 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

139: Operated when tested.

COOKTOP HOOD

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

COOKTOP

141: The cooktop is Natural Gas and operated when tested



OVEN

142: Both of the *ELECTRIC OVENS* operated when tested.

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

KITCHEN SPECIAL FEATURES

143: Microwave operated when tested.

MR **144:** The kitchen sink water purification system, reverse osmosis, operated when tested. *Reverse osmosis system filters should be changed and serviced annually.*

Laundry

LAUNDRY TYPE

145: Gas available for laundry dryer

146: 240-volt outlet provided for laundry dryer.

147: 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.

DS **148: Disclosure:** The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

LAUNDRY COMMENTS

149: 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 **150:** Area behind laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

DRYER VENTING

MR **151:** Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.

Bathrooms

BATHROOM LOCATIONS

152: PRIMARY BEDROOM BATHROOM



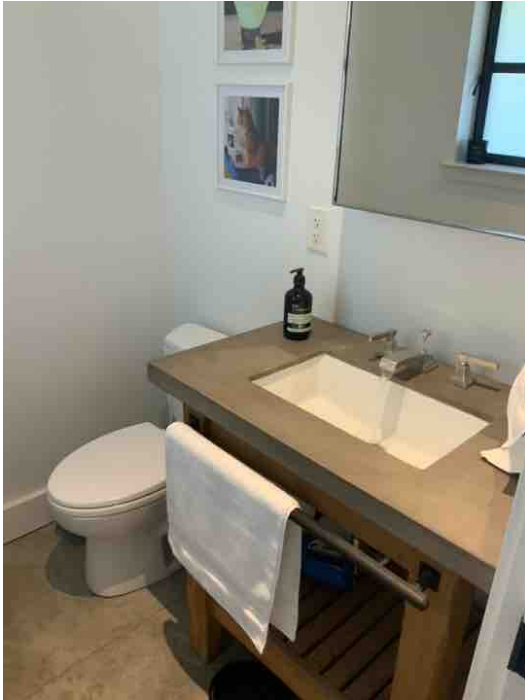
153: BEDROOM HALLWAY 1/2 BATHROOM



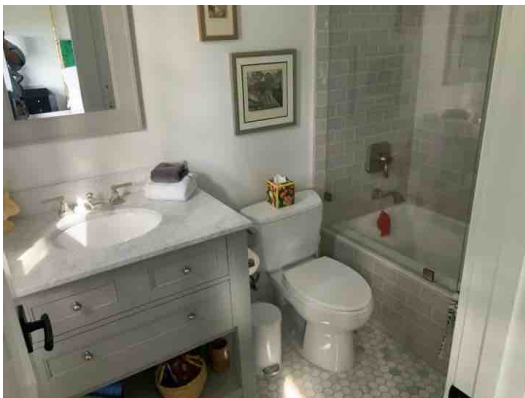
154: CASITA BATHROOM OVER THE GARAGE



155: LAUNDRY ROOM 1/2 BATHROOM



156: GUEST BEDROOM BATHROOM



TOILETS

157: Operated when tested.

158: Toilets are 1.28 gallon per flush

E&C 159: Toilet loose at floor: LAUNDRY ROOM 1/2 BATHROOM

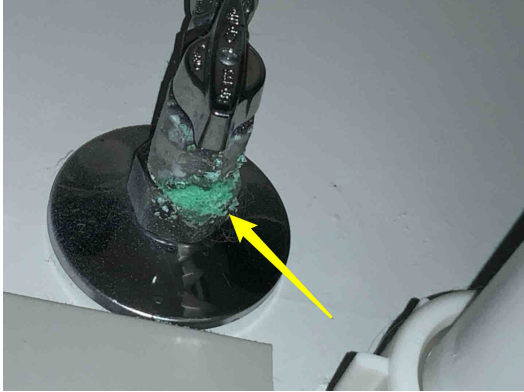
MR 160: Caulking needed at the base of toilets where not installed per standards.

SINKS

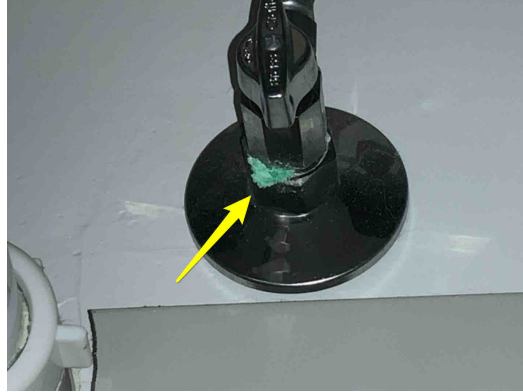
161: Bathroom sink faucet and drain operated when tested.

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.*

FI 162: Corrosion on supply lines below the bathroom sink / evidence of a past leak: GUEST BEDROOM BATHROOM. Have plumber review incorrect all hot and cold water shut off as needed under bathroom sink.



Example



Example

UPG 163: Caulking is missing, needed at countertop to back wall as part of proper installation at the LAUNDRY ROOM 1/2 BATHROOM sink countertop.



Example

VENTILATION

164: Appears adequate.

165: The electric radiant floor heating system operated when tested: PRIMARY BEDROOM BATHROOM



BATHTUBS

166: Operated when tested.

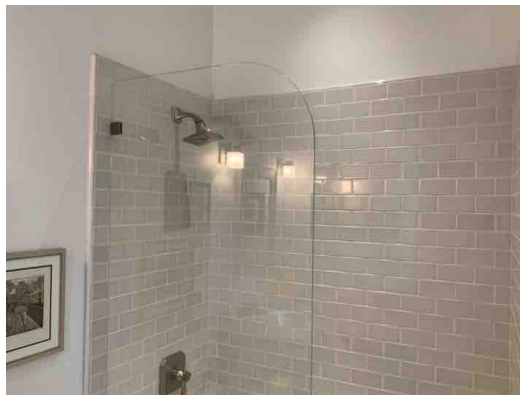
SHOWERS

167: 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.

SU 168: Is it considered a potential hazardous installation to have an enclosure wall or glass enclosure panel in which it does not allow the occupant to reach and adjust the shower faucet temperature control valve from the opening without the potential of getting wet and scolded by hot water:

1. CASITA BATHROOM OVER THE GARAGE
2. GUEST BEDROOM BATHROOM



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.

SLIDING GLASS DOOR

MR SU 174: Missing door stops at the UPSTAIRS CASITA exterior sliding glass door over the garage. Corrections are recommended to help prevent damage to the door handle and occupant's fingers.

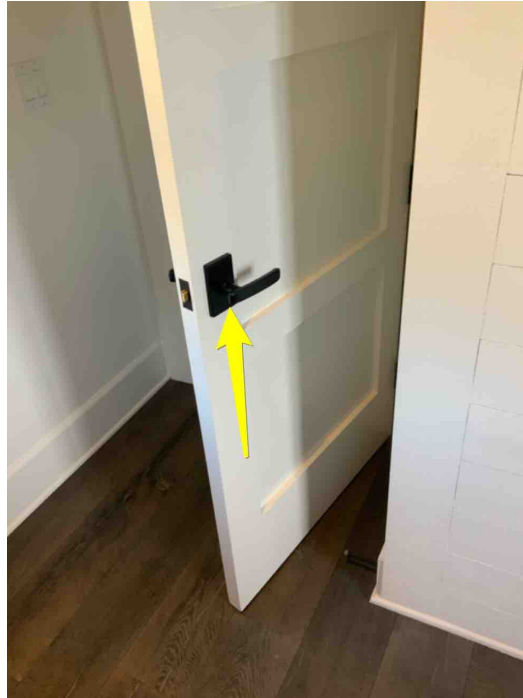


Door handle improperly hits the door frame

INTERIOR DOORS

175: Operated when tested.

176: Door knob handle found loose need maintenance upgraded repairs in the north side office

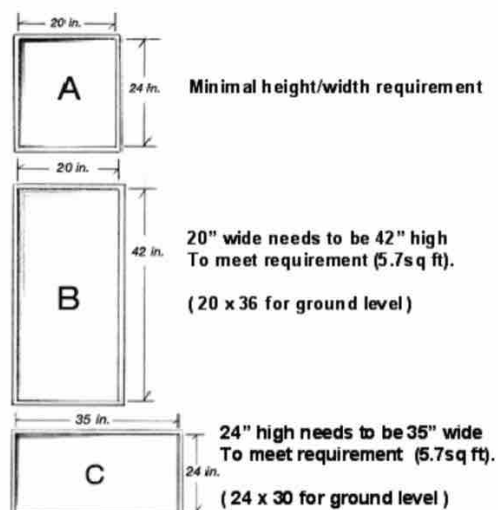


WINDOWS

177: Aluminum / Double-Pane glass

SC 178: Windows in the CASITA BEDROOM OVER THE GARAGE are too small and do not meet the current minimum fire egress standards. Upgrades recommended for safety.

Total window area needs to be 5.7 sq ft
(5.0 for ground level)



FLOORING

179: TYPE: Tile

180: TYPE: Wood

CEILING TYPE

181: Drywall

WALL TYPE

182: Drywall

183: Wood

184: Brick

WALLS AND CEILINGS

185: 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 186: Disclosure: Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor cracks as future additional movement may occur. Contact a qualified drywall professional for additional information with recommendations to upgrade or repair.

187: *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.*

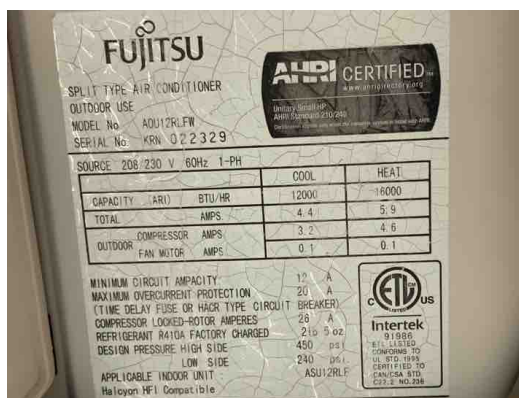
188: Disclosure: *Furnishings and/or occupant's belongings prevent full inspection of the interior, closets and cabinetry. Client is advised to do a careful visual inspection prior to closing and contact our office for an additional inspection if suspicious conditions exist.*

Heating and Cooling

UNIT INFORMATION

189: Location: GARAGE
Heating Approx. BTU: 16,000
Heating/ Cooling type: Electric Heat Pump / Mini-Split
Cooling Size: 1 Tons
Minimum Current Ampacity: 15
Maximum Current Ampacity: 20
Currently at: 20 Amps
Refrigerant: R410A
Date: 2023

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



COMMENTS

E&C 190: Recommend sealing the hole or opening through the exterior wall where the Air Conditioner's refrigeration pipes enter the building. This will help prevent rodent, bug and /or water intrusion through this area as need per standards.



Opening sealed for critter protection

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

191: LOCATION: ATTIC

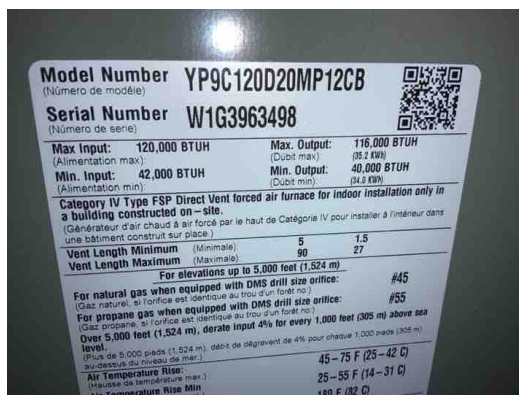
FURNACE TYPE: **Gas Forced Air**

FUEL TYPE: **Natural Gas**

Approx. BTU RATING: **120,000**

DATE: **2014**

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



CONDITION

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

FURNACE FLAME

193: 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 194: Recommend the installation of the sediment trap at the furnace gas piping at flex connection. Upgrades should be performed by a certified or licensed HVAC professional familiar with minimum requirements.

VENTING

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

DUCTING/DISTRIBUTION

196: 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

197: Air filters found clean and in good condition inside the furnace return air grill(s).

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

199: Operated when tested.

CONDENSATE

E&C 200: Improper and unsafe termination of the high efficiency furnace condensate drip pipe into a sewer vent pipe in the attic.

Cooling

LOCATION

201: Location: [UNIT-A, Northeast Corner](#)

Size: 5 Tons

Minimum Current Ampacity: 35

Maximum Current Ampacity: 50

Currently at: 50 Amps

Date: 2013

Refrigerant: R410A



TYPE OF COOLING SYSTEM

202: Split System

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

AIR CONDITIONING SYSTEM OPERATION

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

The Air Temperature Differential is: 16°F.

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

205: Air conditioning system operated when tested.

COMMENTS

MR **UPG** **206:** Some Soil or leaf debris build up around the base of UNIT-A, Northeast Corner air conditioner condenser. The condenser should be a minimum of 2-4 inches above the surrounding soil to help prevent deterioration and damage.



Example

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

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

Main Electrical Panel Location: **Southeast Corner**

Main Electrical Panel Ampacity: **200**

Panel Voltage: **240 volt**



208: No defects noted in the visible areas of the overhead electrical service wires.

WIRING/CONDUIT

209: 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.

DS 210: *Disclosure: Furnishings and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SC 211: Improper and unsafe electrical wiring in the laundry room attic.



OUTLETS/SWITCHES

DS 212: Disclosure: The Casita over the garage does not have the appropriate electrical outlet placement as required per California minimum building code standards.

LIGHTING

SC 213: Missing the required service light in the laundry room attic for the water heater.

INTERIOR COVER PLATES

SC 214: Improper, and unsafe electrical junction box cover plate: IN THE PRIMARY BEDROOM ATTIC AT THE LOW VOLTAGE TRANSFORMER. Exposed electrical wires.



EXTERIOR COVER PLATES

SC 215: Exterior electrical outlet found without a proper weather tight cover: EXTERIOR OUTLET ON THE BACK OF THE HOUSE



Electrical Sub-Panel

SUBPANEL

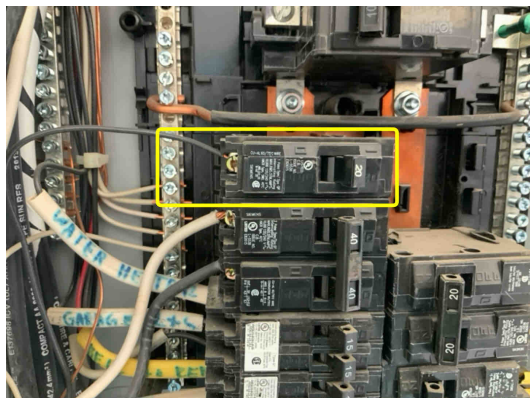
216: Location: **Garage**

Amps: **100**



PANEL COMMENTS

SC 217: Electrical panel defect / Over-fusing (breaker found too large for wire), 15-amp wire on a 20-amp breaker in the GARAGE ELECTRICAL SUB PANEL.



Detectors

SC 218: Smoke detector missing at required location: CASITA BEDROOM OVER THE GARAGE

Garage

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

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

FLOORS

219: Visible areas of the garage floor appears serviceable.

DS 220: Common cracks found in the garage floor.

DS 221: 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

222: 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 223: *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

DS 224: Walls not fully visible due to occupants' belongings and/or cabinetry.

PEDESTRIAN DOOR

225: Operated when tested.

VEHICLE DOOR TYPE

226: **THREE:** Roll-up vehicle doors

THREE: Vehicle door opener(s)

VEHICLE DOOR

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

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

MR 229: *Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

MR 230: Recommend lubrication of the garage vehicle door as part of annual maintenance. Door squeaks when operated.

VEHICLE DOOR OPENER

231: Operated properly when tested.

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

Fireplace

EXTERIOR

FIREPLACE LOCATION

233: **EXTERIOR BACKYARD PATIO**



FIREPLACE TYPE

234: Fireplace Type: **Prefabricated**

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

PREFABRICATED WOOD FIREPLACE

MR 236: The screen at the face of the pre-fabricated fireplace appears serviceable and operated when tested.

237: The log grate is serviceable and in good condition

238: The Fireplace hearth extension is serviceable and in good condition.

239: Gas valve at the fireplace operated wind tested.

SC 240: Recommend sealing the opening around the gas pipe through the sidewall inside the EXTERIOR BACKYARD PATIO fireplace for safety per standards.



METAL CHIMNEY

241: The EXTERIOR BACKYARD PATIO fireplace chimney.



E&C 242: The metal prefabricated fireplace chimney pipe and cap improperly terminates to low at the roof at the EXTERIOR BACKYARD PATIO. The pipe and cap should terminate a minimum of 10-12 inches above the chase per standards.



INTERIOR LIVING ROOM

FIREPLACE LOCATION

243: **LIVING ROOM**



FIREPLACE TYPE

244: Fireplace Type: **Masonry with Metal Chimney Pipe**

Note: The interior of the original fireplace and the newer metal insert chimney pipe are not visible, not accessible and not inspected due to the installation of the fireplace insert. Areas of the fireplace insert which are not visible are not inspected.

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

MASONRY FIREPLACE

246: Gas valve operated when tested.

E&C 247: The LIVING ROOM fireplace damper did not operate properly / did not open fully when tested. Servicing or repairs are needed.