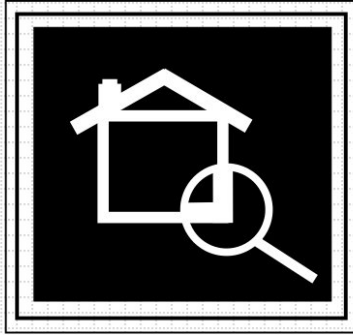




# Professional

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## Inspection Services

### *Inspection Report*



Address: 2945 Hemlock Ave Morro Bay, CA 93442

08/29/2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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## General Information

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

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

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

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

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

### WEATHER CONDITIONS

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

### FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: East

**INSPECTION DATE**  
Saturday, August 29, 2026

**START TIME**  
9:00 am

**FINISH TIME ON-SITE**  
11:00 pm

**INSPECTOR**  
5: Keith Vreeken, MCI

## PROPERTY TYPE

6: Single Family Residence

## INSPECTION TYPE

7: **Pre-Sale Listing Inspection**: This inspection is performed on behalf and for the seller specifically, to provide a general overview of the property conditions as they existed at the time of inspection. This 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 upon this report is required to contact Professional Inspection Services, complete a report review, execute a new inspection agreement, and pay all applicable fees. Any prospective buyer who relies upon this report without completing these requirements does so knowingly and voluntarily and thereby waives and releases any and all claims against Professional Inspection Services and its inspectors arising from or related to such reliance. Failure to comply with these requirements constitutes a complete and unconditional release of Professional Inspection Services and its inspectors from liability associated with the unauthorized use of or reliance upon this report.*

## YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 1999

9: Occupied.

## PRESENT DURING THE INSPECTION

10: Seller

11: Seller's Agent Present at the beginning to open

## ADDITIONS

**DS** 12: **ADDITIONS or UPGRADES SUSPECTED**:

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

## Grounds

## DRIVEWAY TYPE

13: Asphalt Driveway

14: Brick Paver

## DRIVEWAY COMMENTS

**DS 15: Disclosure:** Due to the slope and height of the driveway at the garage connection, some water intrusion into the garage may occur during certain weather.



## SIDEWALK / WALKWAY TYPE

**16:** Concrete Walkways

**17:** Brick Paver Walkways

## SIDEWALK / WALKWAY COMMENTS

**18:** Walkways appear serviceable

## 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

**19:** Wood Framed

## EXTERIOR WALL COVERINGS

**20:** 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.*

## 21: Wood Siding



## EXTERIOR WALL COMMENTS

22: Exterior walls appear in good condition

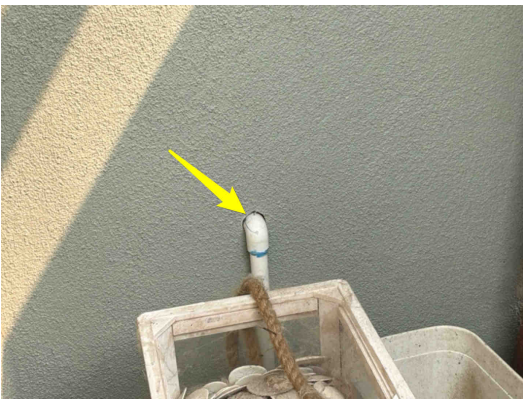
**DS** 23: Disclosure: Wall insulation type & value not determined. Conditions inside walls cannot be judged.

## STUCCO

**DS** 24: Some typical-type cracking was observed at areas of the exterior stucco. These types of cracks are common and are often the result of normal shrinkage, thermal expansion, or minor building movement. At the time of inspection, no significant displacement or structural concerns were noted. However, the cracks should be monitored over time for signs of additional movement, widening, displacement, or the development of new cracks, which may indicate a more significant underlying condition requiring further evaluation.

## SEALING EXTERIOR

**MR** 25: 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 openings where needed.



Example

## EXTERIOR TRIM

26: TRIM TYPE: Wood

**E&C** 27: Some moisture and/or bug type damage & deterioration found at exterior areas such as eaves, fascia and/or trim. Refer to the termite report for locations and extent.

## Exterior Stairs

**SC 28:** Areas of the exterior Steps STAIRWAY OFF THE FRONT ENTRY DECK do not meet minimum standards.

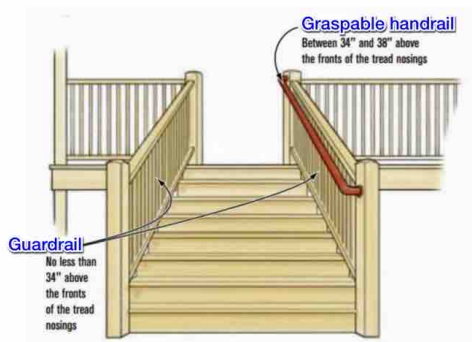
1. Tread height exceeds maximum of 7-3/4 inches,
2. Uneven tread rise some treads are taller than others
3. Uneven tread length some treads are longer than others.

Recommend further review, upgrades and/or repairs by a qualified licensed contractor familiar with minimum standards to help ensure the overall safety of the exterior steps.



### EXTERIOR STAIRWAY RAILINGS

**SU 29:** Recommend a graspable handrails at all exterior steps where not installed as a safety upgrade. Not necessarily required.



## Decks

### Deck # 1

#### LOCATION & TYPE

30: DECK LOCATION: **UPSTAIRS WATERPROOF DECK OFF THE KITCHEN**

DECK TYPE: Waterproof - Coated



#### WATERPROOF DECK COMMENTS

**E&C 31:** Areas of deterioration, cracking and separations of the waterproof deck coating noted at areas of the **UPSTAIRS WATERPROOF DECK OFF THE KITCHEN**. Maintenance or repairs needed. Recommend further review and/or repairs by a certified or licensed waterproof deck coating professional familiar with minimum requirements.



#### DECK RAILING COMMENTS

32: Deck railings appear serviceable.

## Deck # 2

### LOCATION & TYPE

**33: DECK LOCATION:** FRONT ENTRY DECK

**DECK TYPE:** Wood Framed - Wood Planks



### WOOD DECK COMMENTS

**MR 34: DECK CONDITION:** The FRONT ENTRY WOOD DECK appears within useful life. *Refer to the termite report for additional comments and/or recommendations.*

**DS 35:** *The underside of the FRONT ENTRY DECK deck was not visible or accessible due to at-grade construction. As a result, the condition of the deck framing and components could not be determined in concealed areas. Decks constructed at or near grade typically have reduced service life due to limited airflow, which can promote moisture retention and wood deterioration. Inspection was limited to visible surfaces only. Recommend further evaluation by a qualified licensed contractor.*

## 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

**36: Minor Slope**

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

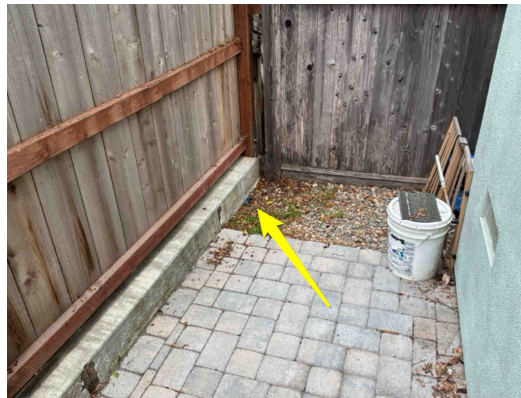
### GRADING COMMENTS

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

**MR DS 38:** 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.



**E&C MR 39:** Surface and/or yard drain boxes or inlets found full of debris. Recommend having drains and terminations cleaned and tested to determine proper flow.



## 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

### **DS** 40: 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** 41: **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** **DS** 42: Some typical cracks noted at areas of the concrete perimeter foundation system. Areas of cracks on the exterior should be documented and monitored as additional future movement may occur. If client or perspective homeowner has specific concerns as to cause, the current conditions and potential future issues, a licensed civil engineer should evaluate, document and provide information with regard to future potential conditions.

**43: 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.

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

## INSULATION

**45:** Insulation is installed: (approx.) 4-6 inches thick

**Note:** Crawlspace framing is not fully visible due to the insulation. A full evaluation for moisture and/or bug type damage is warranted / recommended by a licensed Termite Inspection Co.



## RAISED FOUNDATION NOTES

**E&C 46:** Some moisture damaged found at the crawlspace door. Refer to the Termite report for additional information.



## VENTILATION

**UPG 47:** Some Ventilation screens for the crawlspace / sub-area are found to be oversized. 1/4 inch screen recommended to avoid rodent intrusion.



## MOISTURE IN THE CRAWLSPACE

**FI 48: Areas of the Crawlspace found damp today.** Evidence of seasonal moisture and ponding of water in areas throughout the crawlspace. This can lead to moisture deterioration and or other environmental issues at the wood framing and in the living space. A properly installed sump pump system and proper exterior landscape grading and additional vent openings or mechanical ventilation and dehumidifiers in the crawlspace, and a properly installed vapor barriers are examples of potential upgrades for the crawlspace moisture issues. Recommend contacting an appropriate and qualified foundation professional for recommendations to properly upgrade the crawlspace moisture issues. You can [learn more](http://crawlspaceninja.com) about the issues with moisture in the crawlspace at [crawlspaceninja.com](http://crawlspaceninja.com)

## 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

49: Gable





**50:** Roof was walked

**51:** Number of Visible Layers of Roofing: 1

### ROOF MATERIAL TYPE

**52: Asphalt Shingle**

Average life expectancy of this roof material: 30 years

**There is Approx. 1-3 +/- years of visible wear at areas of the roof.**

### ASPHALT COMPOSITION SHINGLE COMMENTS

**53: 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

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

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

### SKYLIGHTS

**MR 55:** Skylight(s) appears to be in good physical condition - *Skylights are not water tested, visual inspection only.*

## Gutters

### RAIN GUTTERS

**56:** Type: Full rain gutter installation.

**MR 57:** Installed rain gutters / roof drainage systems appear to be in a serviceable condition.

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

## RAIN GUTTER COMMENTS

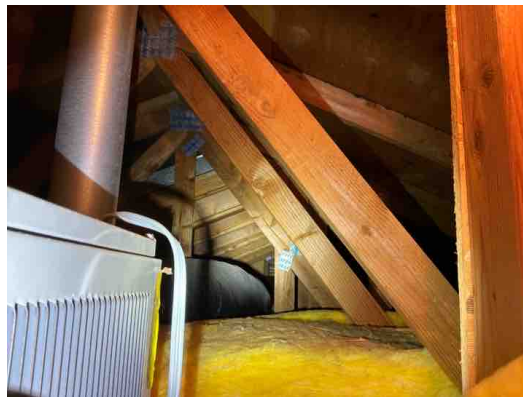
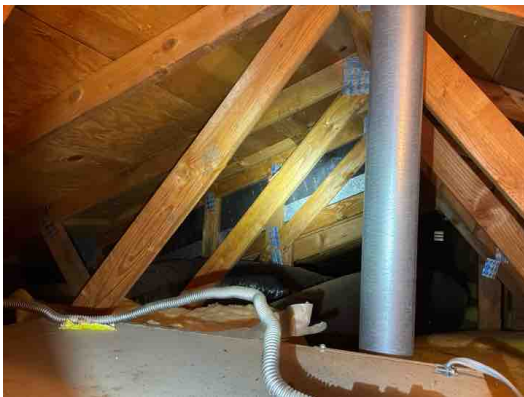
**MR 58:** Recommend some typical rain gutter maintenance. This should consist of cleaning, sealing and refastening of the rain gutters and downspouts and cleaning the under ground piping and terminations.

## 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

**59: ATTIC ACCESS LOCATION:** UPSTAIRS 1/2 BATHROOM



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

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

**DS 62:** Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, ducting, HVAC unit, some areas are too small for physical access and plywood floors on top of the attic framing.

### TYPE OF INSULATION FOUND IN THE ATTIC

**63: Fiberglass Batts:** Approx. Depth 10 +/- Inches

## 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

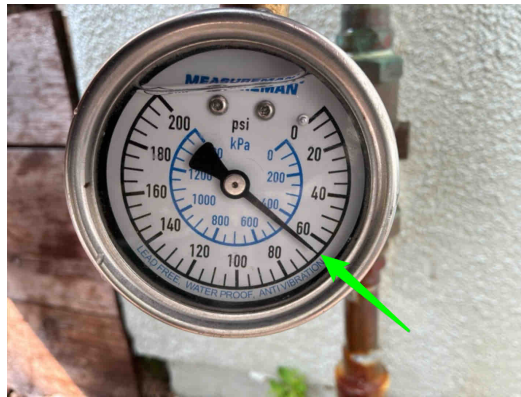
**64: Main water supply shut-off location** : EXTERIOR - ON THE FRONT OF THE HOUSE . Main water shut-off valve not tested.

**Water Pressure** - Is At Approx. 65 +/- PSI. Optimal water pressure is between 40 and 80 PSI.

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



Main water shut off valve



**E&C 65: The Handle rusted and damaged** at the main water supply shut-off valve. Recommend replacement.



#### TYPE OF WATER PIPING

**66:** 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):

**67: Copper**

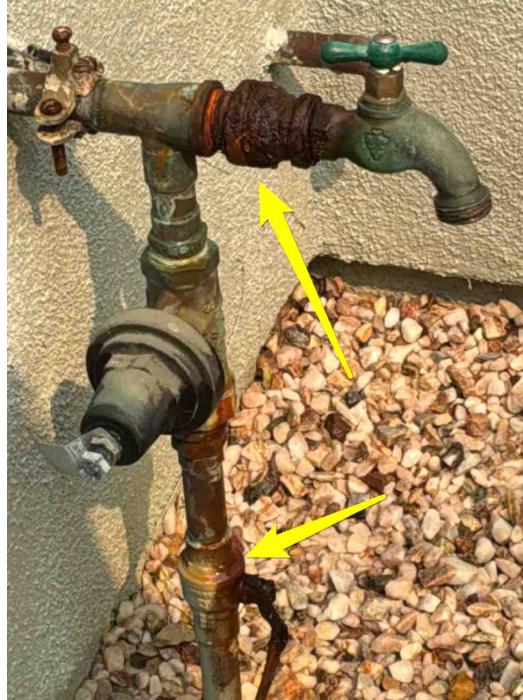
#### WATER SUPPLY PIPING

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

**69:** *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.*

## MAIN WATER SUPPLY

**UPG 70:** Evidence of past leaking with heavy rust and deterioration at a main water supply hose faucet metal fittings.



## HOSE FAUCETS

**71:** The evaluated exterior hose faucets operated when tested.

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

**UPG 73:** Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

## WASTE PIPING TYPE

**74:** 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 in areas which are not visible at this time due to concealment.

**75: ABS and PVC**

## WASTE/SEWER PIPE CONDITION

**76: The visible waste piping and type installed in this building appears to be within its useful life expectancy.** However, waste pipes are not fully visible. Pipe conditions inside walls, inaccessible areas, under the insulation and under the ground or slab cannot be judged or determined. Water testing not performed.

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

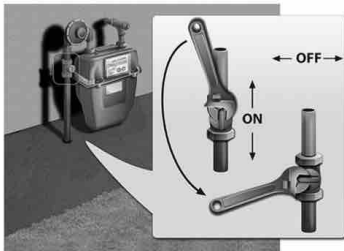
**FI 77: Note:** Due to the age of the building, certain conditions or other defects may be present which can cause a negative impact on the flow of waste water through underground waste and sewer piping to the street. *Recommend additional review by video scoping the waste and sewer piping to verify conditions.*

## Fuels

### FUEL TYPE

**78: Natural Gas. Location of main Gas shut-off :** South side

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



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

**79: Gas shut-off appears serviceable.**

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

## Water Heater

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

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

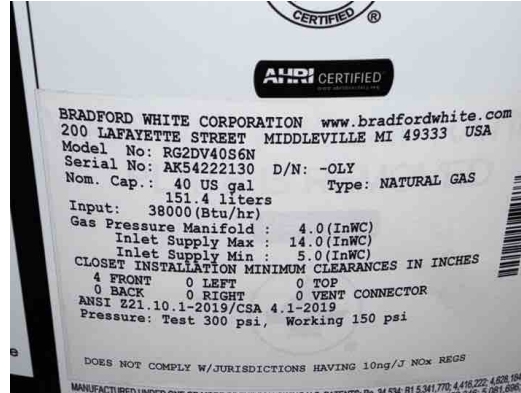
## WATER HEATER INFORMATION

80: **Water Heater Location:** GARAGE

**Size:** 40 Gallons

**Fuel Type:** Natural Gas

**Date:** 2026: *The average lifespan of this type of water heater is approximately 10 years. This water heater is approximately 1 year old. Water heaters can fail without warning and should be monitored and inspected regularly for leaks, corrosion, and other signs of deterioration.*



## TPR PIPING

**SC 84: Water heater TPR (Temperature Pressure Relief) pipe found improperly terminating into the water heater catch pan.** This is considered a safety concern and warrants correction per minimum standards. Must terminate downward at the exterior at 6 to 24 inches from the ground.

## VENT PIPING

**E&C 85: Improper installation of the water heater vent pipe termination.** Recommend further review repairs by a licensed plumbing contractor familiar with the minimum installation requirements.

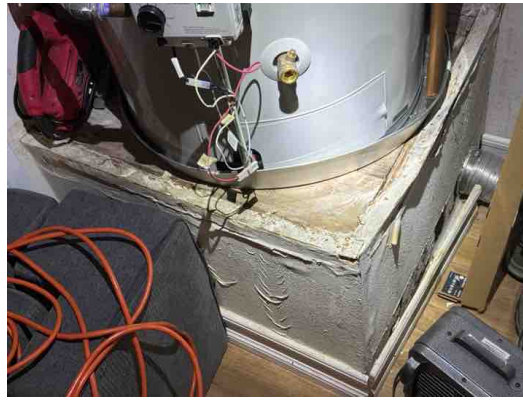
Improper clearance at the direct-vent water heater termination. The Bradford White RG2DV40S6N vent termination was observed approximately 8 inches or less below the horizontal ceiling/soffit above. Bradford White specifies a minimum 12-inch vertical clearance to a ventilated or unventilated soffit at this location. Recommend correction by a qualified plumbing contractor in accordance with the manufacturer's installation requirements.



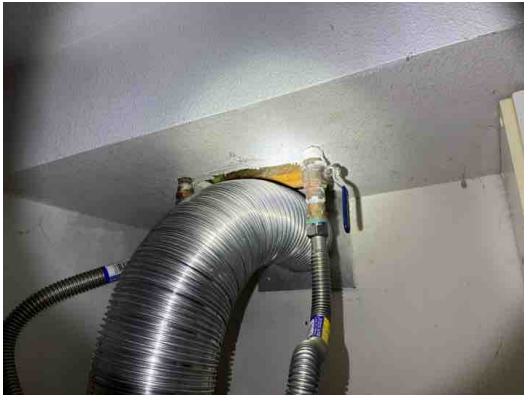
## PLATFORM ENCLOSURE

**SC FI 86: Moisture stains and damage at the drywall areas of the water heater platform and/or enclosure. Some visible mold growth noted on areas of the drywall.** Recommend additional review and clean up by a qualified mold remediation professional. Refer to Termite report for additional comments and recommendations.



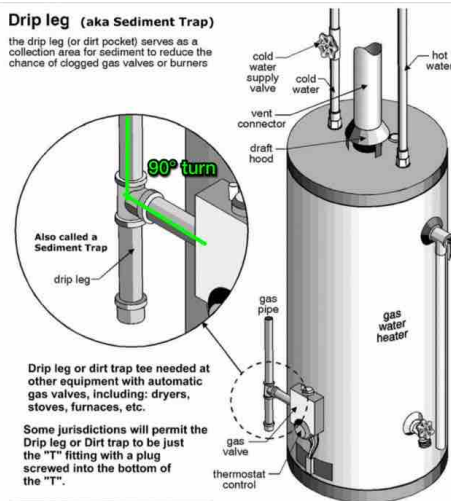


**SC 87:** Some holes found in the water heater enclosure at the ceiling which is part of the garage firewall and needing to be properly sealed for fire safety.



## GAS PIPING

**SU 88:** Recommend the installation of the missing sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements. [CPC 1212.8]



## WATER HEATER GENERAL COMMENTS

**UPG 89:** Missing the insulation on areas of the Hot and Cold water supply piping at the water heater.

*Energy Code (Title 24, Part 6)*

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

## SHUTOFF

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

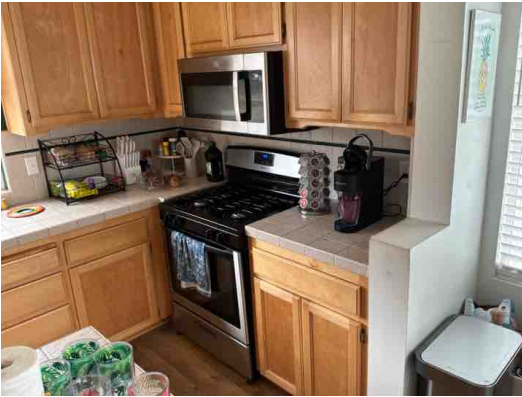
## DRIP PAN

91: Water Heater Drip pan installed.

# Kitchen

## LOCATION

92: Kitchen photos:



## SINK

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

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

**DS 95: Disclosure:** *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*



**MR 96:** Recommend sealing the kitchen sink at counter connection.



Example

**UPG 97:** Some dry moisture stains and damage in the cabinetry below the kitchen sink.

#### KITCHEN FAUCET

**MR UPG 98:** Kitchen sink faucet found loose at sink or counter connection. Maintenance or repairs Recommended.



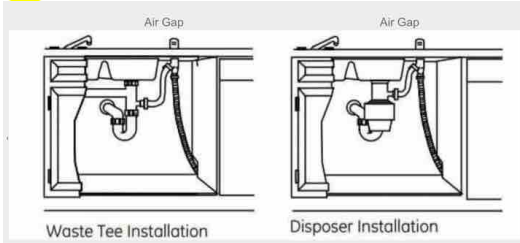
#### DISHWASHER

**99:** Dishwasher operated when tested.

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

**100:** Doors, seals and racks appears serviceable.

**SU 101:** Recommend an Air Gap Device at the dishwasher drain.



## COOKTOP

**102:** The cooktop is Natural Gas and operated when tested

## OVEN

**103:** The GAS OVEN operated when tested

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



## COOKTOP HOOD

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

## CABINETS & COUNTERS

**105:** Appear serviceable.

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

**DS 107:** Kitchen counters & cabinets have typical wear.

**DS 108:** Disclosure: Kitchen counters and cabinets are not fully visible due to occupant's belongings. Do a careful check during final walkthrough and areas are evacuated and cleaned. If defects are discovered contact our office to evaluate and document condition.

## KITCHEN SPECIAL FEATURES

**109:** Microwave operated when tested.

**MR 110:** The kitchen sink water purification system, reverse osmosis, operated when tested. Reverse osmosis system filters should be changed and serviced annually.

**MR 111:** The faucet at the filtered drinking water system at the Kitchen sink found loose and in need of maintenance or repair.



## Laundry

### LAUNDRY TYPE

**112:** Gas and Electric 240 volt provided for laundry dryer.

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

**114:** Laundry dryer vent provided.

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

### LAUNDRY COMMENTS

**SU 115:** The GAS laundry dryer installed in the garage which generates a flame during operation capable of igniting flammable vapors is improperly installed directly on the garage floor. Gas dryers are now (as of 2026) required to be at least raised off the garage floor on a platform to prevent an accidental ignition of flammable vapors, such as gasoline fumes. Currently the Gas laundry dryer is improperly installed directly on the garage floor which is considered a safety concern by the Gas Company and building standards.

**116: 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 117:** Area behind and under the laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

### DRYER VENTING

**MR 118:** Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.

## Bathrooms

### BATHROOM LOCATIONS

#### 119: PRIMARY BEDROOM BATHROOM



#### 120: DOWNSTAIRS HALL BATHROOM



#### 121: UPSTAIRS 1/2 BATHROOM



### TOILETS

122: Operated when tested.

123: Toilets are at 1.6 gallon flush

**E&C** 124: Toilet loose at floor: UPSTAIRS 1/2 BATHROOM

**E&C** 125: Toilet loose at floor: DOWNSTAIRS HALL BATHROOM

**E&C** 126: Loose / leaking toilet tank. Maintenance Recommended: PRIMARY BEDROOM BATHROOM

**MR** 127: Caulking needed at the base of toilets where not installed per standards.

## SINKS

**MR 128:** Disclosure: Drain stoppers do not operate, are missing or do not operate well at some bathroom sinks. General maintenance recommended.

**FI 129:** Some corrosion found at waste pipe connections under the bathroom sink / evidence of past leaking:  
UPSTAIRS 1/2 BATHROOM



## VENTILATION

**130:** Appears adequate.

## BATHTUBS

**131:** Tub faucet and drain operated when tested.

**MR 132:** The original Drain Stopper is missing at tub drain in the: PRIMARY BEDROOM BATHROOM.

**E&C 133: Moisture stains and damage to wall and baseboards outside tub: PRIMARY BEDROOM BATHROOM.**

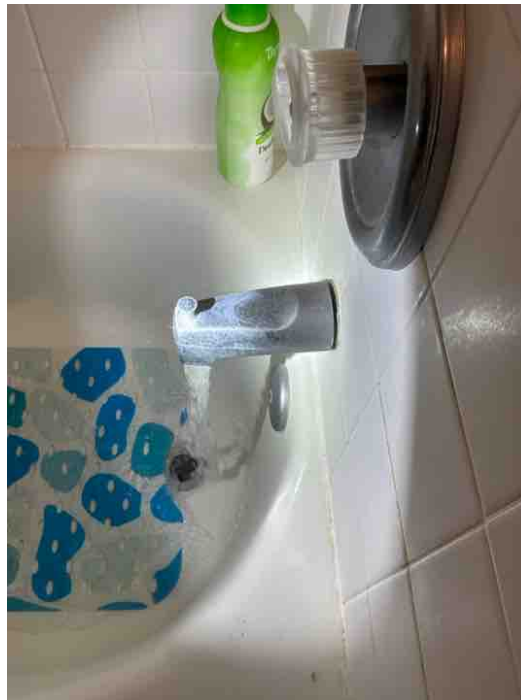


Example



Example

**MR 134: Tub spout found loose and not sealed well at the shower wall connection in the: PRIMARY BEDROOM BATHROOM**



## SHOWERS

**135:** 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.*

## LOS OSOS - LOW FLOW COMPLIANCE

**136: UPSTAIRS 1/2 BATHROOM - Does NOT meet the minimum water saving requirements**

Toilet gpm: The 1.6 gpf toilet Does Not Meet The Los Osos Title-8 Requirements of 1.28 GPM.

#of sinks: 1

Bathroom Sink faucet gpm: @ 2.0 gpm. The + 1.0 gpm bathroom sink faucet and does not meet the San Luis Obispo County Title-8 / Los Osos requirement for bathroom sinks.

Shower Head gpm: N/A

**137: DOWNSTAIRS HALL BATHROOM - Does NOT meet the minimum water saving requirements**

Toilet gpm: The existing 1.28 gpf toilet meets the Los Osos requirements

#of sinks: 1

Bathroom Sink faucet gpm: @ 2.0 gpm. The + 1.0 gpm bathroom sink faucet and does not meet the San Luis Obispo County Title-8 / Los Osos requirement for bathroom sinks .

Shower Head gpm: @ 1.75 gpm. The + 1.5 - Does not meet the minimum San Luis Obispo County / Los Osos water restriction requirements.

**138: PRIMARY BEDROOM BATHROOM - Does NOT meet the minimum water saving requirements**

Toilet gpm: The existing 1.28 gpf toilet meets the Los Osos requirements

#of sinks: 1

Bathroom Sink faucet gpm: @ 2.0 gpm. The + 1.0 gpm bathroom sink faucet and does not meet the San Luis Obispo County Title-8 / Los Osos requirement for bathroom sinks.

Shower Head gpm: @ 1.75 gpm. The + 1.5 - Does not meet the minimum San Luis Obispo County / Los Osos water restriction requirements.

## 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

**139:** Operated when tested.

**140:** Weather stripping appears serviceable.

**141:** Door hardware operated when tested.

**E&C 142:** Some moisture damage noted at the FRONT ENTRY DOOR and FRAME. Refer to the terminal report for additional comments and recommendations. Corrections and/or upgrades recommended.



#### EXTERIOR DOORS

**143:** Operated when tested

**144:** Latching hardware operated and appears serviceable.

#### SLIDING GLASS DOOR

**MR UPG 145:** Some sliding glass door screens found difficult to operate. Maintenance or upgraded recommended.

#### INTERIOR DOORS

**146:** Operated when tested.

**MR 147:** Interior door rubs & sticks. Adjustment or repair recommended: BEDROOM-1CLOSET

**UPG 148:** Disclosure: Missing doorstop at some interior doors. Maintenance and/or upgrades recommended.

#### WINDOWS

**149:** WINDOW TYPES:

**150:** Vinyl / Double-Pane Glass

**151:** Sliding

**152:** Casement or Crank Type

**Note:** Casement windows should typically be inspected and serviced every 1 3 years, or annually in coastal or high-exposure environments. Maintenance should include lubricating hinges and crank hardware, checking weatherstripping and sealants, verifying proper operation and drainage, and inspecting for corrosion, moisture intrusion, or alignment issues. Signs that servicing may be needed include difficult operation, binding, drafts, water intrusion, or windows not fully closing or locking properly.

**153:** WINDOW CONDITIONS:

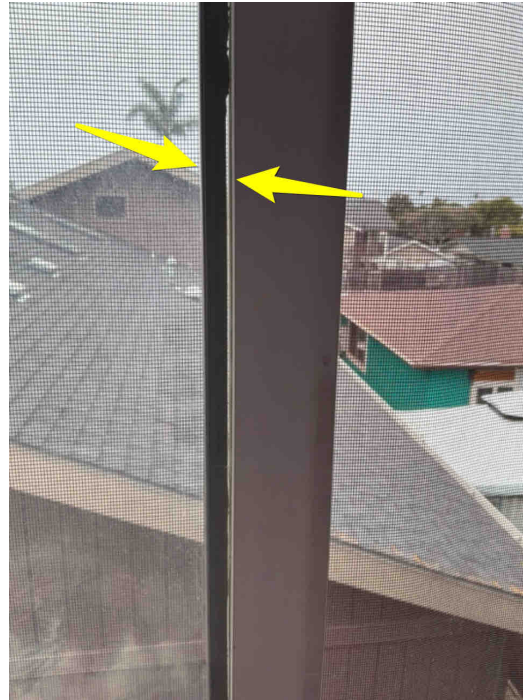
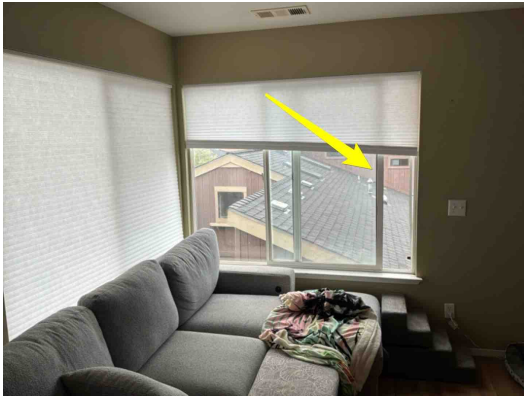
**154: WINDOWS:** A sampling of the accessible windows operated when tested.

**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.*

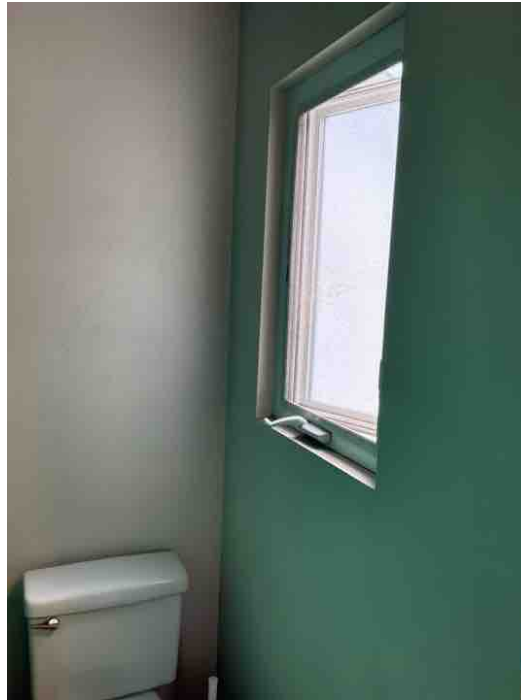
**MR 155:** Some windows found a little difficult to operate. Maintenance or upgrades to the windows are recommended.

**MR 156:** Disclosure: Missing and/or damaged screens found at some windows.

**SC 157:** Some window glass found loose in its frame. Correction Recommended: AT THE UPSTAIRS FAMILY ROOM WEST WALL WINDOW. Recommend contacting a qualified window installation contractor to evaluate all windows and correct as needed.



**E&C 158:** Casement crank window in the UPSTAIRS 1/2 BATHROOM found broken and not operational.



#### FLOORING

**159:** TYPE: Vinyl or laminate planks

#### CEILING TYPE

**160:** Drywall

#### WALL TYPE

**161:** Drywall

#### WALLS AND CEILINGS

**162:** 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 163:** 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.

**164:** *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.*

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

## Interior Stairways

### INTERIOR STAIRS

**166:** Interior Stairway is serviceable and in good condition.

**167:** Interior Stairway railings are serviceable and in good condition.

## 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

**168:** LOCATION: **ATTIC**

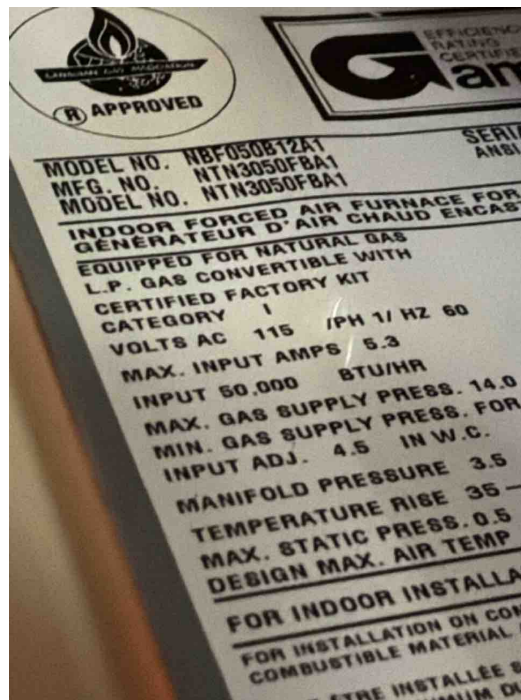
Approx. BTU RATING: **50,000**

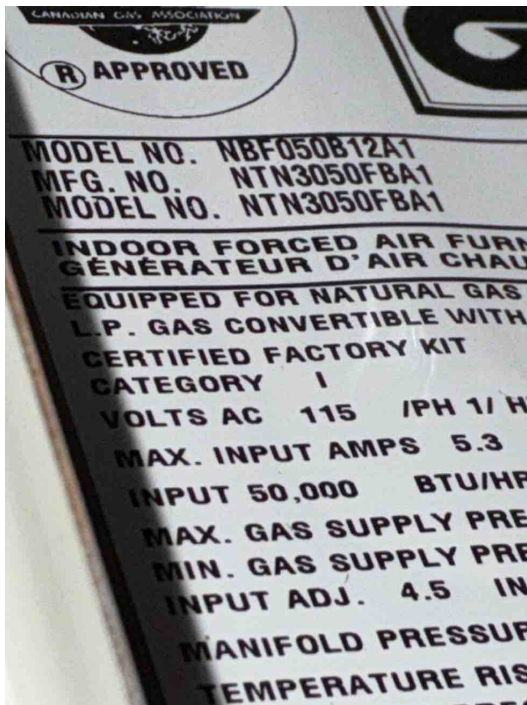
FUEL TYPE: **Natural Gas**

FURNACE TYPE: **Gas Forced Air**

**DATE:** **1998** The average life of this type of furnace is +/- 30-35 years. This furnace is approximately 28 years old .

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





#### CONDITION

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

## FURNACE FLAME

**170:** 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.



**DS 171:** "NOx" SCREENS found to be in good condition inside the furnace burn chamber.

## VENTING

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

## DUCTING/DISTRIBUTION

**173:** 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.*

**MR 174:** Recommend re-sealing the furnace plenums due to leaking and deteriorated tape sealant.

## AIR FILTERS

**MR 175:** Dirty Heating air filter found in the return air grill(s). Recommend cleaning or changing the furnace air filters as part of ongoing maintenance.

## COMBUSTION AIR

**176:** Appears to be the appropriate amount and in the appropriate locations.

## THERMOSTAT/CONTROLS

177: Operated when tested.

## 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

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

Main Electrical Panel Location: **Exterior - Northeast 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.*





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

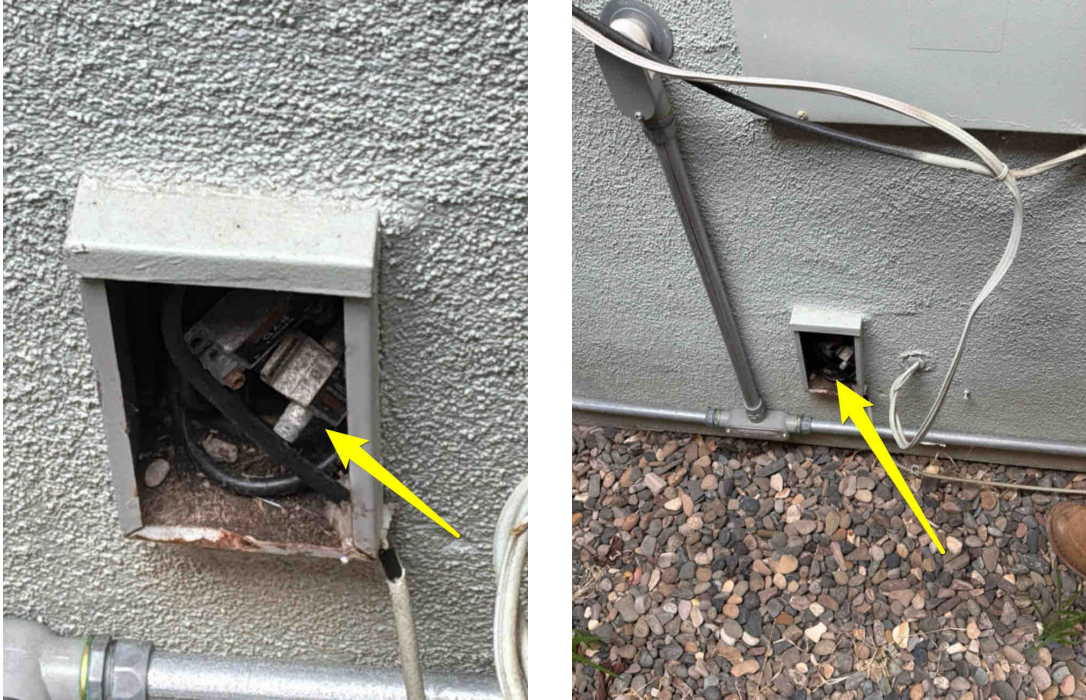
\*Determining the load capacity of the installed circuits is outside the scope of this inspection. This is only a visual inspection of the electrical panels per the CREIA standards. No load testing of the circuits was performed.

**180: 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.*

## SERVICE

**E&C MR 181:** Missing the cover on the exterior cable TV main junction box located on the: Exterior - Northeast Corner. The cover is needed to help prevent critter and/or water intrusion into the exterior walls. Correction needed.



## WIRING/CONDUIT

**182:** 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 183:** Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.

**SU 184:** Recommend the installation of GFCI and AFCI outlet protection, Vacancy Sensors and Humidistat switches in all locations as a safety upgrade per California current standards.

a. Vacancy Sensor light switch: A Vacancy Sensors is a light switches that detect when a space such as a bathroom, garage, laundry room is unoccupied and will automatically turns OFF the lights after a certain amount of time, thereby saving energy.

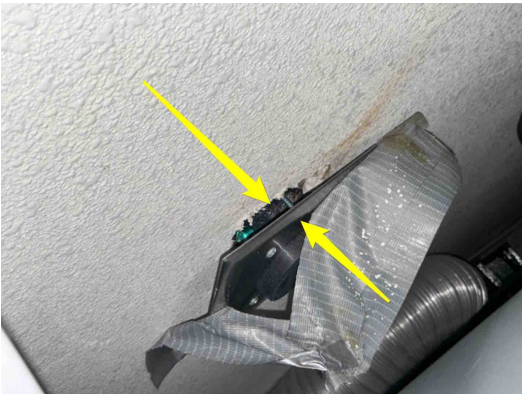
b. Humidistat Fan Switch: A humidistat is a switch which controls a bathroom exhaust fan and turns the fan on automatically when there is a high level of moisture from the shower, reducing the overall humidity level in the bathroom.

c. GFCI (Ground-Fault Circuit Interrupter) Protection : A GFCI device continuously monitors electrical current flow and automatically shuts off power when a ground fault or electrical leakage is detected. GFCI protection significantly reduces the risk of electrical shock and electrocution, particularly in areas where water may be present such as kitchens, bathrooms, garages, laundry rooms, exterior locations, and crawlspaces.

d. AFCI (Arc-Fault Circuit Interrupter) Protection : An AFCI device monitors electrical circuits for dangerous arcing conditions caused by damaged wiring, loose electrical connections, deteriorated cords, overloaded circuits from plugging too many devices into a single outlet or circuit, and other electrical defects. AFCI protection automatically disconnects power when hazardous arcing is detected, helping to reduce the risk of electrical fires within concealed wall, ceiling, and floor assemblies.

## OUTLETS

**SC 185:** Laundry room 240 volt here went the first time outlet found not properly install installed flush into the wall behind the laundry dryer.



## DOOR BELL

**E&C 186:** The doorbell did not operate.

## CEILING FANS

**SC 187:** The ceiling fan hangs crooked in the kitchen area. Contacted qualified Professional to re-hang the ceiling fan.



## Detectors

**SC 188:** The INSTALLED SMOKE DETECTORS appear to be over 10 years old and should be replaced for safety per the current California standards.

*The inspection of the placement of the detectors 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 189:** Smoke detector AND Carbon Monoxide detector are missing at required location: DOWNSTAIRS BEDROOM HALLWAY

**SC 190:** Carbon Monoxide detector missing at the required location: UPSTAIRS

## 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

**191:** Visible areas of the garage floor appears serviceable.

**DS 192:** Common cracks found in the concrete garage floor.

**DS 193:** 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.

**DS 194:** 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.

**SC 195: Disclosure:** A partial garage conversion was constructed inside the garage. Client should consult the local Municipal Building Department to determine or verify if the conversion was properly permitted.

#### WALLS & CEILINGS

**DS 196:** *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

**DS 197:** Walls not fully visible due to occupants' belongings and/or cabinetry.

#### VEHICLE DOOR TYPE

**198:** Roll-up

#### VEHICLE DOOR

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

**200:** Proper safety springs installed on the garage vehicle door.

**MR 201:** *Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

#### VEHICLE DOOR OPENER

**E&C 202:** The garage vehicle door auto opener did not operate properly when tested. Servicing or repair warranted.

## Fireplace

#### FIREPLACE LOCATION

**203:** UPSTAIRS FAMILY ROOM



#### FIREPLACE TYPE

**204:** Fireplace Type: **Prefabricated Gas only**

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

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

## **FIREPLACE CONDITION**

**206:** **GAS FIREPLACE CONDITION:** The FAMILY ROOM GAS fireplace operated when tested.



## **PREFABRICATED GAS FIREPLACE**

**MR 207:** Recommend cleaning the firebox and the controller compartment under the FAMILY ROOM gas fireplace. Needed maintenance recommended.

## **METAL CHIMNEY**

**208:** The FAMILY ROOM fireplace metal chimney pipe and cap above the roof appear serviceable and in good condition.

