



Inspector: Blas Calvillo



130 Island View Drive, Lakeport, CA 95453

Inspection prepared for: Schad Schweitzer

Real Estate Agent: -

Date of Inspection: 9/4/2026 Time: 09:00 AM

Age of Home: 23 Size: 1319

Weather: Sunny 70°

L-2018428

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INTRODUCTION:

We appreciate the opportunity to conduct this inspection for you! Please carefully read your entire Inspection Report. Call us after you have reviewed your report, so we can go over any questions you may have. Remember, when the inspection is completed and the report is delivered, we are still available to you for any questions you may have, throughout the entire closing process.

Properties being inspected do not "Pass" or "Fail." - The following report is based on an inspection of the visible portion of the structure; inspection may be limited by vegetation and possessions. Depending upon the age of the property, some items like GFCI outlets may not be installed; this report will focus on safety and function, not current code. This report identifies specific non-code, non-cosmetic concerns that the inspector feels may need further investigation or repair.

For your safety and liability purposes, we recommend that licensed contractors evaluate and repair any critical concerns and defects. Note that this report is a snapshot in time. We recommend that you or your representative carry out a final walk-through inspection immediately before closing to check the condition of the property, using this report as a guide.

Report Summary

The summary below consists of potentially significant findings. These findings can be a safety hazard, a deficiency requiring a major expense to correct or items I would like to draw extra attention to. The summary is not a complete listing of all the findings in the report, and reflects the opinion of the inspector. Please review all pages of the report as the summary alone does not explain all of the issues. All repairs should be done by a licensed & bonded tradesman or qualified professional. I recommend obtaining a copy of all receipts, warranties and permits for the work done.

Bedrooms		
Page 18 Item: 6	Smoke Detectors	• Bedroom Smoke Detectors The smoke detectors in the bedrooms exhibit multiple critical failures: Low Volume: The two front bedroom smoke detectors are low audible when tested, meaning they do not produce a loud enough alert to safely wake occupants. Inoperable: The Master bedroom smoke detector did not operate at all when tested using the built-in test button. Expired: All of these units appear to be older than 10 years. Smoke detectors have a reliable service life of 10 years, after which their internal sensors degrade and become unreliable. Recommendation: A qualified person should immediately replace all bedroom smoke detectors with new units. This is a high-priority safety hazard that compromises early fire warning for sleeping occupants.
		

Bathroom

Page 22 Item: 7

Toilets

• Toilet Fill Cycle

The toilet takes an unusually long time to fill the tank after flushing. The supply shutoff valve was verified to be fully opened, which indicates the restriction is caused by a worn, clogged, or failing internal fill valve mechanism.

Recommendation: A qualified person or licensed plumber should replace the toilet fill valve assembly (and the associated supply line flex pipe if necessary) to restore normal filling speed and prevent future operation issues.



Kitchen

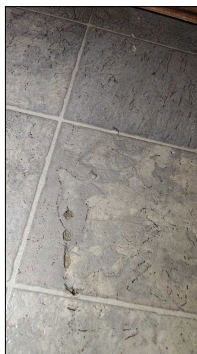
Page 24 Item: 1

Floor Condition

• Kitchen Flooring

The vinyl kitchen flooring is torn, exposing the underlying subfloor or underlayment. A torn floor covering allows spilled liquids to penetrate beneath the vinyl, which can cause water damage or rot to the subfloor over time.

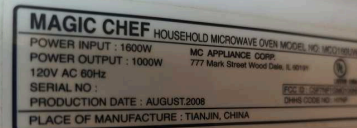
Recommendation: A qualified flooring contractor should repair or replace the damaged vinyl flooring to restore a smooth, continuous surface and protect the subfloor from moisture.



Page 26 Item: 7	Window Condition	• Thermal Seal Failure The window has lost its thermal seal, resulting in condensation, moisture, or a cloudy film trapped between the double-pane glass. While this does not typically pose a structural issue, a failed seal significantly reduces the window's energy efficiency and limits visibility. Recommendation: A qualified window specialist should evaluate the window to replace the failed glass unit (IGU) or the entire window assembly to restore clear visibility and thermal performance.
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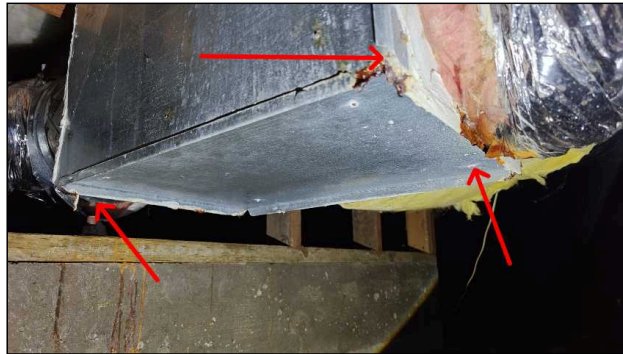
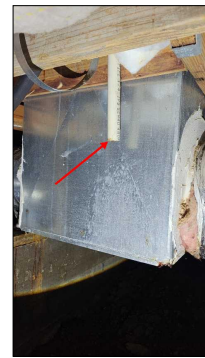
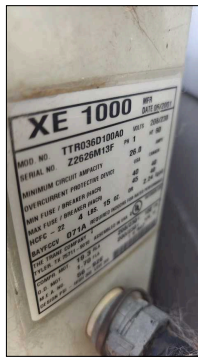
Page 27 Item: 8	Microwave	• Microwave Oven The microwave oven operated when turned on, but it makes an unusual buzzing sound during operation. An abnormal buzzing or humming noise typically indicates a failing internal component, such as the magnetron, high-voltage transformer, or cooling fan. Note that the unit was not fully tested for microwave energy leakage or heating efficiency. Recommendation: A qualified technician should evaluate the appliance to determine the source of the noise, or the client should budget for a future appliance replacement.
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Page 27 Item: 9	Vent Condition	• Kitchen Vent Hood The vent hood light did not operate when tested using normal operating controls. This may simply be due to a burned-out bulb, or it could indicate a faulty light switch, socket, or internal wiring issue. Recommendation: Replace the bulb to verify operation. If replacing the bulb does not resolve the issue, a qualified person should evaluate and repair the light fixture or switch mechanism as needed.
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**Heat/AC**

Page 31 Item: 2	AC Compress Condition	• Air Conditioning System (Age & Operation) The air conditioner unit was manufactured in 2001, appeared to be in good condition, and operated normally when tested using normal operating controls. However, the system is 25 years old and has exceeded its typical design life expectancy of 15 to 20 years. Recommendation: Due to its advanced age, budget for future replacement and have the system serviced annually by a licensed HVAC technician to maximize its remaining operational life. • Air Conditioning Condensate Drainage & Plenum Leak The air conditioning condensate drain line is improperly terminated in the crawlspace below the air handler, discharging water directly onto the crawlspace floor. Additionally, condensate appears to be leaking directly out of the supply ducting plenum. Discharging and leaking water under the home creates excessive moisture levels, which can lead to foundation wood rot, structural framing decay, and accelerated mold growth. Recommendation: A licensed HVAC technician should be contacted to evaluate the system. They should properly route the condensate drain pipe to the exterior of the home (or to an approved drainage location) and seal the leaking ducting plenum to ensure all moisture is safely contained and discharged.
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Page 32 Item: 3

Filters

- HVAC Return Air Filter

The air filter located in the hallway ceiling return grille is dirty and restricted with dust and debris. A clogged air filter restricts airflow, which reduces the efficiency of the HVAC system, increases utility costs, and can cause the 2002 furnace to overheat and short-cycle, leading to premature component failure.

Recommendation: The air filter should be replaced immediately. Establish a routine maintenance schedule to inspect and replace the filter every 30 to 90 days to ensure optimal system performance and indoor air quality.



Garage

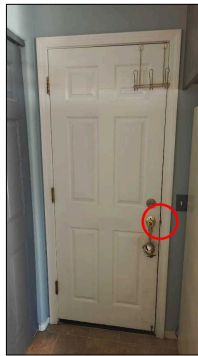
Page 34 Item: 1

Fire Door

• Garage-to-Home Door Closure Device

The self-closing device on the door leading from the garage to the home does not fully latch the door when closed. An automatic self-closing and self-latching door is a critical fire-safety feature designed to prevent automotive fumes, carbon monoxide, and potential garage fires from easily migrating into the living spaces of the home.

Recommendation: A qualified person should adjust the tension on the self-closing hinges or repair the door closer mechanism so that the door latches securely and automatically from any open position.



Roof

Page 37 Item: 1

Roof Condition

• Roof Shingles and Vent Pipe Boots

Excessive granule loss was observed on the roof shingles, and the plumbing vent boots are torn. The loss of protective granules accelerates asphalt shingle deterioration from UV exposure, while the torn rubber boots create an active path for rainwater to leak directly into the roof framing and attic space.

Recommendation: A licensed roofing contractor should be contacted to evaluate the roof, replace the torn plumbing vent boots, and determine the remaining serviceable life of the shingles.





Attic

Page 39 Item: 4	Exhaust Vent	• Bathroom Exhaust Fan The bathroom exhaust fan is installed without any ducting, causing it to discharge warm, moist air directly into the attic space rather than to the exterior of the home. Venting moist air into an enclosed space can trap humidity, leading to condensed water accumulation, wood rot of structural framing, and accelerated mold growth. Recommendation: A qualified contractor or HVAC specialist should install a dedicated, insulated duct line that vents the exhaust fan directly to the exterior of the home through a proper roof or wall cap equipped with a backdraft damper.
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Exterior Areas

Page 42 Item: 5	Exterior Paint	• Exterior Paint and Caulking Cracked caulking and peeling paint in spots were observed at the exterior surfaces. Damaged sealants and exposed wood surfaces can allow moisture to penetrate the building envelope, potentially leading to localized wood rot or water intrusion over time. Recommendation: A qualified contractor or painter should scrape the peeling paint, re-caulk all affected joints, and repaint the surfaces as part of routine property maintenance to protect the exterior from weather elements.
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Grounds

Page 45 Item: 2

Stairs & Handrail

• Deck Stairs and Structural Attachments

The deck installation exhibits multiple safety and structural defects that require immediate correction:

Improper Handrails: The deck stair handrails consist of flat 2x6 lumber, which does not provide a proper graspable profile required for safe grip.

Open Risers: The stair steps have open risers, which pose a trip and fall hazard, particularly for small children.

Loose Guardrails: The guardrails are loose, compromising the structural integrity of the safety barriers.

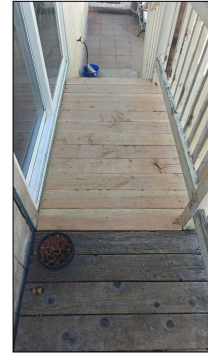
Improper Ledger Attachment: The ledger board is secured with deck screws. Standard deck screws lack the required shear strength to support the heavy loads of a deck and are prone to sudden failure.

Recommendation: A licensed structural contractor or deck specialist must be evaluated immediately. The ledger board must be retrofitted with approved structural thru-bolts or structural lag screws, the guardrails must be securely fastened, the stair risers should be enclosed (or reduced to less than 4 inches), and a properly graspable handrail must be installed to ensure safety and code compliance.

• Deck Maintenance (Sealing Recommendation)

Recommendation: It is recommended to seal the newly installed Douglas fir deck boards with an appropriate exterior wood sealer or stain. Unfinished Douglas fir is vulnerable to UV degradation, moisture absorption, warping, and premature cracking if left unprotected against weather elements.





Page 47 Item: 4

Exterior Faucet
Condition**• Exterior Water Spigot**

The water pipes for the spigot on the left side of the home are dripping water in a few spots. Ongoing leakage can lead to elevated moisture levels near the foundation and wasted water.

Recommendation: A licensed plumber should evaluate and repair or replace the leaking pipes and connections to prevent further water loss and potential moisture damage.



Living Room

Page 52 Item: 4	Window Condition	• Living Room Interior Walls Moisture damage was observed on the drywall above the living room window. However, the affected area tested dry at the time of inspection when checked with a moisture meter. This suggests a past leak or an intermittent leak that occurs only during specific weather conditions, such as heavy or wind-driven rain. Recommendation: A qualified contractor should evaluate the exterior window flashing, siding, and roof area directly above this window to ensure the leak source has been permanently resolved. The damaged drywall should be repaired, primed, and painted.
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Page 53 Item: 7	Smoke Detectors	• Living Room Smoke Detector The living room smoke detector did not operate when tested using the built-in test button, and the unit appears to be older than 10 years. Smoke detectors have a reliable service life of 10 years, after which their internal sensors degrade and become unreliable. Recommendation: A qualified person should immediately replace the smoke detector with a new unit to ensure occupant safety, as an inoperable and expired detector is a high-priority safety hazard.
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Page 54 Item: 8	Fireplace	• Wood-Burning Fireplace The wood-burning fireplace appeared to be in good condition at the time of inspection, showing no obvious signs of major damage or structural defects in the visible portions of the firebox and hearth. Recommendation: It is highly recommended to have the fireplace and chimney professionally inspected and swept by a certified chimney sweep prior to use. A comprehensive Level 2 chimney inspection is advised to evaluate hidden areas of the flue lining and ensure the system draws properly and is completely safe to operate.
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Inspection Details

1. Attendance

In Attendance: No other parties present at inspection.

2. Home Type

Home Type: Single Family Home • Attached Garage • For the purpose of this report the front of the home faces • South

3. Occupancy

Occupancy: Occupied - Furnished • Access to some items such as: electrical outlets/receptacles, windows, wall/floor surfaces, and cabinet interiors may be restricted by furniture or personal belongings. Any such items are excluded from this inspection report. • The utilities were on at the time of inspection. • Water Supply is from public utility

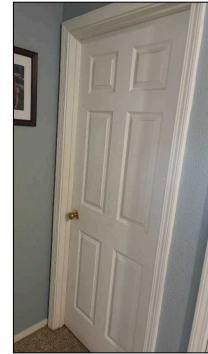
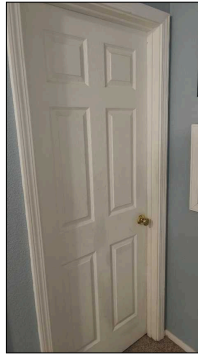
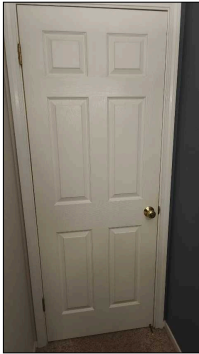
Bedrooms

The main area of inspection in the bedrooms is the structural system. This means that all walls, ceilings and floors will be inspected. Doors and windows will also be investigated for damage and normal operation. Personal items in the bedroom may prevent all areas to be inspected as the inspector will not move personal items.

1. Doors

Observations:

- The bedroom doors appeared to be in good condition at time of inspection.



2. Floor Condition

Flooring Types: Carpet is noted.

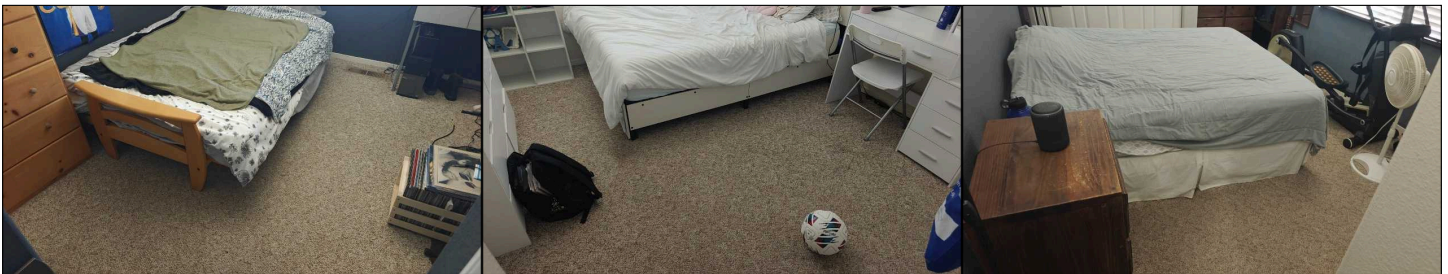
Observations:

- Bedroom Flooring



The visible portions of the bedroom carpets appeared to be in good condition at the time of inspection, showing signs of normal wear and no major defects.

Limitations: Inspection of the flooring was restricted by furniture, beds, and stored personal items, which covered portions of the carpet. The hidden areas beneath these items were not accessible and could not be evaluated for condition, staining, or underlying defects.



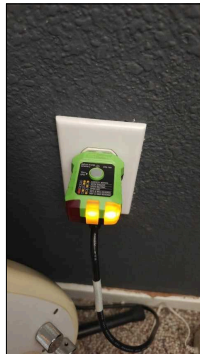
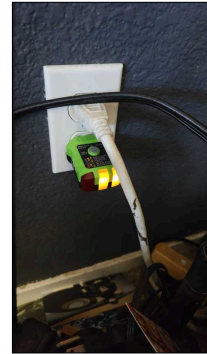
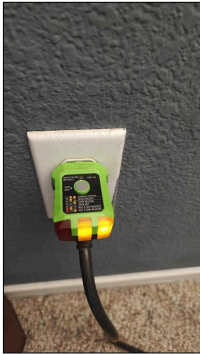
3. Electrical

Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.



Bedrooms (continued)



4. Window Condition



Bedrooms (continued)

5. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- The bedroom ceilings appeared to be in good condition at time of inspection.



6. Smoke Detectors



Observations:

- **Bedroom Smoke Detectors**

The smoke detectors in the bedrooms exhibit multiple critical failures:

Low Volume: The two front bedroom smoke detectors are low audible when tested, meaning they do not produce a loud enough alert to safely wake occupants.

Inoperable: The Master bedroom smoke detector did not operate at all when tested using the built-in test button.

Expired: All of these units appear to be older than 10 years. Smoke detectors have a reliable service life of 10 years, after which their internal sensors degrade and become unreliable.

Recommendation: A qualified person should immediately replace all bedroom smoke detectors with new units. This is a high-priority safety hazard that compromises early fire warning for sleeping occupants.



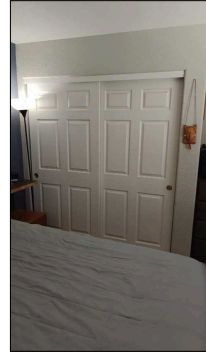
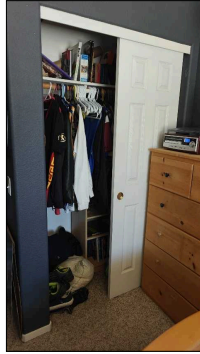
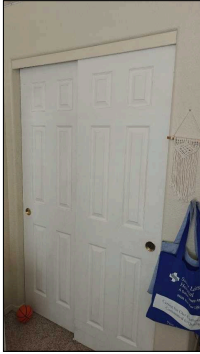
7. Closets



Observations:

- The closet appeared to be in good condition at time of inspection

Bedrooms (continued)



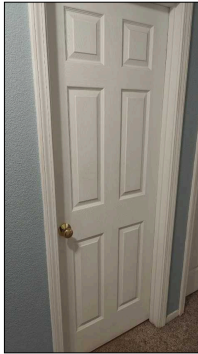
Bathroom

Bathrooms can consist of many features from jacuzzi tubs and showers to toilets and bidets. Because of all the plumbing involved it is an important area of the house to look over. Moisture in the air and leaks can cause mildew, wallpaper and paint to peel, and other problems. The home inspector will identify as many issues as possible but some problems may be undetectable due to problems within the walls or under the flooring..

1. Doors

Observations:

- No major system safety or function concerns noted at time of inspection.

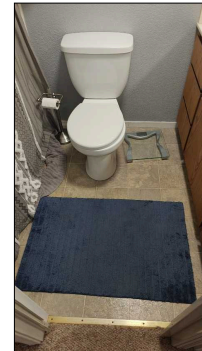
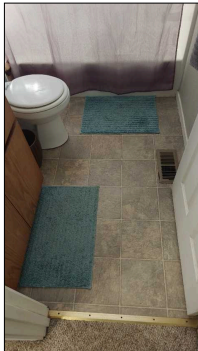


2. Floor Condition

Materials: Sheet vinyl flooring is noted.

Observations:

- The bathroom flooring appeared to be in good condition at time of inspection.



3. GFCI

Observations:

- **GFCI** in place and operational



Bathroom (continued)

4. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- The bathroom ceilings appeared to be in good condition at time of inspection.



5. Exhaust Fan



Observations:

- The bath fan was operated and no issues were found.

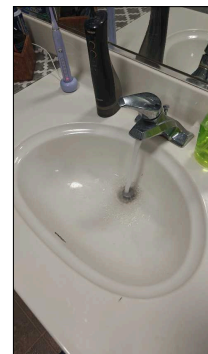
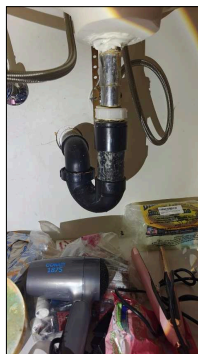


6. Sinks



Observations:

- The bathroom sink and drain appeared to be in good condition at time of inspection.



Bathroom (continued)



7. Toilets



Observations:

- Operated when tested. No deficiencies noted.

- Toilet Fill Cycle

The toilet takes an unusually long time to fill the tank after flushing. The supply shutoff valve was verified to be fully opened, which indicates the restriction is caused by a worn, clogged, or failing internal fill valve mechanism.

Recommendation: A qualified person or licensed plumber should replace the toilet fill valve assembly (and the associated supply line flex pipe if necessary) to restore normal filling speed and prevent future operation issues.

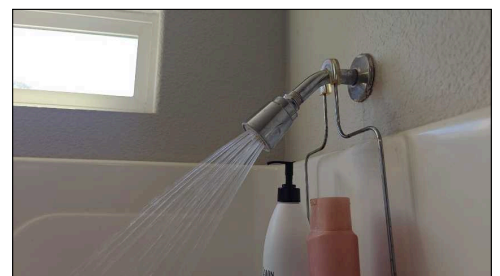
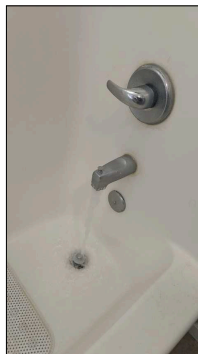
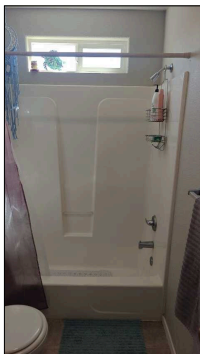


8. Bath Tubs

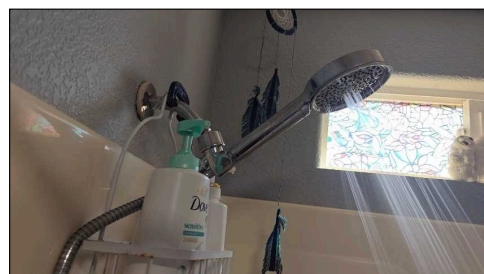
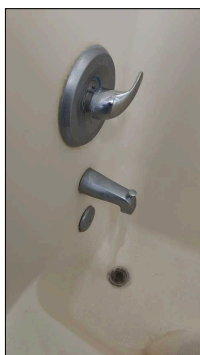
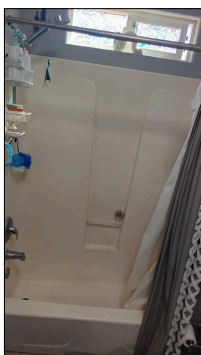


Observations:

- Tub



Bathroom (continued)

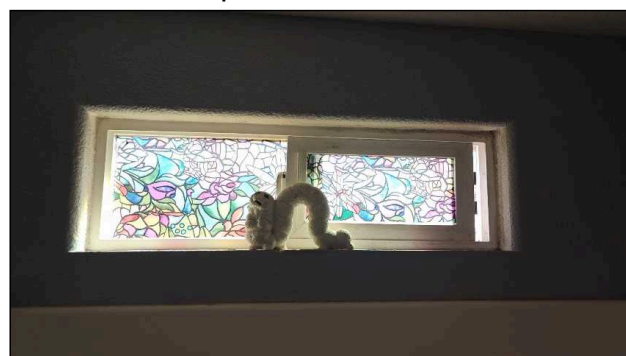
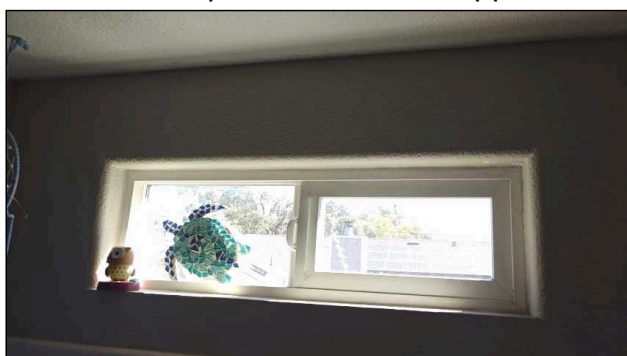


9. Window Condition

Materials: Vinyl framed sliding window noted.

Observations:

- Operated windows appeared functional, at time of inspection



Kitchen

The kitchen is used for food preparation and often for entertainment. Kitchens typically include a stove, dishwasher, sink and other appliances.

1. Floor Condition



Observations:

- Kitchen Flooring

The vinyl kitchen flooring is torn, exposing the underlying subfloor or underlayment. A torn floor covering allows spilled liquids to penetrate beneath the vinyl, which can cause water damage or rot to the subfloor over time.

Recommendation: A qualified flooring contractor should repair or replace the damaged vinyl flooring to restore a smooth, continuous surface and protect the subfloor from moisture.



2. Cabinets



Observations:

- Appeared functional and in satisfactory condition, at time of inspection.



3. Sinks



Observations:

- The kitchen sink and drain appeared to be in good condition at time of inspection.

Kitchen (continued)



4. Garbage Disposal



Observations:

- Operated - appeared functional at time of inspection.



5. Dishwasher



Observations:

- The dishwasher operated when tested.



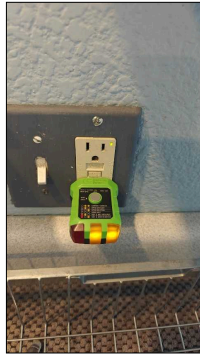
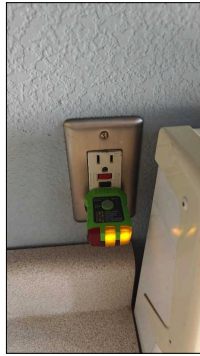
6. GFCI



Observations:

- GFCI in place and operational.

Kitchen (continued)



7. Window Condition



Materials: Vinyl framed sliding window noted.

Observations:

- Operated windows appeared functional, at time of inspection.

- **Thermal Seal Failure**

The window has lost its thermal seal, resulting in condensation, moisture, or a cloudy film trapped between the double-pane glass. While this does not typically pose a structural issue, a failed seal significantly reduces the window's energy efficiency and limits visibility.

Recommendation: A qualified window specialist should evaluate the window to replace the failed glass unit (IGU) or the entire window assembly to restore clear visibility and thermal performance.



Kitchen (continued)

8. Microwave

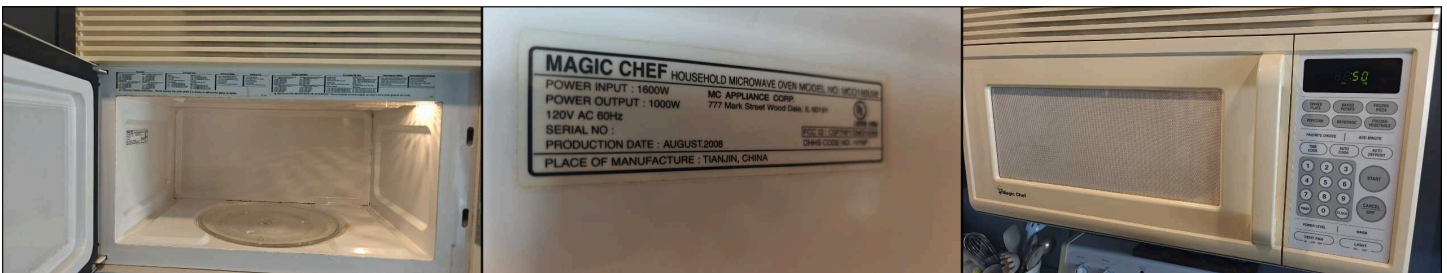


Observations:

- **Microwave Oven**

The microwave oven operated when turned on, but it makes an unusual buzzing sound during operation. An abnormal buzzing or humming noise typically indicates a failing internal component, such as the magnetron, high-voltage transformer, or cooling fan. Note that the unit was not fully tested for microwave energy leakage or heating efficiency.

Recommendation: A qualified technician should evaluate the appliance to determine the source of the noise, or the client should budget for a future appliance replacement.



9. Vent Condition



Materials: Exterior Vented

Observations:

- The vent fan operated when tested.

- **Kitchen Vent Hood**

The vent hood light did not operate when tested using normal operating controls. This may simply be due to a burned-out bulb, or it could indicate a faulty light switch, socket, or internal wiring issue.

Recommendation: Replace the bulb to verify operation. If replacing the bulb does not resolve the issue, a qualified person should evaluate and repair the light fixture or switch mechanism as needed.



Kitchen (continued)

10. Cook top condition



Observations:

- Electric cook top noted.
- All heating elements operated when tested.
- Oven(s) operated when tested.



11. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- The kitchen ceilings appeared to be in good condition at time of inspection.



12. Patio Doors



Observations:

- The sliding patio door was functional during the inspection.



Laundry

1. Doors



Observations:

- No major system safety or function concerns noted at time of inspection.



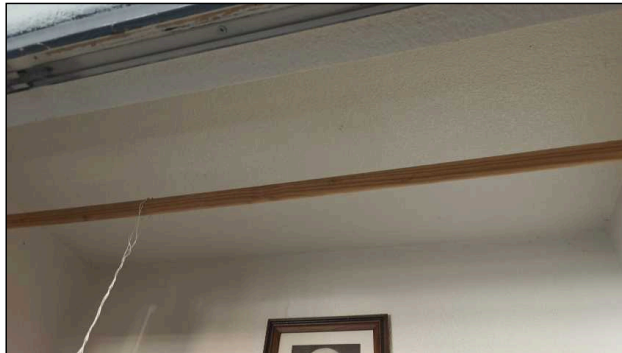
2. Ceiling Condition



Materials: There are drywall ceilings noted.

Observations:

- The laundry room ceilings appeared to be in good condition at time of inspection.

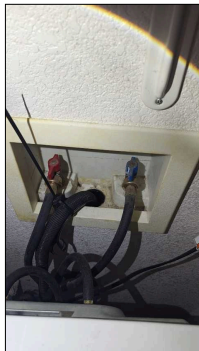


3. Plumbing



Observations:

- The washing machine plumbing hookups appeared to be in good condition at time of inspection.



Heat/AC

The heating, ventilation, and air conditioning and cooling system (often referred to as HVAC) is the climate control system for the structure. The goal of these systems is to keep the occupants at a comfortable level while maintaining indoor air quality, ventilation while keeping maintenance costs at a minimum. The HVAC system is usually powered by electricity and natural gas, but can also be powered by other sources such as butane, oil, propane, solar panels, or wood.

The inspector will usually test the heating and air conditioner using the thermostat or other controls. For a more thorough investigation of the system please contact a licensed HVAC service person.

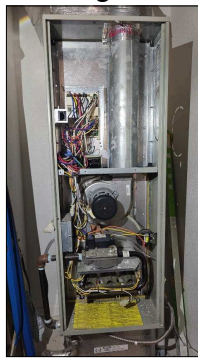
1. Heater Condition

Observations:

- Heating System (Age & Operation)



The gas-fired furnace was manufactured in 2002, is located in the hallway closet, and operated normally when tested using normal operating controls.



Heat/AC (continued)

2. AC Compress Condition

Observations:



- Air Conditioning System (Age & Operation)

The air conditioner unit was manufactured in 2001, appeared to be in good condition, and operated normally when tested using normal operating controls. However, the system is 25 years old and has exceeded its typical design life expectancy of 15 to 20 years.

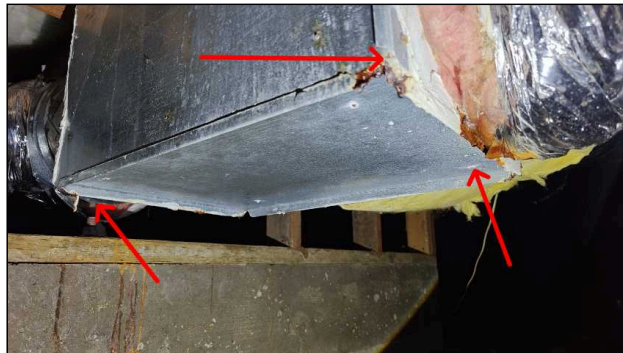
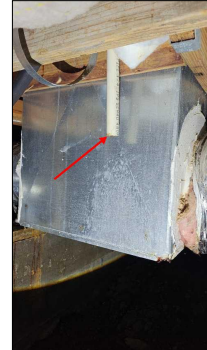
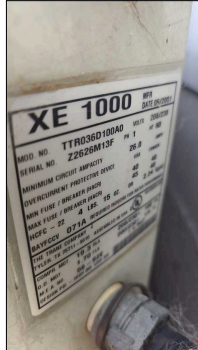
Recommendation: Due to its advanced age, budget for future replacement and have the system serviced annually by a licensed HVAC technician to maximize its remaining operational life.

- Air Conditioning Condensate Drainage & Plenum Leak

The air conditioning condensate drain line is improperly terminated in the crawlspace below the air handler, discharging water directly onto the crawlspace floor.

Additionally, condensate appears to be leaking directly out of the supply ducting plenum. Discharging and leaking water under the home creates excessive moisture levels, which can lead to foundation wood rot, structural framing decay, and accelerated mold growth.

Recommendation: A licensed HVAC technician should be contacted to evaluate the system. They should properly route the condensate drain pipe to the exterior of the home (or to an approved drainage location) and seal the leaking ducting plenum to ensure all moisture is safely contained and discharged.



Heat/AC (continued)

3. Filters



Observations:

- HVAC Return Air Filter

The air filter located in the hallway ceiling return grille is dirty and restricted with dust and debris. A clogged air filter restricts airflow, which reduces the efficiency of the HVAC system, increases utility costs, and can cause the 2002 furnace to overheat and short-cycle, leading to premature component failure.

Recommendation: The air filter should be replaced immediately. Establish a routine maintenance schedule to inspect and replace the filter every 30 to 90 days to ensure optimal system performance and indoor air quality.



4. Thermostats



Observations:

- Functional at the time of inspection.



Water Heater

1. Water Heater Condition



Heater Type: Gas

Observations:

- Gas Water Heater

The gas water heater was manufactured in 2018, is located in the garage, and appeared to be in good condition and operated normally when tested using normal operating controls. The system is approximately 8 years old and is within its typical operational lifespan.



Garage

1. Fire Door

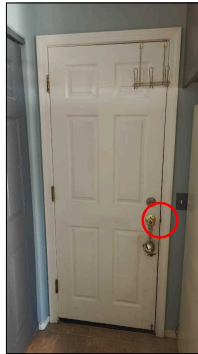


Observations:

- **Garage-to-Home Door Closure Device**

The self-closing device on the door leading from the garage to the home does not fully latch the door when closed. An automatic self-closing and self-latching door is a critical fire-safety feature designed to prevent automotive fumes, carbon monoxide, and potential garage fires from easily migrating into the living spaces of the home.

Recommendation: A qualified person should adjust the tension on the self-closing hinges or repair the door closer mechanism so that the door latches securely and automatically from any open position.

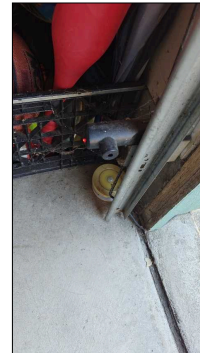


2. Garage Opener Status



Observations:

- Screw drive opener noted.
- The garage door opener is functional, safety features are built in and working at time of inspection.



3. Floor Condition

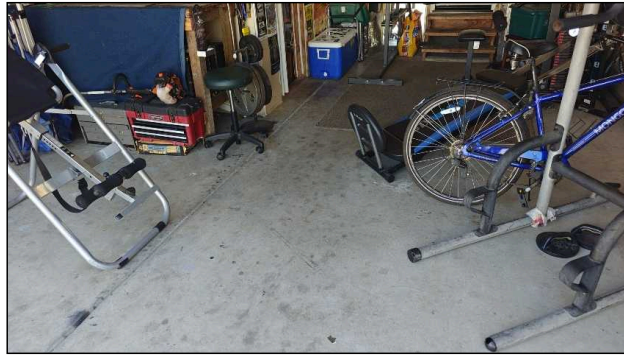


Observations:

- **Garage Floor**

The visible portions of the concrete garage floor appeared to be in good condition at the time of inspection, showing normal wear and no signs of major structural cracking, severe heaving, or significant displacement.

Garage (continued)



Electrical

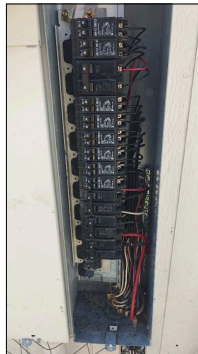
1. Electrical Panel



Observations:

- Electrical Service Equipment

The electric meter and service panel, equipped with a 150-amp main disconnect, are located on the North exterior wall and appeared to be in good condition at the time of inspection.



Roof

1. Roof Condition



Observations:

- **Roof Shingles and Vent Pipe Boots**

Excessive granule loss was observed on the roof shingles, and the plumbing vent boots are torn. The loss of protective granules accelerates asphalt shingle deterioration from UV exposure, while the torn rubber boots create an active path for rainwater to leak directly into the roof framing and attic space.

Recommendation: A licensed roofing contractor should be contacted to evaluate the roof, replace the torn plumbing vent boots, and determine the remaining serviceable life of the shingles.



2. Chimney



Observations:

- No major system safety or function concerns noted at time of inspection.



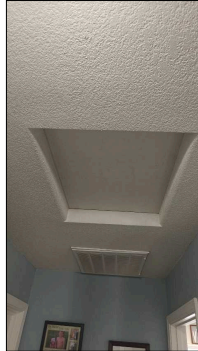
Attic

1. Access



Observations:

- The attic access is located on the hallway.



2. Structure



Observations:

- The attic structure appeared to be in good condition at time of inspection.



3. Insulation Condition



Materials: Unfinished fiberglass batts noted.

Depth: Insulation averages about 14-16 inches in depth

Observations:

- Insulation appears adequate.



Attic (continued)

4. Exhaust Vent



Observations:

- Bathroom Exhaust Fan

The bathroom exhaust fan is installed without any ducting, causing it to discharge warm, moist air directly into the attic space rather than to the exterior of the home. Venting moist air into an enclosed space can trap humidity, leading to condensed water accumulation, wood rot of structural framing, and accelerated mold growth.

Recommendation: A qualified contractor or HVAC specialist should install a dedicated, insulated duct line that vents the exhaust fan directly to the exterior of the home through a proper roof or wall cap equipped with a backdraft damper.



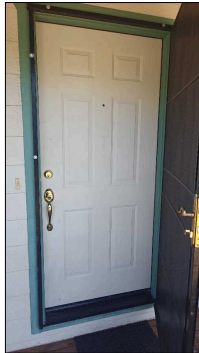
Exterior Areas

1. Doors



Observations:

- Appeared in functional and in satisfactory condition, at time of inspection.



2. Window Condition



Observations:

- Components appeared in satisfactory condition at time of inspection.



Exterior Areas (continued)

3. Siding Condition



Observations:

- Composite Wood Siding

The composite wood siding appeared to be in good condition at the time of inspection, showing signs of normal weathering and no major structural defects, significant damage, or active rot.



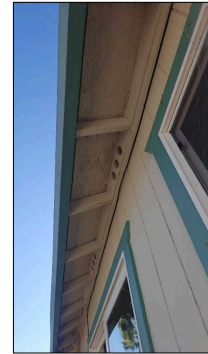
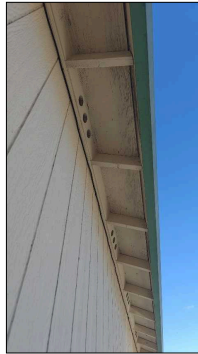
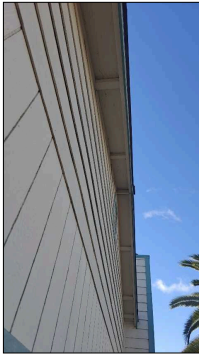
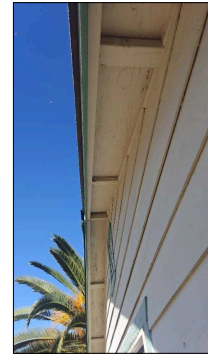
4. Eaves & Facia



Observations:

- The eaves appeared to be in good condition at time of inspection.

Exterior Areas (continued)



5. Exterior Paint

Observations:



• Exterior Paint and Caulking

Cracked caulking and peeling paint in spots were observed at the exterior surfaces. Damaged sealants and exposed wood surfaces can allow moisture to penetrate the building envelope, potentially leading to localized wood rot or water intrusion over time.

Recommendation: A qualified contractor or painter should scrape the peeling paint, re-caulk all affected joints, and repaint the surfaces as part of routine property maintenance to protect the exterior from weather elements.



Exterior Areas (continued)



Foundation

1. Foundation Perimeter



Observations:

- Concrete Foundation Perimeter

The concrete foundation perimeter appeared to be in good condition at the time of inspection, showing no signs of major structural cracking, displacement, or significant distress.



Grounds

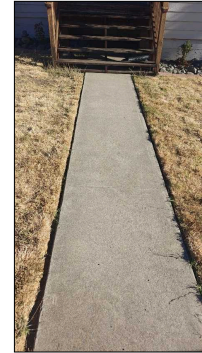
1. Driveway/Walkway Condition



Observations:

- Concrete Driveway and Walkway

The concrete driveway and walkway appeared to be in good condition at the time of inspection, showing normal wear and no signs of major structural cracking, heaving, or significant displacement.



2. Stairs & Handrail



Observations:

- Deck Stairs and Structural Attachments

The deck installation exhibits multiple safety and structural defects that require immediate correction:

Improper Handrails: The deck stair handrails consist of flat 2x6 lumber, which does not provide a proper graspable profile required for safe grip.

Open Risers: The stair steps have open risers, which pose a trip and fall hazard, particularly for small children.

Loose Guardrails: The guardrails are loose, compromising the structural integrity of the safety barriers.

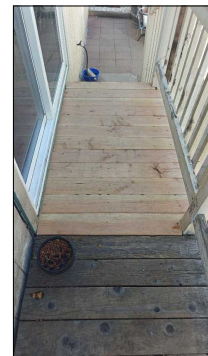
Improper Ledger Attachment: The ledger board is secured with deck screws. Standard deck screws lack the required shear strength to support the heavy loads of a deck and are prone to sudden failure.

Recommendation: A licensed structural contractor or deck specialist must be evaluated immediately. The ledger board must be retrofitted with approved structural thru-bolts or structural lag screws, the guardrails must be securely fastened, the stair risers should be enclosed (or reduced to less than 4 inches), and a properly graspable handrail must be installed to ensure safety and code compliance.

- Deck Maintenance (Sealing Recommendation)

Recommendation: It is recommended to seal the newly installed Douglas fir deck boards with an appropriate exterior wood sealer or stain. Unfinished Douglas fir is vulnerable to UV degradation, moisture absorption, warping, and premature cracking if left unprotected against weather elements.

Grounds (continued)



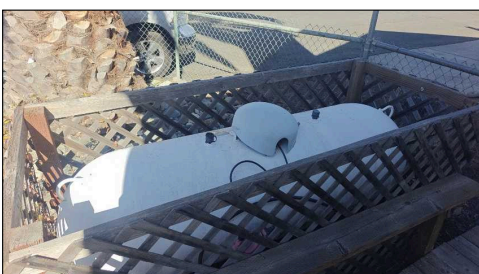
3. Main Gas Valve Condition

Observations:

- Propane System and Shutoff Valves



The gas shutoff valves located on the propane tank and on the gas line entering the home appeared to be in good condition at the time of inspection. The propane tank gauge indicated it is approximately 45% full.



Grounds (continued)



4. Exterior Faucet Condition



Observations:

- Exterior Water Spigot

The water pipes for the spigot on the left side of the home are dripping water in a few spots. Ongoing leakage can lead to elevated moisture levels near the foundation and wasted water.

Recommendation: A licensed plumber should evaluate and repair or replace the leaking pipes and connections to prevent further water loss and potential moisture damage.



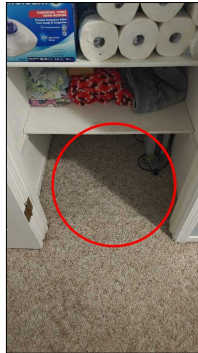
Crawlspace

1. Access



Observations:

- The crawlspace access is located in the hallway closet.



2. Insulation



Observations:

- The crawlspace insulation appeared to be in good condition at time of inspection.



3. Plumbing Materials



Observations:

- **ABS** waste and copper water supply pipe appeared to be in good condition at time of inspection.



4. Basement/Crawlspace Ductwork



Observations:

- The HVAC ducting appeared to be in good condition at time of inspection.

Cawlspace (continued)



Water Supply

1. Main Water Supply

Materials: Main Water Supply from public utility

2. Water Supply Condition

Materials: Main Water Supply from public utility

Observations:

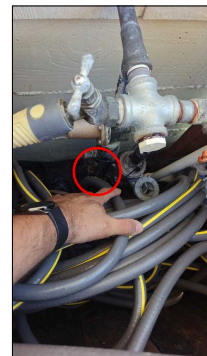
- Water Meter



The main water meter is located near the street on the left side of the property and appeared to be in good condition at the time of inspection.

- Water Shutoff Valve

The main water shutoff valve is located on the left side of the home and appeared to be in good condition at the time of inspection.



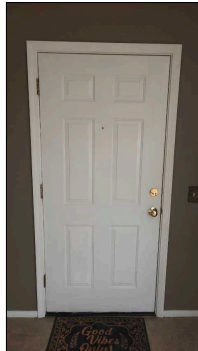
Living Room

1. Doors



Observations:

- The entry door appeared to be in good condition at time of inspection.



2. Floor Condition



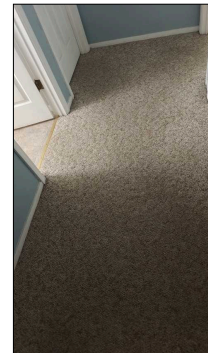
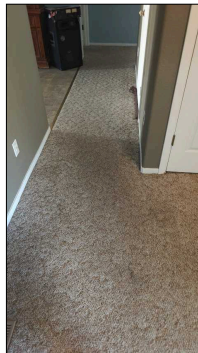
Flooring Types: Carpet is noted.

Observations:

- Living Room Flooring

The visible portions of the living room carpets appeared to be in good condition overall, with some stains noted at the time of inspection.

Limitations: Inspection of the flooring was restricted by furniture and stored personal items, which covered portions of the carpet. The hidden areas beneath these items were not accessible and could not be evaluated for condition, staining, or underlying defects.



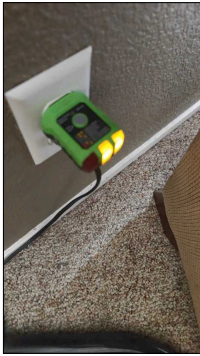
3. Electrical



Observations:

- The majority of grounded receptacles , were tested and found to be wired correctly.

Living Room (continued)



4. Window Condition



Materials: Vinyl framed sliding window noted.

Observations:

- Operated windows appeared functional, at time of inspection.

• Living Room Interior Walls

Moisture damage was observed on the drywall above the living room window.

However, the affected area tested dry at the time of inspection when checked with a moisture meter. This suggests a past leak or an intermittent leak that occurs only during specific weather conditions, such as heavy or wind-driven rain.

Recommendation: A qualified contractor should evaluate the exterior window flashing, siding, and roof area directly above this window to ensure the leak source has been permanently resolved. The damaged drywall should be repaired, primed, and painted.



5. Ceiling Condition

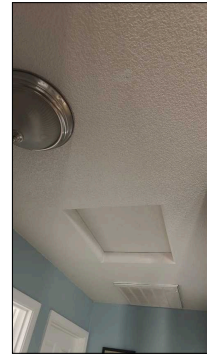
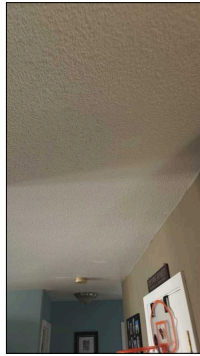


Materials: There are drywall ceilings noted.

Observations:

- The livingroom ceilings appeared to be in good condition at time of inspection.

Living Room (continued)

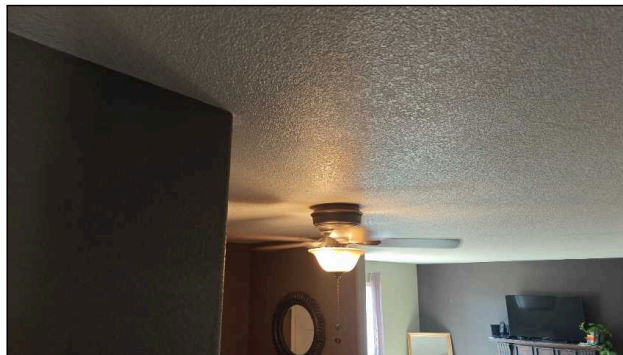


6. Ceiling Fans



Observations:

- Operated normally when tested, at time of inspection.



7. Smoke Detectors



Observations:

• Living Room Smoke Detector

The living room smoke detector did not operate when tested using the built-in test button, and the unit appears to be older than 10 years. Smoke detectors have a reliable service life of 10 years, after which their internal sensors degrade and become unreliable.

Recommendation: A qualified person should immediately replace the smoke detector with a new unit to ensure occupant safety, as an inoperable and expired detector is a high-priority safety hazard.



Living Room (continued)

8. Fireplace

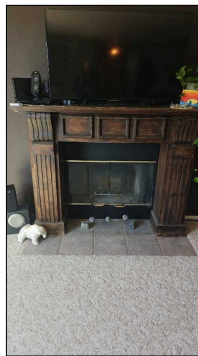


Observations:

- Wood-Burning Fireplace

The wood-burning fireplace appeared to be in good condition at the time of inspection, showing no obvious signs of major damage or structural defects in the visible portions of the firebox and hearth.

Recommendation: It is highly recommended to have the fireplace and chimney professionally inspected and swept by a certified chimney sweep prior to use. A comprehensive Level 2 chimney inspection is advised to evaluate hidden areas of the flue lining and ensure the system draws properly and is completely safe to operate.



Residential Earthquake Hazards Report

Yes	No	N/A	Don't Know
☐	☐	☐	☐

1. Is the water heater braced, strapped, or anchored to resist falling during an earthquake?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

2. Is the house anchored or bolted to the foundation?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

3. If the house has cripple walls:

a. Are the exterior cripple walls braced?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

b. If the exterior foundation consists of unconnected concrete piers and posts, have they been strengthened?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

4. If the exterior foundation, or part of it, is made of unreinforced masonry, has it been strengthened?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

5. If the house is built on a hillside:

a. Are the exterior tall foundation walls braced?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

b. Were the tall posts or columns either built to resist earthquakes or have they been strengthened?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

6. If the exterior walls of the house, or part of them, are made of unreinforced masonry, have they been strengthened?

Yes	No	N/A	Don't Know
☐	☐	☐	☐

7. If the house has a living area over the garage, was the wall around the garage dooropening either built to resist earthquakes or has it been strengthened?

Yes	No	Don't Know
☐	☐	☐

8. Is the house outside an Alquist-Priolo Earthquake Fault Zone (zones immediately surrounding known earthquake faults)?

Yes	No	Don't Know
☐	☐	☐

9. Is the house outside a Seismic Hazard Zone (zone identified as susceptible to liquefaction or landsliding)?

EXECUTED BY:

(Seller)

(Seller)

Date

I acknowledge receipt of this form, completed and signed by the seller. I understand that if the seller has answered "No" to one or more questions, or if seller has indicated a lack of knowledge, there may be one or more earthquake weaknesses in this house.

(Buyer)

(Buyer)

Date

Glossary

Term	Definition
ABS	Acronym for acrylonitrile butadiene styrene; rigid black plastic pipe used only for drain lines.
GFCI	A special device that is intended for the protection of personnel by de-energizing a circuit, capable of opening the circuit when even a small amount of current is flowing through the grounding system.