

Prepared for Exclusive Use by:

Walter Crone

Address of Property:

2405 Nicklaus Dr
Santa Maria CA 93455

Date of Service:

9/21/2026



Company Providing Service:

Shelby Hendrix

HouseMaster
1187 Coast Village Rd. 1-284
Santa Barbara, CA 93108

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INSPECTION INFORMATION

CLIENT:

Walter Crone

PROPERTY ADDRESS:

2405 Nicklaus Dr
Santa Maria CA 93455

INSPECTION DATE/TIME:

9/21/2026 - 09:00 PM

INSPECTOR:

Shelby Hendrix

INSPECTION COMPANY:

HouseMaster
1187 Coast Village Rd. 1-284
Santa Barbara, CA 93108

INSPECTION DETAILS

DESCRIPTION:

Single Family

TYPE OF INSPECTION:

Pre-Listing Inspection

AGE OF HOME:

34 Years

PEOPLE PRESENT:

Sellers, Seller's Agents, Inspectors

STATUS OF HOME:

Occupied

WEATHER:

Overcast

TEMPERATURE:

70 TO 75

INTRODUCTION

The purpose of this report is to render the inspector's professional opinion of the condition of the inspected elements of the referenced property (dwelling or house) on the date of inspection. Such opinions are rendered based on the findings of a standard limited time/scope home inspection performed according to the Terms and Conditions of the Inspection Order Agreement and in a manner consistent with applicable home inspection industry standards. The inspection was limited to the specified, readily visible and accessible installed major structural, mechanical and electrical elements (systems and components) of the house. The inspection does not represent a technically exhaustive evaluation and does not include any engineering, geological, design, environmental, biological, health-related or code compliance evaluations of the house or property. Furthermore, no representations are made with respect to any concealed, latent or future conditions.

The GENERAL INSPECTION LIMITATIONS on the following page provides information regarding home inspections, including various limitations and exclusions, as well as some specific information related to this property. The information contained in this report was prepared exclusively for the named Clients and is not transferable without the expressed consent of the Company. The report, including all Addenda, should be reviewed in its entirety.

REPORT TERMINOLOGY

The following terminology may be used to report conditions observed during the inspection. Additional terms may also be used in the report:

SATISFACTORY - Element was functional at the time of inspection. Element was in working or operating order and its condition was at least sufficient for its minimum required function, although routine maintenance may be needed.

FAIR - Element was functional at time of inspection but has a probability of requiring repair, replacement or other remedial work at any time due to its age, condition, lack of maintenance or other factors. Have element regularly evaluated and anticipate the need to take action.

POOR - Element requires immediate repair, replacement, or other remedial work, or requires evaluation and/or servicing by a qualified specialist.

NOT APPLICABLE - All or individual listed elements were not present, were not observed, were outside the scope of the inspection, and/or were not inspected due to other factors, stated or otherwise.

NOT INSPECTED (NOT RATED) - Element was disconnected or de-energized, was not readily visible or accessible, presented unusual or unsafe conditions for inspection, was outside scope of the inspection, and/or was not inspected due to other factors, stated or otherwise. **Independent inspection(s) may be required to evaluate element conditions.** If any condition limited accessibility or otherwise impeded completion of aspects of the inspection, including those listed under LIMITATIONS, it is recommended that limiting factors be removed or eliminated and that an inspection of these elements be arranged and completed prior to closing.

IMPORTANT NOTE: All repair needs or recommendations for further evaluation should be addressed prior to closing. It is the client's responsibility to perform a final inspection to determine the conditions of the dwelling and property at the time of closing. If any decision about the property or its purchase would be affected by any condition or the cost of any required or discretionary remedial work, further evaluation and/or contractor cost quotes should be obtained prior to making any such decisions.

NATURE OF THE FRANCHISE RELATIONSHIP

The Inspection Company ("Company") providing this inspection report is a franchisee of HouseMaster SPV LLC ("Franchisor"). As a franchisee, the Company is an independently owned and operated business that has a license to use the HouseMaster names, marks, and certain methods. In retaining the Company to perform inspection services, the Client acknowledges that Franchisor does not control this Company's day-to-day activities, is not involved in performing inspections or other services provided by the Company, and is in no way responsible for the Company's actions. Questions on any issues or concerns should be directed to the listed Company.

GENERAL INSPECTION LIMITATIONS

CONSTRUCTION REGULATIONS - Building codes and construction standards vary regionally. A standard home inspection **does not include** evaluation of a property for compliance with building or health codes, zoning regulations or other local codes or ordinances. No assessments are made regarding acceptability or approval of any element or component by any agency, or compliance with any specific code or standard. Codes are revised on a periodic basis; consequently, existing structures generally do not meet current code standards, nor is such compliance usually required. Any questions regarding code compliance should be addressed to the appropriate local officials.

HOME MAINTENANCE - All homes require regular and preventive maintenance to maximize the economic life spans of elements and to minimize unanticipated repair or replacement needs. Annual maintenance costs may run 1 to 3% (or more) of the sales price of a house depending on age, design, and/or the degree of prior maintenance. Every homeowner should develop a preventive maintenance program and budget for normal maintenance and unexpected repair expenses. Remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

ENVIRONMENTAL AND MOLD ISSUES (AND EXCLUSIONS) - The potential health effects from exposure to many elements found in building materials or in the air, soil, water in and/or around any house are varied. A home inspection **does not include** the detection, identification or analysis of any such element or related concerns such as, but not limited to, mold, allergens, radon, formaldehyde, asbestos, lead, electromagnetic fields, carbon monoxide, insecticides, refrigerants, and fuel oils. Furthermore, no evaluations are performed to determine the effectiveness of any system designed to prevent or remove any elements (e.g., water filters or radon mitigation). An environmental health specialist should be contacted for evaluation of any potential health or environmental concerns. Review additional information on MOLD/MICROBIAL ELEMENTS below.

AESTHETIC CONSIDERATIONS - A standard building inspection does not include a determination of all potential concerns or conditions that may be present or occur in the future **including** aesthetic/cosmetic considerations or issues (appearances, surface flaws, finishes, furnishings, odors, etc.).

DESIGN AND ADEQUACY ISSUES - A standard home inspection **does not include** any element design or adequacy evaluations including seismic or high-wind concerns, soil bearing, energy efficiencies, or energy conservation measures. It also does not address in any way the function or suitability of floor plans or other design features. Furthermore, no determinations are made regarding product defects notices, safety recalls, or other similar manufacturer or public/private agency warnings related to any material or element that may be present in any house or on any property.

AGE ESTIMATIONS AND DESIGN LIFE RANGES - Any age estimations represent the inspector's opinion as to the approximate age of components. Estimations may be based on numerous factors including, but not limited to, appearance and owner comment. Design life ranges represent the typical economic service life for elements of similar design, quality and type, as measured from the time of original construction or installation. Design life ranges do not take into consideration abnormal, unknown, or discretionary factors, and are **not a prediction of future service life**. Stated age or design life ranges are given in "years," unless otherwise noted, and **are provided for general guidance purposes only**. Obtain independent verification if knowledge of the specific age or future life of any element is desired or required.

ELEMENT DESCRIPTIONS - Any descriptions or representations of element material, type, design, size, dimensions, etc., are based primarily on visual observation of inspected or representative components. Owner comment, element labeling, listing data, and rudimentary measurements may also be considered in an effort to describe an element. However, there is no guarantee of the accuracy of any material or product descriptions listed in this report; other or additional materials may be present. Independent evaluations and/or testing should be arranged if verification of any element's makeup, design, or dimension is needed. Any questions arising from the use of any particular terminology or nomenclature in this report **should be addressed prior to closing**.

REMEDIAL WORK - Quotes should be obtained prior to closing from qualified (knowledgeable and licensed as required) specialists/contractors to determine actual repair/replacement costs for any element or condition requiring attention. Any cost estimates provided with a home inspection, whether oral or written, only represent an approximation of possible costs. Cost estimates do not reflect all possible remedial needs or costs for the property; latent concerns or consequential damage may exist. **If the need for remedial work develops or is uncovered after the inspection, prior to performing any repairs contact the Inspection Company** to arrange a re-inspection to assess conditions. Aside from basic maintenance suitable for the average homeowner, all repairs or other remedial work should be performed by a specialist in the appropriate field following local requirements and best practices.

SELLER DISCLOSURE - This report is **not a substitute for Seller Disclosure**. A Property History Questionnaire form may be provided with this report to help obtain background information on the property in the event a full Seller Disclosure form is not available. The buyer should review this form and/or the Seller Disclosure with the owner prior to closing for clarification or resolution of any questionable items. A final buyer inspection of the house (prior to or at the time of closing) is also recommended.

WOOD-DESTROYING INSECTS/ORGANISMS - In areas subject to wood-destroying insect activity, it is advisable to

obtain a current wood-destroying insect and organism report on the property from a qualified specialist, whether or not it is required by a lender. A standard home inspection **does not include** evaluation of the nature or status of any insect infestation, treatment, or hidden damage, nor does it cover issues related to other house pests or nuisances or subsequent damage.

ELEMENTS NOT INSPECTED - Any element or component not evaluated as part of this inspection should be inspected prior to closing. Either make arrangements with the appropriate tradesman or contact the Inspection Company to arrange an inspection when all elements are ready for inspection.

HOUSE ORIENTATION - Location descriptions/references are provided for general guidance only and represent orientations based on a view facing the front of the house from the outside. Any references using compass bearings are only approximations. If there are any questions, obtain clarification prior to closing.

CONDOMINIUMS - The Inspection of condominium/cooperative do not include exteriors/ typical common elements, unless otherwise noted. Contact the association/management for information on common element conditions, deeds, and maintenance responsibilities.

MOLD AND MICROBIAL ELEMENTS / EXCLUSIONS

The purpose and scope of a standard home inspection **does not include** the detection, identification or assessment of fungi and other biological contaminants, such as molds, mildew, wood-destroying fungi (decay), bacteria, viruses, pollens, animal dander, pet or vermin excretions, dust mites and other insects. These elements contain/carry microbial particles that can be allergenic, infectious or toxic to humans, especially individuals with asthma and other respiratory conditions or sensitivity to chemical or biological contaminants. Wood-destroying fungi, some molds, and other contaminants can also cause property damage. One particular biological contamination concern is mold. Molds are present everywhere. Any type of water leakage, moisture condition or moisture-related damage that exists over a period of time can lead to the growth of potentially harmful mold(s). The longer the condition(s) exists, the greater the probability of mold growth. There are many different types of molds; most molds do not create a health hazard, but others are toxic.

Indoor mold represents the greatest concern as it can affect air quality and the health of individuals exposed to it. Mold can be found in almost all homes. Factors such as the type of construction materials and methods, occupant lifestyles, and the amount of attention given to house maintenance also contribute to the potential for molds. Indoor mold contamination begins when spores produced by mold spread by air movement or other means to an area conducive to mold growth. Mold spores can be found in the air, carpeting, insulation, walls and ceilings of all buildings. But mold spores only develop into an active mold growth when exposed to moisture. The sources of moisture in a house are numerous and include water leakage or seepage from plumbing fixtures, appliances, roof openings, construction defects (e.g., EIFS wall coverings or missing flashing) and natural catastrophes like floods or hurricanes. Excessive humidity or condensation caused by faulty fuel-burning equipment, improper venting systems, and/or inadequate ventilation provisions are other sources of indoor moisture. By controlling leakage, humidity and indoor air quality, the potential for mold contamination can be reduced. To prevent the spread of mold, immediate remediation of any water leakage or moisture problems is critical. For information on mold testing or assessments, contact a qualified mold specialist.

Neither the evaluation of the presence or potential for mold growth, nor the identification of specific molds and their effects, fall within the scope of a standard home inspection. Accordingly, the Inspection Company assumes no responsibility or liability related to the discovery or presence of any molds, their removal, or the consequences whether property or health-related.

ADDITIONAL COMMENTS

1. ROOFING

The inspection of roofs and rooftop elements is limited to readily visible and accessible elements as listed herein; **elements and areas concealed from view for any reason cannot be inspected.** This inspection does not include chimney flues and flue liners, or ancillary components or systems such as lightning protection, antennas, solar panels, low-voltage lighting, and other similar elements, unless specifically stated. Element descriptions are provided for general information purposes only; the verification of roofing materials, roof age, and/or compliance with manufacturer installation requirements is not within the scope of a standard home inspection. Issues related to roof or roofing conditions may also be covered under other headings in this report, including the ATTIC section.

MATERIAL:

CONCRETE
TILE

ESTIMATED AGE:

SELLER DISCLOSED
6 YEARS
NOT DETERMINED
CONSULT SELLER

DESIGN LIFE:

40 TO 50 YEARS

LOCATION:

WHOLE STRUCTURE

INSPECTION METHOD:

LADDER AT EAVES
AERIAL CAMERA

CHIMNEY/VENT:

METAL FLUE PIPE
WITH ENCLOSURE OF
WOOD FRAMING &
STUCCO

SPECIAL LIMITATIONS:

DELICATE MATERIAL
HEIGHT

S F P NANI

●					1.0 ROOFING Multiple roof tiles are broken/out of position. Consult a roofing contractor to determine cost to repair/replace broken/shifted tiles. Maintain roof tiles to aide in preventing water penetration into structure. Limit access to roof to aide in preventing damage to roof tiles. Roof age was not confirmed by inspectors. Contact sellers and/or building department to determine/estimate roof age. Roof coverings require periodic repairs and sealant, especially at exposed nailheads, flashings and around roof penetrations as part of routine maintenance. Suggest annual evaluation and sealing as needed to prevent water penetration and extend the lifespan of materials.
●					1.1 EXPOSED FLASHING Exposed nailheads at flashings observed on roof. Seal nailheads to prevent water penetration and extend service life. Recommend installing a cricket/saddle flashing at chimney when next reroofing to reduce risk of water intrusion. Crickets are recommended where the chimney width exceeds 30 inches to divert water and prevent debris buildup behind the chimney.
●					1.2 CHIMNEY(S) / VENTS
●					1.3 PLUMBING STACKS Recommend sealing around all vent covers and plumbing stacks now and annually to aide in preventing water penetration.
●					1.4 VENTILATION COVERS
●					1.5 RAIN GUTTERS Buildup in rain gutters. Suggest cleaning and flushing now and on an annual basis for proper drainage. Consider upgrade of gutter guards to prevent leaf buildup. Recommend installation of rain gutters and downspouts at all pitched roof edges to aide in controlling water run off away from structure and hardscaping. Gutters and downspouts help aide in reducing water runoff from splashing onto/penetrating into structure. Consider adding built-in/subsurface drains and connecting downspouts into drain system.
●					1.6 DOWNSPOUTS / ROOF DRAINS See comment above.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

					Numerous downspouts terminate into built in drainage system. Suggest flushing regularly to ensure proper flow of built in drains and downspouts. Locate drain pipes termination and ensure proper flow.
		●			1.7 FASCIA / EAVES Wood damage/rot observed at fascia/eaves/soffit members. Anticipate repairs. Consult pest control company for evaluation and repair/treatment cost estimate. Paint is peeling in various locations. Suggest repainting on a regular basis as part of routine maintenance to enhance lifespan of materials.

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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



1.0 ROOFING



1.0 ROOFING



1.0 ROOFING



1.0 ROOFING



1.0 ROOFING



1.0 ROOFING



1.0 ROOFING



1.1 EXPOSED FLASHING



1.1 EXPOSED FLASHING



1.3 PLUMBING STACKS



1.5 RAIN GUTTERS



1.5 RAIN GUTTERS



Clean Gutters

1.5 RAIN GUTTERS



Wood Rot/Damage

1.7 FASCIA / EAVES



Wood Rot/Damage

1.7 FASCIA / EAVES

NOTE: All roofs have a finite life and will require replacement at some point. In the interim, the seals at all roof penetrations and flashings, and the watertightness of rooftop elements, should be checked periodically and repaired or maintained as required. Any roof defects can result in leakage, mold, and subsequent damage. Conditions such as hail damage, manufacturing defects, or the lack of roof underlayment or proper nailing methods are not readily detectible during a home inspection, but may result in latent concerns. Gutters (eavetroughs) and downspouts (leaders) will require regular cleaning and maintenance. In general, fascia and soffit areas are not readily accessible for inspection; these components are prone to decay, insect, and pest damage, particularly if roof or gutter leakage and/or defects exist. If any roof deficiencies are reported, a qualified roofer or the appropriate specialist should be contacted to determine what remedial action is required. If the roof inspection was restricted or limited due to roof height, weather conditions, and/or other limitations, arrangements should be made to have it inspected by a qualified roofer, particularly if the roofing is older or its age is unknown.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Roof Systems - The watertightness of a roofing system is dependent on the proper installation of the roofing material and underlayment, its physical condition, and the proper function of all flashings (metal or other membrane installed at protrusions through the roof, such as vent pipes, skylights and valleys). While general roofing conditions were reported, this report is not a guarantee the roof is or will be watertight or leak free.

Plumbing Vents/Stacks - The flashing/boot seal at plumbing vents are prone to leakage. All vent pipe flashings should be checked periodically and should be repaired and/or sealed as needed. Vent stacks must have adequate clearance from windows and other roof or wall openings or vents. Extending the vent may prevent detrimental conditions.

Gutters/Downspouts - The need for gutters and downspouts (leaders) will vary with house/roof design, locale and surface drainage conditions. If present, regular checks and cleaning are advised. If not present, consider the benefits to be gained from proper control of roof run-off and diversion away from foundation.

2. EXTERIOR ELEMENTS

Inspection of exterior elements is limited to readily visible and accessible outer surfaces of the house envelope and appurtenances as listed herein; **elements concealed from view by any means cannot be inspected.** Like roofs, these elements are subject to the effects of both long-term wear and sudden damage due to ever-changing weather conditions. Descriptions are based on predominant/representative elements and are provided for general informational purposes only; specific materials and/or make-up are not verified. Neither the efficiency nor integrity of insulated window units is determined in a standard home inspection. Furthermore, the presence and condition of accessories such as storms, screens, shutters, locks and other attachments or decorative items are not included, unless specifically noted. Additional information on exterior elements, particularly windows/doors and the foundation may be provided under other headings in this report, including the INTERIOR and FOUNDATION/SUBSTRUCTURE sections.

SIDING:

MIXED
WOOD
SHAKES
COMPOSITE
WITH WOOD TRIM

PORCH:

COVERED
PORCH

SPECIAL LIMITATIONS:

VEGETATION
STORAGE
GRAVEL

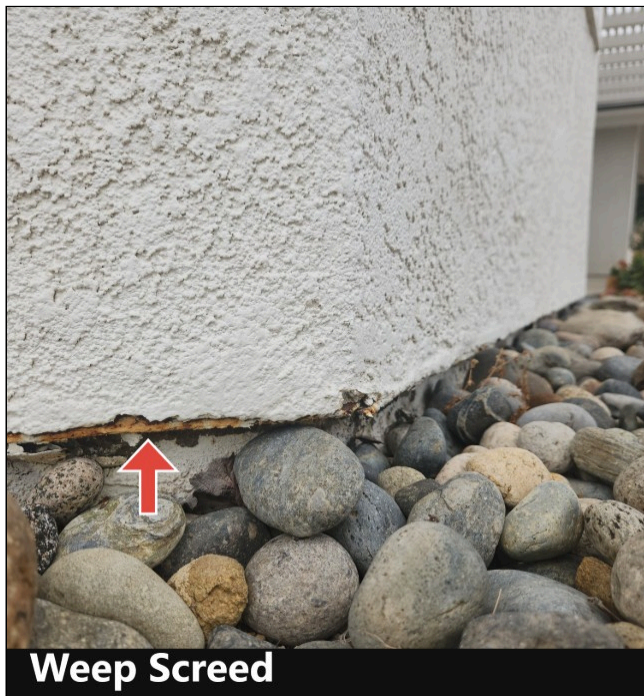
S F P NANI

●					2.0 SIDING Weep screed is damaged/rusted/failed at several locations. Anticipate replacing sections of weep screed and associated stucco repairs. Consult a plaster or masonry contractor to determine repair cost estimate. Recommend replacing irrigation spray heads with drip-style irrigation near house walls to reduce water exposure to the structure. Additionally, minimize watering and ensure proper drainage away from the building to prevent moisture intrusion. Consult owner on history. Stucco finish is spalling (chipping/flaking) beneath patio door with efflorescence (mineral deposits from moisture) observed, which may expose underlying materials to moisture intrusion and deterioration. Recommend contacting a qualified contractor for further evaluation and to repair/paint stucco to extend the lifespan of materials. Inspector was unable to determine source of moisture causing efflorescence. Wood rot/damage observed at exterior wood siding/trim. See pest control company report for conditions related to wood siding, trim and framing members. Gaps between lights and wall/junction box at lights at front of garage expose inside of junction box and wiring. Contact a qualified contractor to determine options and cost estimate to reconfigure/repair to limit pest and moisture access. Suggest sealing now and annually at any holes, gaps, cracks, around light fixtures, windows, doors, trim, etc...to aide in preventing water penetration and pest intrusion.
●					2.1 ENTRY DOOR
	●				2.2 PORCH(ES) / DECK(S) Rusting post base brackets with missing fasteners observed at front porch. Contact a qualified contractor for evaluation/repair/replacement. Wood rot/damage observed at porch post. Anticipate repairs. Consult pest control company for evaluation and repair/treatment cost estimate.
●					2.3 FOUNDATION Foundation surface is not fully visible (slab on grade) therefore inspection is limited. No significant cracking observed at exposed edge.
		●			2.4 ELECTRIC / GFCI GFCI at right side of house did not trip when tested and is not providing proper ground-fault protection. Recommend evaluation and correction by a licensed electrician for electrical safety.
			●		2.5 FENCING The inspection of fencing, gates, site walls and sheds is not including in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

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questions.



2.0 SIDING



2.0 SIDING



2.0 SIDING



2.0 SIDING



Gaps

2.0 SIDING



Seal

2.0 SIDING



Efflorescence

2.0 SIDING



Wood Damage/Rot

2.2 PORCH(ES) / DECK(S)



Rusting Bracket. Missing Fasteners.

2.2 PORCH(ES) / DECK(S)



Outlet Without Power

2.4 ELECTRIC / GFCI



Gazebo Not Inspected

2.5 FENCING

NOTE: All surfaces of the exterior envelope of the house should be inspected at least semi-annually, and maintained as needed. Any exterior element defect can result in leakage and/or subsequent damage. Exterior wood elements and wood composites are particularly susceptible to water-related damage, including decay, insect infestation, or mold. The use of properly treated lumber or alternative products help minimize these concerns, but will not eliminate them altogether. While some areas of decay or damage may be reported, additional areas of concern may become apparent as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact the Inspection Company. Periodic caulking/resealing of all gaps and joints will be required. Insulated window/door units are subject to seal failure, which could ultimately affect the transparency and/or function of the window. Lead-based paints were commonly used on older homes; independent inspection is required if confirmation or a risk assessment is desired.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Wood Deterioration - Exterior wood elements are particularly susceptible to decay and insect damage. The use of treated lumber may help to minimize these concerns but will not eliminate them altogether. While we have attempted to identify readily apparent areas of decay, additional areas of concern may be identified as they occur, spread, or are discovered during repair or maintenance work. Should you wish advice on any new or uncovered area of deterioration, please contact our office. All exterior wood elements should be inspected at least annually; repair and/or refinish as needed.

3. SITE ELEMENTS

Inspection of site elements is primarily intended to address the condition of listed, readily visible and accessible elements immediately adjacent to or surrounding the house for conditions and issues that may have an impact on the house. Elements and areas concealed from view for any reason cannot be inspected. **Neither the inspection nor report includes any geological surveys, soil compaction surveys, ground testing, or evaluation of the effects of, or potential for, earth movement such as earthquakes, landslides, or sinking, rising or shifting for any reason.** Information on local soil conditions and issues should be obtained from local officials and/or a qualified specialist prior to closing. In addition to the stated limitations on the inspection of site elements, a standard home inspection does not include evaluation of elements such as underground drainage systems, site lighting, irrigation systems, barbecues, sheds, detached structures, fencing, privacy walls, docks, seawalls, pools, spas and other recreational items. Additional information related to site element conditions may be found under other headings in this report, including the FOUNDATION/SUBSTRUCTURE and WATER PENETRATION sections.

WALKWAY:

MIXED
CONCRETE
FLAGSTONE
BRICK

PATIO(S):

CONCRETE

PATIO LOCATION:

REAR

DRIVEWAY:

CONCRETE
BRICK
MIXED

SPECIAL LIMITATIONS:

STORAGE
VEGETATION
GRAVEL

S F P NANI

●					3.0 WALKWAYS Suggest sealing at any hardscaping cracks (walkways, patios & driveways) to prevent water penetration, further cracking, and to extend service life.
	●				3.1 PATIO(S) See comment above. Wood damage/rot observed at patio pergola. See pest control report for conditions related to decking, wood siding, trim and framing members. Anticipate repair/replacement. Peeling paint observed at top of patio pergola. Recommend refinishing/painting pergola wood to extend the lifespan of materials.
●					3.2 DRIVEWAY See comment above.
●					3.3 GROUND SLOPE AT FOUNDATION See comments above regarding efflorescence and spalling stucco observed beneath patio door. See comments in exterior section of report regarding rusted/failed weep screed and sprinkler heads next to house. Grading appears to be low slope in multiple areas. If any grading is found to slope toward structure, recommend regrading for positive slope away from the structure and installing surface drains as needed to direct water away from the foundation and hardscaping. Suggest upgrading gutter downspouts to connect with subsurface drainage. Ongoing monitoring and maintenance of site drainage is advised to ensure proper water diversion. Subsurface drainage system observed. Recommend flushing now and performing annual maintenance to ensure proper function in directing water away from the structure. Drainage performance was not tested as part of this inspection.

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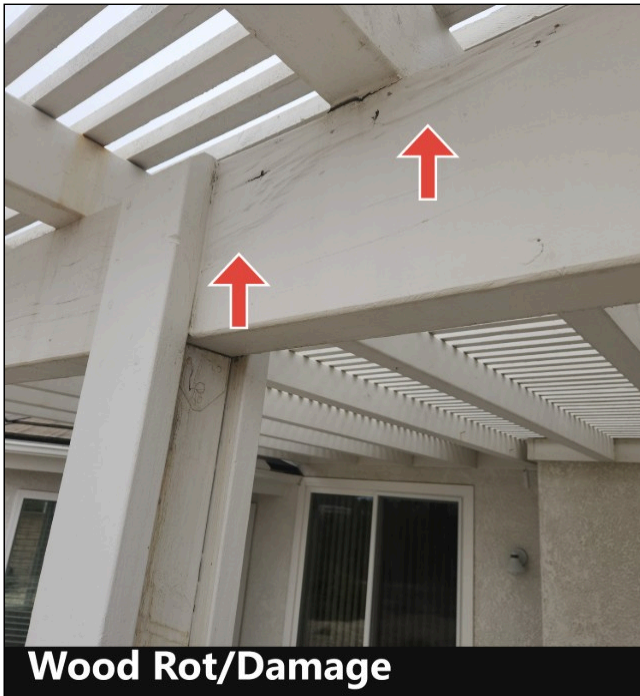
Seal Gaps/Cracks

3.0 WALKWAYS



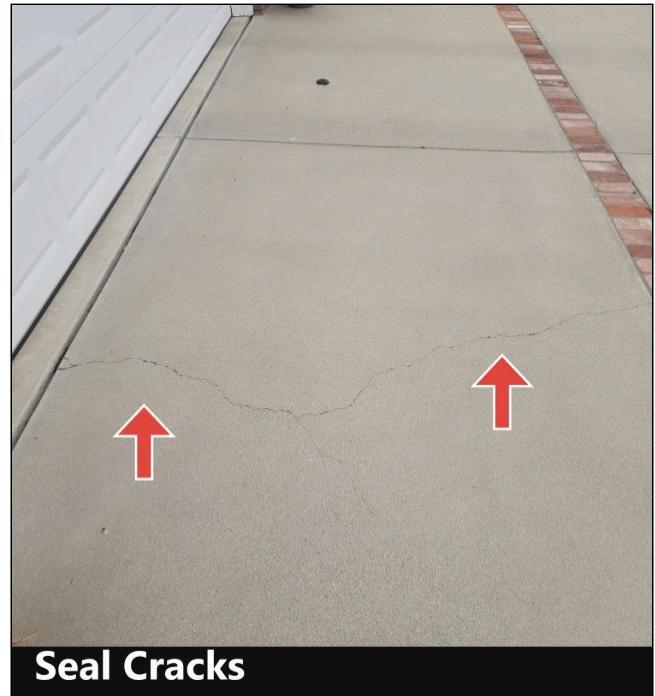
Seal Cracks

3.1 PATIO(S)



Wood Rot/Damage

3.1 PATIO(S)



Seal Cracks

3.2 DRIVEWAY



3.2 DRIVEWAY

NOTE: Site conditions are subject to sudden change with exposure to rain, wind, temperature changes, and other climatic factors. Roof drainage systems and site/foundation grading and drainage must be maintained to provide adequate water control. Improper/inadequate grading or drainage and other site factors can cause or contribute to foundation movement or failure, water infiltration into the house interior, and/or mold concerns. Independent evaluations by an engineer or soils specialist is required to evaluate geological or soil-related concerns. Houses built on expansive clays and uncompacted fill, on hillsides, along bodies of water, or in low-lying areas are especially prone to structural concerns. All improved surfaces such as patios, walks, and driveways must also be maintained to drain water away from the foundation. Any reported or subsequently occurring deficiencies must be investigated and corrected to prevent recurring or escalating problems. Independent evaluation of ancillary and site elements by qualified servicepersons is recommended prior to closing.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Site Elements - While informational comments may be made related to the condition of certain site elements, the primary intent of inspection of any site element is limited to evaluation relative to its effect on the building.

Grading and Drainage - To reduce the amount of water run-off or possibility of water penetration and/or structural concerns, provide proper contouring (grading) along the foundation and where needed on the site. Houses on hills or in low-lying areas will be prone to drainage concerns. Improper/inadequate grading and/or drainage can cause/contribute to foundation movement and/or failure. Deficiencies must be corrected to prevent problems.

Site/Underground Drains - Site drains, including any underground piping and downspout drains, often must be regularly maintained/cleared in order to provide adequate water run-off and discharge. Adequacy of any such system cannot be readily determined.

Fencing/Sheds - The inspection of fencing, site walls, and sheds is not included in the scope of a standard home inspection. Wood components are prone to decay and insect damage. Advise a check of these elements for current conditions and assurance of personal acceptability.

4. GARAGE

Inspection of the garage is limited to readily visible and accessible elements as listed herein. Elements and areas concealed from view cannot be inspected. More so than most other areas of a house, **garages tend to be filled with storage and other items that restrict visibility and hide potential concerns, such as water damage or insect infestation.** A standard home inspection does not include an evaluation of the adequacy of the fire separation assemblies between the house and garage, or whether such assemblies comply with any specific requirements. Inspection of garage doors with connected automatic door operator is limited to a check of operation utilizing hard-wired controls only. Additional information related to garage elements and conditions may be found under other headings in this report, including ROOFS and EXTERIOR ELEMENTS.

DESCRIPTION:

MULTIPLE CAR
ATTACHED

INSULATION:

NOT DETERMINED

VAPOR RETARDER:

NOT DETERMINED

HOUSE/GARAGE SEPARATION:

COVERED FRAMING & SELF-CLOSING FIRE RATED DOOR

SPECIAL LIMITATIONS:

FINISH MATERIALS
STORAGE/BELONGINGS
VEHICLE(S)

S F P NANI

●					4.0 FLOOR SLAB
	●				4.1 WALLS / CEILINGS Staining at ceiling and walls around water heater in garage where dry when tested with a moisture meter at time of inspection (no recent rains). Inspector is unable to determine if staining is historic or ongoing. Consult owner on history of roof replacement. Monitor conditions and make repairs as required. Inspector is unable to determine conditions behind finish materials. Look for hidden damage behind finish materials.
●					4.2 VEHICLE DOOR(S)
●					4.3 DOOR OPERATOR(S) Garage door opener retracted when tested. The built-in reversing device and infrared sensors were tested and operated properly. Recommend testing both devices periodically to ensure proper and safe operation.
●					4.4 ELECTRIC / GFCI

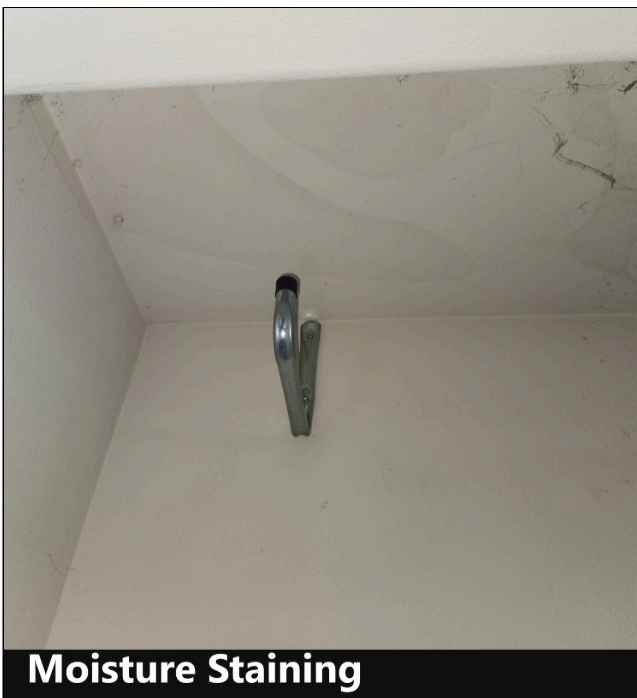
S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



Moisture Staining

4.1 WALLS / CEILINGS



Moisture Staining

4.1 WALLS / CEILINGS



Moisture Staining

4.1 WALLS / CEILINGS



Moisture Staining

4.1 WALLS / CEILINGS

NOTE: Any areas obstructed at the time of inspection should be cleared and checked prior to closing. The integrity of the fire-separation wall/ceiling assemblies generally required between the house and garage, including any house-to-garage doors and attic hatches, must be maintained for proper protection. Review manufacturer use and safety instructions for garage doors and automatic door operators. All doors and door operators should be tested and serviced on a regular basis to prevent personal injury or equipment damage. Any malfunctioning doors or door operators should be repaired prior to using. Any door operators without auto-reverse capabilities should be repaired or upgraded for safety. The storage of combustibles in a garage creates a potential hazard, including the possible ignition of vapors, and should be restricted.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - More than many other areas of a house, garages tend to contain storage and other items that restrict the ability to observe the structure and other components. Any noted limitation may be in addition to normal restrictions. Recommend all obstructed areas be inspected when clear.

Overhead Door Operator - Inspection of door operators is limited to a check of operation utilizing hard-wired controls. Remote devices and control sensitivity are not checked. Regularly test and service door pursuant to manufacturer's guidelines. Controls should be mounted a safe distance above the floor and remote control should be secured from use by children.

5(A) . Main House Water Heater

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

WATER HEATER TYPE:

DIRECT-HEATED TANK
FUEL: NATURAL GAS

WATER HEATER LOCATION:

GARAGE

SYSTEM MAKE:

BRADFORD WHITE

ESTIMATED CAPACITY:

40 GALLONS
2.65 GALLONS

ESTIMATED AGE:

3 YEARS

DESIGN LIFE:

08 TO 12 YEARS

S F P NANI

●					5.0.A WATER HEATER Water heater operated properly at the time of inspection. It is 3 years old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
●					5.1.A VENT CONNECTOR See garage walls/ceilings comments regarding staining.
●					5.2.A SAFETY VALVE PROVISIONS
●					5.3.A GAS / FUEL LINES AT UNIT

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NOTE: Maintain hot-water supply temperatures at no more than about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

5(B) . Kitchen Water Heater

The inspection of hot water supply systems is limited to readily visible and accessible elements as listed herein. Elements concealed from view for any reason cannot be inspected. All standard water heaters require temperature-pressure relief valves (TPRV); these units are not operated during a standard home inspection but should be checked regularly for proper operation. **A standard home inspection does not include evaluation of the adequacy/capacity of hot water supply systems, or inspection of saunas, steam baths, or solar systems.** An increase in the hot water supply system capacity may be needed for large jetted baths or other fixtures requiring a large volume of hot water, or when bathroom or plumbing facilities are added or upgraded. Additional information related to the hot water supply system may be found under other headings in this report, including the BATHROOMS and PLUMBING SYSTEM sections.

WATER HEATER TYPE:

DIRECT-HEATED TANK

FUEL: ELECTRIC

ESTIMATED CAPACITY:

2.65 GALLONS

WATER HEATER LOCATION:

KITCHEN

ESTIMATED AGE:

1 YEAR

SYSTEM MAKE:

STIEBEL ELTRON

DESIGN LIFE:

08 TO 12 YEARS

S F P NANI

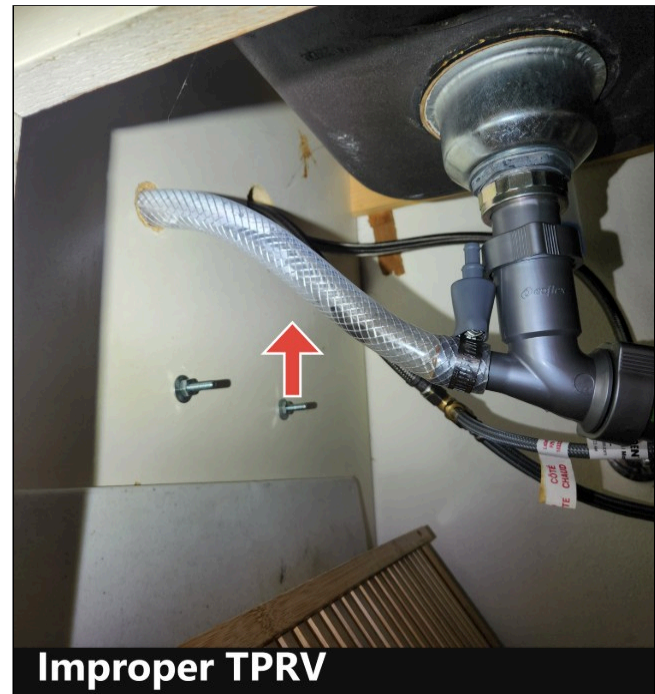
		●			5.0.B WATER HEATER No water heater drip pan installed. Recommend drip pan installation to protect from moisture damage. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation. Water heater operated properly at the time of inspection. It is 1 year old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.
		●			5.1.B SAFETY VALVE PROVISIONS Temperature pressure relief valve piping is incorrectly routed to the kitchen sink drain and improper piping material has been used. Consult a plumber for installation of correct material to an approved location.

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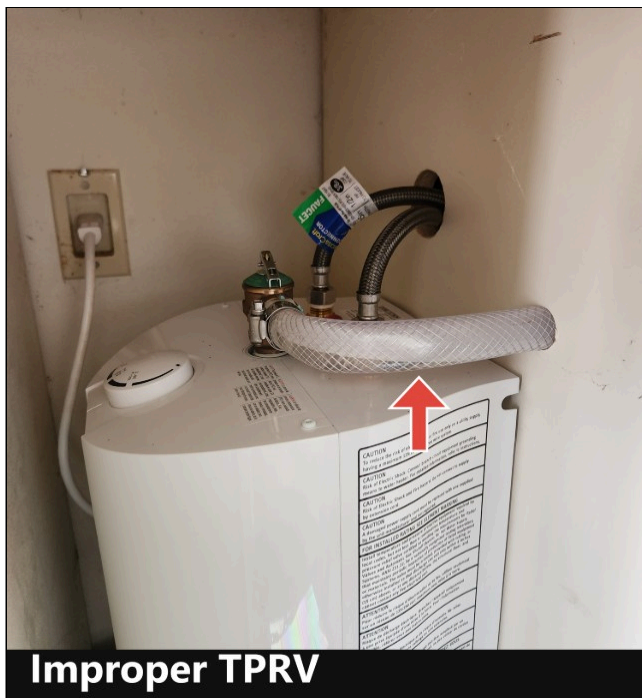
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5.0.B WATER HEATER



5.1.B SAFETY VALVE PROVISIONS



Improper TPRV

5.1.B SAFETY VALVE PROVISIONS

NOTE: Maintain hot-water supply temperatures at no more than about 120 degrees F (49 degrees Celsius) for personal safety; hot water represents a potential scalding hazard. Anti-scald devices are available as an added safety measure. The combustion chamber or ignition sources of water heaters and other mechanical equipment in garage areas should be positioned/maintained at least 18 inches above the floor for safety reasons. Adequate clearance to combustibles must also be maintained around the unit and any vents. Restraining straps are generally required on heaters in active seismic zones. Safety valve (TPRV) discharge should be through a drain line to a readily visible area that can be monitored. Newer tanks should be drained periodically, but many old tanks are best left alone. Tankless or boiler coils systems have little or no storage capacity; a supplemental storage tank can often be added if needed. A qualified plumber or specialist should perform all water heating system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Domestic Hot Water - The adequacy of the domestic hot water supply or temperatures was not determined. Evaluations are limited to assessment of visual conditions and confirmation of heated water flow to the fixtures. Newer tanks should be drained periodically, but many old tanks are best left alone.

Relief Valves - All standard water heaters require temperature-pressure relief valves (TPRV). These units are not operated during a standard home inspection but should be checked regularly for proper operation.

T&PRV Pipe - Temperature pressure relief valve discharge should be through a drain line to a readily visible area so that it can be monitored. The lines should not be reduced below valve opening size (3/4 inch), or restricted in any way. Metal piping is recommended for the drain line; if plastic is used, only high temperature plastic is acceptable.

Overflow Pan - Water heaters located within the house or in attic should have an overflow pan under them. An overflow line should also be provided for relief valve discharge to the pan.

6. ATTIC

The inspection of attic areas and the roof structure is limited to readily visible and accessible elements as listed herein. Due to typical design and accessibility constraints such as insulation, storage, finished attic surfaces, roofing products, etc., **many elements and areas, including major structural components, are often at least partially concealed from view and cannot be inspected.** A standard home inspection does not include an evaluation of the adequacy of the roof structure to support any loads, the thermal value or energy efficiency of any insulation, the integrity of vapor retarders, or the operation of thermostatically controlled fans. Older homes generally do not meet insulation levels and energy conservation standards required for new homes. Additional information related to attic elements and conditions may be found under other headings in this report, including ROOFS and INTERIOR ELEMENTS.

DESCRIPTION:

MULTIPLE AREA(S)
EXPOSED FRAMING

SHEATHING:

OSB PLYWOOD

INSPECTION METHOD:

ENTERED

INSULATION:

BLANKET/BATT
FIBERGLASS
4 TO 6 AVERAGE INCHES

FRAMING:

WOOD FRAME
RAFTERS

VAPOR RETARDER:

OBSERVED

SPECIAL LIMITATIONS:

INSULATION
DESIGN
INACCESSIBLE AREA(S)

S F P NANI

●					6.0 ROOF FRAMING No structural conditions to report in attic. Consult pest control company for conditions related to wood framing members.
●					6.1 ROOF DECK / SHEATHING
●					6.2 VENTILATION PROVISIONS
●					6.3 INSULATION

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NOTE:Attic heat, moisture levels, and ventilation conditions are subject to change. All attics should be monitored for any leakage, moisture buildup or other concerns. Detrimental conditions should be corrected and ventilation provisions should be improved where needed. Any comments on insulation levels and/or materials are for general informational purposes only and were not verified. Some insulation products may contain or release potentially hazardous or irritating materials--avoid disturbing. A complete check of the attic should be made prior to closing after non-permanent limitations/obstructions are removed. Any stains/leaks may be due to numerous factors; verification of the cause or status of all condition is not possible. If concerns exist, recommend evaluation by a qualified roofer or the appropriate specialist. Leakage can lead to mold concerns and structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Limitations/Obstructions - Due to typical design/accessibility constraints (insulation, storage, etc.,) evaluation of attic areas, including structural components, is generally limited. Any specifically noted limitations/obstructions are intended to highlight limitations beyond the norm. A complete check of the attic should be made when non-permanent limitations are removed.

Insulation - An energy assessment or audit is outside the scope of the standard home inspection. Any comments on amounts and/or materials are for general informational purposes only and were not verified. Some insulations may contain or release potentially hazardous materials; avoid disturbing. Wall insulation is not readily visible. Pre-1970s homes are more likely to have been constructed with insulation levels significantly below present day standards.

7. COOLING SYSTEM

The inspection of cooling systems (air conditioning and heat pumps) is limited to readily visible and accessible elements as listed herein. Elements concealed from view or not functional for any reason cannot be inspected. **A standard home inspection does not include a heat gain analysis, cooling design or adequacy evaluation, energy efficiency assessment, installation compliance check, or refrigerant issues.** Furthermore, portable units or add-on components such as electronic air cleaners are not inspected, unless specifically indicated. The functional check of cooling systems is limited to the operation of a basic cycle or mode and excludes the evaluation of thermostatic controls, timing devices, analysis of distribution system flow or temperatures, or operation of full system features (i.e., all cycles, modes, and controls). Air conditioning systems are not checked in cold weather. Additional information related to the cooling system may be found under other headings in this report, including the HEATING SYSTEM section.

SYSTEM TYPE:

ELECTRIC HEAT PUMP

SYSTEM MAKE:

SAMSUNG

SYSTEM LOCATION:

ATTIC
EXTERIOR LEFT

ESTIMATED AGE:

5 YEARS

DESIGN LIFE:

15 TO 20 YEARS

GENERAL DISTRIBUTION:

DUCTED/REGISTER-CENTRAL SUPPLY

S F P NANI

●						7.0 COOLING SYSTEM Unit operated properly producing adequate temperature differential air at the time of the inspection. Suggest having system evaluated and maintained annually for proper and safe operation and to extend service life.
●						7.1 OUTDOOR UNIT(S)
●						7.2 CONDENSATE PROVISIONS
●						7.3 BLOWER
●						7.4 DISTRIBUTION SYSTEM
●						7.5 THERMOSTAT

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NOTE: Regular cooling system maintenance is important. The older the unit the greater the probability of system deficiencies or failure. Do not assume inadequate cooling or other system problems are related to an inadequate refrigerant charge, as more significant concerns may exist. Condensate lines and pumps, if present, should be checked regularly for proper flow; backup or leakage can lead to mold growth and structural damage. All condensate drains must be properly discharged to the exterior or a suitable drain using an air gap. Cooling comfort will vary throughout most houses due to house or system design or other factors. Filters need to be replaced/cleaned on a regular basis; periodic duct cleaning may also be required. Cooling systems cannot be safely or properly evaluated at low exterior temperatures. Arrange for an inspection when temperatures are at moderate levels for several days. Servicing or repair of cooling systems should be made by a qualified specialist.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Central Cooling - Evaluations are usually restricted to the basic operation of electric central air conditioning and heat pump systems. No heat gain, sizing, or design evaluations were performed. Thermostat calibration, accuracy and adequacy of conditioned air distribution were not determined. The evaporator coil (indoor coil) is not visible for inspection. Cool/cold weather operation/evaluation is not part of a standard inspection. No assessment was made related to the use of or potential hazards of any system refrigerant.

Maintenance/Service - Regular cooling system maintenance is important. Due to the numerous causes of any system malfunction, assessment by a qualified cooling serviceman is advisable. Periodic refrigerant recharging may be needed; such conditions may not be predictable. Condensate back up or leakage can lead to mold growth.

8. BATHROOMS

The inspection of bathrooms is limited to readily accessible and visible elements as listed herein. Bathrooms are high-use areas containing many elements subject to ongoing wear and periodic malfunction, particularly fixtures and other elements associated with the plumbing system. Normal usage cannot be simulated during a standard home inspection. **Water flow and drainage evaluations are limited to a visual assessment of functional flow.** The function and watertightness of fixture overflows or other internal fixture components generally cannot be inspected. A standard home inspection does not include evaluation of ancillary items such as saunas or steam baths. Additional issues related to bathroom components can be found under other headings, including the PLUMBING SYSTEM.

DESCRIPTION:

FULL BATH
3/4 BATH
1/2 BATH
MULTIPLE BATHS

VENTILATOR(S):

BOTH
EXHAUST FAN
&
WINDOW
&
NO WINDOW

LOCATION:

PRIMARY BEDROOM
UPSTAIRS HALLWAY
DOWNSTAIRS HALLWAY

SPECIAL LIMITATIONS:

FINISH MATERIALS
INACCESSIBLE AREA(S)
STORAGE

S F P NANI

●					8.0 SINK(S) Corrosion/mineral deposits observed on plumbing beneath primary bathroom sink. Contact a plumber for repair/replacement to prevent leaks and moisture damage.
	●				8.1 TOILET Loose toilet at floor connection in ground floor hall bathroom. Contact a plumber to pull toilet, check for/repair water damage/penetration, replace seal, and reset/secure toilet to prevent moisture damage.
●					8.2 STALL SHOWER Maintain caulking and grout as part of routine maintenance to prevent moisture intrusion, damage, and mold growth.
●					8.3 BATHTUB Maintain caulking and grout as part of routine maintenance to prevent moisture intrusion, damage, and mold growth. Discoloration at tub spout is cosmetic only. No access panel installed to view underside of tub for maintenance/repairs/inspection when needed. Anticipate installation when future inspection or repairs are needed.
●					8.4 VENTILATION
●					8.5 ELECTRIC / GFCI Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at second floor bathroom outlets. GFCI protection is recommended to help reduce shock risk in locations where water and electricity may be present. Consult a licensed electrical contractor for installation. Note: Ground floor electrical outlet is protected by and reset at garage GFCI electrical outlet.

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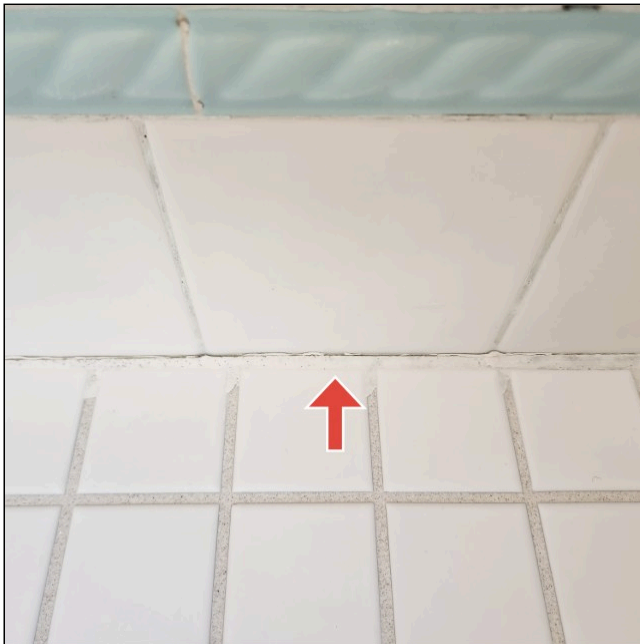
Corrosion/Mineral Deposits

8.0 SINK(S)



Seal

8.2 STALL SHOWER



Seal

8.2 STALL SHOWER



Seal

8.2 STALL SHOWER



Seal

8.3 BATHTUB



Discoloration

8.3 BATHTUB

NOTE: Anticipate the possibility of leakage or other concerns developing with normal usage/aging or as concealed conditions are discovered with maintenance work or upon removal of carpeting, tile, shower enclosures, etc. The watertightness of all surfaces exposed to water must be maintained on a regular basis by caulking, grouting, or other means. Hot water represents a potential scalding hazard; hot water supply temperatures should be maintained at a suitable level. The water temperature at fixtures, especially for showerings or bathing, generally will require additional tempering for personal comfort and safety. Due to the potential hazards associated with electric components located in bathroom areas, any identified concern should be addressed immediately. Ground-fault Circuit-interrupters (GFCIs) are recommended for all bathroom receptacle outlets.

SUPPLEMENTAL INFORMATION - Review the additional details below.

General Conditions - Bathrooms are high use areas with many components subject to periodic malfunction, particularly those related to the plumbing system. Normal usage could not be simulated during the inspection; therefore, anticipate the possibility of leakage or other concerns developing with normal usage/aging or as latent conditions are discovered with removal of carpeting, tile, shower pans, etc. The function and watertightness of fixture overflows or other internal fixture components generally cannot be assessed. The watertightness of all tile, enclosures, and other surfaces must be maintained on a regular basis.

Toilet Seal/Tank - A loose toilet or defective seal could result in leakage and significant consequential damages and should be attended to as soon as possible. Seepage at the base of the toilet indicates a defective/leaking and requires immediate attention. Floor, flooring, and/or other damage may be uncovered when the toilet is lifted for repair. Have checked and corrected as required.

Caulking/Grouting - Caulking/grouting work is required to maintain watertightness of tilework and tub/shower enclosures. Check for substrate damage when surface damage or leakage is present.

9. KITCHEN

Inspection of the kitchen is limited to visible and readily accessible elements as listed herein. Elements concealed from view or not functional at the time of inspection cannot be inspected. The inspection of cabinetry is limited to functional unit conditions based on a representative sampling; finishes and hardware issues are not included. **The inspection of appliances, if performed, is limited to a check of the operation of a basic representative cycle or mode** and excludes evaluation of thermostatic controls, timing devices, energy efficiency considerations, cooking or cleaning adequacies, self-cleaning functions, the adequacy of any utility connections, compliance with manufacturer installation instructions, appliance accessories, and full appliance features (i.e., all cycles, modes, and controls). Portable appliances or accessories such as washer, dryers, refrigerators, microwaves, and ice makers are generally excluded. Additional information related to kitchen elements and appliances may be found under other headings in this report.

DISPOSAL:

NOT DETERMINED

DISHWASHER:

5 YEARS
ESTIMATED

MICROWAVE OVEN:

34 YEARS

VENTILATOR:

EXHAUST FAN

COUNTERTOP RANGE:

ESTIMATED AGE: 00 TO 05 YEARS
CONSULT SELLER

WALL OVEN:

34 YEARS

REFRIGERATOR:

REFRIGERATION NOT INSPECTED

SPECIAL LIMITATIONS:

FINISH MATERIALS
INACCESSIBLE AREAS

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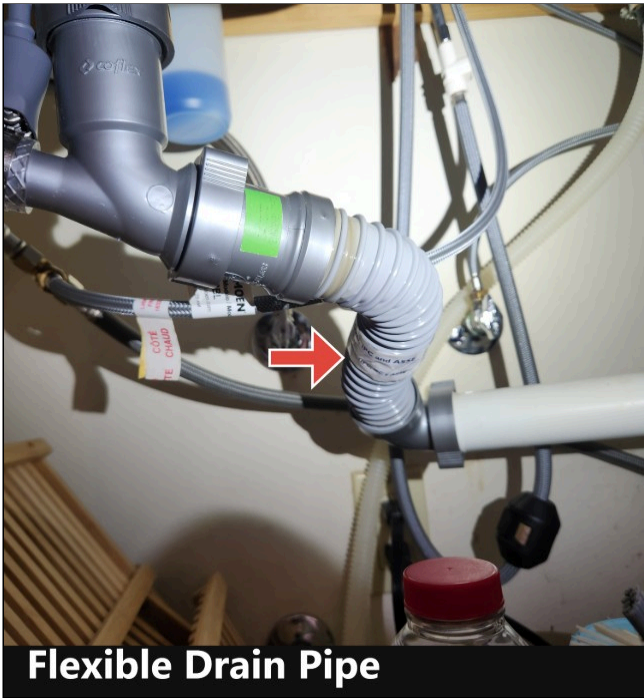
					9.0 PLUMBING / SINK
					Suspected mold growth observed at cabinets beneath kitchen sink. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Recommend conducting mold sampling to determine if mold remediation is warranted. Call HouseMaster at (805) 898-2698 if mold sampling is desired.
					Flexible drain piping under kitchen sink is not approved per the plumbing code. Consult a licensed plumber for correction.
					Mineral deposits observed on plumbing beneath kitchen sink. Contact a plumber for repair/ replacement to prevent leaks and moisture damage.
					Uncapped/open angle stop beneath sink needs capped to prevent leaks. Contact a plumber for correction.
●					9.1 DISPOSAL
	●				9.2 DISHWASHER
					Rusting noted at dishwasher rack. Anticipate future replacement as desired.
	●				9.3 MICROWAVE OVEN
					Microwave operated properly at the time of the inspection, however, is rated fair due to age. Maintain, repair, replace components as needed for safe and proper operation and to extend service life.
●					9.4 VENTILATOR
	●				9.5 COOKING UNIT
					Light in oven was inoperable at time of inspection. Anticipate bulb replacement or repair.
					Oven operated properly at the time of the inspection, however due to age it is downgraded to fair. Maintain, repair, replace components as needed for safe and proper operation and to extend service life.
	●				9.6 ELECTRIC / GFCI
					Recommend upgrading all kitchen outlets to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety. GFCI protection is recommended to help reduce shock risk in locations where water and electricity may be present. Consult a licensed electrical contractor for installation.
●					9.7 COUNTERTOP
	●				9.8 CABINETRY
					See comment above regarding suspected mold beneath sink.

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					Chipped paint at multiple cabinet doors. Refinish as desired.
				9.9 REFRIGERATOR	

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9.0 PLUMBING / SINK



9.0 PLUMBING / SINK



9.0 PLUMBING / SINK

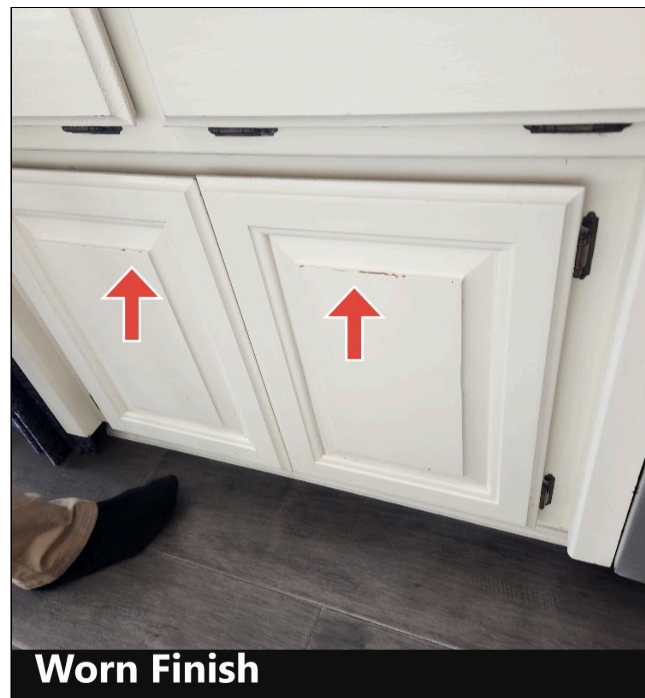


9.0 PLUMBING / SINK



Rusted Racks

9.2 DISHWASHER



Worn Finish

9.8 CABINETRY

NOTE: Appliances typically have a high maintenance requirement and limited service life (5-10 years). Operation of all appliances should be confirmed during a pre-closing inspection. Obtain all operating instructions from the owner or manufacturer; have the homeowner demonstrate operation, if possible. Follow manufacturers' use and maintenance guidelines; periodically check all units for leakage or other malfunctions. All cabinetry/countertops should also be checked prior to closing when clear of obstructions. Utility provisions and connections, including water, waste, gas, and/or electric may require upgrading with new appliances, especially when a larger or upper-end appliance is installed. Ground-fault Circuit-interrupters (GFCIs) are recommended safety devices for all homes. Any water leakage or operational defects should be addressed promptly; water leakage can lead to mold and hidden/structural damage.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electric/GFCI - GFCIs are required in the kitchen and bathrooms of most newer houses; they are a recommended safety improvement for older houses.

Disposals - Any assessment of a garbage disposal is limited to a visual check of motor operation. No assessment of the unit's ability to grind/dispose of waste was made. This is a high maintenance item.

Dishwashers - Any assessment of an installed dishwasher is limited to a single cycle operation of the motor and visual check of other readily accessible components. Dishwashing/cleaning adequacy and soap dispenser function were not evaluated. This is a high maintenance item. Seal leaks may develop after vacancy or other inactive periods.

10. INTERIOR ELEMENTS

Inspection of the house interior is limited to readily accessible and visible elements as listed herein. **Elements and areas that are inaccessible or concealed from view by any means cannot be inspected.** Aesthetic and cosmetic factors (e.g., paint and wallpaper) and the condition of finish materials and coverings are not addressed. Window and door evaluations are based on a random sampling of representative units. It is not possible to confirm safety glazing or the efficiency and integrity of insulated window/door units. Auxiliary items such as security/safety systems (or the need for same), home entertainment or communication systems, structured wiring systems, doorbells, telephone lines, central vacuums, and similar components are not included in a standard home inspection. Due to typical design restrictions, inspection of any fireplace, stove, or insert is limited to external conditions. Furthermore, such inspection addresses physical condition only; no code/fire safety compliance assessment or operational check of vent conditions is performed. Additional information on interior elements may be provided under other headings in this report, including the FOUNDATION/SUBSTRUCTURE section and the major house systems.

PREDOMINANT CEILINGS:

WOOD FRAMED
DRYWALL

WALLS:

WOOD FRAMED
DRYWALL

PREDOMINANT FLOORS:

SLAB
WOOD FRAMED
MIXED

PREDOMINANT WINDOWS:

DOUBLE GLAZED

DETECTOR(S):

SMOKE
&
CARBON MONOXIDE

DETECTOR LOCATION(S):

NOT CORRECT
SEE STATE REQUIREMENTS

SLAB CONSTRUCTION:

LOWER LEVEL

FIREPLACE(S):

TYPE: INSERT
W/GAS BURNER

SPECIAL LIMITATIONS:

FINISH MATERIALS
FURNISHING/STORAGE

S F P NANI

●					10.0 WALLS No indications of structural defects.
●					10.1 CEILINGS
●					10.2 FLOORING NOTE: Inspection does not include conditions and areas that are concealed and not visible at the time of the inspection. Suggest client perform a careful walk through when fully visible.
●					10.3 WINDOWS Insulated (double or triple pane) windows and patio doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units.
	●				10.4 ROOM DOORS Slight rub between laundry room door and jamb. Adjust/repair as desired.
●					10.5 PATIO / DECK DOOR(S)
		●			10.6 DETECTOR TEST Missing smoke detectors in second floor bedrooms. See California Residential Code and State Fire Marshal guidelines for required installation locations. Recommend installation of detectors at all required areas.
		●			10.7 FIREPLACE(S) A damper clamp is required when a gas ignitor or gas burner is installed to ensure combustion gases can always vent through the chimney. Install a damper clamp for safe operation.
●					10.8 RAILINGS
●					10.9 STAIRS

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10.4 ROOM DOORS

NOTE: All homes are subject to indoor air quality concerns due to factors such as venting system defects, outgassing from construction materials, smoking, and the use of house and personal care products. Air quality can also be adversely affected by the growth of molds, fungi and other micro-organisms as a result of leakage or high humidity conditions. If water leakage or moisture-related problems exist, potentially harmful contaminants may be present. A home inspection does not include assessment of potential health or environmental contaminants or allergens. For air quality evaluations, a qualified testing firm should be contacted. All homes experience some form of settlement due to construction practices, materials used, and other factors. A pre-closing check of all windows, doors, and rooms when house is clear of furnishings, drapes, etc. is recommended. If the type of flooring or other finish materials that may be covered by finished surfaces or other items is a concern, conditions should be confirmed before closing. Lead-based paint may have been used in the painting of older homes. Chimney and fireplace flue inspections should be performed by a qualified specialist. Regular cleaning is recommended. An assessment should be made of the need for and placement of detectors. All smoke and carbon monoxide detectors should be tested on a regular basis.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Security/Safety Systems - A standard home inspection does not include evaluation of the adequacy of any existing security or safety system or the need for one. Each owner should perform his/her own assessment of the systems that may be desired or required, or arrange to have a qualified specialist perform such an evaluation.

Insulated Glass - Insulated (double or triple glaze) windows and doors are subject to hard-to-detect failure of the airtight seal between panes. This failure can result in moisture and/or staining of the unit that can vary seasonally and increase with time. While actual/suspect seal failure may be noted, it is not within the scope of a standard inspection to assess the seal integrity of these type units. A pre-closing check of all units when house is clear of drapes, window coverings, etc. and the view of the windows is unobstructed is advised.

Inspection Limitations - Due to typical design restrictions, any inspection of the fireplace, stove and inserts is limited; internal components, flue, flue connectors, etc., are generally not visible. Furthermore, any inspection is of the physical condition only, and does not include code/fire safety compliance assessment or an operational check of flue/vent drafting. Unit and venting deficiency may represent fire/safety concerns. Flue inspections should be performed by a qualified chimney sweep or competent specialist.

11. ELECTRIC SYSTEM

The inspection of the electric systems is limited to readily visible and access elements as listed herein. Wiring and other components concealed from view for any reason cannot be inspected. The identification of inherent material defects or latent conditions is not possible. The description of wiring and other components and the operational testing of electric devices and fixtures are based on a limited/random check of representative components. Accordingly, it is not possible to identify every possible wiring material/type or all conditions and concerns that may be present. Inspection of Ground-fault Circuit-interrupters (GFCIs) is limited to the built-in test functions. No assessment can be made of electric loads, system requirements or adequacy, circuit distribution, or accuracy of circuit labeling. Auxiliary items and electric elements (or the need for same) such as surge protectors, lighting protection systems, generators, security/safety systems, home entertainment and communication systems, structured wiring systems, low-voltage wiring, and site lighting are not included in a standard home inspection. Additional information related to electric elements may be found under other many other headings in this report.

SERVICE LINE:
UNDERGROUND

DISTRIBUTION PANEL:
CIRCUIT BREAKER
LOCATION: LEFT SIDE
OF HOUSE

SERVICE DISCONNECT(S):
SINGLE MAIN
AMPS: 200

MAJOR APPLIANCE (240 VOLT) CIRCUIT(S):
COPPER & ALUMINUM

HOUSEHOLD (120 VOLT) CIRCUITS:
COPPER

GFCI:
MULTIPLE UNITS
AT RECEPTACLE(S)

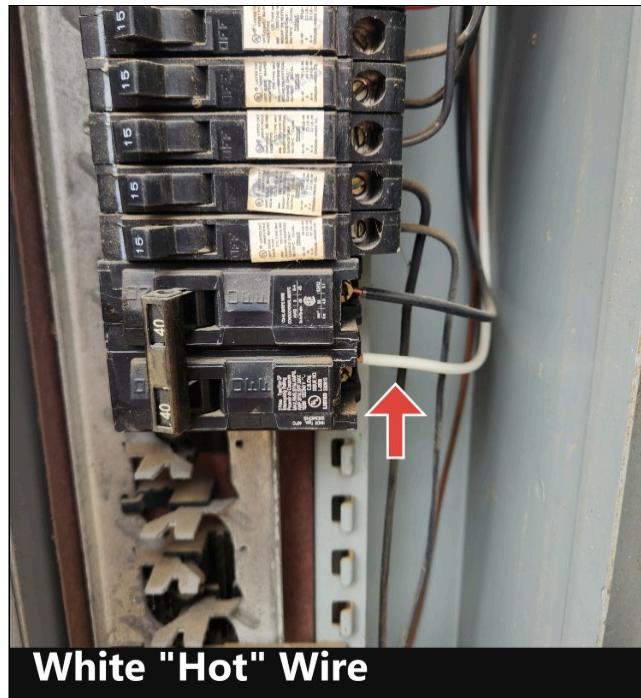
SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)
FINISH MATERIALS

S F P NANI

●					11.0 SERVICE / ENTRANCE LINE Service wires are underground and therefore not visible and not able to be inspected. Homeowners responsibility begins at downstream side of meter. Consult utility company for issues related to service.
●					11.1 SERVICE GROUNDING PROVISIONS
	●				11.2 DISTRIBUTION PANEL White wire was used as a hot conductor in the main service panel. Such conductors should be properly re-identified (e.g., with colored tape, paint, or other means) at both ends to indicate hot use. This helps prevent confusion and ensures compliance with electrical safety standards.
●					11.3 MAIN DISCONNECT(S)
	●				11.4 DEVICES See electric/GFCI comments in kitchen, bathrooms, and exterior sections of report.
●					11.5 WIRING See comments above.

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



11.2 DISTRIBUTION PANEL

NOTE: Older electric service may be minimally sufficient or inadequate for present/future needs. Service line clearance from trees and other objects must be maintained to minimize the chance of storm damage and service disruption. The identification of inherent electric panel defects or latent conditions is not possible. It is generally recommended that aluminum-wiring systems be checked by an electrician to confirm acceptability of all connections and to determine if any remedial measures are required. GFCIs are recommended for all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors). AFCIs are relatively new devices now required on certain circuits in new homes. Consideration should be given to adding these devices in existing homes. The regular testing of GFCIs and AFCIs using the built-in test function is recommended. Recommend tracing and labeling of all circuits, or confirm current labeling is correct. Any electric defects or capacity or distribution concerns should be evaluated and/or corrected by a licensed electrician.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Electrical System - Evaluations and material descriptions are based on a limited/random check of components. Accordingly, it is not possible to identify every possible condition or concern in a standard inspection. All electric defects/potential concerns should be evaluated/corrected by a licensed electrician.

Light Fixtures/Switches - Light fixtures, ceiling fans, etc., are generally randomly checked to assess basic wiring conditions. Any inoperative unit may be due to a defective fixture or bulb, connection to undetected switch or other factors.

Auxiliary/Low Voltage Systems - Evaluation of ancillary, low voltage electric or electronic equipment (e.g., TV, doorbell, computer, cable, lightning protection, surge protection, low voltage lighting, intercoms, site lighting, alarms etc.,) is not performed as part of a standard home inspection.

Plumbing Bonding - Determining proper electrical bonding of the plumbing system is beyond the scope of a standard home inspection. Consider evaluation by a licensed electrician to verify that the plumbing system is properly bonded in accordance with current electrical codes.

GFCI - Ground-Fault Circuit-Interrupters are designed to improve personal safety and are recommended for all houses. Regular testing of GFCIs is required to ensure proper operation and protection. In most areas GFCIs have only been required on certain circuits since the mid-1970s. It is recommended that GFCIs be installed in all high hazard areas (e.g., kitchens, bathrooms, garages and exteriors).

12. PLUMBING SYSTEM

The inspection of the plumbing system is limited to readily visible and accessible elements as listed herein. Piping and other components concealed from view for any reason cannot be inspected. Material descriptions are based on a limited/random check of representative components. Accordingly, **it is not possible to identify every piping or plumbing system material, or all conditions or concerns that may be present.** A standard home inspection does not include verification of the type water supply or waste disposal, analysis of water supply quantity or quality, inspection of private onsite water supply or sewage (waster disposal) systems, assessment/analysis of lead piping/solder or lead-in-water concerns, or a pressure test of gas/fuel piping or storage systems. Furthermore, the function and effectiveness of any shut-off/control valves, water filtration or treatment equipment, irrigation/fire sprinkler systems, outdoor/underground piping, backflow preventers (anti-siphon devices), laundry standpipes, vent pipes, floor drains, fixture overflows, and similar features generally are not evaluated. Additional information related to plumbing elements may be found under other headings in this report, including BATHROOMS and KITCHEN.

WATER PIPING:
COPPER

DRAIN/WASTE LINES:
PLASTIC
ABOVE GROUND
IN SLAB
IN GROUND
NOT DETERMINED

WATER SHUT-OFF LOCATION:
AT METER
AND
AT HOUSE

GAS SHUT-OFF LOCATION:
AT METER

WATER TREATMENT SYSTEM:
WATER SOFTENER
NOT OBSERVED
RECOMMEND INSTALLING WATER SOFTENER

SPECIAL LIMITATIONS:
INACCESSIBLE AREA(S)
FINISH MATERIALS

S F P NANI

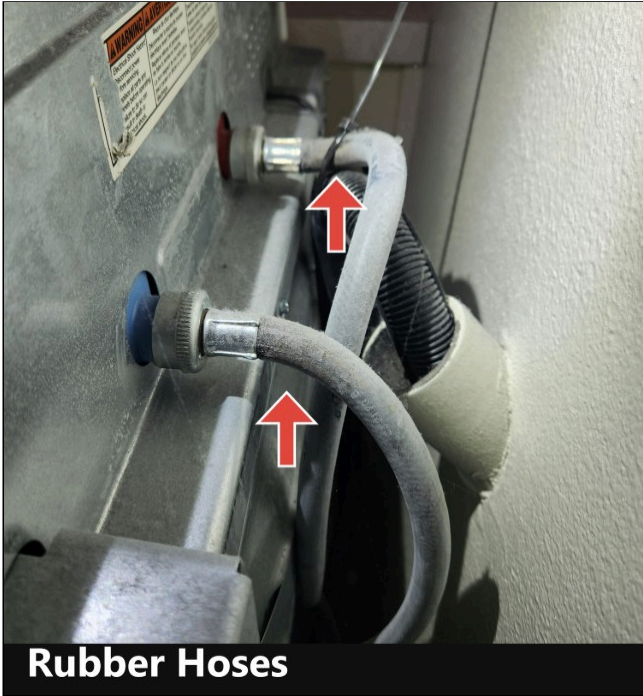
●					12.0 WATER PIPING (1) Plumbing corrosion observed at multiple locations. See bathrooms and kitchen sections of report. Consult a plumber for repair to prevent drips/leaks. (2) Evaluation of the plumbing system is limited to permanently connected fixtures and readily visible pipe condition. The function and effectiveness of angle stop shut offs, laundry standpipes, vent pipes, anti-siphon devices, floor drains and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.
●					12.1 WATER FLOW AT FIXTURES The water pressure was 65 psi at the time of inspection which is within normal range of 40 to 80 psi.
●					12.2 FIXTURE DRAINAGE
			●		12.3 DRAIN / WASTE PIPING Recommend having in-ground drain lines video scoped to determine interior condition. DRAIN/ WASTE/ VENT PIPES are not fully visible due to design and construction methods and therefore the inspection is limited. Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe condition. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.
			●		12.4 EXTERIOR FAUCET(S) Recommend installing anti-siphon valves at all exterior hose bibs as an upgrade to keep water/ contaminants in hose from entering back into the potable water supply.
			●		12.5 LAUNDRY Steel braided hoses are suggested on washing machine as an upgrade over rubber hoses. Rubber hoses have been known to have a higher rate of failure and create water damage. Note: Utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Concerns related to laundry supply, drainage and venting should be assessed by a licensed plumber.
●					12.6 DRYER VENT

S F P NANI S= Satisfactory, F= Fair, P= Poor/Defective, NA= Not Applicable, NI= Not Inspected

					Suggest regular cleaning of clothes dryer vent for fire safety and energy efficiency.
●					12.7 GAS PIPING See photo for location of gas meter/shutoff valve.

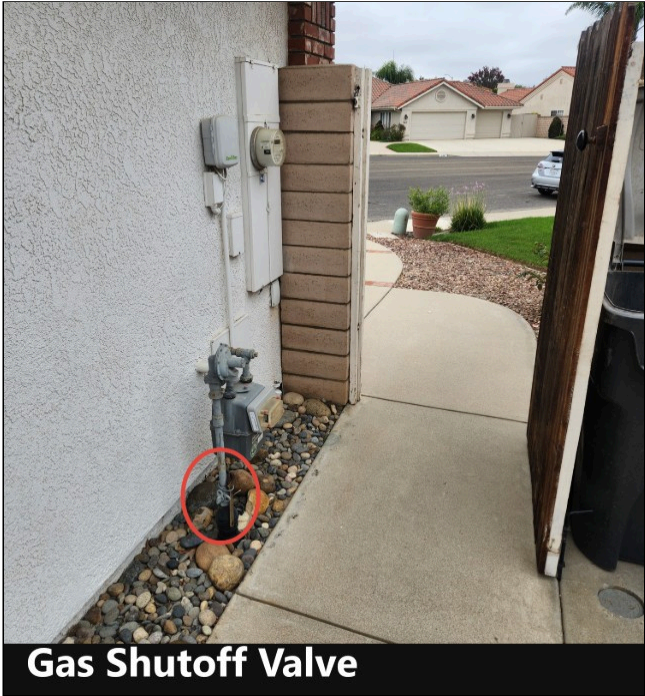
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Review REPORT TERMINOLOGY on Introduction Page. Please contact the Company for clarification on ratings or findings if there are any questions.



Rubber Hoses

12.5 LAUNDRY



Gas Shutoff Valve

12.7 GAS PIPING

NOTE: Recommend obtaining documentation/verification on the type water supply and waste disposal systems. If private onsite water and/or sewage systems are reported/determined to exist, independent evaluation (including water analyses) is recommended. Plumbing systems are subject to unpredictable change, particularly as they age (e.g., leaks may develop, water flow may drop, or drains may become blocked). Plumbing system leakage can cause or contribute to mold and/or structural concerns. Some piping may be subject to premature failure due to inherent material deficiencies or water quality problems, (e.g., older polybutylene pipe may leak at joints, copper water pipe may corrode due to acidic water, or old galvanized pipe may clog due to water mineral content). Periodic cleaning of drain lines, including underground pipes will be necessary. Periodic water analyses are recommended to determine if water filtration and treatment systems are needed. Confirm and label gas and water shut-off valve locations. A qualified plumber should perform all plumbing system repairs.

SUPPLEMENTAL INFORMATION - Review the additional details below.

Plumbing Components - Evaluation of the plumbing system was limited to permanently connected fixtures and readily visible pipe conditions. The function and effectiveness of laundry standpipes, vent pipes, floor drains, fixture overflows, anti-siphon devices and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g., leaks may develop, water flow may drop, drains may become blocked, etc. The detection of sewer gases and the condition/function of sub-slab or in-ground piping is excluded from a standard inspection. In-ground piping is subject to blockage/collapse.

Auxiliary Systems - A standard home inspection does not include assessment of any water filter/softener/treatment systems, irrigation systems, fire sprinklers or similar auxiliary systems.

Bonding - Metal water supply piping is required to be electrically bonded to the home's grounding system in order to reduce shock hazards. Verification of proper bonding continuity throughout the plumbing system is beyond the scope of a standard home inspection.

Anti-Siphon Valve - Anti-siphon valves are required in many areas, on exterior hose bibs (faucets) and at other threaded faucets such as laundry sinks to prevent water supply contamination.

SUMMARY OF INSPECTOR COMMENTS

This Summary of Inspector Comments is only one section of the Inspection Report and is provided for guidance purposes only. This Summary is **NOT A HOME INSPECTION REPORT** and does not include information on all conditions or concerns associated with this home or property. **The Inspection Report** includes more detailed information on element ratings/conditions and associated information and **must be read and considered in its entirety prior to making any conclusive purchase decisions or taking any other action.** Any questionable issues should be discussed with the Inspector and/or Inspection Company.

Note: While listings in this Summary of Inspector Comments may serve as a guide to help prioritize remedial needs, the final decision regarding any action to be taken must be made by the client following consultation with the appropriate specialists or contractors.

1. ROOFING

1.0 ROOFING

Fair

Multiple roof tiles are broken/out of position. Consult a roofing contractor to determine cost to repair/replace broken/shifted tiles. Maintain roof tiles to aide in preventing water penetration into structure. Limit access to roof to aide in preventing damage to roof tiles.

Roof age was not confirmed by inspectors. Contact sellers and/or building department to determine/estimate roof age.

Roof coverings require periodic repairs and sealant, especially at exposed nailheads, flashings and around roof penetrations as part of routine maintenance. Suggest annual evaluation and sealing as needed to prevent water penetration and extend the lifespan of materials.

1.1 EXPOSED FLASHING

Fair

Exposed nailheads at flashings observed on roof. Seal nailheads to prevent water penetration and extend service life.

Recommend installing a cricket/saddle flashing at chimney when next reroofing to reduce risk of water intrusion. Crickets are recommended where the chimney width exceeds 30 inches to divert water and prevent debris buildup behind the chimney.

1.3 PLUMBING STACKS

Fair

Recommend sealing around all vent covers and plumbing stacks now and annually to aide in preventing water penetration.

1.5 RAIN GUTTERS

Fair

Buildup in rain gutters. Suggest cleaning and flushing now and on an annual basis for proper drainage. Consider upgrade of gutter guards to prevent leaf buildup.

Recommend installation of rain gutters and downspouts at all pitched roof edges to aide in controlling water run off away from structure and hardscaping. Gutters and downspouts help aide in reducing water runoff from splashing onto/penetrating into structure. Consider adding built-in/subsurface drains and connecting downspouts into drain system.

1.7 FASCIA / EAVES

Poor/Defective

Wood damage/rot observed at fascia/eaves/soffit members. Anticipate repairs. Consult pest control company for evaluation and repair/treatment cost estimate.

Paint is peeling in various locations. Suggest repainting on a regular basis as part of routine maintenance to enhance lifespan of materials.

2. EXTERIOR ELEMENTS

2.0 SIDING

Poor/Defective

Weep screed is damaged/rusted/failed at several locations. Anticipate replacing sections of weep screed and associated stucco repairs. Consult a plaster or masonry contractor to determine repair cost estimate.

Recommend replacing irrigation spray heads with drip-style irrigation near house walls to reduce water exposure to the structure. Additionally, minimize watering and ensure proper drainage away from the building to prevent moisture intrusion. Consult owner on history.

Stucco finish is spalling (chipping/flaking) beneath patio door with efflorescence (mineral deposits from moisture) observed, which may expose underlying materials to moisture intrusion and deterioration. Recommend contacting a qualified contractor for further evaluation and to repair/paint stucco to extend the lifespan of materials. Inspector was unable to determine source of moisture causing efflorescence.

Wood rot/damage observed at exterior wood siding/trim. See pest control company report for conditions related to wood siding, trim and framing members.

Gaps between lights and wall/junction box at lights at front of garage expose inside of junction box and wiring. Contact a qualified contractor to determine options and cost estimate to reconfigure/repair to limit pest and moisture access.

Suggest sealing now and annually at any holes, gaps, cracks, around light fixtures, windows, doors, trim, etc...to aide in preventing water penetration and pest intrusion.

2.2 PORCH(ES) / DECK(S)

Fair

Rusting post base brackets with missing fasteners observed at front porch. Contact a qualified contractor for evaluation/repair/replacement.

Wood rot/damage observed at porch post. Anticipate repairs. Consult pest control company for evaluation and repair/treatment cost estimate.

2.4 ELECTRIC / GFCI

Poor/Defective

GFCI at right side of house did not trip when tested and is not providing proper ground-fault protection. Recommend evaluation and correction by a licensed electrician for electrical safety.

3. SITE ELEMENTS

3.0 WALKWAYS

Fair

Suggest sealing at any hardscaping cracks (walkways, patios & driveways) to prevent water penetration, further cracking, and to extend service life.

3.1 PATIO(S)

Poor/Defective

See comment above.

Wood damage/rot observed at patio pergola. See pest control report for conditions related to decking, wood siding, trim and framing members. Anticipate repair/replacement.

Peeling paint observed at top of patio pergola. Recommend refinishing/painting pergola wood to extend the lifespan of materials.

3.2 DRIVEWAY

Fair

See comment above.

3.3 GROUND SLOPE AT FOUNDATION

Fair

See comments above regarding efflorescence and spalling stucco observed beneath patio door.

See comments in exterior section of report regarding rusted/failed weep screed and sprinkler heads next to house.

Grading appears to be low slope in multiple areas. If any grading is found to slope toward structure, recommend regrading for positive slope away from the structure and installing surface drains as needed to direct water away from the foundation and hardscaping. Suggest upgrading gutter downspouts to connect with subsurface drainage. Ongoing monitoring and maintenance of site drainage is advised to ensure proper water diversion.

Subsurface drainage system observed. Recommend flushing now and performing annual maintenance to ensure proper function in directing water away from the structure. Drainage performance was not tested as part of this inspection.

4. GARAGE

4.1 WALLS / CEILINGS

Fair

Staining at ceiling and walls around water heater in garage where dry when tested with a moisture meter at time of inspection (no recent rains). Inspector is unable to determine if staining is historic or ongoing. Consult owner on history of roof replacement. Monitor conditions and make repairs as required. Inspector is unable to determine conditions behind finish materials. Look for hidden damage behind finish materials.

5(B) . Kitchen Water Heater

5.0.B WATER HEATER

Poor/Defective

No water heater drip pan installed. Recommend drip pan installation to protect from moisture damage. Drain pipe on drip pan should be routed to exterior location. Consult a plumber for proper installation.

Water heater operated properly at the time of inspection. It is 1 year old with a manufacturers design life of 8 - 12 years. Suggest annual flushing to remove sediment and extend service life.

5.1.B SAFETY VALVE PROVISIONS

Poor/Defective

Temperature pressure relief valve piping is incorrectly routed to the kitchen sink drain and improper piping material has been used. Consult a plumber for installation of correct material to an approved location.

8. BATHROOMS

8.0 SINK(S)

Fair

Corrosion/mineral deposits observed on plumbing beneath primary bathroom sink. Contact a plumber for repair/replacement to prevent leaks and moisture damage.

8.1 TOILET

Poor/Defective

Loose toilet at floor connection in ground floor hall bathroom. Contact a plumber to pull toilet, check for/repair water damage/penetration, replace seal, and reset/secure toilet to prevent moisture damage.

8.2 STALL SHOWER

Fair

Maintain caulking and grout as part of routine maintenance to prevent moisture intrusion, damage, and mold growth.

8.3 BATHTUB

Fair

Maintain caulking and grout as part of routine maintenance to prevent moisture intrusion, damage, and mold growth.

Discoloration at tub spout is cosmetic only.

No access panel installed to view underside of tub for maintenance/repairs/inspection when needed. Anticipate installation when future inspection or repairs are needed.

8.5 ELECTRIC / GFCI

Fair

Suggest upgrades to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety at second floor bathroom outlets. GFCI protection is recommended to help reduce shock risk in locations where water and electricity may be present. Consult a licensed electrical contractor for installation.

Note: Ground floor electrical outlet is protected by and reset at garage GFCI electrical outlet.

9. KITCHEN

9.0 PLUMBING / SINK

Poor/Defective

Suspected mold growth observed at cabinets beneath kitchen sink. Consult seller on history of water leaks. Unable to determine condition behind concealed areas. Recommend conducting mold sampling to determine if mold remediation is warranted. Call HouseMaster at (805) 898-2698 if mold sampling is desired.

Flexible drain piping under kitchen sink is not approved per the plumbing code. Consult a licensed plumber for correction.

Mineral deposits observed on plumbing beneath kitchen sink. Contact a plumber for repair/replacement to prevent leaks and moisture damage.

Uncapped/open angle stop beneath sink needs capped to prevent leaks. Contact a plumber for correction.

9.2 DISHWASHER

Fair

Rusting noted at dishwasher rack. Anticipate future replacement as desired.

9.3 MICROWAVE OVEN

Fair

Microwave operated properly at the time of the inspection, however, is rated fair due to age. Maintain, repair, replace components as needed for safe and proper operation and to extend service life.

9.5 COOKING UNIT

Fair

Light in oven was inoperable at time of inspection. Anticipate bulb replacement or repair.

Oven operated properly at the time of the inspection, however due to age it is downgraded to fair. Maintain, repair, replace components as needed for safe and proper operation and to extend service life.

9.6 ELECTRIC / GFCI

Fair

Recommend upgrading all kitchen outlets to GFCI (Ground Fault Circuit Interrupter) type outlets for added safety. GFCI protection is recommended to help reduce shock risk in locations where water and electricity may be present. Consult a licensed electrical contractor for installation.

9.8 CABINETRY

Fair

See comment above regarding suspected mold beneath sink.

Chipped paint at multiple cabinet doors. Refinish as desired.

10. INTERIOR ELEMENTS

10.4 ROOM DOORS

Fair

Slight rub between laundry room door and jamb. Adjust/repair as desired.

10.6 DETECTOR TEST

Poor/Defective

Missing smoke detectors in second floor bedrooms. See California Residential Code and State Fire Marshal guidelines for required installation locations. Recommend installation of detectors at all required areas.

10.7 FIREPLACE(S)

Poor/Defective

A damper clamp is required when a gas ignitor or gas burner is installed to ensure combustion gases can always vent through the chimney. Install a damper clamp for safe operation.

11. ELECTRIC SYSTEM

11.2 DISTRIBUTION PANEL

Fair

White wire was used as a hot conductor in the main service panel. Such conductors should be properly re-identified (e.g., with colored tape, paint, or other means) at both ends to indicate hot use. This helps prevent confusion and ensures compliance with electrical safety standards.

11.4 DEVICES

Fair

See electric/GFCI comments in kitchen, bathrooms, and exterior sections of report.

12. PLUMBING SYSTEM

12.0 WATER PIPING

Fair

12.0 (1) Plumbing corrosion observed at multiple locations. See bathrooms and kitchen sections of report. Consult a plumber for repair to prevent drips/leaks.

12.0 (2) Evaluation of the plumbing system is limited to permanently connected fixtures and readily visible pipe condition. The function and effectiveness of angle stop shut offs, laundry standpipes, vent pipes, anti-siphon devices, floor drains and similar items generally cannot be evaluated. Conditions are subject to unpredictable change, e.g. leaks may develop, water flow may drop, drains may become blocked. etc. The detection of sewer gases and the conditions of sub-slab or inground piping is excluded from a standard inspection.

12.4 EXTERIOR FAUCET(S)

Fair

Recommend installing anti-siphon valves at all exterior hose bibs as an upgrade to keep water/contaminants in hose from entering back into the potable water supply.

12.5 LAUNDRY

Not Inspected

Steel braided hoses are suggested on washing machine as an upgrade over rubber hoses. Rubber hoses have been known to have a higher rate of failure and create water damage.

Note: Utility hook-ups (water, electric and gas), nor venting and waste lines for any particular appliance are evaluated as part of a standard inspection, unless otherwise noted. Concerns related to laundry supply, drainage and venting should be assessed by a licensed plumber.

12.6 DRYER VENT

Satisfactory

Suggest regular cleaning of clothes dryer vent for fire safety and energy efficiency.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Shelby Hendrix

INSPECTION CERTIFICATION

The undersigned hereby certifies that this inspection was conducted pursuant to accepted Home Inspection Standards of Practice . Furthermore, neither the undersigned nor the inspection company has any interest, present or contemplated, in this property and neither the retention of the inspection company nor compensation paid is contingent on report findings.



Shelby Hendrix, Inspector

Inspection Date: 9/21/2026

INSPECTION COMPANY

HouseMaster
1187 Coast Village Rd. 1-284
Santa Barbara, CA 93108

PROPERTY INFORMATION

Client: Walter Crone
2405 Nicklaus Dr
Santa Maria CA 93455