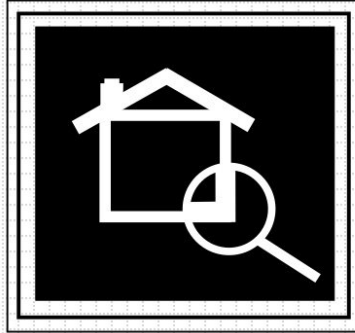




"CERTIFIED"
MANUFACTURED HOME INSPECTOR



Certified Building Inspector

Professional

Inspection Services

Inspection Report



CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR



Address: 4582 Via Santa Maria Santa Maria, CA 93455

09/16/2026

Inspector: Taylor Vreeken, CCI

P.O. Box 415 Templeton, CA 93465 | O: 805.462.1978 C: 805.441.9727

CERTIFIED BUILDING INSPECTOR / State Board Member, CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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General Information

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

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

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

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

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

WEATHER CONDITIONS

1: Approx. Temperature: 66°F
2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

3: West

INSPECTION DATE

Wednesday, September 16, 2026

START TIME

8:30 am

FINISH TIME ON-SITE

10:30 am

INSPECTOR

5: Taylor Vreeken, CCI, CMI

PROPERTY TYPE

6: Single Family Residence

INSPECTION TYPE

7: **Pre-Sale Listing Inspection**: This inspection is performed on behalf and for the seller specifically, to provide a general overview of the property conditions as they existed at the time of inspection. This report focuses on the six primary systems: **Structural Integrity, Roofing, Electrical, Plumbing, Heating and Cooling, and the Fireplaces and Chimneys**. *Cosmetic conditions and non-permanent appliances are excluded.*

This report is informational only and does not reflect any repairs, upgrades made or conditions that have changed after the inspection date.

Buyer's Responsibility: *Any prospective buyer relying upon this report is required to contact Professional Inspection Services, complete a report review, execute a new inspection agreement, and pay all applicable fees. Any prospective buyer who relies upon this report without completing these requirements does so knowingly and voluntarily and thereby waives and releases any and all claims against Professional Inspection Services and its inspectors arising from or related to such reliance. Failure to comply with these requirements constitutes a complete and unconditional release of Professional Inspection Services and its inspectors from liability associated with the unauthorized use of or reliance upon this report.*

YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 1959

9: Occupied.

PRESENT DURING THE INSPECTION

10: Tenants

ADDITIONS

DS 11: **ADDITIONS or UPGRADES SUSPECTED**:

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

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

DS 12: **OUTSIDE THE SCOPE OF THIS INSPECTION**:

Items listed below are outside the scope of this inspection and were not evaluated or inspected per standards. Client is advised to have these areas or components reviewed, inspected and tested by an appropriate and qualified trade professional familiar with applicable standards.

13: Disclosure: Common Areas and areas of the Association's Responsibility are not part of this inspection and outside the scope. Client is advised to acquire relevant documentation regarding responsibilities, current conditions, and maintenance schedules for the HOA responsibilities.

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

15: Sheds

Grounds

DRIVEWAY TYPE

16: Concrete Driveway

DRIVEWAY COMMENTS

17: Driveway appears serviceable.

18: Typical & common cracks found in areas of the driveway.

FI **SU** 19: Areas of the driveway, patio(s), and walkway(s) appear raised, settled or uneven with potential trip hazards.

SIDEWALK / WALKWAY TYPE

20: Concrete Walkways

21: Brick Paver Walkways

SIDEWALK / WALKWAY COMMENTS

22: Walkways appear serviceable

UPG 23: Some common and moderate cracks found at areas of the concrete walkways. Client should investigate further the cause and correct.

PATIO TYPE

24: Concrete Patios

PATIO COMMENTS

25: Patios appears serviceable.

FI **DS** 26: Disclosure: Some typical and moderate cracks found at areas of the concrete patio areas.

MR **DS** 27: Disclosure: Some surface drains noted in areas of the patio. Drains not tested. The condition of the underground piping and terminations are unknown. Recommend having drains and terminations cleaned, tested and inspected by a qualified landscape contractor to determine the proper flow. Keep drains clean and free of debris regularly.

DS 28: Areas of poor drainage, some ponding of water at areas of the patios.

Exterior

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

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

STRUCTURE TYPE

29: Wood Framed

EXTERIOR WALL COVERINGS

30: Painted Stucco.

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

31: Metal Siding

EXTERIOR WALL COMMENTS

32: Exterior walls appear in good condition

MR 33: Areas of the exterior are not fully visible and not inspectable due to overgrown foliage and occupant's belongings. Conditions are behind the blockage are unknown. Client is advised to have the obstructions moved to have the areas reinspected.

EXTERIOR GENERAL

MR 34: Deteriorated paint at areas of the exterior.



E&C 35: Areas of the exterior metal siding and/or trim were observed to be loose, damaged, improperly secured, or altered from the original installation. These conditions may affect the weather resistance of the exterior wall assembly and can allow moisture or pest intrusion. Recommend repair or replacement of affected materials as needed by a qualified contractor.



EXTERIOR TRIM

36: TRIM TYPE: metal

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

E&C 38: Some moisture and/or bug type damage & deterioration found at exterior areas such as eaves, fascia and/or trim. Refer to the termite report for locations and extent.



SUNROOM

E&C 39: The wood fiber composite siding panels at the sun room found damaged and deteriorated. Repairs or replacement recommended.



Grading

Geological conditions and site stability are outside the scope of this inspection. For further information contact a licensed civil engineer. Off-site water (i.e. street water, water from a neighboring property, or sub-surface water) influences onto this property are outside the scope of this inspection and are not addressed. If concerned, have evaluated by a licensed geotechnical engineer.

SITE SLOPE

40: Minor Slope

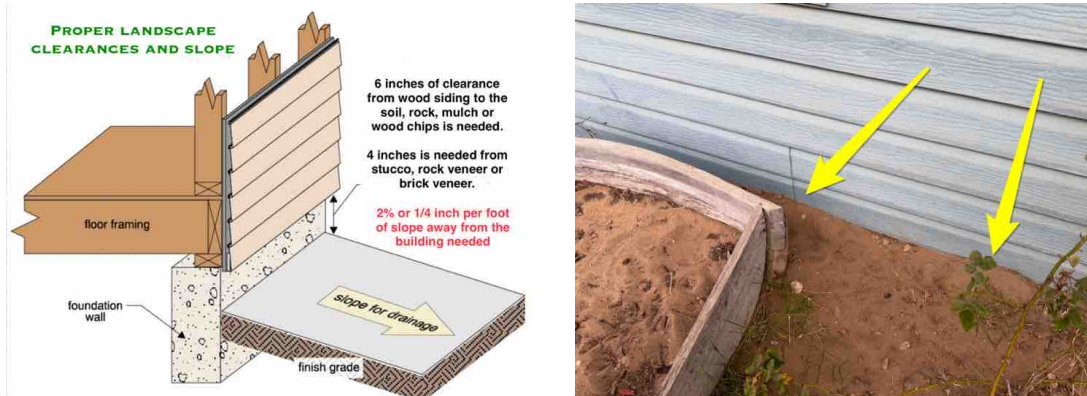
Determination of site stability, soil erosion potential, and water runoff from surrounding slopes, streets, and adjacent properties is outside the scope of this inspection and is not evaluated.

GRADING COMMENTS

MR UPG 41: Evidence of ponding water was observed in areas of the property at and/or near the home in some planter areas. Recommend improving site drainage and landscape grading and/or adding proper underground drainage as needed to help direct water away from the structure and off the property.

MR 42: Areas of insufficient slope of the soil away from the building along some areas of the perimeter foundation. A proper slope of the soil, patios and walkways should allow for water to flow freely away from the building, not allow water to flow against areas the foundation edges and water should not allow for ponding of water in areas near or at the foundation as this can cause erosion and/or settling of the foundation system.

MR 43: Soil level found high along areas of the perimeter of the foundation and exterior siding (recommend 6 inches from the bottom of the exterior siding to dirt, rock, mulch or wood chips).



MR 44: Surface and/or yard drain boxes or inlets found full of debris. Recommend having drains and terminations cleaned and tested to determine proper flow.

Foundation

Notice: No engineering of the foundation or any structural component is performed. Areas of the perimeter foundation are not visible. Some typical and common cracks noted in the perimeter foundation. Client is advised to monitor cracks to help determine if future movement or conditions occur.

FOUNDATION TYPE

45: Concrete Slab

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

FI 46: Concrete Slab: Some sloping noted at areas of the interior floors. This may be typical for the age. However the client may wish, should seek additional review by qualified and licensed engineer to evaluate cause, current conditions and potential future issues.

Roof

This inspection of the roof covering and components such as flashings and skylights is not intended to be technically exhaustive per CREIA standards. Meaning that if defects are found it is recommended to have the entire roof completely re-evaluated by a licensed roof contractor familiar with the current minimum installation requirements. Be aware that additional defects may be discovered during a more comprehensive evaluation by the licensed roofing professional. There should be no more than 2 layers of roofing on a building per standards.

ROOF STYLE

47: Combination: Gable and Hip



48: Roof was walked

49: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

50: Asphalt Shingle

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

There is Approx. 25-30 +/- years of visible wear at areas of the roof.

ASPHALT COMPOSITION SHINGLE COMMENTS

E&C DS 51: **ROOF CONDITION:** Roof is at the end of its life expectancy. Recommend contacting a licensed roofing contractor for a price / proposal for replacement.



DS 52: Evidence of rodent activity noted on areas of the roof. Contact qualified pest professional to evaluate and make upgrades.

Gutters

RAIN GUTTERS

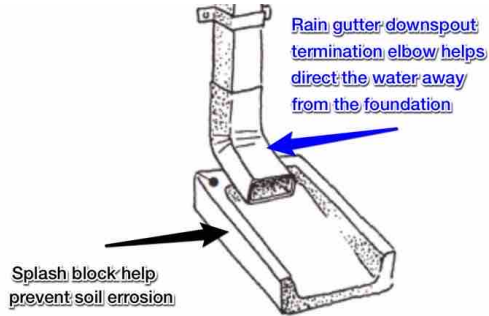
53: Type: Full rain gutter installation.

MR 54: Installed rain gutters / roof drainage systems appear to be in a serviceable condition.

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

RAIN GUTTER COMMENTS

MR 55: Recommend splash blocks at the bottom of some rainwater downspouts to assist in proper flow of roof water away from the house and to help prevent soil erosion where not installed.



E&C 56: Disclosure: Areas of the rain gutters and downspouts found dented or damaged.



Attic

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

ATTIC ACCESS

57: ATTIC ACCESS LOCATION: Bedroom Hallway

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

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

DS 60: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, HVAC ducting and some areas are too small for physical access.

SU DS 61: The current attic framing is older and does not meet current structural or seismic standards; however, it appears to be in generally serviceable condition at the time of inspection for its age.

62: Attic Photographs



FI SU 63: Evidence of rodents living in the areas of the home; attic, crawlspace, garage or other areas. Some visible rodent droppings. Contact a qualified pest control professional for additional comments and recommendations. Determining if condition are old or active is outside the scope of this inspection. Recommend proper clean up and prevention for sanitary purposes.

DS 64: Attic access too small for access. Not able to be fully inspected. Viewed from access only

ATTIC COMMENTS

E&C MR 65: Some damaged or missing attic eave vent screens on areas of the exterior at the roof overhangs. Repair or replacement of the damaged or missing vent screens is recommended to help prevent critter intrusion into attic areas.



Plumbing

This inspection of the water supply system, waste system and its fixtures and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated by a qualified plumbing professional. Be aware that additional defects may be discovered during a more specific or directed evaluation by a licensed plumbing contractor.

MAIN WATER SUPPLY

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

Water Pressure - Is At Approx. **70 +/- PSI**. Optimal water pressure is between 40 and 80 PSI.

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



TYPE OF WATER PIPING

67: Type(s) of water supply piping that could be seen at the time of the inspection (other plumbing materials may be present but were not discovered at this time):

68: Copper

69: Galvanized

WATER SUPPLY PIPING

70: The condition of the Plumbing Pipe inside walls, under insulation in the attic, underground, under the slab, and in all inaccessible areas which are not readily visible are not evaluated or inspected. Conditions cannot be judged. Water pipe leak detection or pressure testing is not performed.

FI DS 71: Be advised that the galvanized hot & cold water supply piping, like areas of the piping installed in this building, has an average life expectancy of approximately 50 years. +/- and can fail without warning. Rust Discoloration or sediment in the water may be a sign of deteriorated galvanized water supply piping. Recommend further evaluation and opinion by a licensed plumbing professional.

HOSE FAUCETS

72: The evaluated exterior hose faucets operated when tested.

WASTE PIPING TYPE

73: Type(s) of waste water drain piping that could be seen at the time of the inspection. Other piping materials may be present or used in areas which are not visible at this time due to concealment.

74: ABS and PVC

75: Galvanized

WASTE/SEWER PIPE CONDITION

FI 76: **Note:** Due to the age of the building and type of waste and sewer piping originally installed, some deterioration or other defects may be present which can cause some negative impact on the flow of waste water through the piping. *Recommend additional review and video scoping of the waste and sewer piping to verify conditions.*

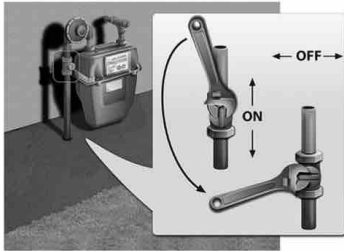
Disclosure: The Waste and Sewer pipes are not fully visible. Pipes inside walls, inaccessible areas, under the ground or slab cannot be judged or determined.

Fuels

FUEL TYPE

77: Natural Gas. **Location of main Gas shut-off :** EXTERIOR - ON THE FRONT OF THE HOUSE

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



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



Water Heater

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

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

WATER HEATER INFORMATION

78: **Water Heater Location:** GARAGE

Size: 50 Gallons

Fuel Type: Natural Gas

Date: 2023: *The average lifespan of this type of water heater is approximately 10 years. This water heater is approximately 3 years old. Water heaters can fail without warning and should be monitored and inspected regularly for leaks, corrosion, and other signs of deterioration.*



WATER HEATER CONDITION

79: Water Heater Operated when tested.

COMBUSTION AIR

80: Proper amount of combustion air.

STRAPPING

81: **WATER HEATER STRAPPING:** The Water Heater is strapped and braced satisfactorily to prevent movement.

TPR PIPING

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

SC 83: The Water heater TPR (temperature pressure relief) pipe improperly terminates. Must terminate downward at the exterior at 6 to 24 inches from the ground.



VENT PIPING

E&C 84: Missing / Recommend a proper storm collar per standards at the water heater vent pipe at the roof termination.



SC 85: Water heater vent pipe too close to combustibles through roof framing. The minimum of 1-inch clearance is required to any wood or drywall.



E&C 86: Missing the required ceiling bucket or support at the water heater vent piping. Corrections recommended.

SC 87: Water heater vent connector pipe (single-wall) is not properly fastened with the required 3-fasteners at each connection including the draft hood per standards.

PLATFORM ENCLOSURE

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

FI 89: Disclosure: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

GAS PIPING

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

WATER HEATER GENERAL COMMENTS

UPG 91: Missing the insulation on areas of the Hot and Cold water supply piping at the water heater.

Energy Code (Title 24, Part 6)

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

SHUTOFF

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

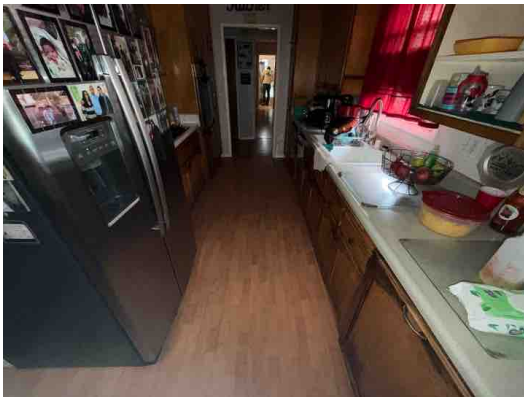
DRIP PAN

93: Water Heater Drip pan installed.

Kitchen

LOCATION

94: Kitchen photos:



SINK

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

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

DS 97: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*



FI 98: Some corrosion found at waste pipe connections under the kitchen sink / evidence of past leaking.

FI 99: Some corrosion found at the water supply shutoff valves under the Kitchen sink / evidence of past leaking. Client should investigate further until satisfied as to the cause, condition and potential future issues. Correction Recommended.

FI 100: Some dry moisture stains and damage in the cabinetry below the kitchen sink.

101: Dishes block full view of the kitchen sinks - could not fully inspect. *Check carefully once empty.*

E&C 102: Active leak noted at the Kitchen sink drain lines.



DISPOSAL

103: Operated when tested.

DISHWASHER

104: Dishwasher operated when tested.

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

105: Doors, seals and racks appears serviceable.

106: Drain line appears serviceable.

E&C 107: The Dishwasher is not properly mounted / loose in the cabinet. Correction needed.

COOKTOP

108: The cooktop is Natural Gas and operated when tested

SC 109: Damaged / Deteriorated knobs at cook top.



OVEN

110: The GAS OVEN operated when tested

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

COOKTOP HOOD

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

FI **DS** 112: Kitchen cooktop exhaust hood currently terminates in the kitchen (recycled air), but the hood has a flue to the exterior. This is not a defect, but rather a lesser alternative to utilizing the flue.

CABINETS & COUNTERS

113: Appear serviceable.

DS 114: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 115: Kitchen counters & cabinets have typical wear.

DS 116: Disclosure: Kitchen counters and cabinets are not fully visible due to occupant's belongings. Do a careful check during final walkthrough and areas are evacuated and cleaned. If defects are discovered contact our office to evaluate and document condition.

KITCHEN SPECIAL FEATURES

117: Microwave operated when tested.

E&C 118: The kitchen Microwave found out of level.



Laundry

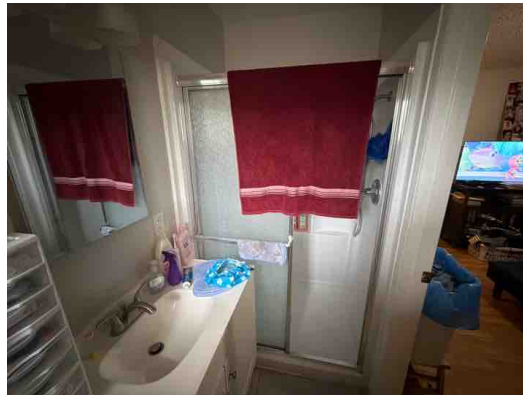
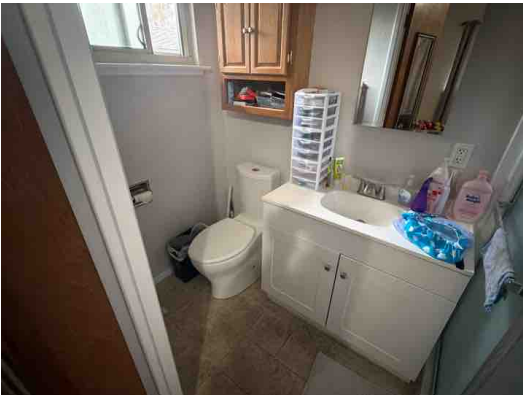
LAUNDRY TYPE

119: Disclosure: No functioning laundry area provided for this home.

Bathrooms

BATHROOM LOCATIONS

120: PRIMARY BEDROOM BATHROOM



121: HALL BATHROOM



TOILETS

122: Operated when tested.

E&C 123: Toilet loose at floor: PRIMARY BEDROOM BATHROOM



SINKS

124: Bathroom sink faucet and drain operated when tested.

Disclosure: *The operation and condition of the sink drain stoppers are outside the scope of this inspection and are not tested. Any and all comments made regarding sink drain stoppers are informational only and may only be specific to a single sink.*

DS 125: Disclosure: *Restricted view in the bathroom cabinets and countertop due to occupant's belongings. Check areas carefully once areas are evacuated and cleaned. If defects are found contact our office to evaluate and document condition.*

FI 126: Some corrosion found at water supply piping and waste piping connections under the bathroom sinks / evidence of past leaking.

E&C 127: Bathroom sink faucet leaks / drips continuously: HALLWAY BATHROOM



VENTILATION

128: Appears adequate.

BATHTUBS

129: Tub faucet and drain operated when tested.

E&C 130: Tub faucet leaks and drips from spout continually: HALLWAY BATHROOM

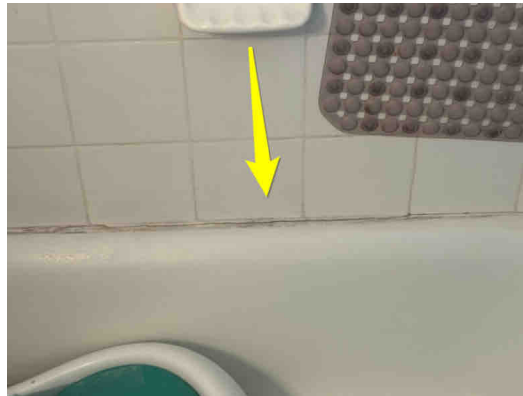


SHOWERS

131: Showers operated when tested.

Determining the water tightness and integrity of the shower pans and walls, determining conditions behind tile or enclosures at the tubs and showers is outside the scope of this inspection as areas not visible or readily accessible. Unable to verify or determining if the tile or enclosures were installed per manufacturer's installation instructions.

UPG 132: Deteriorated and or moldy grout found in the HALLWAY BATHROOM shower enclosure. Some general maintenance and/or upgrades are recommended.



FI 133: Minor moisture stains & damage to walls outside shower: HALLWAY BATHROOM and PRIMARY BEDROOM BATHROOM

Interior

Any comments as to water intrusion is not intended to be technically exhaustive per CREIA standards, meaning that if some water intrusion is evident it is recommended to have all areas of potential water intrusion evaluated by a qualified water intrusion specialist, as this is a visual, non-destructive inspection to point out potential issues as they are apparent and visible at this time. Be aware that additional defects may be discovered during a more comprehensive evaluation.

Note: Windows or doors blocked by occupant's belongings, blinds, and/ or window-door coverings are not able to be fully inspected.

FRONT ENTRY DOOR

134: Operated when tested.

135: Weather stripping appears serviceable.

136: Door hardware operated when tested.

MR **137:** Deteriorated paint or finish at the ENTRY DOOR.

EXTERIOR DOORS

138: Operated when tested

139: Latching hardware operated and appears serviceable.

SLIDING GLASS DOOR

SC **140:** The door locking hardware found non-operational at the: LAUNDRY ROOM exterior sliding glass door.



INTERIOR DOORS

141: Operated when tested.

MR **DS** **142:** Multiple Interior doors rub & stick. Adjustment or repair recommended.

UPG **143:** Some sliding closet doors are missing.

WINDOWS

DS **144:** Double-Pane Glass Retrofit Windows

Note: Due to the many different types and brands of retrofit windows systems, compliance with manufacturer installation requirements could not be verified, as no installation documentation was available at the time of inspection.

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

Note: Windows with blinds or shades or other coverings are not tested. All windows should be serviced by a qualified window specialist to ensure windows operate smoothly and properly and to ensure water tightness. Have all deteriorated weatherstripping replaced. Window blinds, shades, drapes or other window coverings are not inspected and are outside the scope of this inspection. Client should provide their own due diligence and evaluate all window coverings.

E&C **146:** Some windows found a little difficult to operate. Maintenance or upgrades to the windows are recommended.

DS 147: Loose rubber window gasket found at some windows. Client should contact a window professional for additional comments and/or recommendation if concerned.



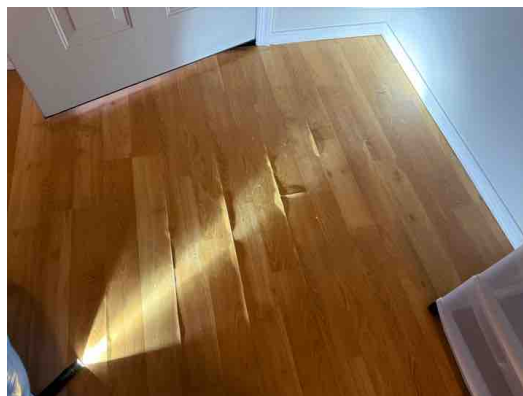
FLOORING

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

149: Disclosure: Furnishings, rugs and occupants' belongings are examples item that prevent the full inspection of the flooring. Conditions in areas not visible are unknown. Do a careful check prior to closing.

DS 150: Some moderate and heavy deterioration and/or damage noted at areas of the interior flooring.

E&C FI 151: Evidence of past moisture stains and/ or damage at the flooring: MULTIPLE LOCATIONS THROUGHOUT. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



CEILING TYPE

152: Drywall

153: Drywall with Acoustic Spray

Notice: Determining if the wall or ceiling drywall, acoustic ceilings, flooring, attic insulation, insulation around the heating ducting, cementous vent piping or any other component in the house contains asbestos is beyond the scope of this inspection. If concerned have tested.

154: Plaster

WALL TYPE

155: Drywall

156: Plaster

WALLS AND CEILINGS

157: The general overall physical condition of the interior walls and ceilings appear to be good with some typical and common cracks.

Note: Determining the indoor air quality is outside the scope of this inspection. All parties should perform their own due diligence until satisfied as to the air quality inside the living spaces to determine if it is within your own personal acceptable levels.

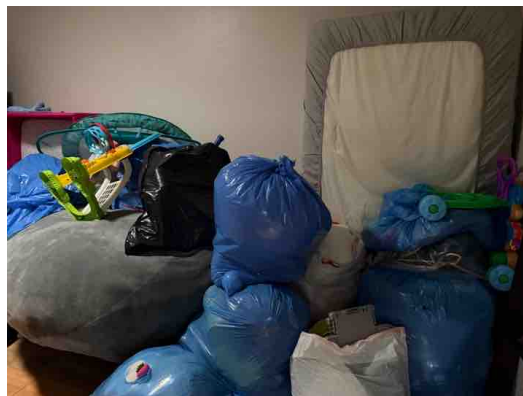
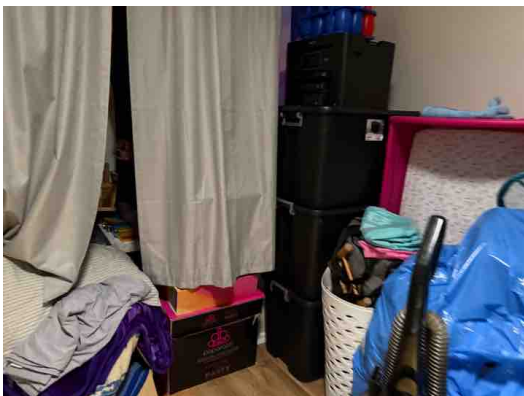
DS 158: Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor the cracks as future or additional movement may occur. Contact a qualified drywall professional for additional information and recommendations on how to repair.

159: The conditions inside walls, behind occupants' belongings, behind wallpaper or paneling, under flooring and areas not visible cannot be determined and are not inspected. Do a careful check during final walkthrough. Identification, investigation or recommendations regarding MOLD and/or the presence of MOLD are outside the scope of this inspection.

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

FI DS 161: Evidence of past ceiling and wall repairs and/ or alterations found throughout. Client should investigate further to satisfy themselves as to the cause and current conditions.

DS 162: Due to an excessive amount of personal items throughout the interior, portions of the interior including cabinetry, closets and other interior areas are not accessible, not visible and not inspected. A re-inspection is recommended once the home is vacant or access is made available.



FI 163: Evidence of past moisture stains & damage at ceiling area in the SUNROOM. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



INTERIOR CABINETRY

E&C 164: Disclosure: Areas of the interior wood cabinetry are serviceable with signs of moderate and minor wear and deterioration.

Heating

This inspection of the heating system and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated by a qualified HVAC professional. Be aware that additional defects may be discovered during a more comprehensive evaluation by an appropriate professional.

GENERAL INFO

165: LOCATION: ADDED EAST EXTERIOR ENCLOSURE

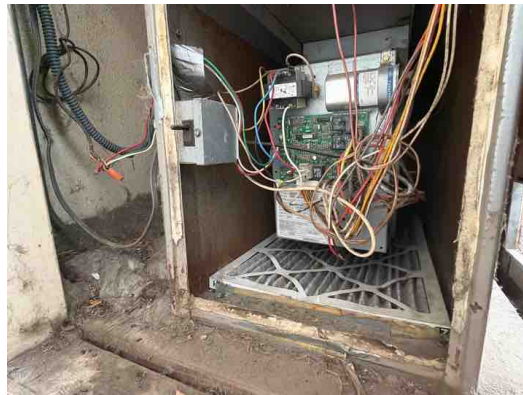
DATE: 1995

Approx. BTU RATING: 75,000

FUEL TYPE: Natural Gas

FURNACE TYPE: Gas Forced Air

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



CONDITION

UPG 166: Missing the required 30" of clearances in front of the furnace per minimum installation standards. [CMC 304]



SU DS 167: Disclosure- This type of heating unit has an anticipated 15-20 year life span and is currently **31 years old**. The heating unit DID NOT OPERATE today and is past anticipated life expectancy. Contact a licensed HVAC professional for evaluation and repairs or replacement.

E&C SU 168: Evidence of past rodent intrusion inside areas of the heating system. Further evaluation and maintenance/ cleaning recommended.

VENTING

E&C 169: Furnace vent pipe lacks proper clearance to combustibles. A minimum of 1 inch of space between the vent pipe and combustibles is needed per minimum standards.

DUCTING/DISTRIBUTION

MR 170: Dirt, dust, and construction debris were observed within the return air plenum beneath the furnace. Recommend cleaning the return plenum and removing all debris to help maintain the cleanliness and efficiency of the HVAC system.

171: The heating/air distribution ducting in the attic appears to be improperly installed and includes numerous deficiencies, including questionable duct sizing/transitions, poor connections and support, and generally non-professional installation. The system was also observed to have poor airflow/performance. Due to the number and extent of defects, individual deficiencies are not listed. Recommend further evaluation of the entire duct system and necessary repairs or replacement by a licensed HVAC contractor.





AIR FILTERS

MR 172: Dirty Heating air filter found in the return air grill(s). Recommend cleaning or changing the furnace air filters as part of ongoing maintenance.

SU 173: The air filter located inside the furnace blower compartment is loose and/or is missing its filter hold down.

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

E&C 175: Furnace thermostat not operating properly.

Electrical

We recommend that all electrical defects be reviewed and repaired completely by a licensed electrical contractor. Additional defects may be discovered during review or repairs as this inspection is a general overview of the entire electrical system and may not detail every electrical defect. GFCI and Arc Fault protected circuits are tested only at the test / reset button location and only if the circuit is not being used by occupant. No other part of the circuit was tested for GFCI or AFCI protection per standards.

Disclosure: *Wiring located inside the wall cavities, behind drywall, behind non-accessible covers and in areas not readily accessible or visible for any reason are not inspected and are outside the scope of this inspection as the hidden conditions are unknown.*

TYPE OF SERVICE AND MAIN ELECTRICAL PANEL-1

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

Main Electrical Panel Location: **EAST SIDE- Exterior**

Main Electrical Panel Ampacity: **200**

Panel Voltage: **240 volt**

Branch Wire Type: Copper

Determining the capacity of the circuits in the electrical panel(s) is outside the scope of this inspection. This is only a visual inspection of the electrical panels per the CREIA standards. No load testing of the circuits was performed.



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

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

178: PANEL BONDING / GROUND: The visible portions of the panel bond, earth grounding, inside the MAIN ELECTRICAL PANEL is present and properly connected to the metal panel.

All grounding and bonding of the electrical panels and the wiring systems are not tested and are not fully visible. Only the visible areas of the ground clamp and its connections are inspected but not tested per standards.

PANEL COMMENTS

SU 179: The breakers in the MAIN ELECTRICAL PANEL are not labeled per standards.



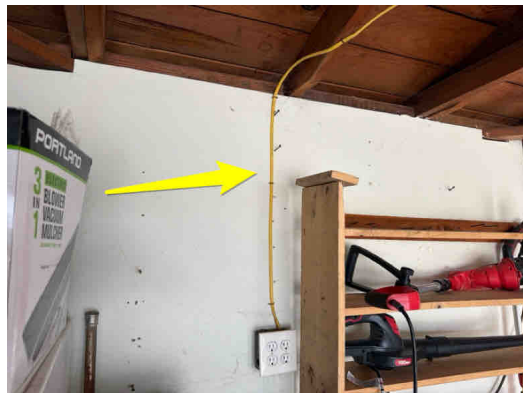
WIRING/CONDUIT

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

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

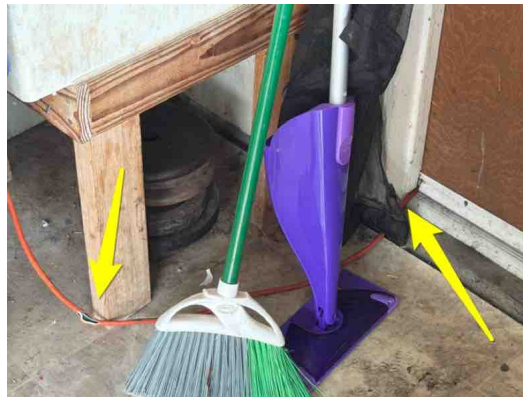
DS 181: Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.

SC 182: Improper exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: MULTIPLE LOCATIONS THROUGHOUT THE GARAGE
NEC 334.15(B)
NEC 300.4





SU 183: Extension cord improperly used as permanent electrical wiring at the garage vehicle door opener.



LIGHTING

FI DS 184: Some electrical switches do not operate anything visible, (purpose unknown).

FI 185: Some lights found to be non-operational (check bulbs if still found non-operational contact a qualified electrician to evaluate and repair or replace defective fixtures and/or switches).

GFCIS/ AFCIS

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

E&C 187: A GFCI receptacle in the garage was found tripped and would not reset when tested. Receptacles downstream of this GFCI were non-operational as a result. Recommend evaluation and repair by a qualified electrician to restore proper operation and GFCI protection.



Detectors

188: *SMOKE DETECTORS and CARBON MONOXIDE DETECTORS are installed at the required locations.*

Disclosure: *This is not a warranty as to the effectiveness of the detectors, only that the detectors are installed in the appropriate locations per California law. Owner is responsible for testing detectors monthly and replace detectors every 10 years.*

Garage

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

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

PHOTO

189: Garage



FLOORS

190: Visible areas of the garage floor appears serviceable.

DS 191: Common cracks found in the concrete garage floor.

DS 192: *Due to an excessive amount of stored items and/or cabinetry in the garage, the majority of the garage walls and/or floor, is not accessible, not visible, nor inspected. A re-inspection is recommended once access is made available.*

FI DS 193: Some moderate cracks with visible separations, settlement and displacement found in the garage concrete floor and/or foundation system. The concrete floor is separated, raised or settled and is uneven causing a trip hazard. Client should contact a qualified Civil engineer to evaluate the cause, current condition and potential future issues.

WALLS & CEILINGS

194: Visible areas of the garage walls and ceiling appear acceptable.

If the garage is occupied, areas of the floor, walls, ceilings and attic may not be visible during original inspection due to occupant's belongings or cabinetry. If the garage is occupied during this inspection, client should have garage reinspected once garage is vacant.

DS 195: *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

DS 196: Walls not fully visible due to occupants' belongings and/or cabinetry.

SC FI 197: Some holes or openings found in the garage firewall. Corrections are warranted for fire safety. Contact an appropriate contractor to review the entire garage repair as needed.



FIRE DOOR

SC 198: The fire door from the garage into the living area rubs and sticks. Adjustment recommended.

PEDESTRIAN DOOR

E&C 199: The glass at the garage exterior pedestrian door was damaged/missing and has been replaced with a piece of OSB plywood. This is not a suitable permanent replacement and may provide reduced weather resistance and security. Recommend proper repair of the door and replacement of the damaged/missing glazing by a qualified contractor.



VEHICLE DOOR TYPE

200: Roll-up

VEHICLE DOOR

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

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

MR 203: *Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

VEHICLE DOOR OPENER

SU 204: The installed garage vehicle door opener(s) operated when tested.

The garage vehicle door auto opener is older and does not have the newer battery backup feature. Upgrades are recommended but not required.

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

GARAGE UTILITY SINK

206: Unable to inspect Garage Utility sink due to the occupant's belongings. Client is advised to have sink inspected once the occupant's belongings have been removed.

Fireplace

FIREPLACE LOCATION

207: **LIVING ROOM**



FIREPLACE TYPE

208: Fireplace Type: **Prefabricated Gas only**

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

FIREPLACE CONDITION

E&C 209: **THE FIREPLACE CONDITION:** The **LIVING ROOM GAS** Fireplace did not operate when tested and found to be in need of servicing, maintenance and/or repair. Contact the Gas Company for a free evaluation or a qualified gas fireplace service technician to evaluate and correct as needed.



METAL CHIMNEY

210: The LIVING ROOM fireplace chimney.



MASONRY CHIMNEY

MR 211: Heavily deteriorated mortar crown located at the top of the LIVING ROOM fireplace chimney. Maintenance / repairs recommended to help prevent water intrusion into the confined spaces within the masonry chimney.

