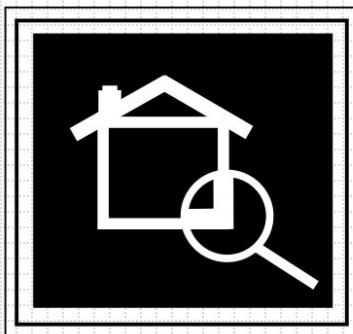




"CERTIFIED"
MANUFACTURED HOME INSPECTOR

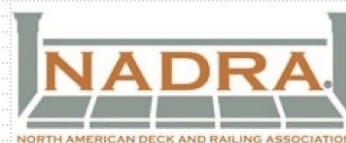
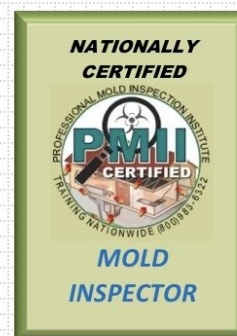


Certified Building Inspector

Professional

Inspection Services

Inspection Report



CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR



Address: 1050 Santa Ynez Ave Los Osos, CA 93402

08/31/2026

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: 60°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: South

INSPECTION DATE

Monday, August 31, 2026

START TIME

8:30 am

FINISH TIME ON-SITE

12:00 pm

INSPECTOR

5: Taylor Vreeken, CCI, CMI

PROPERTY TYPE

6: Multi-Family: 2

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: {Year Built}

9: UNIT- B Occupied

10: UNIT- B Vacant.

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.

Grounds

DRIVEWAY TYPE

12: Asphalt Driveway

DRIVEWAY COMMENTS

FI **UPG** 13: Some moderate and heavy cracks found in areas of the driveway.



SU 14: Areas of the driveway are uneven with potential trip hazards. Upgrades recommended.

MR 15: Sealant and general maintenance recommended at the asphalt driveway to help to preserve the overall life.



FI MR 16: Eroded or damaged asphalt found in some areas of the driveway. Maintenance or repairs are recommended.



DS 17: Disclosure: Areas of some minor ponding of water / poor drainage at areas of the driveway.



DS 18: Due to the slope of the driveway at the garage connection, some water intrusion into the garage may occur during certain weather.

SIDEWALK / WALKWAY TYPE

19: Concrete Walkways

20: Brick Paver Walkways

SIDEWALK / WALKWAY COMMENTS

21: Walkways appear serviceable

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

SU 23: Areas of the paver walkways are uneven with potential trip hazards.



PATIO TYPE

24: Concrete Patios

25: Brick Paver Patios

PATIO COMMENTS

26: Patios appears serviceable.

27: Typical and common cracks found.

DS 28: Areas of poor drainage, some ponding of water at areas of the backyard patio(s).

MR SU 29: Areas of the paver patios are uneven with potential trip hazards.



PATIO / PORCH COVERS

30: BOTH FRONT PORCH COVERS: Appears serviceable and in good condition.

Exterior

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

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

STRUCTURE TYPE

31: Wood Framed

EXTERIOR WALL COVERINGS

32: 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.

33: Wood Siding

EXTERIOR WALL COMMENTS

34: Exterior walls appear in good condition

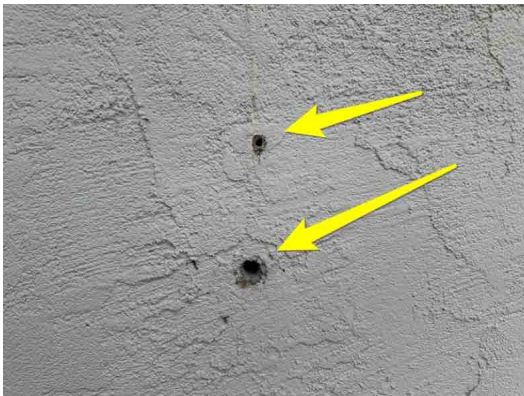
MR 35: Areas of the exterior are not fully visible and not inspectable due to occupant's belongings. Conditions are behind the blockage are unknown. Client is advised to have the obstructions moved to have the areas reinspected.

STUCCO

DS 36: Some typical-type cracking was observed at areas of the exterior stucco. These types of cracks are common and are often the result of normal shrinkage, thermal expansion, or minor building movement. At the time of inspection, no significant displacement or structural concerns were noted. However, the cracks should be monitored over time for signs of additional movement, widening, displacement, or the development of new cracks, which may indicate a more significant underlying condition requiring further evaluation.

SEALING EXTERIOR

MR 37: Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes in the exterior siding and trim, exterior light fixtures, around exterior electrical boxes and covers, and where utility pipes and/or wires pass through the exterior walls. Have a qualified painter or licensed professional evaluate the entire exterior and seal openings where needed.



EXTERIOR TRIM

38: TRIM TYPE: Wood

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

E&C 40: 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.



MR 41: Deteriorated, cracked, and separated caulking was observed at various exterior trim locations, including around doors, windows, fascia, and other exterior penetrations. Recommend maintenance and replacement of failed sealants to help prevent moisture intrusion.



MR 42: Deteriorated paint or finish at areas of the exterior.



FENCE/ GATES

E&C 43: Areas of the fencing and gates are damaged. Recommend servicing and/or repair.



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

44: Level to Minor Slope

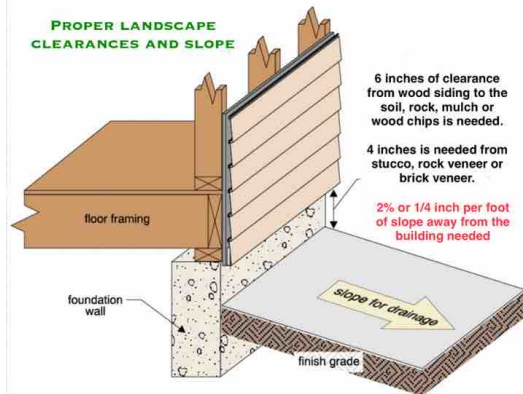
Determination of site stability, soil erosion potential, and water runoff from surrounding slopes, streets, and adjacent properties is outside the scope of this inspection and is not evaluated.

GRADING COMMENTS

MR UPG 45: 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 46: 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.

E&C MR 47: Soil level found high at areas of the foundation. (Recommend 4 inches from the bottom of the exterior stucco siding to dirt, rock, mulch or wood chips).



MR 48: Earth-to-wood contact noted at areas of the exterior trim. Proper landscape grading warranted.



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

49: 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 50: 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

51: Gable



52: Roof was walked

53: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

54: Asphalt Shingle

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

There is Approx. 1-5 +/- years of visible wear at areas of the roof.

ASPHALT COMPOSITION SHINGLE COMMENTS

E&C 55: ROOF CONDITION: The asphalt composition shingle roof material appears to be within its useful life.

However, areas of the asphalt composition roofing were found to be needing servicing and/or repairs.

Contact a qualified roofing professional to review the entire roof and correct all deficiencies and/or perform needed maintenance as needed.

MR 56: Debris covers portions of the roof and/or roof flashings. This may cause deterioration and/or a roof leak. Areas of the roof are not fully visible. Clean and inspect regularly.



Flashings

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

ROOF FLASHING

E&C MR 57: ROOF FLASHING CONDITION: Some roof flashing were found to be needing maintenance, servicing and/or repair. Contact a qualified roofing professional to review all roof flashings and provide maintenance and/or repairs as needed.

MR 58: Deteriorated sealant at ONE roof flashings/ roof penetration. Maintenance recommended to help prevent water intrusion into areas of the attic. Maintenance recommended.



E&C 59: Improper installation and use of an exposed mastic or tar-type product as a past roof repairs subject to deterioration / not protected at areas of roof. Maintenance, upgrades are recommended.



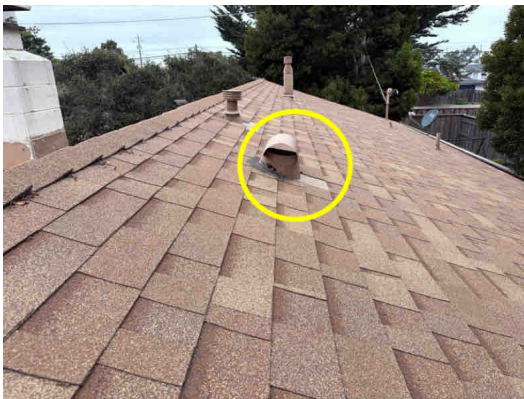
E&C 60: Missing the required screens on the KITCHEN exhaust vent terminations at the roof per building codes and standards to help prevent critter intrusion into the attic. **[2016 CMC 502.1]**

502.0 Termination

502.1 Exhaust Opening Protection

Exhaust openings terminating to the outdoors shall be covered with a corrosion-resistant screen having not less than $\frac{1}{4}$ of an inch (6.4 mm) openings, and shall have not more than $\frac{1}{2}$ of an inch (12.7 mm) openings.

Exception: Clothes dryers.



E&C FI 61: Missing the required primary watershed flashing at the UNIT-B entry patio cover side-wall attachment. Corrections recommended.



Gutters

RAIN GUTTERS

62: Type: Full rain gutter installation.

MR 63: 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 64: Recommend some typical rain gutter maintenance. This should at minimum consist of cleaning, sealing, and re-fascinating of loose gutters and downspouts.



MR DS 65: Underground Roof Rain Gutter Drains are Installed: Some of the roof rain gutter downspouts enter into an underground piped drainage system. *The conditions of the underground pipe and there terminations are not visible, not inspected - nor tested during this inspection. Additional inspecting, cleaning and testing the underground piping is recommended to determine proper flow and termination. Service underground drains regularly.*

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

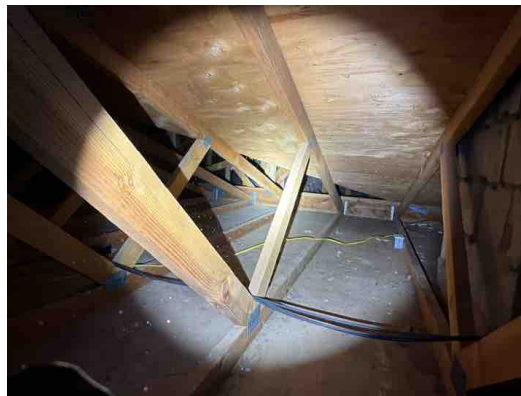
66: ATTIC ACCESS LOCATION: Bedroom Hallways

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

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

DS 69: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation and some areas are too small for physical access.

70: Attic Photographs





ATTIC COMMENTS

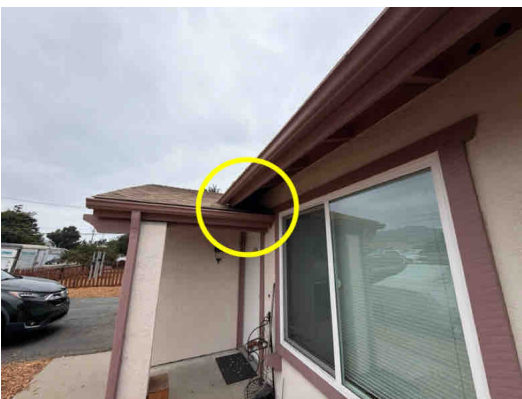
FI DS 71: Some minor and typical moisture stains noted in areas throughout the attic. All water stains should be investigated by a licensed roofer. Refer to termite report for additional comments and/or recommendations.



E&C MR 72: 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.



E&C 73: Unprotected openings into the attic or confined spaces from the exterior should be sealed or screened per standards to help keep rodents out of the attic.





Plumbing

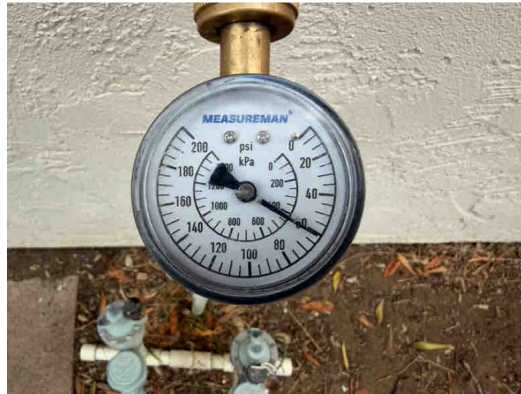
This inspection of the water supply system, waste system and its fixtures and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated 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

74: Main water supply shut-off location : Exterior - Southeast Corner . Main water shut-off valve not tested.

Water Pressure - Is At Approx. 61 +/- 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

75: 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):

76: Copper

WATER SUPPLY PIPING

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

78: 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.

HOSE FAUCETS

79: The evaluated exterior hose faucets operated when tested.

MR 80: Some exterior hose faucets leak at handle when on.



UPG 81: Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

WASTE PIPING TYPE

82: 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.

83: ABS and PVC

WASTE/SEWER PIPE CONDITION

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

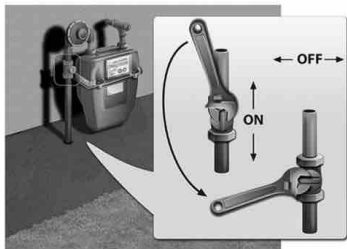
Note: Buildings should have the underground waste and sewer lines scoped by a plumber to determine condition as part of the inspection process.

Fuels

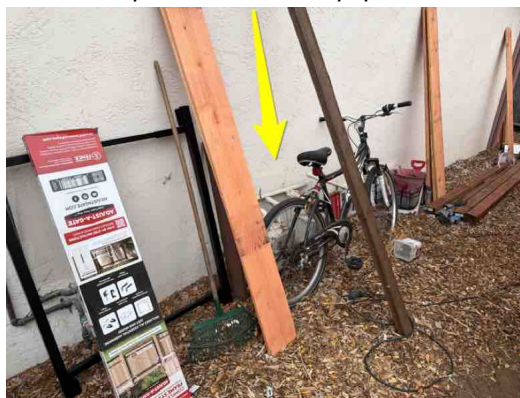
FUEL TYPE

85: Natural Gas. Location of main Gas shut-off : EAST SIDE- Exterior

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.



86: Gas shut-off appears serviceable.

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

Water Heater

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

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

UNIT-A

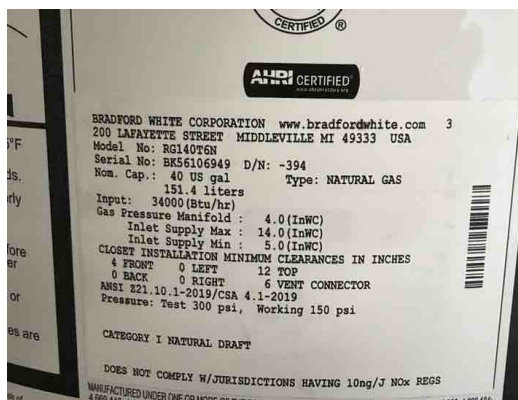
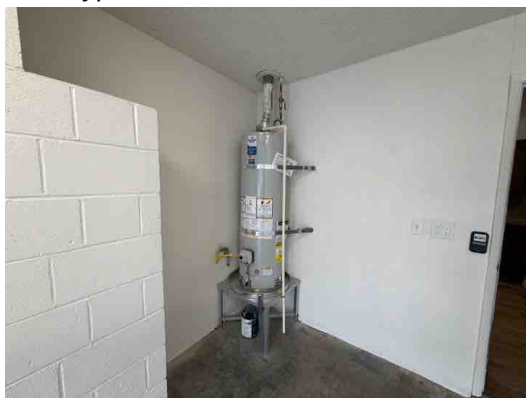
WATER HEATER INFORMATION

87: Water Heater Location: GARAGE

Date: 2025

Size: 40 Gallons

Fuel Type: Natural Gas



COMBUSTION AIR

89: Proper amount of combustion air.

STRAPPING

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

TPR PIPING

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

SC 92: 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

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

PLATFORM ENCLOSURE

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

GAS PIPING

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

WATER HEATER GENERAL COMMENTS

UPG 96: 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

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

DRIP PAN

98: Water Heater Drip pan installed.

UNIT-B

WATER HEATER INFORMATION

99: Water Heater Location: GARAGE

Date: 2025

Size: 40 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

100: Water Heater Operated when tested.

COMBUSTION AIR

101: Proper amount of combustion air.

STRAPPING

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

TPR PIPING

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

SC 104: 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

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

SC 106: Water heater vent connector pipe (single wall) is not properly fastened with the required 3-fasteners at the draft hood per standards.



PLATFORM ENCLOSURE

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

FI 108: Disclosure: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

GAS PIPING

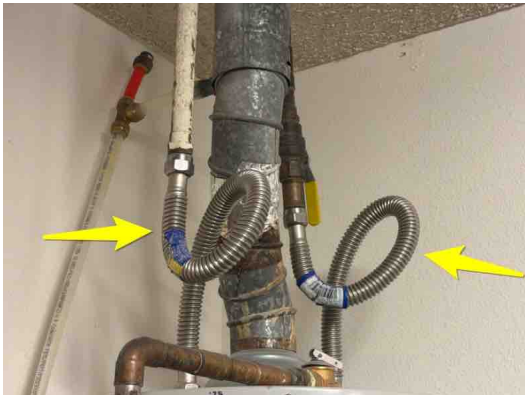
109: The water heater gas piping appears within useful life with no physical damage.

WATER HEATER GENERAL COMMENTS

UPG 110: 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

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

DRIP PAN

112: Water Heater Drip pan installed.

Kitchen

UNIT-A

LOCATION

113: Kitchen photos:



SINK

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

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

FI 116: Some dry moisture stains and damage in the cabinetry below the kitchen sink.

DISPOSAL

117: Operated when tested.

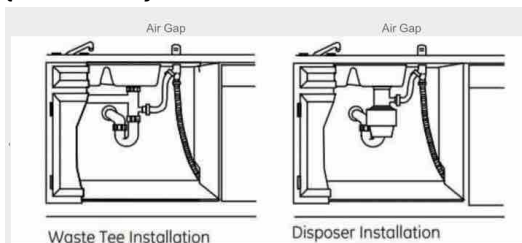
DISHWASHER

118: Dishwasher operated when tested.

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

119: Doors, seals and racks appears serviceable.

SU 120: Improper installation of the dishwasher drain hose. Missing the Air Gap Device at the dishwasher drain per minimum codes and standards (California does not allow for high-loop methods or direct waste connections). {CPC 801.2}



COOKTOP

121: The cooktop is Natural Gas and operated when tested

OVEN

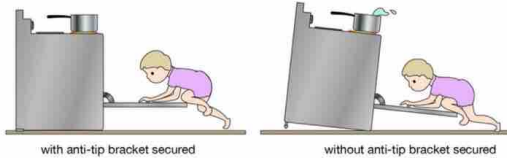
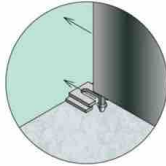
122: The GAS OVEN operated when tested

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

SU 123: Missing the anti-tilt bracket at the freestanding range. (1991) CRC M1307.3

Anti-tip brackets

These are used to secure the range to the wall or floor to prevent tipping over and causing serious injury



COOKTOP HOOD

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

CABINETS & COUNTERS

125: Appear serviceable.

DS 126: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 127: Kitchen counters & cabinets have typical wear.

UNIT-B

LOCATION

128: Kitchen photos:



SINK

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

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

DS 131: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

FI 132: Some dry moisture stains and damage in the cabinetry below the kitchen sink.

KITCHEN FAUCET

133: Hot & cold reversed at the kitchen sink faucet.



DISPOSAL

134: Operated when tested.

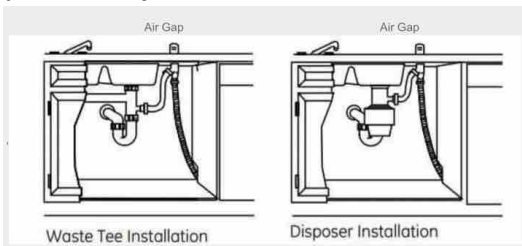
DISHWASHER

135: Dishwasher operated when tested.

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

136: Doors, seals and racks appears serviceable.

SU 137: Improper installation of the dishwasher drain hose. Missing the Air Gap Device at the dishwasher drain per minimum codes and standards (California does not allow for high-loop methods or direct waste connections). {CPC 801.2}



COOKTOP

138: The cooktop is Natural Gas and operated when tested

OVEN

139: The GAS OVEN operated when tested

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

SU 140: Missing the anti-tilt bracket at the freestanding range. (1991) CRC M1307.3

COOKTOP HOOD

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

CABINETS & COUNTERS

142: Appear serviceable.

DS 143: **Disclosure:** The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 144: Kitchen counters & cabinets have typical wear.

DS 145: **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.

Laundry

UNIT-A

LAUNDRY:

146: Photo of the Laundry Location



LAUNDRY TYPE

147: Gas and Electric 240 volt provided for laundry dryer.

148: Laundry dryer vent provided.

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

SC 149: A proper cap is missing at an unused gas valve per standards at the LAUNDRY. This can allow the gas valve to be accidentally turned on slightly creating a gas leak behind the laundry.



SU 150: Recommend an exhaust fan in the laundry room as an upgrade / not required.

LAUNDRY ROOM UTILITY SINK

151: Laundry Room Utility Sink appears serviceable.

152: Plumbing below the utility sink appears serviceable.

153: The utility sink faucet operated when tested.

UNIT-B

LAUNDRY:

154: Photo of the Laundry Location



LAUNDRY TYPE

155: Gas and Electric 240 volt provided for laundry dryer.

156: Laundry dryer vent provided.

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

SU 157: Recommend an exhaust fan in the laundry room as an upgrade / not required.

LAUNDRY COMMENTS

158: Disclosure: *The laundry washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the laundry machines are being transferred with the sale of the property, client should perform due diligence to ensure the proper and safe operation of the washer and dryer within the clients inspection period.*

DS 159: Area behind and under the laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

LAUNDRY ROOM UTILITY SINK

160: Laundry Room Utility Sink appears serviceable.

161: Plumbing below the utility sink appears serviceable.

162: The utility sink faucet operated when tested.

Bathrooms

BATHROOM LOCATIONS

163: UNIT-A



164: UNIT-B



TOILETS

165: Operated when tested.

166: Toilets are 1.28 gallon per flush

E&C 167: Toilet is slightly loose at floor: UNIT-B

SINKS

168: 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.*

169: Bathroom sink aerator(s) are NOT low flow. Upgrades Recommended.

VENTILATION

170: Appears adequate.

BATHTUBS

171: Tub faucet and drain operated when tested.

SHOWERS

172: 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.

MR **UPG** 173: Shower heads are not "LOW FLOW". Upgrades recommended.

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

174: Operated when tested.

175: Weather stripping appears serviceable.

176: Door hardware operated when tested.

MR 177: Some visible daylight noted around the UNIT-B exterior front entry door. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.



EXTERIOR DOORS

178: Operated when tested

179: Latching hardware operated and appears serviceable.

INTERIOR DOORS

180: Operated when tested.

WINDOWS

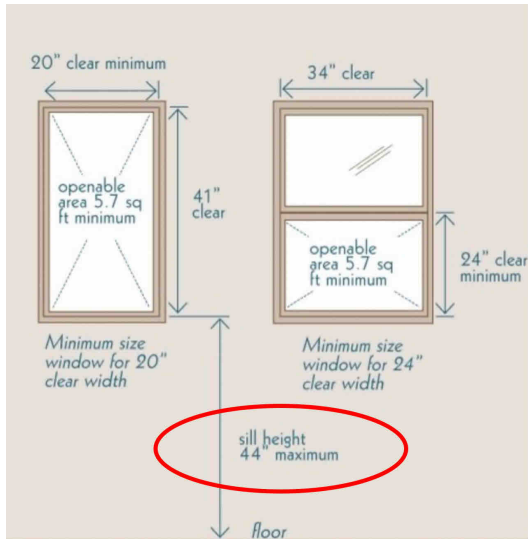
DS 181: Double-Pane Glass Retrofit Windows

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.

182: 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.

SU 184: Windows in BACK BEDROOMS are a too high off the floor and do not meet the current minimum fire egress standards. Standards for fire egress windows are no more than 44 inches off the floor.



FLOORING

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

186: 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 187: Some minor and typical deterioration and/or damage noted at areas of the interior flooring.

CEILING TYPE

188: Drywall

189: Acoustic Spray

WALL TYPE

190: Drywall

WALLS AND CEILINGS

191: 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 192: 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.

193: *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.*

194: 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 195: Evidence of past ceiling and wall repairs found throughout. Client should investigate further to satisfy themselves as to the cause and current conditions.



INTERIOR CABINETRY

196: Disclosure: Areas of the interior wood cabinetry are serviceable with signs of typical 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.

UNIT-A

GENERAL INFO

197: LOCATION: LIVING ROOM/ BEDROOM HALLWAY

DATE: 2005

Approx. BTU RATING: 50,000

FUEL TYPE: Natural Gas

FURNACE TYPE: Gas Wall Heater

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



CONDITION

198: HEATING SYSTEM CONDITION: The heating system operated when tested.

FURNACE FLAME

199: The Furnace flame appears serviceable.

Disclosure: The heater was not dismantled or tested for a crack in the heat exchanger. This is beyond the scope of a home inspection. If furnace is older you should have the heat exchanger checked by a licensed HVAC professional.

Notice: Safety switches such as thermocouples are not tested. Carbon Monoxide testing is beyond the scope of the inspection and is not performed.

VENTING

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

DUCTING/DISTRIBUTION

SU DS 201: A Loose grill(s) found at the UNIT-A wall furnace which is considered a potential hazard.

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

203: Operated when tested.

UNIT-B

GENERAL INFO

204: LOCATION: LIVING ROOM/ BEDROOM HALLWAY

DATE: UNKNOWN

Approx. BTU RATING: UNKNOWN

FUEL TYPE: Natural Gas

FURNACE TYPE: Gas Wall Heater

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



CONDITION

FI 205: FURNACE CONDITION: **The Furnace did not respond to thermostat controls.** Pilot was off and unit was not accessible for lighting. *Recommend confirmation of proper functionality fore the close of escrow.*

VENTING

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

COMBUSTION AIR

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

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

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

Main Electrical Panel Location: **Exterior - Northwest Corner**

Main Electrical Panel Ampacity: **100 (EACH)**

Panel Voltage: **240 volt**

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.



209: 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.

MAIN PANEL

210: Disclosure: multi-unit main utility electrical panels are NOT disassembled for inspection.

WIRING/CONDUIT

211: 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 212: Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.

DOOR BELL

213: Doorbell operated when tested.

GFCIS/ AFCIS

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

DS 215: Disclosure: GFCI breakers and/ or outlets are NOT blind tested at occupied properties.

Electrical Sub-Panel

UNIT-A

SUBPANEL

216: Location: **Garage**

Amps: **100**

Branch Wire Type: **Copper**





217: PANEL CONDITION: No visible significant electrical wiring defects noted in the ELECTRICAL SUB-PANEL.

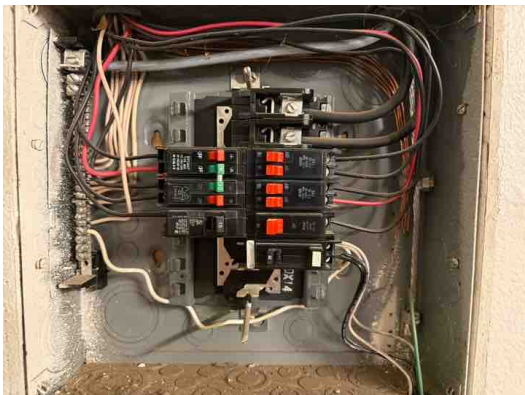
UNIT-B

SUBPANEL

218: Location: Garage

Amps: 100

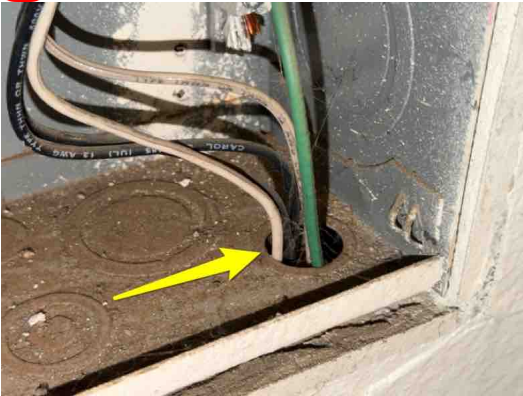
Branch Wire Type: Copper



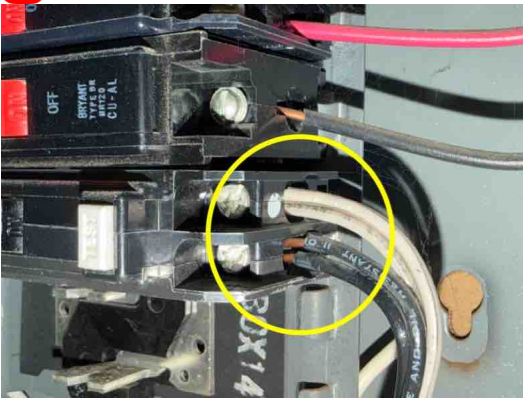
PANEL COMMENTS

SC 219: Missing a fastener at the ELECTRICAL SUB PANEL dead front cover.

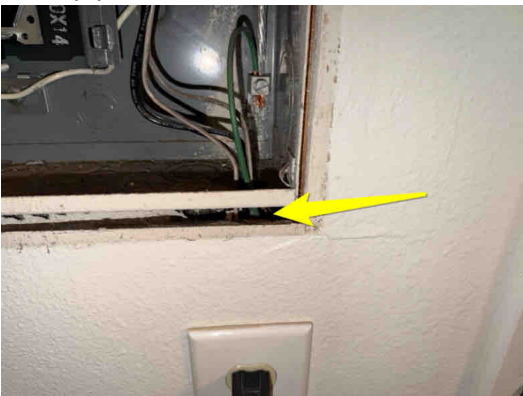
SC 220: Missing bushing clamp as wires are passing into the ELECTRICAL SUB PANEL.



SC 221: Improper installation of two wires on single-wire rated circuit breaker in the ELECTRICAL SUB PANEL.



E&C SC 222: Improper and unsafe wiring was observed entering and passing through the metal electrical panel enclosure without approved conduit, cable connectors, bushings, or other required protection. This condition may allow conductor insulation damage from sharp metal edges and physical abrasion. Recommend evaluation and correction by a qualified licensed electrical contractor. Reference California Electrical Code (CEC) Sections 312.5(C) and 300.4.



Detectors

223: *SMOKE DETECTORS and CARBON MONOXIDE DETECTORS are installed at the required locations: UNIT-A*

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.*

SC 224: Smoke detector missing at required location: UNIT-B BEDROOM HALLWAY and BEDROOM-2



SC 225: Carbon Monoxide detector missing at the required location: UNIT-B BEDROOM HALLWAY



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.

UNIT-A

PHOTO

226: Garage



FLOORS

227: Visible areas of the garage floor appears serviceable.

DS 228: Common cracks found in the concrete garage floor.

WALLS & CEILINGS

229: 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.

FIRE DOOR

SC 230: Self-closer is non-operational at garage fire rated door to the living space.



VEHICLE DOOR TYPE

231: Roll-up

VEHICLE DOOR

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

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

VEHICLE DOOR OPENER

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

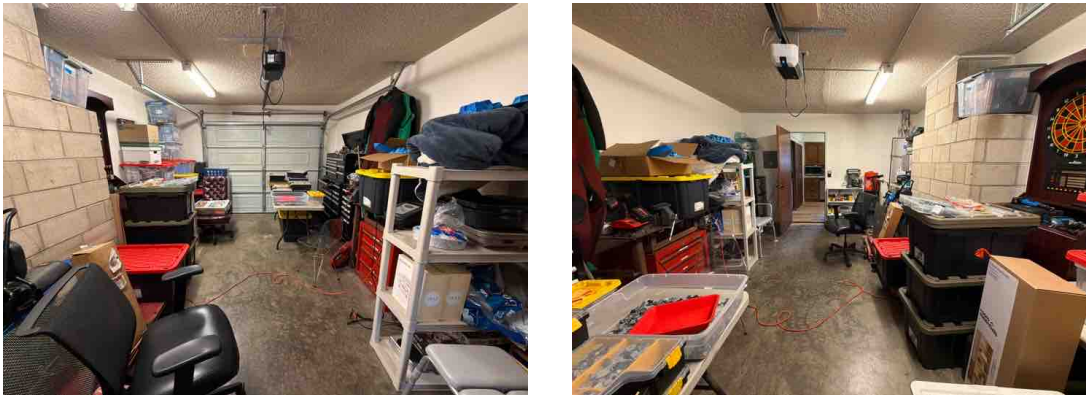
All Newer garage door openers as of 2019 are equipped with battery backup systems typically have batteries with an average service life of approximately 13 years. These batteries should be tested annually, by unplugging the unit from the power outlet and tested. Replace batteries as needed to ensure proper operation during power outages. The battery systems at the newer garage vehicle door openers are not tested today and are outside the scope of this inspection.

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

UNIT-B

PHOTO

236: Garage



FLOORS

237: Visible areas of the garage floor appears serviceable.

DS 238: Common cracks found in the concrete garage floor.

DS 239: 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.

WALLS & CEILINGS

240: 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 241: The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.

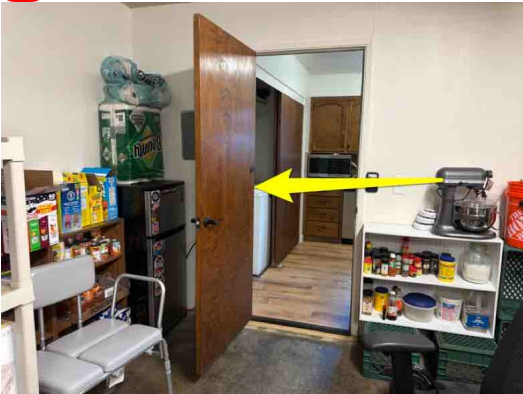
DS 242: Walls not fully visible due to occupants' belongings and/or cabinetry.

SC FI 243: A hole or opening found in the UNIT-B garage firewall covered with an insufficient material to retain the adequate fire assembly rating. Corrections are warranted for fire safety. Contact an appropriate contractor to review the entire garage repair as needed.



FIRE DOOR

SC 244: Self-closer is non-operational at garage fire rated door to the living space.



VEHICLE DOOR TYPE

245: Roll-up

VEHICLE DOOR

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

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

VEHICLE DOOR OPENER

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

All Newer garage door openers as of 2019 are equipped with battery backup systems typically have batteries with an average service life of approximately 13 years. These batteries should be tested annually, by unplugging the unit from the power outlet and tested. Replace batteries as needed to ensure proper operation during power outages. The battery systems at the newer garage vehicle door openers are not tested today and are outside the scope of this inspection.

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

Fireplace

UNIT-A

FIREPLACE LOCATION

250: **UNIT-A**



DS 251: Level two camera chimney inspections are recommended for masonry fireplaces due to unknown and potentially hazardous conditions not visible inside the chimney flue or throat.

FIREPLACE TYPE

252: Fireplace Type: **Masonry**

253: Fuel Type: Wood Burning fireplace with Gas, Gas pipe is capped - no test.

254: Fireplace Type: **Concrete**

255: This inspection of the fireplace and its components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a defects it is recommended to have the entire system and its components reevaluated by a certified fireplace repair professional / chimney sweep. Be aware that additional defects may be discovered during a more comprehensive evaluation.

MASONRY FIREPLACE

MR DS 256: Recommend cleaning & sweeping the UNIT-A fireplace and chimney by a qualified chimney sweep.

MASONRY CHIMNEY

257: Photo of the UNIT-A Masonry Chimney



SC FI 258: Visible separations and missing mortar were observed at the joints between the clay flue liners within the UNIT-A masonry chimney. This condition may allow superheated gases to escape the flue and enter concealed areas of the chimney structure, potentially reducing system performance and safety. Recommend evaluation and repair by a qualified chimney contractor. Recommend a full Level II inspection with a camera and repair as needed by a licensed and certified Fireplace chimney sweep.



UNIT-B

FIREPLACE LOCATION

259: **UNIT-B**



DS 260: Level two camera chimney inspections are recommended for masonry fireplaces due to unknown and potentially hazardous conditions not visible inside the chimney flue or throat.

FIREPLACE TYPE

261: Fireplace Type: **Masonry**

262: Fuel Type: **Wood Burning**

263: Fuel Type: Wood Burning fireplace with Gas, Gas pipe is capped - no test.

264: Fireplace Type: **Concrete**

265: This inspection of the fireplace and its components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a defects it is recommended to have the entire system and its components reevaluated by a certified fireplace repair professional / chimney sweep. Be aware that additional defects may be discovered during a more comprehensive evaluation.

MASONRY CHIMNEY

266: Photo of the UNIT- B Masonry Chimney



SC FI 267: Evidence of thermal shock cracking at the exterior of the UNIT-B fireplace masonry chimney. This is an indication that some damaged or excessive deterioration has occurred at the fireplace chimney flue liners, throat and/or firebox. Recommend scoping chimney with a camera to determine condition. (Fireplace should not use until proper corrections are performed).



E&C 268: The UNIT-B chimney cap appears to be improperly secured with a rope rather than an appropriate permanent mechanical attachment. This condition may allow the cap to become loose or displaced during high winds and may permit moisture or debris entry. Recommend properly securing the chimney cap with approved corrosion-resistant mechanical fasteners or hardware.

