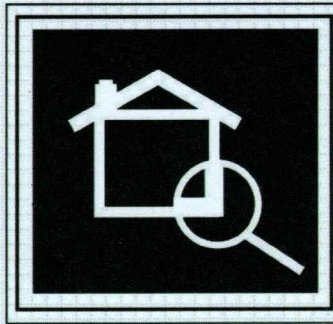
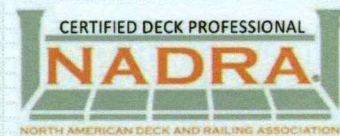
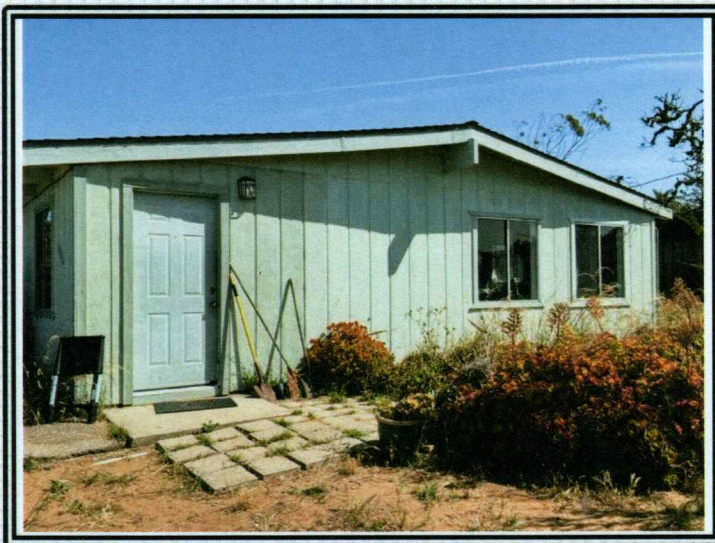




Professional

Inspection Services

Inspection Report



**CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR**

**BUILDING AND INSPECTING
SWIMMING POOL
FOR OVER 30 YEARS**

Address: 1000 Santa Maria Ave Los Osos, CA 93402

04/16/2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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General Information

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

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

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

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

Hidden Defects: A latent, hidden or concealed defect is one which could not be readily discovered by reasonable, customary and non-invasive visual observation during the inspection. These defects might have been painted over, inside walls, buried under insulation, covered or blocked with furniture and other belongings, or tucked away in hard-to-reach spaces with limited access which require dismantling or the use of special equipment or tools or in areas that the home inspector deemed 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: 65°F

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

2: FRONT DOOR faces: South

INSPECTION DATE

Thursday, April 16, 2026

START TIME

11:00 am

FINISH TIME ON-SITE

1:30 pm

INSPECTOR

4: Keith Vreeken, MCI

PROPERTY TYPE

5: Single Family

INSPECTION TYPE

6: Pre-Sale Listing Inspection: This inspection is performed on behalf of the seller to provide a general overview of the property conditions as they existed at the time of inspection. The 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 on this report is required to contact Professional Inspection Services, complete a report review, and execute a new inspection agreement, including payment of applicable fees. Any prospective buyer who relies on this report without complying with the required procedures does so knowingly, willingly, and thereby waives and forfeits any and all future claims. Failure to comply constitutes a complete and unconditional release of Professional Inspection Services and its inspectors from any and all liability, without exception.*

YEAR/ OCCUPANCY STATUS

7: Approx. Year Built: 1972

PRESENT DURING THE INSPECTION

8: Alone

ADDITIONS

DS 9: Disclosure: 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:

SU 10: Spa - *The locking cover on the spa should be locked at all times when not in use. An unlocked spa cover is considered a safety hazard.*



Grounds

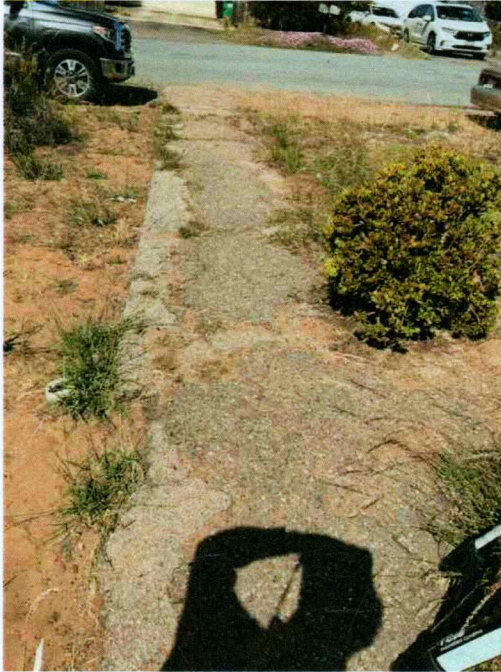
SIDEWALK / WALKWAY TYPE

11: Asphalt Walkways

SIDEWALK / WALKWAY COMMENTS

SU 12: Areas of the walkways are uneven with potential trip hazards.

MR UPG 13: Recommend repairs at the asphalt sidewalk.



PATIO TYPE

14: Brick Paver Patios

PATIO COMMENTS

DS 15: Areas of poor drainage, some ponding of water at areas of the FRONT ENTRY patio.

Exterior

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

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

STRUCTURE TYPE

16: Wood Framed

EXTERIOR WALL COVERINGS

17: Wood Siding

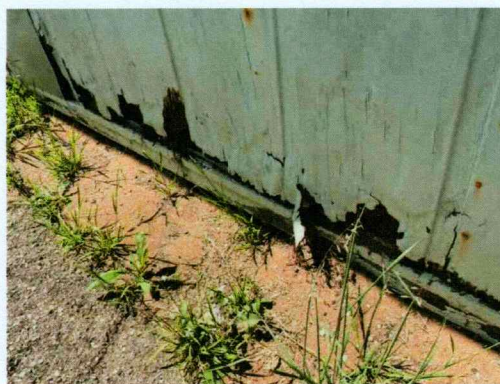
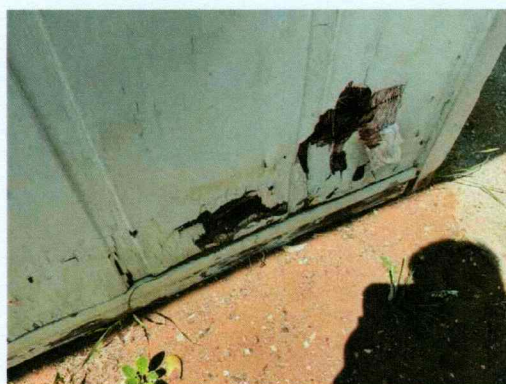
EXTERIOR WALL COMMENTS

DS 18: Disclosure: Wall insulation type & value not determined. Conditions inside walls cannot be judged.

MR 19: Areas of the exterior are not fully visible and not inspectable due to overgrown foliage. Conditions behind the foliage in areas not visible are unknown. Client is advised to have the overgrown foliage removed and to have the areas reinspected.

EXTERIOR GENERAL

E&C 20: Some moisture and/or bug-type damage and deterioration found at areas of the exterior wood siding and/or trim. Refer to the termite report for additional comments, recommendations, locations and extent.



MR 21: Deteriorated paint at areas of the exterior.

EXTERIOR TRIM

22: TRIM TYPE: Wood

E&C 23: 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 24: Caulking is needed at all exterior trim areas such as doors, windows, fascia, etc.

MR 25: Deteriorated paint or finish at areas of the exterior.

FENCE/ GATES

MR DS 26: Disclosure: It is considered improper to connect the wood fence to a house with wood exterior siding. This is a direct earth-to-wood contact and can lead to a termite condition. Refer to the current Termite inspection report for additional comments and recommendations.

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

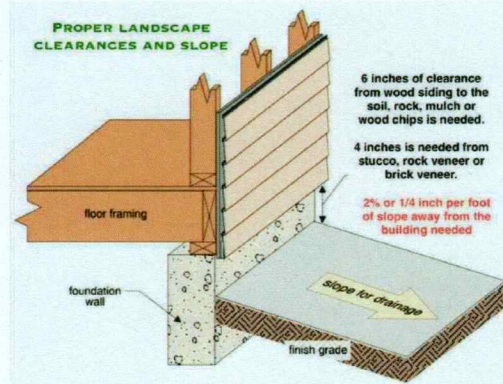
27: Level to Minor Slope

COMMENTS

E&C 28: Recommend some proper landscape grading and maintenance along areas of the exterior. This should help ensure the proper flow of site water away from the building(s) and off the property. This will also help prevent an excessive moisture condition and help maintain the proper clearances from the interior floor level, and/or the exterior stucco, wood or other siding to the top of soil. Trim trees and bushes that are making contact with areas of the exterior siding, trim and/or roof.

MR 29: Plants and/or trees touch the buildings exterior and/or the roof. Proper landscape maintenance needed.

MR 30: 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).



FI MR 31: Evidence of ponding of water on areas of the property at or near the home. Proper landscape grading or other upgrades are recommended.

MR 32: 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 33: Earth-to-wood contact noted at areas of the exterior siding or trim. Proper landscape grading warranted.

Retaining Walls

Inspection of retaining walls is only visual per CREIA standards. Engineering of retaining walls is not performed and is outside the scope of this inspection.

34: Type: Wood

Wood retaining walls have a limited lifespan and will eventually need to be repaired or replaced. Client is advised to continue to monitor and repair or replace as needed.



E&C 35: Some moisture damage, deterioration, with some leaning of the wood retaining wall(s). Sections of the wood, retaining walls appear to be nearing the end of its structural life. *Be aware that wood retaining walls have a limited lifespan and will warrant eventual replacement. Monitor, replace or repair the wood retaining walls as needed.*

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

36: 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.*

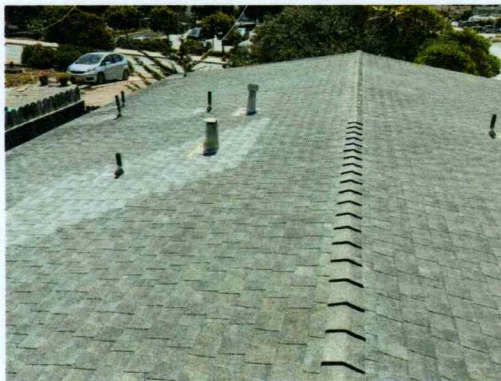
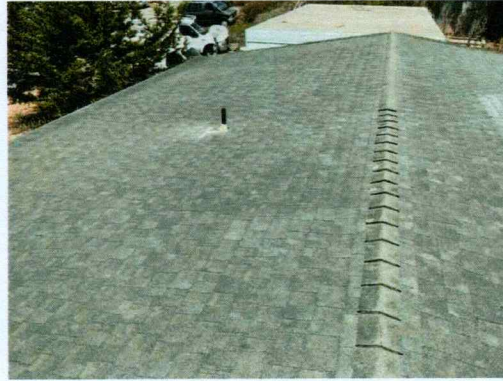
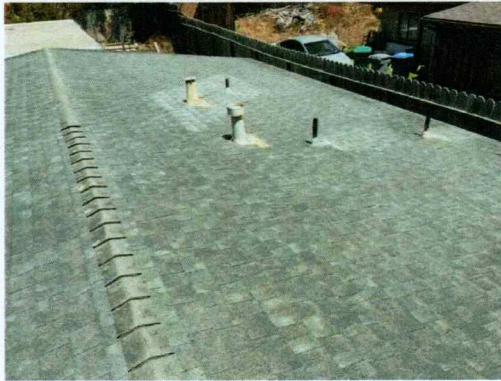
DS 37: Disclosure: Some typical and common cracks noted at visible areas of the concrete perimeter foundation. However, the perimeter foundation is not fully visible. Client is advised to monitor cracks to help determine if future movement or other conditions occur.

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

38: Gable - HOUSE



39: Flat or Low Slope - GARAGE



ROOF MATERIAL TYPE

40: Asphalt Shingle - HOUSE

Average life expectancy of this roof material: 30 years
There is Approx. 12-15 +/- years of visible wear

41: Tar & Gravel - GARAGE

Average life expectancy of this roof material: 35 years
There is Approx. 30 years of visible wear

ASPHALT COMPOSITION SHINGLE COMMENTS

42: ROOF CONDITION: The Asphalt Composition roof material appears to be within its useful life and in good condition for its age.

However, this is not a warranty or guarantee that the roof does not leaks or other future conditions might exist. This is only a physical inspection of the visible areas of the roof system.

ROCK ROOF COMMENTS

E&C 43: ROOF CONDITION: Areas of the tar and gravel roof on the GARAGE were found to be needing servicing, repair or replacement. Evidence of significant water stains and damage on the underside of the roof inside the garage. Contact a qualified roofing professional to review the roof and correct all deficiencies, perform needed maintenance or replace as needed.

E&C 44: Exposed, bare spots noted at areas of the GARAGE rock roof where the aggregate or rock has been removed exposing the tar material underneath through wind, rain or other influences where rock roof was not originally installed well. Areas of the roof found to be deteriorated and prone to further sun damage. General roof repairs and /or maintenance is warranted. This usually consists of covering exposed / bare areas with additional roof coating and aggregate material. This maintenance will help to ensure water tightness and should be performed 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 45: Exposed, Loose and Lifting nails at flashings at areas of the roof. Recommend tightening or replacing loose nails and sealing all exposed nails at areas of roof flashings.



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 LOCATION

46: ATTIC ACCESS LOCATION: BEDROOM-1 Closet



DS 47: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, ducting and some areas are too small for physical access.

DS 48: This house attic is only partial accessible due to the vaulted ceiling. Conditions in areas that are not accessible are unknown. Refer to the Termite report for additional comments and recommendations.

DS 49: Attic access too small for access. Not able to be fully inspected. Viewed from access only

TYPE OF INSULATION FOUND IN THE ATTIC

50: Fiberglass Batts: Approx. Depth 3 +/- Inches

Gutters

RAIN GUTTERS

DS 51: Type: Partial rain gutter installation on the garage only. *Recommend installation of rain gutters and areas not installed. This will help to manage the flow of water off the roof. Upgrades Recommended.*

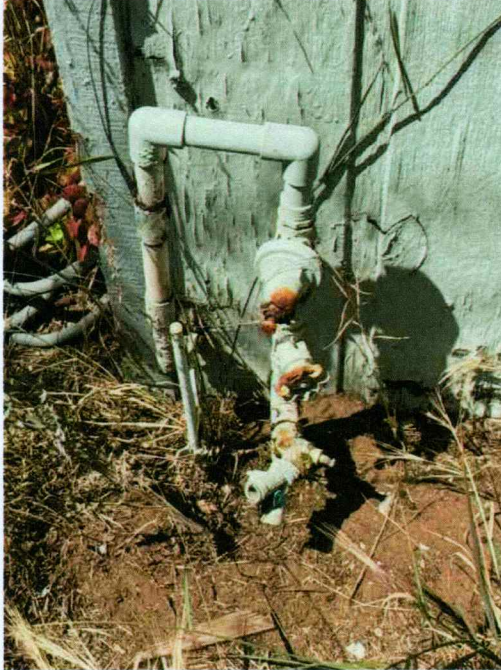
UPG 52: Disclosure: No Rain gutters installed on the house. *Recommend installing rain gutters in appropriate areas as an upgrade.*

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

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



54: **WATER PRESSURE** - Is Within Standards: At Approx. 60 +/- PSI . *Optimal water pressure is between 40 and 80 PSI.*

55: Pressure Regulator Installed: YES

TYPE OF WATER PIPING

56: 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):

57: **Copper**

WATER SUPPLY PIPING

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

59: *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.*

UPG DS 60: Disclosure: The White Plastic PVC pipe used above ground for faucet, sprinkler or supply piping is fragile, not UV rated, and can break easily. Upgrades are recommended to help prevent future damage or water leakage.

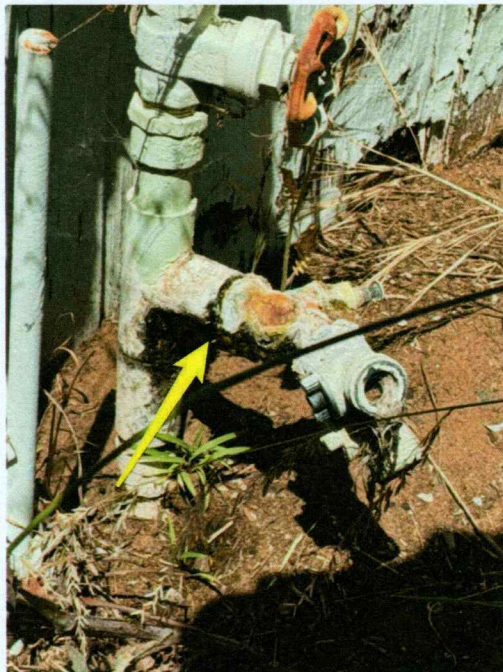


Example. Off the main water supply

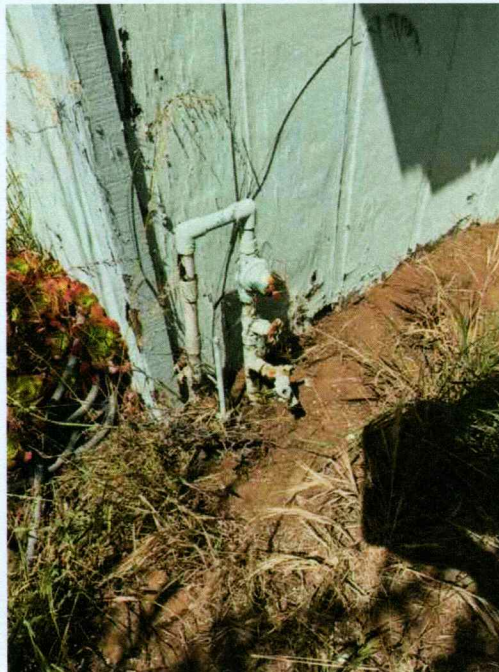
HOSE FAUCETS

MR 61: Some exterior hose faucets leak at handle when on.

E&C 62: The Exterior hose faucet or supply piping is actively leaking / drips continuously AT THE HOSE FAUCET AREA ON THE MAIN WATER SUPPLY SHUT OFF LOCATION AT THE SOUTHEAST CORNER.

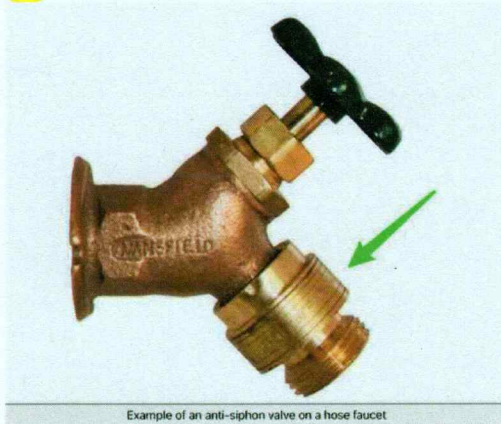


Active leaking and dripping



E&C 63: Broken or Missing handles at some exterior hose faucets.

UPG 64: Anti-siphon valves recommended on exterior hose faucets where not installed.



WASTE PIPING TYPE

65: 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 underground which are not visible at this time):

66: ABS and PVC

WASTE/SEWER PIPE CONDITION

SC 67: Sewer clean out cat found broken on the front of the house at the southwest corner. Recommend replacement.



Fuels

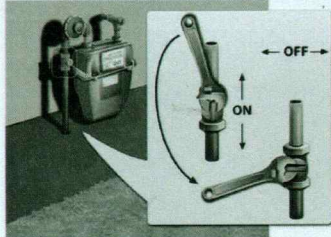
FUEL TYPE

68: Gas shut-off appears serviceable.

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

69: 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.



main gas shut off valve

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

70: Water Heater Location: BEDROOM HALLWAY ENCLOSURE

Date: 2018

Size: 40 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

71: Water Heater Operated when tested.

COMBUSTION AIR

E&C 72: Improper amount of combustion air provided for the water heater enclosure per standards.

STRAPPING

73: The Water Heater is strapped and/or braced satisfactorily to prevent movement.

TPR PIPING

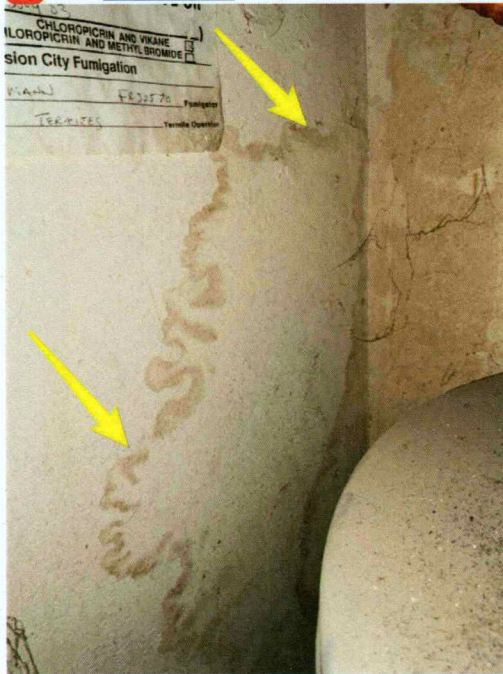
SC 74: Water heater TPR (Temperature Pressure Relief) pipe found improperly terminating inside the water heater enclosure. Water heater TPR pipe should terminate outside the enclosure pointing downward within 6 to 24 inches from the ground

VENT PIPING

E&C 75: Improper use of single-wall vent pipe through the roof framing. Water heater vent pipe is too close to combustibles (6 inches of clearance is required for single-wall vent connector pipe). Recommend the proper installation of double-wall vent pipe through the enclosure ceiling and/or roof with appropriate clearances.

PLATFORM ENCLOSURE

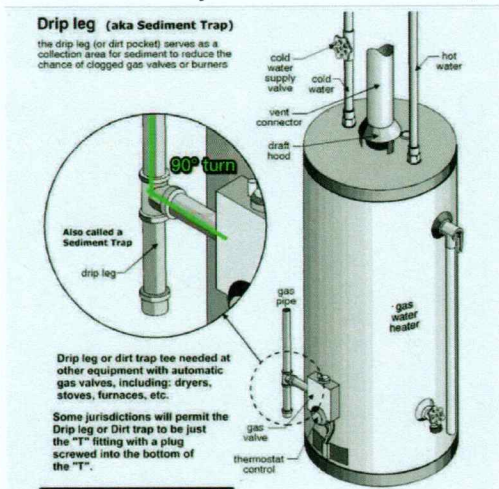
FI 76: **Disclosure:** Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.



MR 77: The water heater enclosure door rubs and sticks. Servicing recommended.

GAS PIPING

SU 78: Recommend the installation of the missing sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements. [CPC 1212.8]



SC 79: The GAS CO. has determined that an uncoated brass gas flex connector needs to be replaced for safety at the: WATER HEATER. Replacement needed for safety.



WATER HEATER GENERAL COMMENTS

UPG 80: 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).

MR 81: Water heater produces loud gurgling noises during operation, consistent with excessive sediment buildup within the tank. Sediment accumulation can reduce efficiency, accelerate tank deterioration, and lead to premature failure. Recommend flushing the tank to remove sediment; repeated flushing may be necessary until the condition improves. If gurgling persists or the unit is older, replacement of the water heater will be needed.

SHUTOFF

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

DRIP PAN

E&C 83: Missing / recommend a drip pan under the water heater. A drip pan is needed to help prevent damage if a leak were to occur per California plumbing codes and standards. [CPC 507.5]

Kitchen

LOCATION



SINK

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

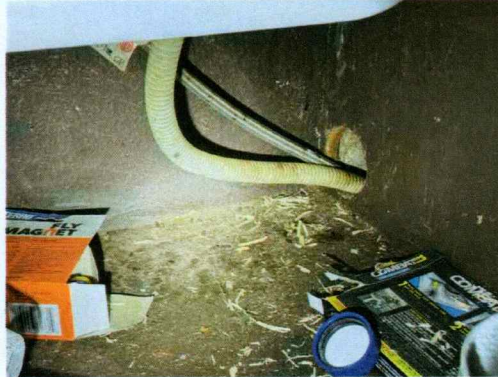
86: Plumbing under the kitchen sink appears to be installed correctly and is functioning.

DS 87: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

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

FI 89: Disclosure: Some damaged drywall found at the back wall of the cabinet under the kitchen sink. Recommended additional review to determine cause, current condition and potential future issues.

SC FI 90: Some moisture stains and damage in the cabinetry below the kitchen sink. Some visible mold growth noted. Contacted qualified remediation professional for evaluation and correction.



FI 91: Moisture stains and damage to the underside of the countertop behind the kitchen sink.

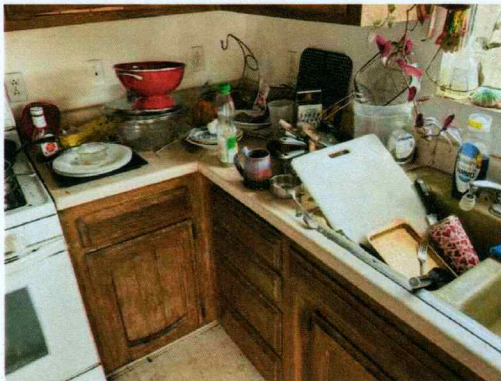
DISHWASHER

FI 92: Dishwasher found non-operational.

CABINETS & COUNTERS

93: Appear serviceable.

DS 94: Disclosure: The areas behind and under the kitchen cabinetry, refrigerator, dishwasher, occupants storage and ovens are not accessible, not visible and not inspected.



UPG 95: Kitchen counters & cabinets have moderate wear, some damage and missing knobs at mini cabinet doors and drawers.

DS 96: 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.

DISPOSAL

97: Operated when tested.

COOKTOP HOOD

98: Kitchen cooktop hood fan operated when tested and recycles the air back into the kitchen.



MR 99: Kitchen cooktop exhaust hood filter is missing.

E&C MR 100: Kitchen cook top exhaust hood light non-operational / damaged missing switch.



COOKTOP

E&C 101: Missing a knob at the cook top.



E&C 102: The BACK LEFT Cook top burner did not operate or ignite properly when tested. Recommend cleaning / servicing.

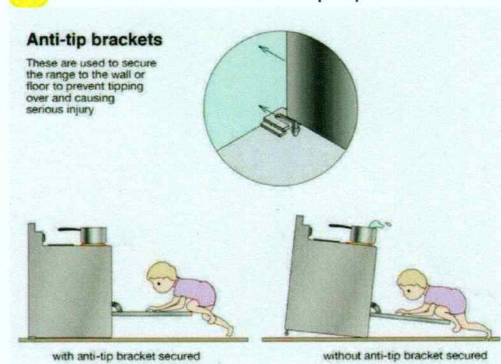


OVEN

103: The GAS OVEN operated when tested

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

SU 104: Recommend the proper installation of an anti-tilt bracket at the freestanding range.



E&C 105: Missing the racks, and the floor panel found loose and partially disassembled inside the oven.



Laundry

LAUNDRY LOCATION:

106: Photo



LAUNDRY TYPE

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

DS 108: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

109: 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 110: Recommend an exhaust fan in the laundry room as an upgrade / not required.

LAUNDRY COMMENTS

111: 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 112: Area behind and under the laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

DRYER VENTING

MR 113: Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.

LAUNDRY ROOM UTILITY SINK

114: Utility sink appears serviceable.

115: Plumbing below the utility sink appears serviceable.

116: Restricted view below utility sink (area not fully visible). Check carefully once areas has been cleaned out.

E&C MR 117: The laundry sink faucet found damaged, not usable.

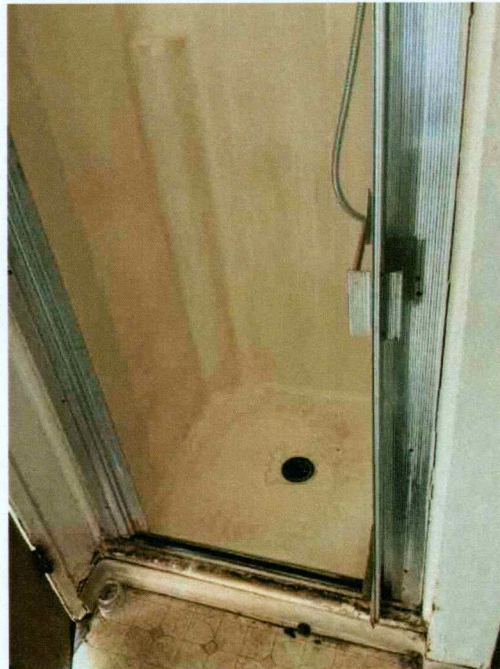
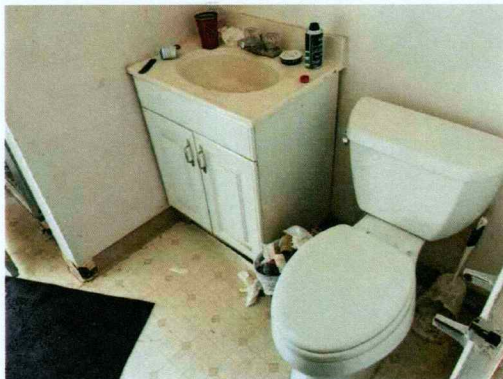


Bathrooms

BATHROOM LOCATIONS

118: PRIMARY BEDROOM BATHROOM

119: HALL BATHROOM



TOILETS

120: Operated when tested.

SINKS

MR 121: Disclosure: Drain stoppers do not operate, are missing or do not operate well at some bathroom sinks. General maintenance recommended.

VENTILATION

E&C 122: No or Inadequate bathroom ventilation: HALLWAY BATHROOM. Recommend the installation of an exhaust fan.

BATHTUBS

123: Operated when tested.

MR 124: The original tub drain stopper is non-operational: PRIMARY BEDROOM BATHROOM

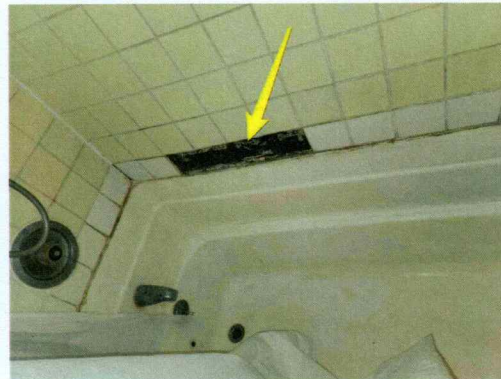
E&C 125: Moisture stains and damage to wall, floor and baseboards outside tub: PRIMARY BEDROOM BATHROOM

SHOWERS

FI 126: Moisture stains & damage to walls, baseboards and/or floor outside shower: HALLWAY / LAUNDRY BATHROOM



FI 127: Some damaged loose missing tiles found at area PRIMARY BEDROOM BATHROOM SHOWER ENCLOSURE



BATHROOM, KITCHEN WATER USE

128: **HALLWAY / LAUNDRY BATHROOM**

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

#of sinks: 1

Bathroom Sink faucet gpm: @ 1.5 gpm. The + 1.0 gpm bathroom sink faucet and does not meet the San Luis Obispo County Title-8 requirement for bathroom sinks.

Shower head gpm: @ 2.5 gpm. The + 1.8 - Does not meet the minimum San Luis Obispo County water restriction requirements.

129: **PRIMARY BEDROOM BATHROOM**

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

#of sinks: 1

Bathroom Sink faucet gpm: @ 1.5 gpm, The + 1.0 gpm bathroom sink faucet and does not meet the San Luis Obispo County Title-8 requirement for bathroom sinks.

Shower head gpm: @ 2.5 gpm. The + 1.8 - Does not meet the minimum San Luis Obispo County water restriction requirements.

Interior

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

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

FRONT ENTRY DOOR

130: Operated when tested.

MR 131: Some visible daylight noted around the exterior front entry door. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.

FI 132: Evidence of some past or current water intrusion from around the FRONT ENTRY DOOR with water stains and/or damage on the interior.



E&C 133: Damaged FRONT ENTRY door and/or jamb at entry door.

EXTERIOR DOORS

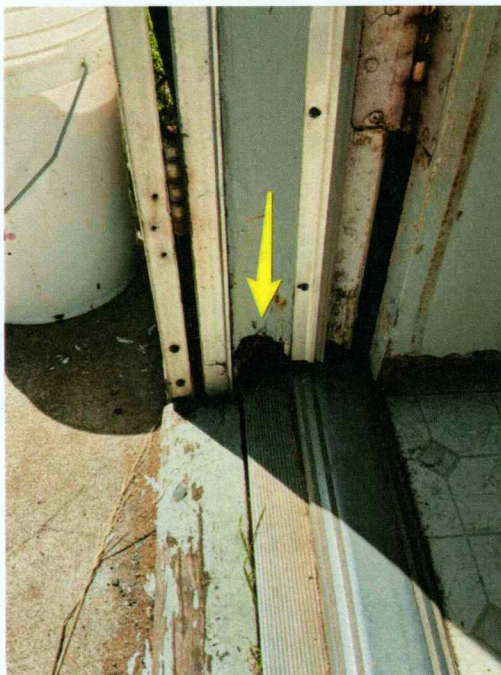
E&C 134: Moisture AND Physical damage at exterior wood door: HALLWAY / LAUNDRY BATHROOM. Door no longer latches due to damaged door frame



Damaged door frame



Damaged door jam



Damaged door jam



Damaged wood door



Damaged wood door



Damaged door knob

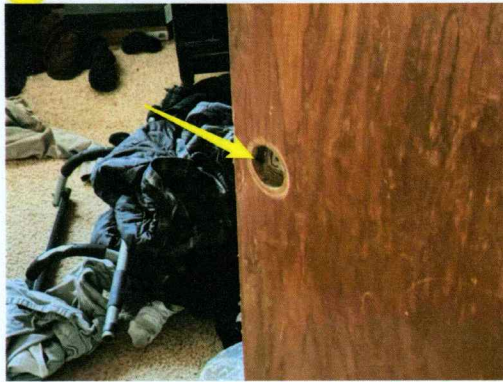
INTERIOR DOORS

135: Operated when tested.

MR 136: Some Interior door rubs & sticks. Adjustment or repair recommended

DS 137: Some interior bedroom closet doors are missing or not installed: BEDROOM-1

MR 138: Interior door knob found missing at: BEDROOM-1



E&C 139: Interior door found damaged: BEDROOM-1



WINDOWS

140: Aluminum / Single-Pane Glass

141: Sliding

MR 142: Some windows found a little difficult to operate. Maintenance or upgrades are recommended.

MR 143: Disclosure: Missing and/or damaged screens found at some windows.

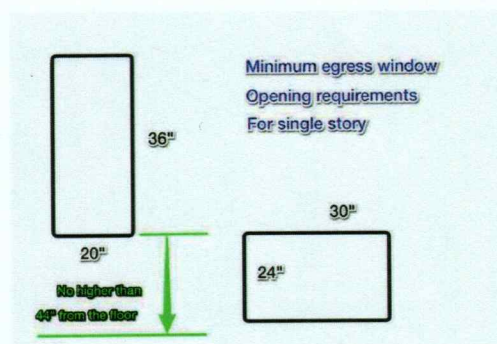
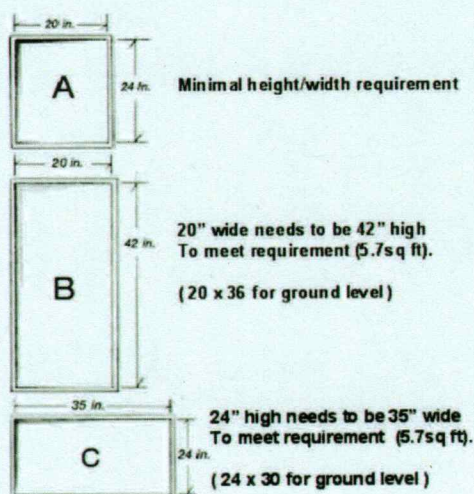
FI 144: Moisture stains and/or damage on the inside at some window sills. Refer to the termite report for additional comments and recommendations.



SC 145: Windows in the bedrooms do not meet the current minimum fire egress standards:

1. PRIMARY BEDROOM
2. BEDROOM-1

Total window area needs to be 5.7 sq ft
(5.0 for ground level)



FLOORING

146: TYPE: Vinyl / Linoleum

147: TYPE: Carpet

148: *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 149: Some moderate deterioration and/or damage noted at areas of the interior flooring.

CEILING TYPE

150: 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.*

WALL TYPE

151: Drywall

WALLS AND CEILINGS

152: 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 153: 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.

154: *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.*

155: 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 156: Evidence of past moisture stains & damage at ceiling area in the ABOVE THE FRONT ENTRY DOOR. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



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

157: LOCATION: **BEDROOM HALLWAY ENCLOSURE**

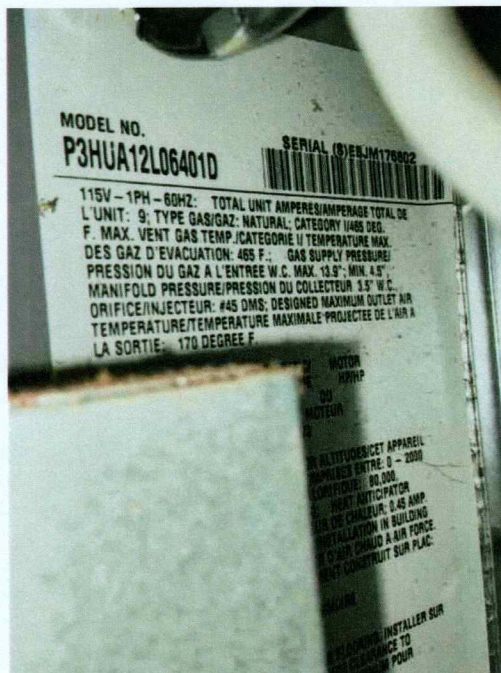
DATE: **2017**

Approx. BTU RATING: **64,000**

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.

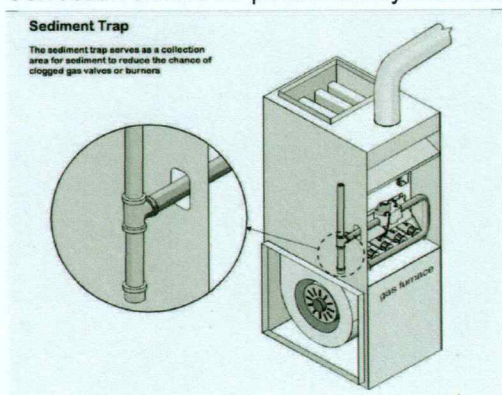


CONDITION

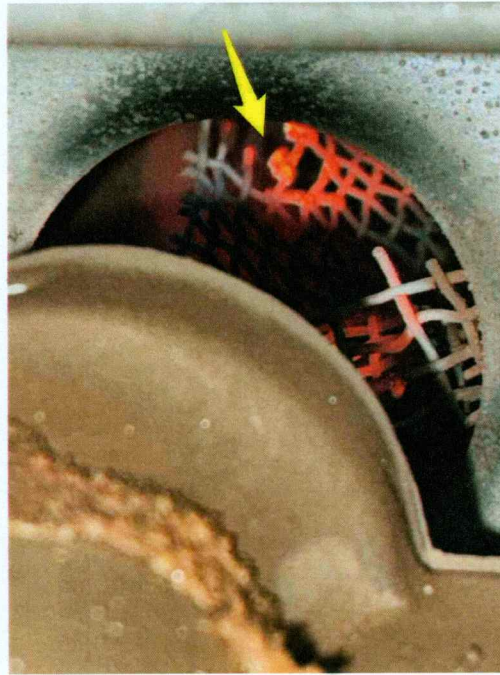
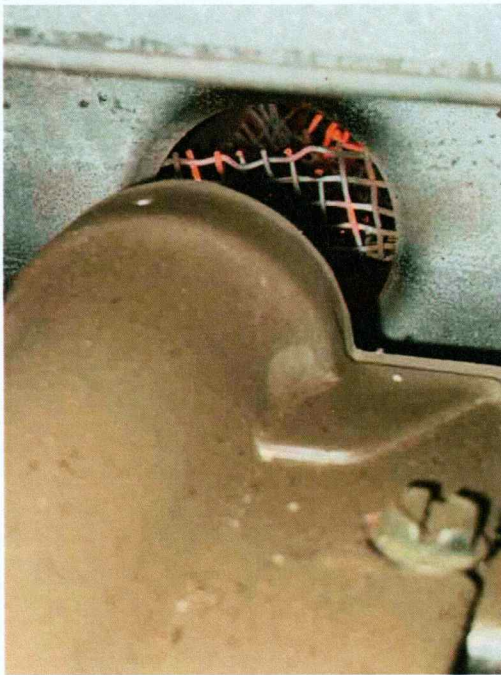
SC FI 158: **FURNACE CONDITION:** Furnace found defective / Unsafe: Furnace appears to cycle on its limit switch. Recommend additional review of the entire heating system by licensed HVAC contractor.

FURNACE FLAME

UPG 159: Missing the required installation of the sediment trap at the furnace gas piping at flex connection. Correction should be performed by a certified or licensed HVAC professional familiar with minimum requirements.



MR 160: Damaged or Deteriorated "NOx" SCREENS found inside the furnace burn chamber. Simple removal or replacement is recommended. Recommend further review recommendations by a qualified and licensed HVAC professional familiar with the minimum installation requirements.



VENTING

E&C 161: Damaged furnace vent termination cap at the roof. Recommend replacement.



Broken furnace vent cap at roof needs replacement

DUCTING/DISTRIBUTION

MR 162: Recommend cleaning and sealing the ducting as part of typical ongoing maintenance. Old duct tape at ducting connections can deteriorate causing air leakage. Maintenance and upgrades are recommended.

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

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

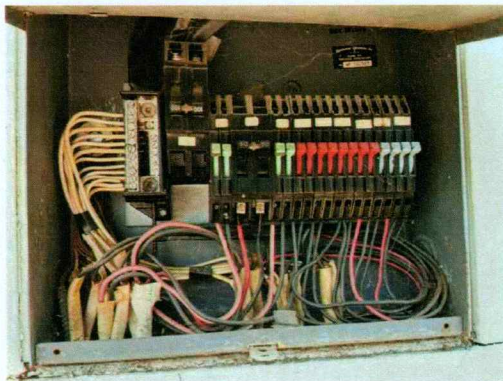
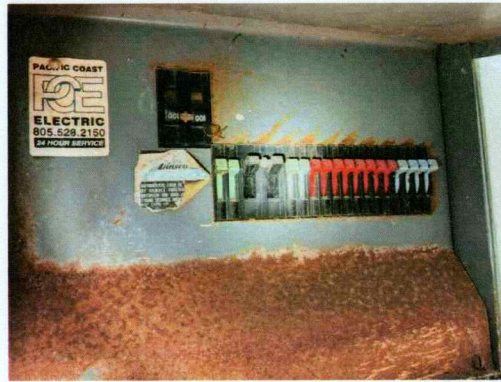
Main Electrical Panel Location: **Exterior - Southeast Corner**

Main Electrical Panel Ampacity: **100**

Panel Voltage: **240 volt**

Branch Wire Type: Copper

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



MAIN PANEL

UPG 164: Some older "Zinsco / GTE Sylvania" electrical panels as installed as the Main Electrical Panel on this property have been known to be problematic. Client is advised to research as well as have a licensed electrician familiar with the Zinsco / GTE Sylvania specific issues evaluate the panel and certify the safety of the panel or replace if needed.

PANEL COMMENTS

SC 165: Electrical panel defect / Over-fusing (breaker found too large for wire), 30-amp wire on a 50-amp breaker, in the MAIN ELECTRICAL PANEL.

SU 166: Breaker panel is not fully or properly labeled per standards: MAIN ELECTRICAL PANEL.

SU 167: Loose / missing hinges at the MAIN ELECTRICAL PANEL COVER. Maintenance or repairs are recommended.

SERVICE

SC 168: Loose and/or damaged main electrical overhead service wire connection at the house.

SC 169: The overhead electrical service wires found to be improperly installed and are considered unsafe as the wires are hanging too close to the ground. A minimum of 10 feet above the ground is needed for safety per standards. Recommend further review and repair by a qualified and licensed professional familiar with the minimum installation requirements.

WIRING/CONDUIT

170: 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.*

DS 171: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SU 172: Recommend the installation of GFCI and AFCI outlet protection, Vacancy Sensors and Humidistat switches as required in all locations as a safety upgrade per California current standards.

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

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

SC 173: Improper exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: THROUGHOUT THE GARAGE



OUTLETS

SU 174: Required electrical receptacles are missing at some required location in the kitchen for countertop appliances. This condition does not comply with CEC 210.52(C), which mandates receptacle placement at countertop spaces 12 inches or greater in width and requires spacing such that no point along the wall line exceeds 24 inches from an outlet. Missing outlets at these locations are considered improper and may lead to unsafe use of extension cords and overloading conditions.

LIGHTING

FI DS 175: Some electrical switches do not operate anything visible, (purpose unknown).

FI 176: 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).

SC 177: Improper installation of the light fixture in the garage storage room.



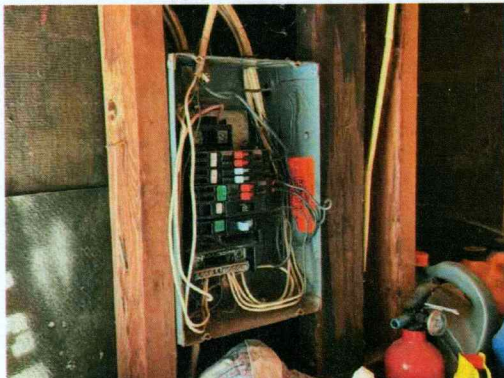
Electrical Sub-Panel

SUBPANEL

178: Location: Inside the Garage

Amps: 50

Branch Wire Type: Copper



SC 179: Many defects found in the GARAGE ELECTRICAL SUB PANEL. Recommend further review the electrical sub panels by a qualified licensed electrical professional and correct as needed.

PANEL COMMENTS

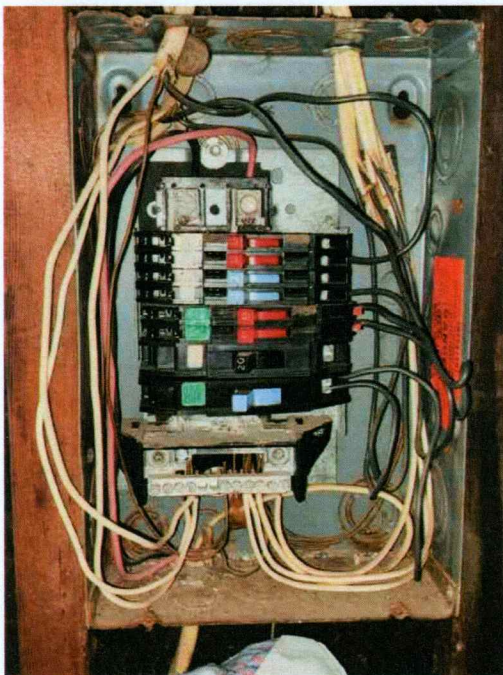
SU 180: Breakers in the GARAGE ELECTRICAL SUB PANEL are not fully or properly labeled per standards.

SC 181: Missing the dead front cover inside the GARAGE ELECTRICAL SUB PANEL.

SC 182: Missing bushing clamp as wires are passing into the GARAGE ELECTRICAL SUB PANEL.

SC 183: Improper electrical wiring and connection of the Neutrals and Grounds in the GARAGE ELECTRICAL SUB PANEL with no main disconnect. The electrical sub panel is not bonded due to the improper connection of the ground wires on the floating buss bar. The white or neutrals wires must be separated from the green or naked ground wires in the metal panel. The white wires must be installed on a floating buss bar and the ground wires must be installed on a separate buss bar attached directly to the metal panel box.

SC 184: Inadequate amount of service Ampacity provided for the potential load capacity for the GARAGE ELECTRICAL SUB PANEL. Currently using 30 amp wire. Recommend review and repairs by a licensed electrical contractor.



Detectors

SC 185: Smoke detector AND Carbon Monoxide detector are missing at required location: 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.

PHOTO

186: Photo



FLOORS

187: Visible areas of the garage floor appears serviceable.

DS 188: Common cracks found in the concrete garage floor.

DS 189: The garage floor and walls are not fully visible due to occupants' belongings and/or cabinetry. Areas of the garage is not accessible, visible nor inspected. A re-inspection is recommended once full access is made available.

DS 190: 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

191: 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 192: The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.

DS 193: Walls not fully visible due to occupants' belongings and/or cabinetry.

FI 194: Moisture stains and/or damage found on areas of the garage ceiling and walls. Recommend further review to determine cause, current condition and if repairs are needed. Areas found dry today.

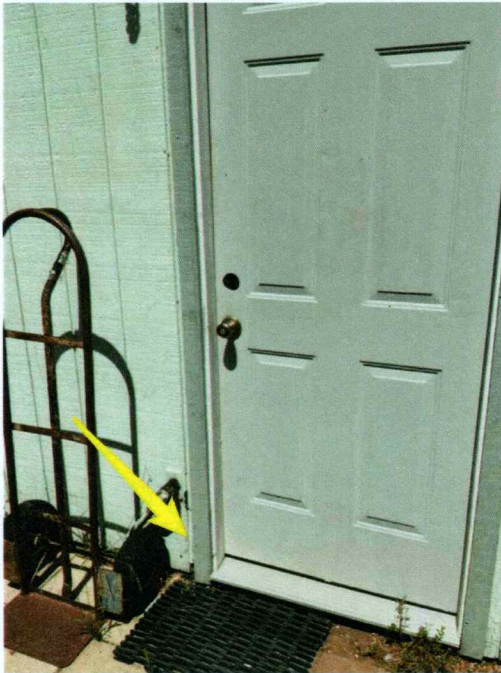


PEDESTRIAN DOOR

FI 195: Evidence of water intrusion with visible stains and damage on the interior around the areas of the garage pedestrian exterior door.

MR 196: Loose and/or Unsealed threshold found at the GARAGE PEDESTRIAN DOOR.

FI 197: The door frame and wall framing found loose around the garage pedestrian door. Suspected defect in the wall framing.



VEHICLE DOOR TYPE

198: TWO: Roll-up vehicle doors

NONE: Vehicle door opener(s)

VEHICLE DOOR

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

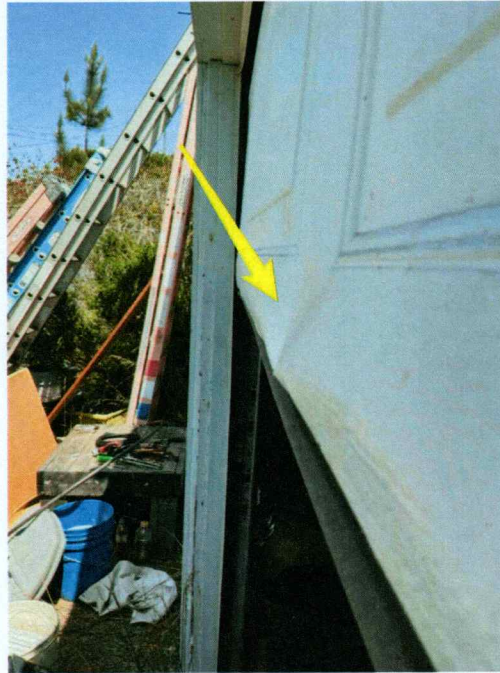
200: Proper safety springs installed on the garage vehicle door.

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

E&C 202: Disclosure: Some dented panel(s) at garage vehicle roll-up door.



Example



Example

MR 203: Deteriorated and/or damaged weatherstripping noted at the bottom of the garage vehicle door. Upgrades or corrections recommended.



E&C 204: Garage door latches, locks do not function properly.

VEHICLE DOOR OPENER

205: Disclosure: No automatic garage vehicle door opener installed at the time of this inspection.