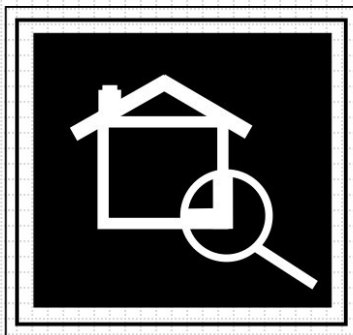
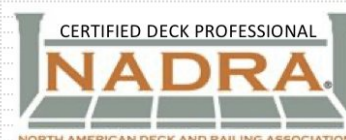
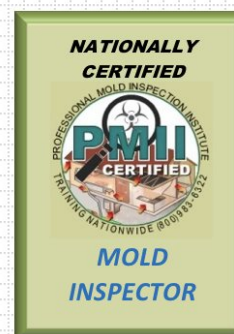




Professional

Inspection Services

Inspection Report



Address: 2325 Warm Springs Ln Templeton, CA 93465

10/03/2026

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.

Table of Contents

General Information.....	4
Grounds.....	6
Exterior.....	8
Grading.....	10
Foundation.....	11
Roof.....	11
Flashings.....	12
Gutters.....	12
Attic.....	12
Plumbing.....	14
Fuels.....	18
Water Heater.....	20
Kitchen.....	23
Laundry.....	27
Bathrooms	30
Interior.....	32
Heating and Cooling.....	36
Cooling.....	43
Electrical.....	48
Electrical Sub-Panel.....	50
Detectors.....	52
Garage.....	52
Fireplace.....	54

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: 80°F

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

2: GARAGE DOOR faces: East

INSPECTION DATE

Saturday, October 3, 2026

START TIME

9:00 am

FINISH TIME ON-SITE

1:00 pm

INSPECTOR

4: Keith Vreeken, MCI

PROPERTY TYPE

5: Single Family Residence

INSPECTION TYPE

6: **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

7: Approx. Year Built: 2016

8: Occupied.

PRESENT DURING THE INSPECTION

9: Seller

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

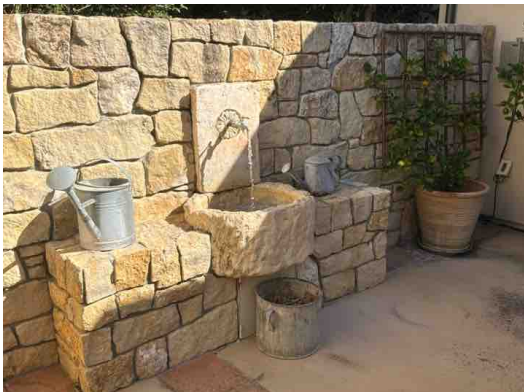
DS 10: **OUTSIDE THE SCOPE OF THIS INSPECTION:**

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

11: Exterior Lighting: Exterior lighting for the yard, walkways, driveways, and landscaping are not evaluated and are specifically excluded from the scope of this inspection per standards.

12: Water Features such as Ponds, Waterfalls, Fountains, etc. are not evaluated and are specifically excluded from the scope of this inspection per standards.

Note: *All water features can be considered a potential drowning hazard. Client should take appropriate measures to ensure safety.*



13: The Pool and all equipment, systems and components.
Client is advised to have the pool professionally inspected.



14: The Electrical Backup Generator System



Grounds

DRIVEWAY TYPE

15: Concrete Driveway

16: Gravel

DRIVEWAY COMMENTS

17: Driveway appears serviceable.

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

SIDEWALK / WALKWAY TYPE

19: Concrete Walkways

SIDEWALK / WALKWAY COMMENTS

20: Walkways appear serviceable

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

PATIO TYPE

22: Concrete Patios with Rock inlay

PATIO COMMENTS

23: Patios appears serviceable.

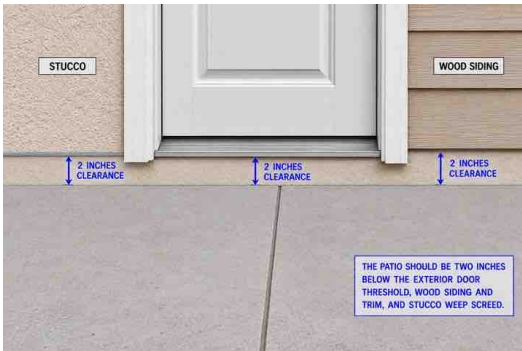
24: Typical and common cracks found.

MR DS 25: Disclosure: Some surface drains noted in areas of the patio. Drains not tested. The condition of the underground piping and terminations are unknown. Recommend having drains and terminations cleaned, tested and inspected by a qualified landscape contractor to determine the proper flow. Keep drains clean and free of debris regularly.



Example

UPG DS 26: Disclosure: Areas of some patios were installed high at or above the exterior siding. This can potentially under certain conditions, allow for moisture to accumulate at the base of the siding and can cause deterioration or water intrusion inside the wall cavities.



Example. At a couple of small areas

PATIO / PORCH COVERS

27: FRONT PORCH COVER: Appears serviceable and in good condition.



28: BACKYARD PATIO COVER: 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

29: Wood Framed

EXTERIOR WALL COVERINGS

30: Stucco

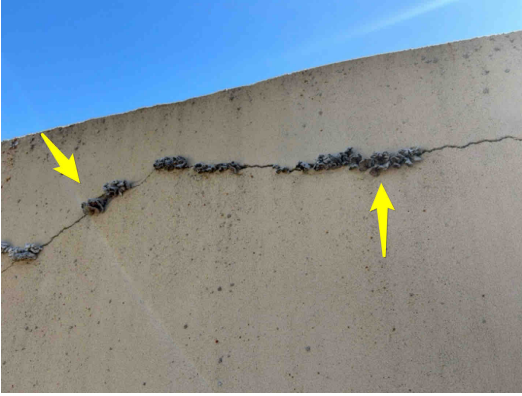
EXTERIOR WALL COMMENTS

31: Exterior walls appear in good condition

STUCCO

DS 32: 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.

FI 33: Some unusual and excessive cracking in areas of the exterior stucco at the EXTERIOR - FRONT ENTRY COURTYARD STUCCOED FIREPLACE CHIMNEY. This type of cracking is generally indicative of a failure of the waterproofing (Tar paper or Tyvex), behind the stucco which is causing swelling, deterioration and damage to the structural wood framing due to the water intrusion. Client should investigate further by having the stucco removed around the cracks to help determine the cause and condition of the wood framing and have properly corrected by a licensed contractor. Refer to termite report for additional comments and recommendations.



EXTERIOR GENERAL

SU 34: Disclosure: Evidence of bird and/or bat type nesting on areas of the exterior and/or roof. Contact a qualified pest control company to evaluate and make recommendations if concerned.

EXTERIOR TRIM

35: TRIM TYPE: Wood

36: Appears serviceable. *Refer to the Termite 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

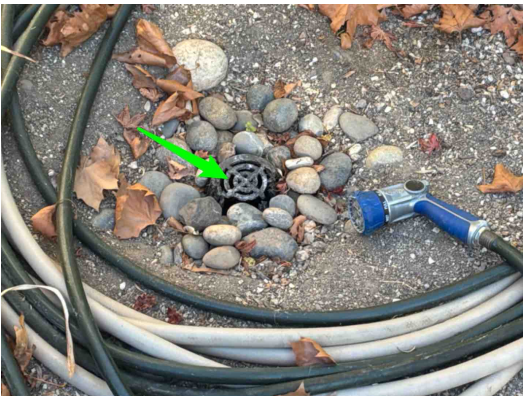
37: Level to Minor Slope

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

E&C 38: 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 ensure proper clearances from the interior floor level, exterior stucco, stone or brick veneer, wood or other sidings to the top of soil. Trim trees and bushes that are making contact with areas of the exterior.

MR DS 39: Surface and/or yard drain boxes noted but not tested. The condition of the underground piping and terminations are unknown. Recommend having drains and terminations cleaned, tested and inspected by a qualified landscape contractor to determine the proper flow. Keep drains clean and free of debris regularly.



MR 40: Plants and/or Trees touch the buildings exterior and/or the roof. Proper landscape maintenance 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

41: 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 42: Some typical and common cracks noted at the 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 over time.

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

43: Gable

44: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

45: Clay Tile - (roof is approx. 10 years old)

Average life expectancy of a tile roof is approx. 50 years. However, the roof tarpaper under the tile starts to deteriorate and breakdown after about 30 +/- years and could begin to leak.

Proper ongoing maintenance, every few years, is important and typically includes a visual inspection, replacement of broken or slipped tiles, maintaining sealants at tile intersections and flashings, keeping roof, valleys and drainage areas clean and free of debris.

TILE ROOF COMMENTS

46: ROOF CONDITION: The Tile roof material appears visually within its useful life and in good condition.

This inspection of the roof is not a warranty or guarantee that the roof does not leaks or that other future conditions might exist. This is only a inspection of the visible areas of the roof and an opinion as to the overall condition. Some roof flashings, roof tar paper or underlayment under the roof tiles are not visible. Therefore, not inspected, and condition are unknown.

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

MR 47: Resealing of the roof flashings is recommended as part of needed maintenance.

Gutters

RAIN GUTTERS

48: Type: Full rain gutter installation.

MR 49: 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.

50: 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 Repot for additional comments and recommendations.

ATTIC ACCESS

51: **ATTIC ACCESS LOCATION:** Laundry Room, Garage, Primary bedroom closet, and Front entry



Example. Garage attic



Example. Garage attic



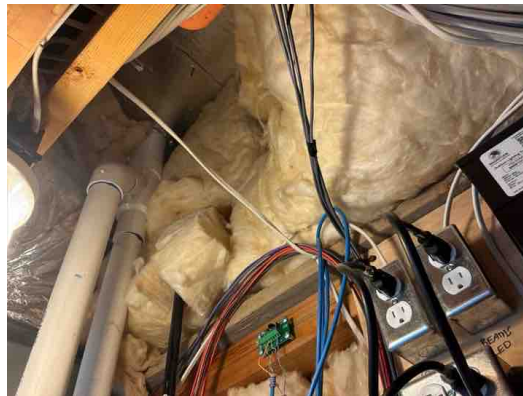
Example. Laundry attic



Example. Laundry attic



Example. Primary bedroom closet attic



Example. Front entry attic

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

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

DS 54: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, HVAC ducting, HVAC unit, some areas are too small for physical access, plywood floors on top of the attic framing and occupant's belongings.

TYPE OF INSULATION FOUND IN THE ATTIC

55: **Fiberglass Batts:** Approx. Depth 10 +/- Inches

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

56: Main water supply shut-off location : EAST SIDE- Exterior - near the garage . Main water shut-off valve not tested.

Water Pressure - Is At Approx. 60 +/- 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.



Main water shutoff valve

TYPE OF WATER PIPING

57: 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):

58: Copper

59: PEX Plastic

WATER SUPPLY PIPING

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

61: *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 62: 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.



UPG 63: Exposed exterior water supply pipes subject to freezing are not insulated, not insulated well or have damaged or deteriorated insulation installed. Upgrades are recommended.

UPG 64: Some exposed plumbing pipes above the insulation, subject to freezing are not insulated in areas in the attic as required by standards. Upgrades and/or repairs recommended to help prevent freezing or breaking of pipes.

E&C 65: Active small water leak found at AN ADDED EXTERIOR PLASTIC GARDEN HOSE FAUCET NEAR THE FRONT ENTRY WALKWAY. Recommend further evaluation and repairs by qualified plumbing professional.



HOSE FAUCETS

66: The evaluated exterior hose faucets operated when tested.

MR 67: Some exterior hose faucets leak at handle and/or anti-siphon when on.

WATER SOFTENER/FILTER

DS 68: Water softener installed in the Garage

Water quality not tested. Water softeners require continuous and ongoing maintenance. Please read owner's manual for recommendations. Water softener not tested for operation.



MR 69: Recommend servicing water softener. Water softener found low on salt and dirty.



WASTE PIPING TYPE

70: 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.

71: ABS and PVC

WASTE/SEWER PIPE CONDITION

72: **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.

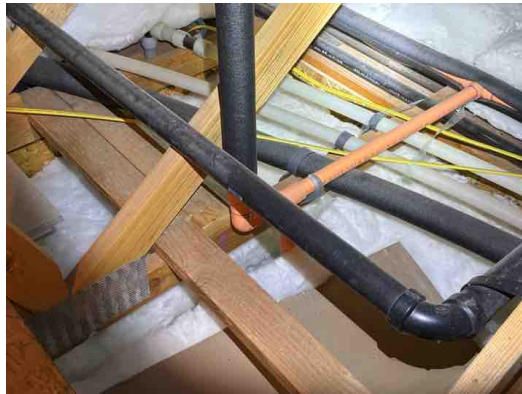
Note: *Buildings should have the underground waste and sewer lines scoped by a plumber to determine condition as part of the inspection process.*

FIRE SPRINKLER

DS 73: Fire sprinkler alarm electric bell box, pressure gauge, drain valve are installed on the exterior.



E&C 74: Missing freeze protection at some of the exposed fire sprinkler piping in AREAS of the attic. Freeze protection is required and will help prevent freezing and/or breakage of the plastic fire sprinkler piping during unusually cold weather. Have all attics evaluated and the fire sprinkler pipe insulated per standards.



UPG 75: Missing the placard at the exterior fire sprinkler "Inspectors Test" valve.

Inspectors Test Sign NFPA 13 Compliant

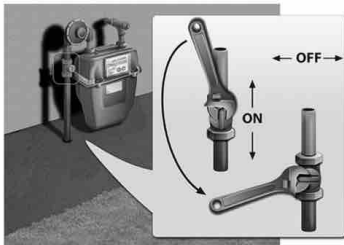


Fuels

FUEL TYPE

76: 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.



77: Gas shut-off appears serviceable.

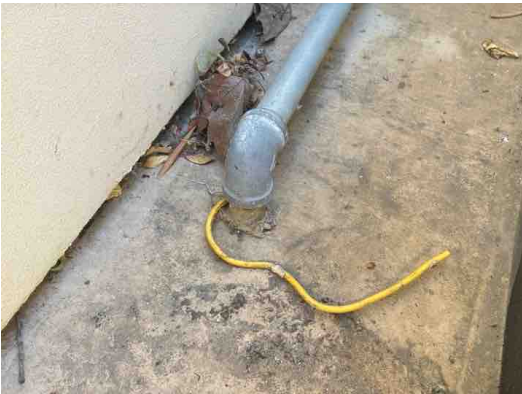
Disclosure: Gas piping and valves not tested during this inspection (visual inspection only).

FUEL SYSTEM

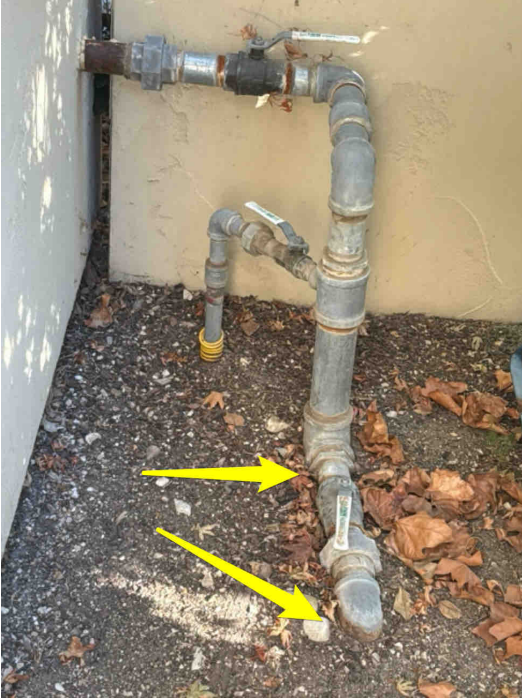
SU 78: Gas piping found not properly strapped or supported per standards AT THE HORIZONTAL GAS SUPPLY FOR THE GENERAC GAS ELECTRIC GENERATOR LOCATED ON THE NORTH SIDE OF THE GARAGE. [CPC Table 1210.2.2] California plumbing code requires steel gas piping to be supported at appropriate intervals not exceeding 6 feet. Lack of proper support can result in pipe movement, joint stress, and increased risk of gas leakage.



DS 79: Disclosure: Gas pipe not protected / sleeved through concrete at GENERAC ELECTRIC GENERATOR GAS SUPPLY LOCATED ON THE NORTH SIDE OF THE GARAGE. No visible deterioration or damage found at this time. Continue to monitor.



SU 80: Improper installation of metal gas piping observed in contact with or too close to soil without the required corrosion protection. Gas piping **installed underground or within 6 inches of grade** should be protected with an approved factory-coated pipe or corrosion-resistant wrapping system to help prevent rust, deterioration, and potential gas leaks. Recommend evaluation of all exposed gas piping and replacement or upgrading of unprotected sections as needed by a qualified licensed plumbing contractor.



81: The TWO exterior wall gas torch lamps at the courtyard fireplace operated when tested.



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

82: **Water Heater Location:** GARAGE

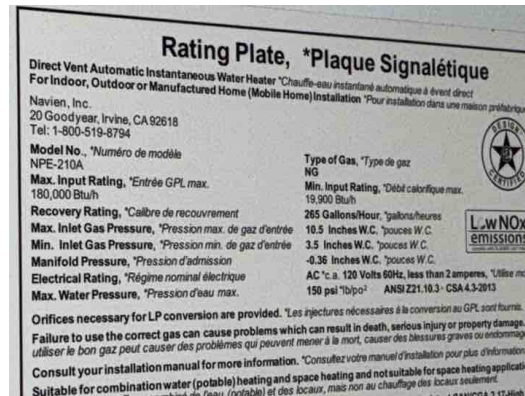
Type: Tankless

Date: Original 2016

Size (BTU): 180,000

Fuel Type: Natural Gas

TANKLESS MAINTENANCE: Tankless water heaters require periodic maintenance to help ensure safe operation, efficiency, and maximum service life. Recommended maintenance typically includes annual flushing/descaling of the heat exchanger to remove mineral buildup, cleaning the inlet water filter, inspecting the condensate system (if applicable), verifying proper venting and combustion air, and checking for leaks or corrosion. Lack of routine maintenance can reduce heating performance, increase energy usage, and may shorten the overall lifespan of the unit. Recommend servicing by a qualified licensed plumbing or HVAC contractor familiar with tankless water heater systems and manufacturer maintenance requirements.



WATER HEATER CONDITION

83: Water Heater Operated when tested.

COMBUSTION AIR

84: Proper amount of combustion air.

STRAPPING

E&C 85: The TANKLESS water heater is NOT properly fastened to the wall at the BOTTOM STRAP with the appropriate number and/or type of fasteners. Refer to manufacture's installation requirements for proper fastening.



Example



TPR PIPING

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

VENT PIPING

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

CIRC. PUMP

88: Water heater circulation pump operated when tested.



PLATFORM ENCLOSURE

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

GAS PIPING

UPG 90: Missing the sediment trap / drip leg at the TANKLESS WATER HEATER gas piping at flex connection. Corrections recommended by a certified or licensed plumbing professional familiar with minimum requirements.



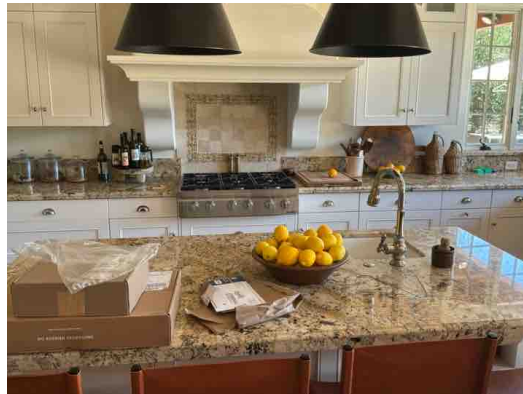
SHUTOFF

91: The Tankless Water Heater shutoff and flush valves are installed. *Valve not tested.*

Kitchen

LOCATION

92: Kitchen photos:





SINK

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

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



DS 95: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

DISPOSAL

96: Operated when tested.

PREP SINK

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



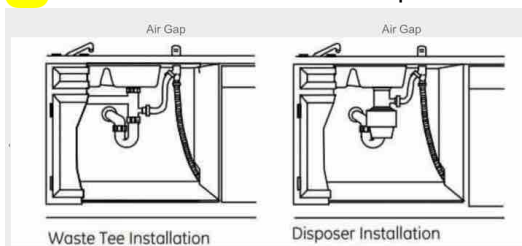
DISHWASHER

98: BOTH - Dishwashers operated when tested.

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

99: Doors, seals and racks appears serviceable.

SU 100: Recommend an Air Gap Device at the dishwasher drain.



COOKTOP

101: The cooktop is Natural Gas and operated when tested



OVEN

102: The *ELECTRIC OVEN* operated when tested.

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

COOKTOP HOOD

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

CABINETS & COUNTERS

104: Appear serviceable.

DS 105: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 106: Kitchen counters & cabinets have typical wear.

DS 107: Disclosure: Kitchen counters and cabinets are not fully visible due to occupant's belongings. Do a careful check during final walkthrough and areas are evacuated and cleaned. If defects are discovered contact our office to evaluate and document condition.

KITCHEN SPECIAL FEATURES

108: Microwave operated when tested.

MR 109: The kitchen sink water purification system, reverse osmosis, operated when tested. *Reverse osmosis system filters should be changed and serviced annually.*



110: The WINE REFRIGERATOR installed in the KITCHEN operated when tested.



111: The WINE REFRIGERATOR installed in the KITCHEN PANTRY operated when tested.

Laundry

MAIN HOUSE LAUNDRY

LAUNDRY:

112: Photo of the Laundry Location



LAUNDRY TYPE

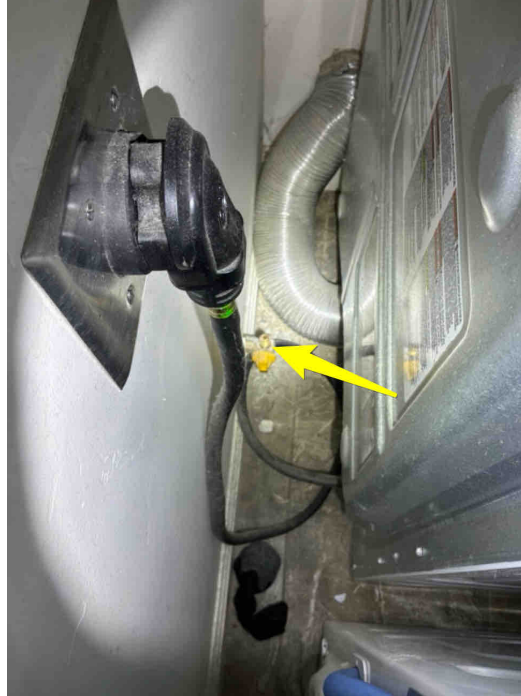
113: Gas and Electric 240 volt provided for laundry dryer.

DS 114: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

115: 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 116: 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.



LAUNDRY COMMENTS

117: 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 118: 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

119: Laundry Room Utility Sink appears serviceable.



120: Plumbing below the utility sink appears serviceable.

121: The utility sink faucet operated when tested.

GARAGE LAUNDRY

LAUNDRY:

122: Photo of the Laundry Location



LAUNDRY TYPE

DS **123: Disclosure:** The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

124: Garage laundry is set up for a washing machine only.

LAUNDRY COMMENTS

125: Disclosure: *The GARAGE laundry washer is not tested or inspected as it is 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.*

/ GARAGE UTILITY SINK

126: Garage Utility Sink appears serviceable.



127: Plumbing below the Garage utility sink appears serviceable.

MR **UPG** **128:** Recommend sealing the countertop at the GARAGE LAUNDRY SINK to the wall to prevent water intrusion behind the laundry sink cabinets.



E&C **129:** The spray wand leaks at the hose connection at the GARAGE LAUNDRY SINK

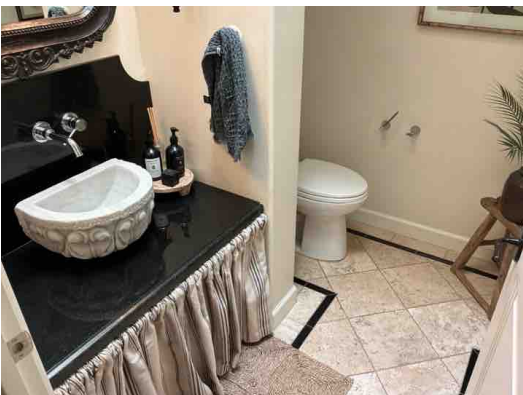


Bathrooms

BATHROOM LOCATIONS

130: PRIMARY BEDROOM BATHROOM

131: LAUNDRY HALLWAY 1/2 BATHROOM



132: BEDROOM-2 BATHROOM



133: BEDROOM-3 BATHROOM

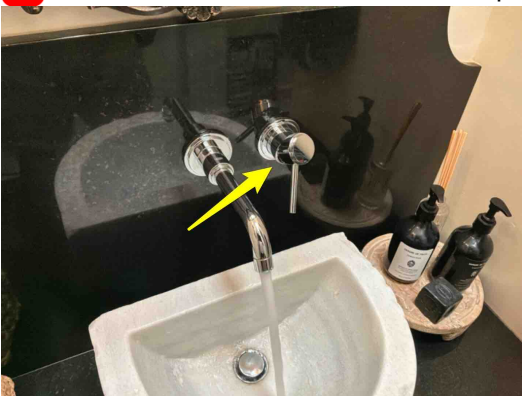


TOILETS

134: Operated when tested.

SINKS

E&C 135: Bathroom sink faucet leaks / drips from handle when on: LAUNDRY HALLWAY 1/2 BATHROOM



VENTILATION

136: Appears adequate.

FI 137: The electric radiant floor heating system DID NOT OPERATE when tested: PRIMARY BEDROOM BATHROOM



BATHTUBS

138: Tub faucet and drain operated when tested.

E&C 139: The spray wand / tub spout diverter did not function PRIMARY BEDROOM BATHROOM.

SHOWERS

140: 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.

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

141: Operated when tested.

142: Weather stripping appears serviceable.

143: Door hardware operated when tested.

EXTERIOR DOORS

144: Operated when tested

145: Latching hardware operated and appears serviceable.

MR **UPG** **146:** Some visible daylight noted around some of the exterior doors:

1. LAUNDRY ROOM HALLWAY EXTERIOR DOOR. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.



Laundry room hallway exterior door

E&C **147:** The PRIMARY BEDROOM and FAMILY ROOM-right side Exterior doors rubs & sticks a little. Maintenance is recommended.

INTERIOR DOORS

148: Operated when tested.

MR **149:** Interior door rubs & sticks. Adjustment or repair recommended: AT THE BEDROOM AT THE END OF THE LAUNDRY ROOM HALLWAY.

The pocket door squeaks loudly when opening AT THE BEDROOM AT THE END OF THE LAUNDRY ROOM HALLWAY.

WINDOWS

150: WINDOW TYPES:

151: Vinyl / Double-Pane Glass

152: Casement or Crank Type

Note: Casement windows should typically be inspected and serviced every 1 3 years, or annually in coastal or high-exposure environments. Maintenance should include lubricating hinges and crank hardware, checking weatherstripping and sealants, verifying proper operation and drainage, and inspecting for corrosion, moisture intrusion, or alignment issues. Signs that servicing may be needed include difficult operation, binding, drafts, water intrusion, or windows not fully closing or locking properly.

153: WINDOW CONDITIONS:

154: 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.

FLOORING

155: TYPE: Tile

156: TYPE: Wood

157: TYPE: Carpet

CEILING TYPE

158: Drywall

WALL TYPE

159: Drywall

WALLS AND CEILINGS

160: 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 161: 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.

162: *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.*

163: **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.*

Heating and Cooling

UNIT INFORMATION

164: LOCATION: Exterior on the east side of the home

Approx. BTU: 18,000

Heating/ Cooling type: Electric Heat Pump / Mini-Split

Cooling Size: 1.5 Tons

Minimum Current Ampacity: 15

Maximum Current Ampacity: 15

Currently at: 25 Amps

Refrigerant: R410A

Date: 2014-2015. The average life of this type of furnace is +/- 25 years. This furnace is approximately 11 years old .

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



HEATING UNIT

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

COOLING UNIT

166: AIR CONDITIONER CONDITION: The air conditioner operated properly when tested.

The Air Temperature Differential is: 20 °F.

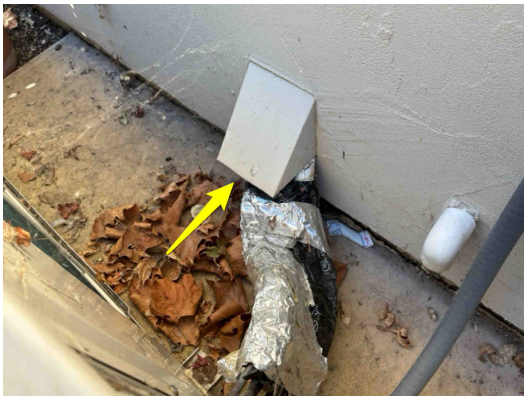
The air temperature differential for a properly functioning air conditioner should be between 15°F and 25°F.

COMMENTS

SC 167: Improper circuit breaker size installed for the air conditioners condenser in electrical panel per the manufactures placard: Currently at 25-amps. Which is more than the Maximum allowed of 15-amps. Recommend replacement of the current breaker to a new proper 15-amp per requirements.



E&C 168: Recommend sealing the hole or opening through the exterior wall where the Air Conditioner's refrigeration pipes enter the building. This will help prevent rodent, bug and /or water intrusion through this area as need per standards.



SERVICE DISCONNECT

169: Electrical Disconnect Provided



SU 170: Missing bushing clamp as wires are passing into the AIR CONDITIONER ELECTRICAL SERVICE DISCONNECT PANEL.

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.

Heating System # 1

GENERAL INFO

171: LOCATION: LAUNDRY ROOM ATTIC

Approx. BTU RATING: 40,000

FUEL TYPE: Natural Gas

FURNACE TYPE: Gas Forced Air

DATE: 2015 The average life of this type of furnace is +/- 30-35 years. This furnace is approximately 11 years old .

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



CONDITION

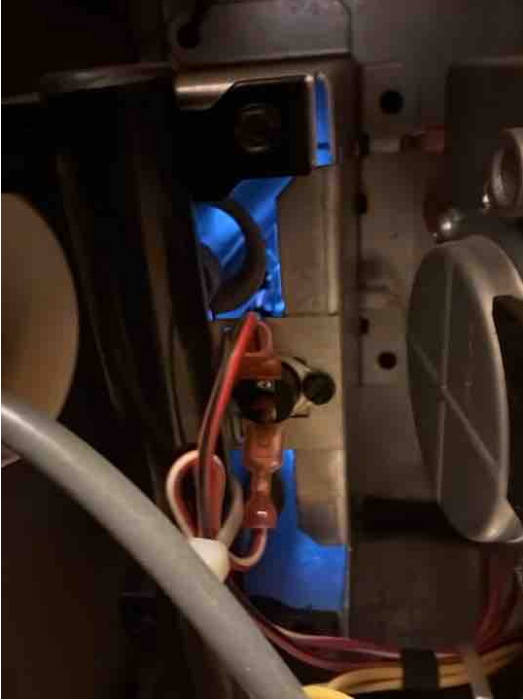
172: HEATING SYSTEM CONDITION: The heating system operated when tested.

FURNACE FLAME

173: 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.

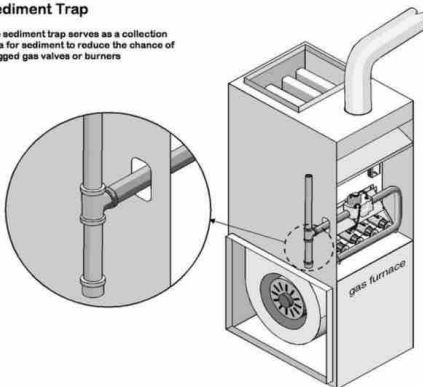
Notice: Safety switches such as thermocouples are not tested. Carbon Monoxide testing is beyond the scope of the inspection and is not performed.



UPG 174: Recommend the installation of the sediment trap at the furnace gas piping at flex connection. Upgrades should be performed by a certified or licensed HVAC professional familiar with minimum requirements.

Sediment Trap

The sediment trap serves as a collection area for sediment to reduce the chance of clogged gas valves or burners



VENTING

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

DUCTING/DISTRIBUTION

176: Appears serviceable at visible areas.

Disclosure: *Conditions inside the ducting are not visible and are unknown. Be advised that certain dirty ducting systems have been known to have some biohazards and/or carcinogens inside the ducting. Cleaning, resealing and servicing of HVAC system and ducting is recommended every few years.*

AIR FILTERS

177: Air filters found clean and in good condition inside the furnace return air grill(s).

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

179: Operated when tested.

CONDENSATE

180: Disclosure: The visible areas of the heating system condensate piping appear serviceable and in good condition. However, the condensate drip piping is not fully visible as they pass-through confined spaces, under attic insulation, inside walls, etc. The condensate drip system is not tested.

Heating System # 2

GENERAL INFO

181: LOCATION: PRIMARY BEDROOM CLOSET ATTIC

Approx. BTU RATING: **60,000**

FUEL TYPE: **Natural Gas**

FURNACE TYPE: **Gas Forced Air**

DATE: **2015** *The average life of this type of furnace is +/- 30-35 years. This furnace is approximately 11 years old .*

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



CONDITION

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

FURNACE FLAME

183: 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.

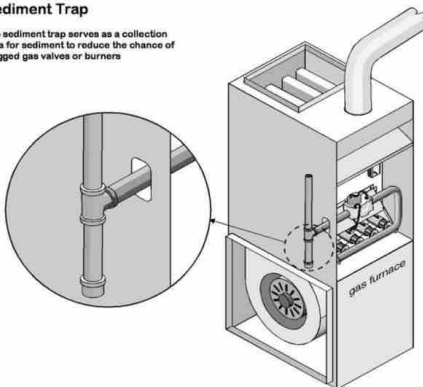
Notice: Safety switches such as thermocouples are not tested. Carbon Monoxide testing is beyond the scope of the inspection and is not performed.



UPG 184: Recommend the installation of the sediment trap at the furnace gas piping at flex connection. Upgrades should be performed by a certified or licensed HVAC professional familiar with minimum requirements.

Sediment Trap

The sediment trap serves as a collection area for sediment to reduce the chance of clogged gas valves or burners.



VENTING

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

DUCTING/DISTRIBUTION

186: Appears serviceable at visible areas.

Disclosure: *Conditions inside the ducting are not visible and are unknown. Be advised that certain dirty ducting systems have been known to have some biohazards and/or carcinogens inside the ducting. Cleaning, resealing and servicing of HVAC system and ducting is recommended every few years.*

AIR FILTERS

187: Air filters found clean and in good condition inside the furnace return air grill(s).

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

189: Operated when tested.

CONDENSATE

190: Disclosure: The visible areas of the heating system condensate piping appear serviceable and in good condition. However, the condensate drip piping is not fully visible as they pass-through confined spaces, under attic insulation, inside walls, etc. The condensate drip system is not tested.

Heating System # 3

GENERAL INFO

191: LOCATION: FRONT ENTRY ATTIC

Approx. BTU RATING: **40,000**

FUEL TYPE: **Natural Gas**

FURNACE TYPE: **Gas Forced Air**

DATE: **2015** *The average life of this type of furnace is +/- 30-35 years. This furnace is approximately 11 years old .*

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



CONDITION

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

FURNACE FLAME

193: 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.

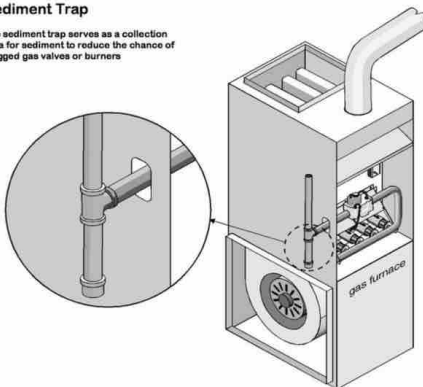
Notice: Safety switches such as thermocouples are not tested. Carbon Monoxide testing is beyond the scope of the inspection and is not performed.



UPG 194: Recommend the installation of the sediment trap at the furnace gas piping at flex connection. Upgrades should be performed by a certified or licensed HVAC professional familiar with minimum requirements.

Sediment Trap

The sediment trap serves as a collection area for sediment to reduce the chance of clogged gas valves or burners



VENTING

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

DUCTING/DISTRIBUTION

196: Appears serviceable at visible areas.

Disclosure: Conditions inside the ducting are not visible and are unknown. Be advised that certain dirty ducting systems have been known to have some biohazards and/or carcinogens inside the ducting. Cleaning, resealing and servicing of HVAC system and ducting is recommended every few years.

AIR FILTERS

197: Air filters found clean and in good condition inside the furnace return air grill(s).

203: Electrical Disconnect Provided at or near the Equipment per standards.



SU 204: Missing a proper wire bushing clamp where the air conditioners electrical service wires pass into the metal electrical service disconnect box. Upgrades recommended for safety per minimum standards.

AIR CONDITIONING SYSTEM OPERATION

FI 205: The **EAST SIDE Air conditioner found not functioning properly**. The temperature differential is improper at 11°F. The temperature differential should be between 15°F and 25°F at the coldest register.

COMMENTS

SU 206: An improper / unsealed opening was observed at the exterior wall where the air conditioner refrigerant piping enters the building condenser located on the EAST SIDE. This penetration is not properly sealed and may allow for rodent, insect, and/or water intrusion. Per California Mechanical Code §309.1, openings around mechanical piping where they are passed through the exterior wall, are required to be sealed to maintain the integrity of the building.

Recommend sealing the wall penetration with an approved material to help prevent moisture, pest intrusion, and air leakage.



E&C 207: Improper circuit breaker size installed for the EAST SIDE air conditioner condenser in electrical panel per the manufacturer's placard: Currently at 30-amps, which is more than the maximum allowed of 25-amps. Recommend replacement of the current breaker to a new proper 25-amp per requirements and warranty retention.



CONDENSATE

DS 208: Disclosure: The visible areas of the air conditioner's condensate piping appear serviceable and in good condition. However, the condensate drip piping is not fully visible as they pass-through confined spaces, under attic insulation, inside walls, etc. The condensate drip system is not tested.

Cooling System # 2

LOCATION

209: Location: WEST SIDE- Exterior #2 - Bedrooms

Condenser Size: 1.5 Tons

Minimum Current Ampacity: 15

Maximum Current Ampacity: 20

Current Ampacity: 25 Amps (per the breaker in the BATHROOM SUB PANEL)

Refrigerant Type: R410A

Date: 2015 The average life of this type of air conditioner condenser is +/- 20-25 years. This air conditioner condenser is approximately 11 years old .



TYPE OF COOLING SYSTEM

210: Split System

211: Electrical Disconnect Provided at or near the Equipment per standards.



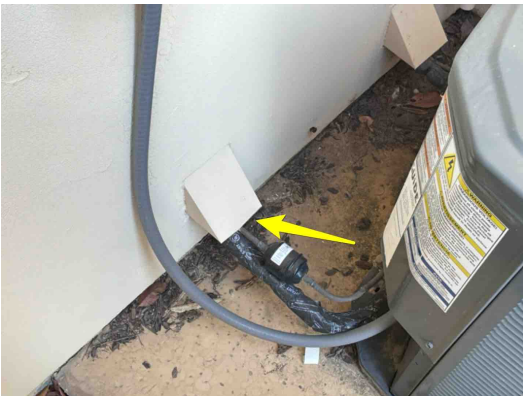
AIR CONDITIONING SYSTEM OPERATION

FI 212: The WEST SIDE- Exterior #2 - Bedrooms Air conditioner found not functioning properly . The temperature differential is improper at 11°F. The temperature differential should be between 15°F and 25°F at the coldest register.

COMMENTS

SU 213: An improper / unsealed opening was observed at the exterior wall where the WEST SIDE- Exterior #2 - Bedrooms air conditioner refrigerant piping enters the building condenser located on the WEST SIDE. This penetration is not properly sealed and may allow for rodent, insect, and/or water intrusion. Per California Mechanical Code §309.1, openings around mechanical piping where they are passed through the exterior wall, are required to be sealed to maintain the integrity of the building.

Recommend sealing the wall penetration with an approved material to help prevent moisture, pest intrusion, and air leakage.



E&C 214: Improper circuit breaker size installed for the WEST SIDE- Exterior #2 - Bedrooms air conditioner condenser in electrical panel per the manufacturer's placard: Currently at 25-amps, which is more than the maximum allowed of 20-amps. Recommend replacement of the current breaker to a new proper 20-amp per requirements and warranty retention.

CONDENSATE

DS 215: Disclosure: The visible areas of the air conditioner's condensate piping appear serviceable and in good condition. *However, the condensate drip piping is not fully visible as they pass-through confined spaces, under attic insulation, inside walls, etc. The condensate drip system is not tested.*

Cooling System # 3

LOCATION

216: Location: WEST SIDE- Exterior Family Room

Condenser Size: 3 Tons

Minimum Current Ampacity: 20

Maximum Current Ampacity: 30

Current Ampacity: 30 Amps (per the breaker in the electrical panel)

Refrigerant Type: R410A

Date: 2016 The average life of this type of air conditioner condenser is +/- 20-25 years. This air conditioner condenser is approximately 10 years old .



TYPE OF COOLING SYSTEM

217: Split System

218: Electrical Disconnect Provided at or near the Equipment per standards.



AIR CONDITIONING SYSTEM OPERATION

219: AIR CONDITIONER CONDITION: The air conditioner operated properly when tested.

The Air Temperature Differential is: **18°F**.

The air temperature differential for a properly functioning air conditioner should be between 15°F and 25°F.

COMMENTS

SU 220: An improper / unsealed opening was observed at the exterior wall where the WEST SIDE- Exterior Family Room air conditioner refrigerant piping enters the building condenser located on the WEST SIDE. This penetration is not properly sealed and may allow for rodent, insect, and/or water intrusion. Per California Mechanical Code §309.1, openings around mechanical piping where they are passed through the exterior wall, are required to be sealed to maintain the integrity of the building.

Recommend sealing the wall penetration with an approved material to help prevent moisture, pest intrusion, and air leakage.



CONDENSATE

DS 221: Disclosure: The visible areas of the air conditioner's condensate piping appear serviceable and in good condition. *However, the condensate drip piping is not fully visible as they pass-through confined spaces, under attic insulation, inside walls, etc. The condensate drip system is not tested.*

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

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

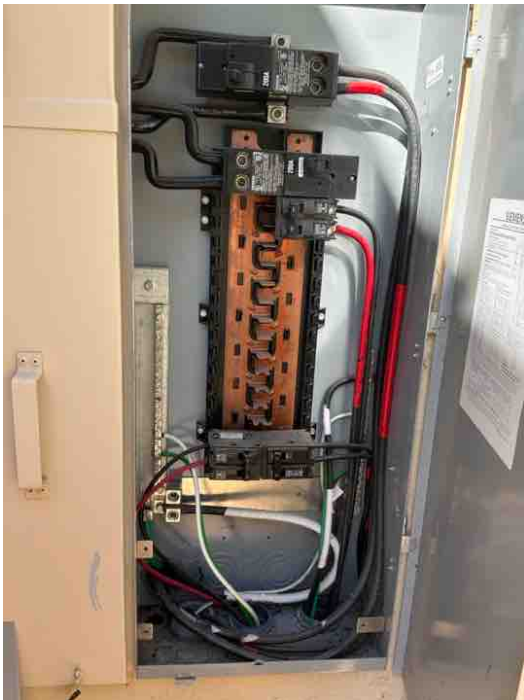
Main Electrical Panel Location: **EXTERIOR - ON THE SIDE OF THE GARAGE**

Main Electrical Panel Ampacity: **200**

Panel Voltage: **240 volt**

Branch Wire Type: Copper

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



WIRING/CONDUIT

223: 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 224: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SU 225: Recommend the installation of GFCI and AFCI outlet protection, Vacancy Sensors and Humidistat switches 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.

c. GFCI (Ground-Fault Circuit Interrupter) Protection : A GFCI device continuously monitors electrical current flow and automatically shuts off power when a ground fault or electrical leakage is detected. GFCI protection significantly reduces the risk of electrical shock and electrocution, particularly in areas where water may be present such as kitchens, bathrooms, garages, laundry rooms, exterior locations, and crawlspaces.

d. AFCI (Arc-Fault Circuit Interrupter) Protection : An AFCI device monitors electrical circuits for dangerous arcing conditions caused by damaged wiring, loose electrical connections, deteriorated cords, overloaded circuits from plugging too many devices into a single outlet or circuit, and other electrical defects. AFCI protection automatically disconnects power when hazardous arcing is detected, helping to reduce the risk of electrical fires within concealed wall, ceiling, and floor assemblies.

DOOR BELL

226: Doorbell operated when tested.

Electrical Sub-Panel

Electrical Sub Panel # 1

SUBPANEL

227: Location: **GARAGE**

Amps: **200**

Branch Wire Type: **Copper**



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

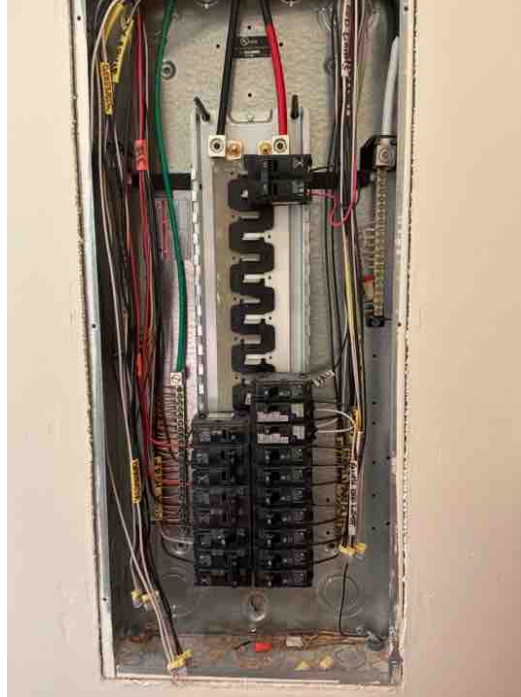
Electrical Sub Panel # 2

SUBPANEL

229: Location: **BEDROOM-2 BATHROOM**

Amps: **100**

Branch Wire Type: **Copper**



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

Detectors

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

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

Garage

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

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

FLOORS

232: Visible areas of the garage floor appears serviceable.

DS 233: Common cracks found in the concrete garage floor.

DS 234: 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 235: 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

DS 236: The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.

DS 237: Walls not fully visible due to occupants' belongings and/or cabinetry.

SC 238: The added ceiling attic access ladder in garage is not rated for firewall penetration and does not meet minimum firewall safety standards. Upgrades are recommended for fire safety.

Any door or openable access through the garage firewall should be self-closing, fully weatherstripped, self latching, with a proper 20 minute fire rated access cover or door.

FIRE DOOR

239: Operated when tested and appears serviceable.

PEDESTRIAN DOOR

240: Operated when tested.

MR 241: Some visible daylight noted around the GARAGE exterior pedestrian door. Adding, adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.

VEHICLE DOOR TYPE

MR 242: THREE: Roll-up vehicle doors

THREE: Vehicle door opener(s)

VEHICLE DOOR

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

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

MR 245: Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.

VEHICLE DOOR OPENER

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

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

Fireplace

Fireplace # 1

FIREPLACE LOCATION

247: EXTERIOR - FRONT ENTRY COURTYARD



FIREPLACE TYPE

248: Fireplace Type: Prefabricated Gas only / ventless

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

FIREPLACE CONDITION

249: GAS FIREPLACE CONDITION: The EXTERIOR - FRONT ENTRY COURTYARD GAS fireplace operated when tested.



E&C 250: THE FIREPLACE CONDITION: The EXTERIOR - FRONT ENTRY COURTYARD GAS Fireplace did not operate when tested and found to be in need of servicing, maintenance and/or repair. Contact the Gas Company for a free evaluation or a qualified gas fireplace service technician to evaluate and correct as needed.

Fireplace # 2

FIREPLACE LOCATION

251: **FAMILY ROOM**



FIREPLACE TYPE

252: Fireplace Type: **Prefabricated Gas only**

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

253: Chimney Type: **Metal - Direct Vent**

FIREPLACE CONDITION

254: **GAS FIREPLACE CONDITION**: The FAMILY ROOM GAS fireplace operated when tested.



METAL CHIMNEY

255: The FAMILY ROOM fireplace metal chimney pipe and cap above the roof appear serviceable and in good condition.