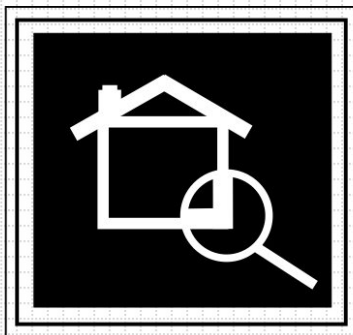
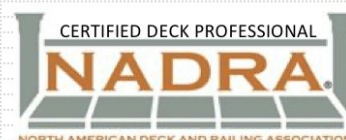


Professional

Inspection Services

Inspection Report



Address: 90 Villa Ct Pismo Beach, CA 93449

07/23/2026

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 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: 70°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: GARAGE DOOR faces: South

INSPECTION DATE

Thursday, July 23, 2026

START TIME

8:30 am

FINISH TIME ON-SITE

11:00 am

INSPECTOR

5: Keith Vreeken, MCI

PROPERTY TYPE

6: Single Family Residence

INSPECTION TYPE

7: **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

8: Approx. Year Built: 1999

9: Occupied.

PRESENT DURING THE INSPECTION

10: Seller's Agent

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

DS 11: **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.

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.



Grounds

DRIVEWAY TYPE

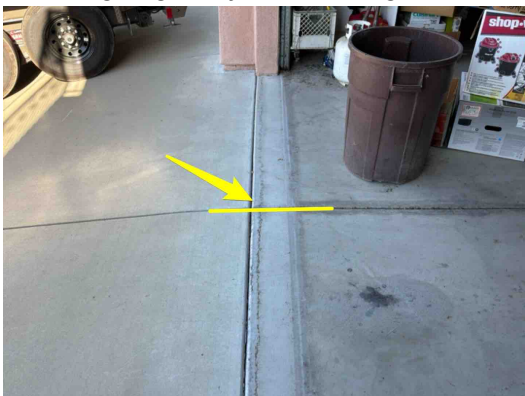
13: Concrete Driveway

DRIVEWAY COMMENTS

14: Driveway appears serviceable.

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

DS 16: Disclosure: Due to the slope and height of the driveway at the garage connection, some water intrusion into the garage may occur during certain weather.



SIDEWALK / WALKWAY TYPE

17: Concrete Walkways

SIDEWALK / WALKWAY COMMENTS

18: Walkways appear serviceable

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

PATIO TYPE

20: Rock Patios

Disclosure: Some rock when used on exterior patios can be slippery when wet. Use caution.

PATIO COMMENTS

MR DS 21: **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.



UPG 22: Areas of poor drainage, some ponding of water at areas of the BACKYARD patio(s).

SU 23: Areas of the patio are raised, settled and/or uneven with potential trip hazards.

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

24: Wood Framed

EXTERIOR WALL COVERINGS

25: Stucco

EXTERIOR WALL COMMENTS

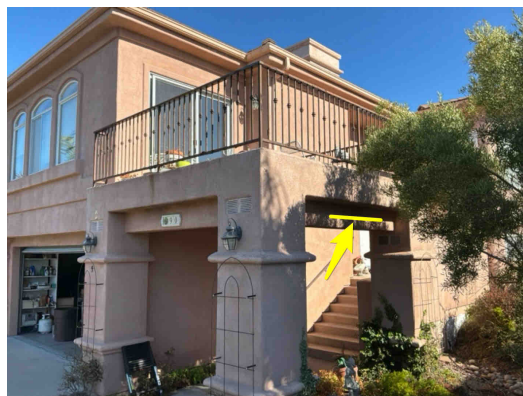
26: Exterior walls appear in good condition

DS 27: Disclosure: Wall insulation type & value not determined. Conditions inside walls cannot be judged.

STUCCO

DS 28: 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 29: Some unusual and moderate cracking at areas of the exterior stucco UNDER THE UPSTAIRS WATERPROOF DECK OVER THE FRONT ENTRY. This type of cracking is indicative of a failure of the waterproofing under the stucco which is causing swelling, deterioration and/or damage to the structural wood framing. Client should investigate further by removing the stucco until satisfied as to the cause, condition, potential future issues and correct as needed. Refer to termite report for additional comments and recommendations.



SEALING EXTERIOR

MR 30: Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes in the exterior siding and trim, exterior light fixtures, around exterior electrical boxes and covers, and where utility pipes and/or wires pass through the exterior walls. Have a qualified painter or licensed professional evaluate the entire exterior and seal where needed.



Example

EXTERIOR TRIM

31: TRIM TYPE: Wood

32: TRIM TYPE: Stucco

E&C 33: Some moisture and/or bug type damage & deterioration found at exterior wood trim areas. Refer to the termite report for locations and extent.

MR 34: Deteriorated, cracked, and separated caulking was observed at various exterior trim locations, including around doors, windows, fascia, and other exterior penetrations. Recommend maintenance and replacement of failed sealants to help prevent moisture intrusion.

MR 35: Deteriorated paint or finish at areas of the exterior.



Exterior Stairs

36: Type & Location: Wood Framed Exterior Waterproofed Stairway: OFF THE FRONT ENTRY



E&C 37: Moisture-type damage & deterioration found at areas of the exterior wood frame framed waterproof stairway: OFF THE FRONT ENTRY. Suspected leaking of the waterproofing. Recommend additional review by a licensed waterproof decking contractor. Refer to the Termite report for additional details and recommendations.



FI 38: Some visible cracking and deterioration noted at areas of FRONT ENTRY WATERPROOF STAIRWAY. recommend additional review by waterproof decking specialist as maintenance, upgrades repairs may be needed.

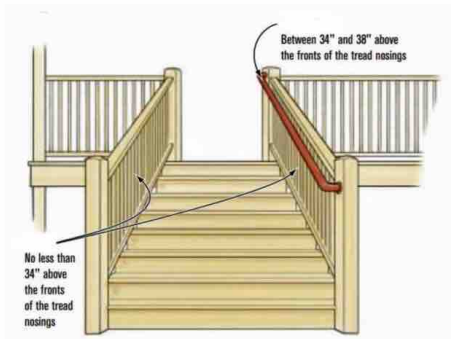


SU 39: Note: The added backyard exterior landscape stairways and steps do not meet the minimum construction and safety standards. Some steps are too tall, some set of stairs and steps are uneven / different step heights with potential trip hazards, some areas of the walkways are uneven with potential trip hazards, missing railings, etc. Recommend review and safety upgrades by a licensed contractor

EXTERIOR STAIRWAY RAILINGS

40: The exterior stairway graspable handrail and guardrails are serviceable and in good condition at the front entry exterior stairway.

SU 41: Recommend a proper graspable handrail at the exterior stairway ALL EXTERIOR LANDSCAPE STAIRS AND STEPS ON THE PROPERTY for safety.



Example

Decks

Deck # 1

LOCATION & TYPE

42: DECK LOCATION: **FRONT ENTRY WATERPROOF DECK**

DECK TYPE: Waterproof - Coated



WATERPROOF DECK COMMENTS

FI 43: **WATERPROOF DECK COATING CONDITION:** The FRONT ENTRY waterproof deck appears to be nearing or at the end of its useful life. Visible water stains and damage at the wood framing on the underside of the decking.

Recommend review a replacement by qualified waterproof decking contractor.

Determining if the waterproof coated deck is actively leaking or performing water testing is beyond the scope of this inspection.

FI 44: Some moisture-type damage and deterioration found at areas of the wood framing below the FRONT ENTRY WATERPROOF DECK. Suspected past leaking of the waterproofing. Recommend additional review by licensed waterproof deck contractor. *Refer to the termite report for additional comments and recommendations.*



DECK RAILING COMMENTS

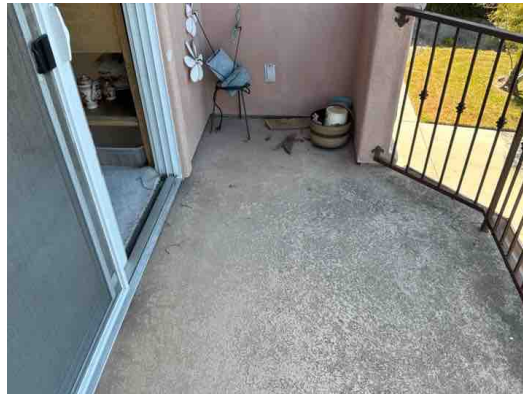
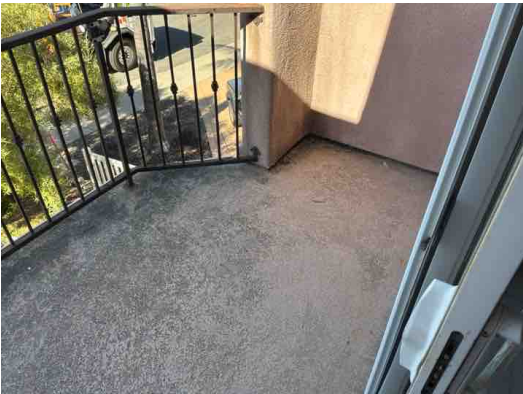
45: Deck railings appear serviceable.

Deck # 2

LOCATION & TYPE

46: DECK LOCATION: **WATERPROOF DECK OFF THE DINING ROOM**

DECK TYPE: Waterproof - Coated

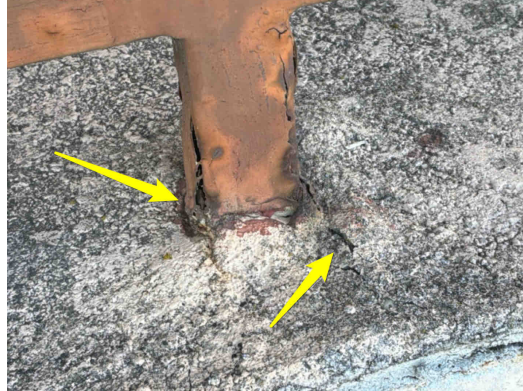


WATERPROOF DECK COMMENTS

FI 47: **WATERPROOF DECK COATING CONDITION:** The WATERPROOF DECK OFF THE DINING ROOM appears to be at the end of its useful life, with some visible damage.

Recommend review a replacement by qualified waterproof decking contractor.

Determining if the waterproof coated deck is actively leaking or performing water testing is beyond the scope of this inspection.



DECK RAILING COMMENTS

E&C 48: Some rust deterioration and/or damage noted at areas of the metal railings at the WATERPROOF DECK OFF THE DINING ROOM. Maintenance repair or upgrades are recommended for safety.



Deck # 3

LOCATION & TYPE

49: DECK LOCATION: **WATERPROOF DECK OFF THE FAMILY ROOM**

DECK TYPE: Waterproof - Coated



WATERPROOF DECK COMMENTS

FI 50: **WATERPROOF DECK COATING CONDITION:** The **WATERPROOF DECK OFF THE FAMILY ROOM** appears to be at the end of its useful life, with visible damage at the waterproofing with suspected leaking and damage at the structural framing.

Recommend review a replacement by qualified waterproof decking contractor.

Determining if the waterproof coated deck is actively leaking or performing water testing is beyond the scope of this inspection.

DECK RAILING COMMENTS

E&C 51: Some rust deterioration and/or damage noted at areas of the metal railings at the **WATERPROOF DECK OFF THE FAMILY ROOM**. Maintenance repair or upgrades are recommended for safety.



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

52: Minor Slope

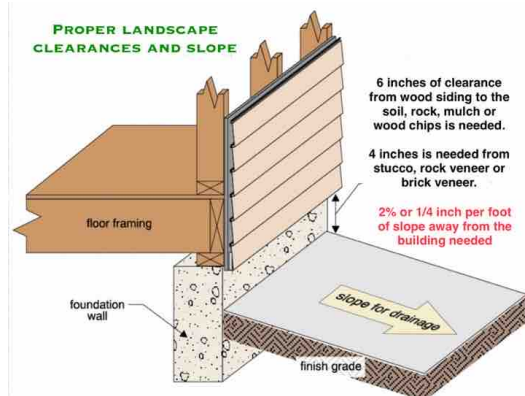
Determination of site stability, soil erosion potential, and water runoff from surrounding slopes, streets, and adjacent properties is outside the scope of this inspection and is not evaluated.

COMMENTS

E&C 53: 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, wood or other siding to the top of soil. Trim trees and bushes that are making contact with areas of the exterior.

MR 54: Areas of insufficient slope of the soil away from the building along some areas of the perimeter foundation. A proper slope of the soil, patios and walkways should allow for water to flow freely away from the building, not allow water to flow against areas the foundation edges and water should not allow for ponding of water in areas near or at the foundation as this can cause erosion and/or settling of the foundation system.

E&C MR 55: Soil level found high at areas of the foundation. (Recommend 4 inches from the bottom of the exterior stucco siding to dirt, rock, mulch or wood chips).



MR 56: Plants and/or Trees touch the buildings exterior and/or the roof. Proper landscape maintenance needed.

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.

57: Type: Stacked interlocking masonry block system



FI 58: Areas of some unusual leaning visible at areas of the stacked interlocking retaining wall system at the BACKYARD. This is indicative of a failure and/or an improper installation of the interlocking system. Client is advised to contact a qualified Civil engineer and/or a qualified contractor to evaluate the current condition and make appropriate corrections as needed.



Example location



Example location



Example location

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

59: 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 60: 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

61: Hip



62: Roof was walked

63: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

64: Concrete Tile - (roof is approx. 27 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 inspection of the tiles, tar paper and 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

65: 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

E&C MR 66: ROOF FLASHING CONDITION: Some roof flashing were found to be needing maintenance, servicing and/or repair. Contact a qualified roofing professional to review all roof flashings and provide maintenance and/or repairs as needed.

MR 67: Resealing of the roof flashings is recommended as part of needed maintenance.

MR 68: Deteriorated sealant at some roof flashings, around the roof penetrations. Maintenance recommended to help prevent water intrusion into areas of the attic. Have roofer evaluate the roof flashings and correct as needed.

SKYLIGHTS

MR 69: Skylight(s) appears to be in good physical condition - *Skylights are not water tested, visual inspection only.*



Gutters

RAIN GUTTERS

70: Type: Full rain gutter installation.

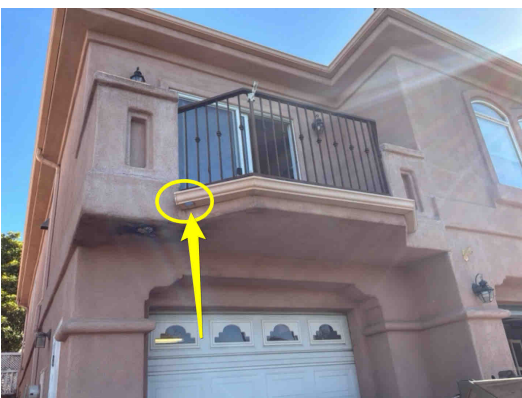
MR 71: Installed rain gutters / roof drainage systems appear to be in a serviceable condition. *All roof rain gutters will need continuous and ongoing annual maintenance to help prevent gutter leaks. General maintenance should consist of; cleaning, re-fastening loose gutters and downspouts, etc.*

72: 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.*

RAIN GUTTER COMMENTS

MR 73: Recommend some typical rain gutter maintenance. This should consist of cleaning, sealing and refastening of the rain gutters and downspouts and cleaning the under ground piping and terminations.

E&C 74: Missing a rain gutter downspout at the rain gutter installed on the ON THE FRONT OF THE HOUSE OF THE SMALL BALCONY OFF THE DINING ROOM - OVER THE SINGLE WIDE GARAGE VEHICLE DOOR.



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

75: **ATTIC ACCESS LOCATION:** Primary Bedroom Closet



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

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

DS 78: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, ducting, HVAC unit, some areas are too small for physical access and plywood floors on top of the attic framing.

TYPE OF INSULATION FOUND IN THE ATTIC

79: **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

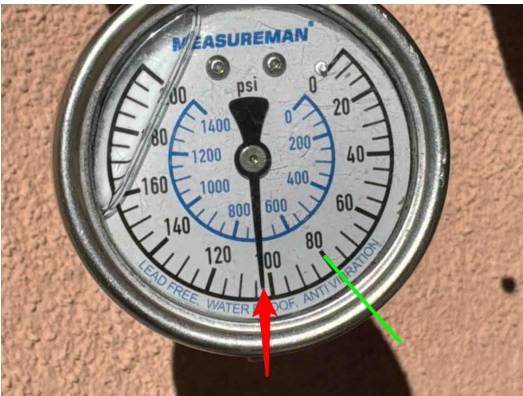
80: Main water supply shut-off location : EXTERIOR - ON THE SIDE OF THE GARAGE . *Main water shut-off valve not tested.*

Water Pressure - *Is At Approx. +100 +/- PSI. Optimal water pressure is between 40 and 80 PSI.*

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



E&C 81: Excessive water pressure (above the maximum of 80-psi, **currently at: +100 +/-psi**). Recommend the adjustment or repair of the pressure regulator.



TYPE OF WATER PIPING

82: 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):

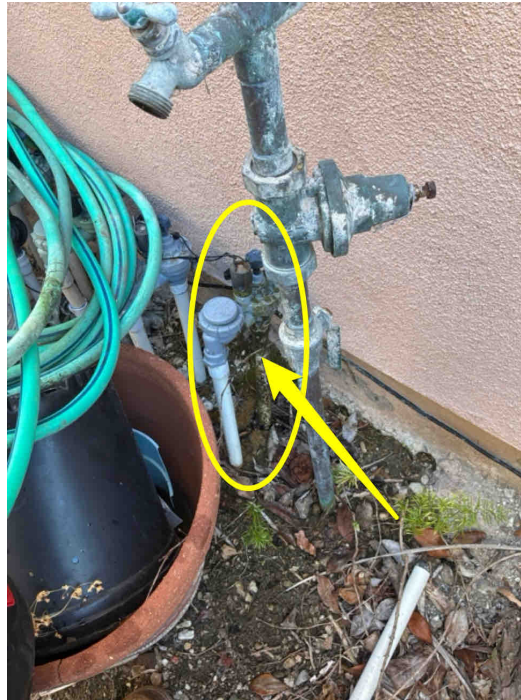
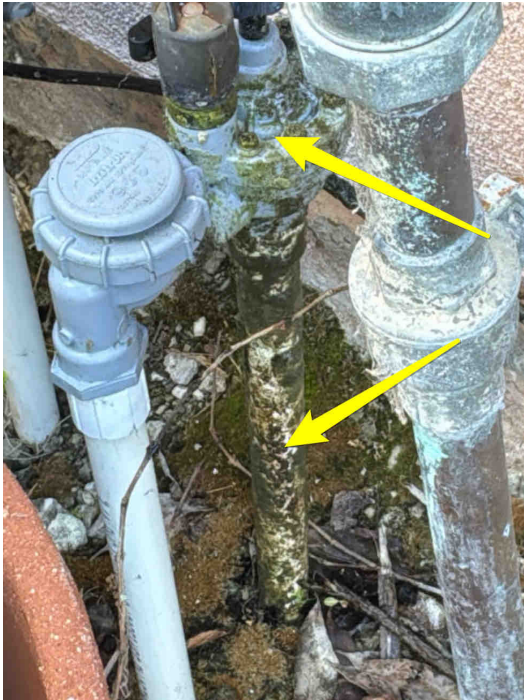
83: Copper

WATER SUPPLY PIPING

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

85: 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.

E&C 86: Active water leak found at A LAWN SPRINKLER WATER SUPPLY AND VALVE LOCATED NEXT TO THE MAIN HOUSE WATER SUPPLY SHUT OFF ON THE WEST SIDE OF THE GARAGE. Recommend further evaluation and repairs by qualified plumbing professional.



Active leaking of water

HOSE FAUCETS

UPG 87: Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

E&C 88: Damaged threads found at some exterior hose faucets.

WASTE PIPING TYPE

89: 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):

90: ABS and PVC

WASTE/SEWER PIPE CONDITION

91: 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.

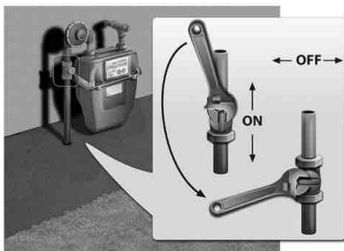
FI 92: Note: Due to the age of the building, certain conditions or other defects may be present which can cause a negative impact on the flow of waste water through underground waste and sewer piping to the street. **Recommend additional review by video scoping the waste and sewer piping to verify conditions.**

Fuels

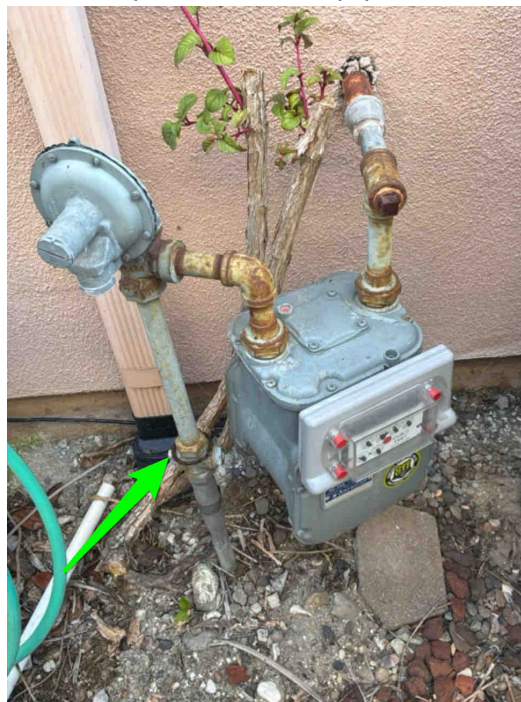
FUEL TYPE

93: Natural Gas. Location of main Gas shut-off : EXTERIOR - ON THE SIDE OF THE GARAGE

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

94: Gas shut-off appears serviceable.

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

Water Heater

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

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

WATER HEATER GENERAL COMMENTS

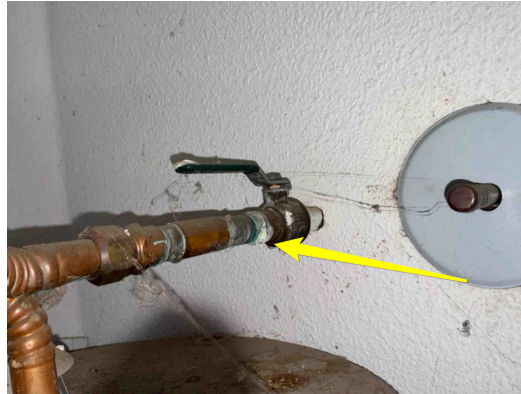
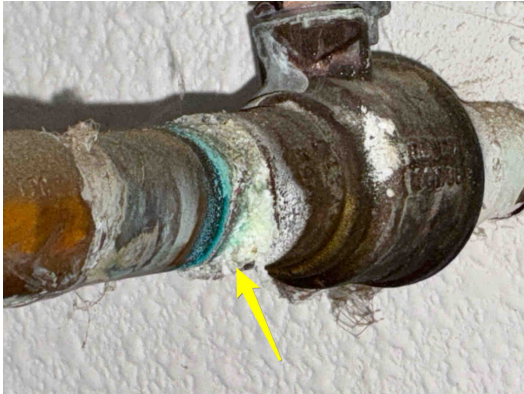
MR 104: Recommend insulation on the HOT and COLD water supply pipes at the water heater per minimum codes and standards.

Energy Code (Title 24, Part 6)

California's energy standards require insulation on the first 5 feet of both cold water piping and All of the hot water piping from the water heater, to reduce heat loss&

SHUTOFF

E&C 105: Evidence of past leaking with corrosion at the COLD water supply shut-off valve at the water heater. Recommend corrections by a licensed plumber.



DRIP PAN

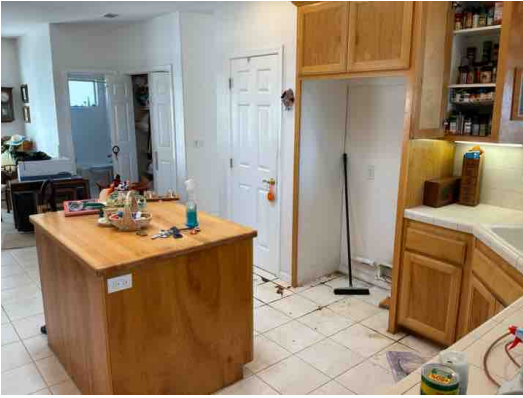
E&C 106: Missing / recommend a drip pan under the water heater. A drip pan is needed to help prevent damage if a leak were to occur per California plumbing codes and standards. [CPC 507.5]

Kitchen

LOCATION

107: Kitchen photos:





KITCHEN SINK

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

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

DS 110: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*



CABINETS & COUNTERS

111: Appear serviceable.

DS 112: Disclosure: The areas behind the kitchen cabinetry, dishwasher and range or ovens are not accessible, not visible and not inspected.

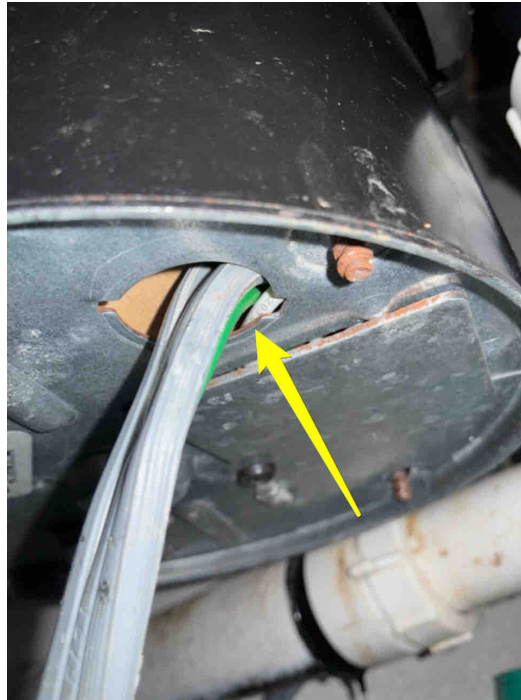
DS 113: Kitchen counters & cabinets have typical wear.

DS 114: 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

E&C 115: Kitchen sink disposal is non-operational / frozen. Servicing recommended.

SC 116: Missing a proper electrical wire-bushing clamp at bottom of kitchen sink disposal.



COOKTOP HOOD

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

MR SU 118: Kitchen cook top exhaust hood and filter are dirty.

COOKTOP

119: The cooktop is Natural Gas

E&C 120: The FRONT LEFT Cook top burner did not operate or ignite properly when tested. Recommend cleaning / servicing.



OVEN

121: Both of the *ELECTRIC OVENS* operated when tested.

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

E&C 122: The Oven digital display panel found defective / difficult to read. Contact an appliance professional for repairs.

Laundry

LAUNDRY:

123: Photo of the Laundry Location



LAUNDRY TYPE

DS 124: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

125: 240-volt outlet provided for laundry dryer.

126: 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.

LAUNDRY COMMENTS

127: 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 128: 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.

129: No visible gas found or provided for laundry.

FI 130: Evidence of past water stains on the baseboards behind the laundry machines below the washing machine drain pipe. Area found dry today. Client should investigate further as to the cause, current condition, potential future issues and correct if needed once the washer and dryer has been removed.

E&C 131: An insufficient amount of make-up air provided in the laundry enclosure (a minimum of TWO 100 in.² openings are required. One at the upper area of the enclosure and the other at the lower area of the enclosure). Recommend louvered doors or installing the minimum appropriate 200 in.² vent openings in the enclosure or other approved corrections. Recommend corrections by a qualified HVAC professional familiar with the minimum installation requirements.

The California Mechanical Code Section 504.4.1 (1964 UBC - 2022 CMC) states:

"Closets and compartments containing dryers (rooms less than 11'x12.5'x8') shall be provided with sufficient air for combustion and ventilation. Openings for make-up air shall be provided at the top and bottom of the enclosure, **each** having a free area of not less than 100 square inches."

A standalone exhaust fan, which sucks the air out of the laundry room and is provide to reduce moisture and odor buildup, does not meet the CMC make up air requirements.

- 100 square inches is equal to an opening of a minimum of two 6"x 9" openings or one 10"x10" opening.

DRYER VENTING

MR 132: Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.

LAUNDRY ROOM UTILITY SINK

133: Laundry Room Utility Sink appears serviceable.



134: Plumbing below the utility sink appears serviceable.

135: The utility sink faucet operated when tested.

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

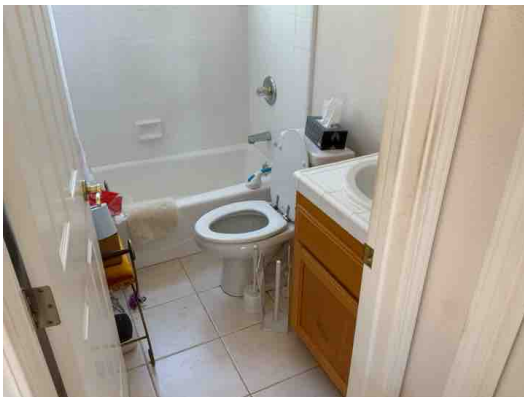
Bathrooms

BATHROOM LOCATIONS

137: PRIMARY BEDROOM BATHROOM



138: UPSTAIRS HALL BATHROOM



139: DOWNSTAIRS HALL BATHROOM



TOILETS

140: Operated when tested.

E&C 141: Toilet does not flush. Water off at the toilet: PRIMARY BEDROOM BATHROOM and in the DOWNSTAIRS HALL BATHROOM. Contact a qualified plumber to review cause and correct.

FI 142: Moisture stains and damage at the baseboards behind the toilet in the: PRIMARY BEDROOM BATHROOM.



SINKS

143: Bathroom sink faucet and drain operated when tested.

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

DS 144: Disclosure: Restricted view in the bathroom cabinets and countertop due to occupant's belongings. Check areas carefully once areas are evacuated and cleaned. If defects are found contact our office to evaluate and document condition.



Example

E&C 145: Bathroom sink faucet leaks / drips from handle when on: PRIMARY BEDROOM BATHROOM



Example

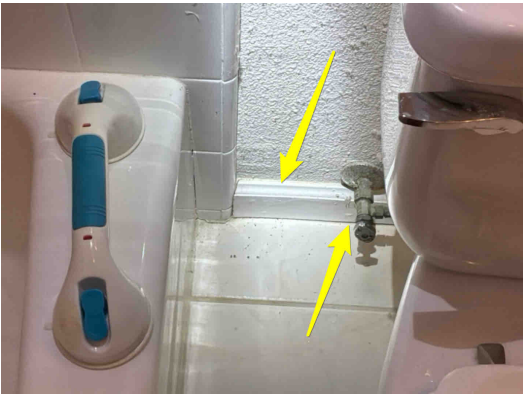
VENTILATION

146: Appears adequate.

BATHTUBS

147: Tub faucet and drain operated when tested.

E&C 148: Moisture stains and damage to wall, floor and baseboards outside tub and behind the toilet in the: UPSTAIRS HALLWAY BATHROOM.



149: Whirlpool tub operated when tested. Required GFCI test and reset not located: PRIMARY BEDROOM BATHROOM

SHOWERS

150: 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.

FI 151: Disclosure: A plant found growing out of the wall in the UPSTAIRS HALL BATHROOM SHOWER



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

152: Operated when tested.

E&C **SU** 153: Front entry door rubs & sticks a little. Maintenance or servicing recommended.

FI 154: Evidence of some moisture or water intrusion through the FRONT ENTRY WOOD DOOR with visible water stains and damage on the interior. The Front Entry door may leak due to poor or improper installation. Recommend additional review by qualified professional to evaluate the existing condition and make appropriate repairs as needed to prevent additional water intrusion and damage.



MR 155: A loose, unsupported and unsealed threshold found at the FRONT entry door. Maintenance and/or upgrades recommended.

EXTERIOR DOORS

156: Operated when tested

157: Latching hardware operated and appears serviceable.

SLIDING GLASS DOOR

FI 158: Evidence of past water intrusion from around threshold area from exterior sliding glass door with stains and/or damage: DINING ROOM EXTERIOR SLIDING GLASS DOOR.



INTERIOR DOORS

159: Operated when tested.

WINDOWS

160: WINDOW TYPES:

161: Aluminum / Double-Pane glass

162: Single Hung

FI 163: Moisture stains, damage, and/or evidence of prior drywall repairs were observed at some interior window sills. These conditions may be indicative of past or ongoing moisture intrusion.

All observed staining, damage, and repairs should be further evaluated by a licensed contractor to determine the cause, extent, and current conditions. In addition, refer to the seller disclosures, or other available documentation for information regarding the history of the existing issues.

MR 164: Some windows found a little difficult to operate. Maintenance or upgrades to the windows are recommended.

DS 165: Some of the dual-pane window seals have failed and are visibly fogged or have a defective UV film. If concerned have all windows tested by a licensed or certified window company professional to determine exact locations and quantity of defective windows.

FI 166: Moisture stains and/or damage on the inside at some window sills. Refer to the termite report for additional comments and recommendations.

FLOORING

167: TYPE: Tile

168: TYPE: Carpet

CEILING TYPE

169: Drywall

WALL TYPE

170: Drywall

WALLS AND CEILINGS

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

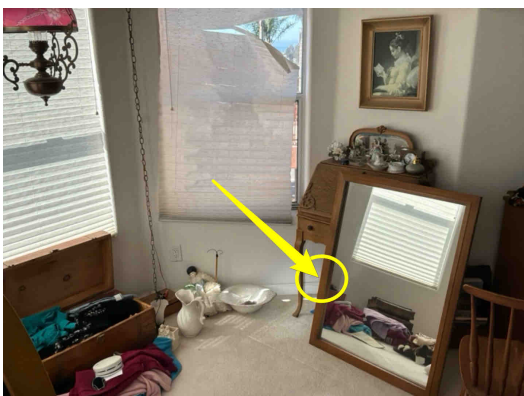
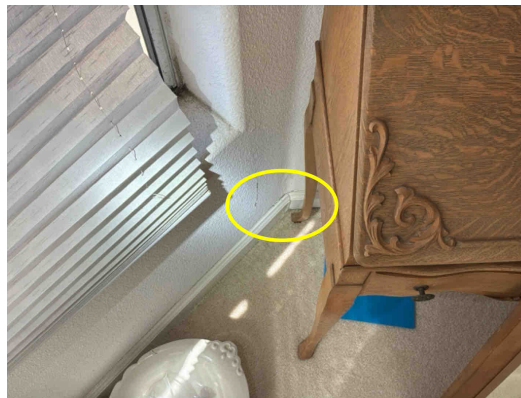
Note: Determining the indoor air quality is outside the scope of this inspection. All parties should perform their own due diligence until satisfied as to the air quality inside the living spaces to determine if it is within your own personal acceptable levels.

DS 172: 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.

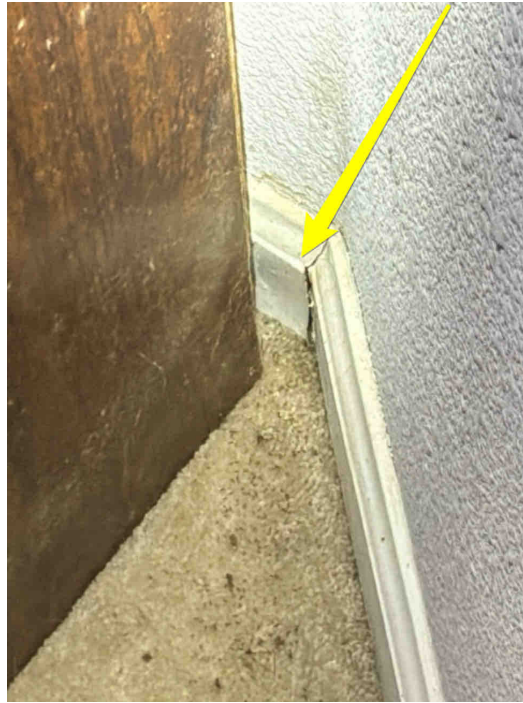
173: *The conditions inside walls, behind occupants' belongings, behind wallpaper or paneling, under flooring and areas not visible cannot be determined and are not inspected. Do a careful check during final walkthrough. Identification, investigation or recommendations regarding MOLD and/or the presence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

174: 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 175: Evidence of moisture stains and/or damage at the walls in the PRIMARY BEDROOM AT THE TURRET ALONG THE BASEBOARD UNDER THE WINDOW. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



FI 176: Evidence of moisture stains and/or damage at the walls in the DOWNSTAIRS OFFICE OFF THE LAUNDRY ROOM ALONG THE EXTERIOR WALL IN THE TURRET. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



Interior Stairways

INTERIOR STAIRS

177: Interior Stairway is serviceable and in good condition.

178: Interior Stairway railings are serviceable and in good condition.

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

179: **LOCATION: ATTIC**

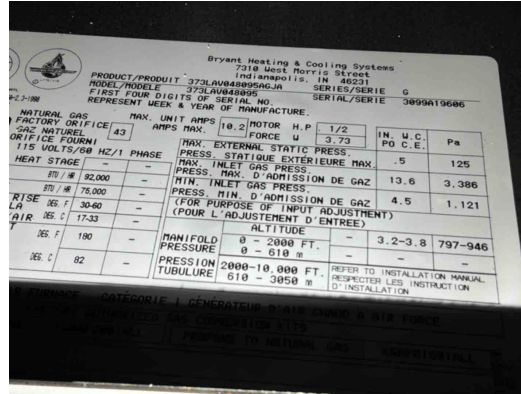
Approx. BTU RATING: **92,000**

FUEL TYPE: **Natural Gas**

FURNACE TYPE: **Gas Forced Air**

DATE: **1999** The average life of this type of furnace is +/- 30-35 years. This furnace is approximately 27 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

180: **HEATING SYSTEM CONDITION:** The heating system operated when tested.

FURNACE FLAME

181: The Furnace flame appears serviceable.

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

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



VENTING

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

DUCTING/DISTRIBUTION

183: 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.*

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

MR 185: Low/ dead batteries at the furnace thermostat. Thermostat did not operate during inspection.

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

186: 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.



SU 191: 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.

SC 192: Improper and unsafe installation of an exterior electrical box below 12 inches above the soil AT AREAS OF ADDED EXTERIOR ELECTRICAL ALONG AREAS OF THE LANDSCAPE WALKWAYS AND OTHER AREAS AROUND THE PROPERTY. All exterior outlets and junction boxes are required to be a minimum of 12 inches above the soil. Have licensed electrician review the entire property and make appropriate corrections with electrical boxes properly supported and protruding a minimum of 12 inches above the surrounding grade.



Example



Example



Example location

DOOR BELL

193: Doorbell operated when tested.

LIGHTING

FI DS 194: *Some electrical switches do not operate anything visible, (purpose unknown).*

FI 195: *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).*

Detectors

SC 196: The INSTALLED SMOKE DETECTORS appear to be over 10 years old and should be replaced for safety per the current California standards.

The inspection of the placement of the detectors 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 over 10 years old.

SC 197: **Smoke detector missing at required location: PRIMARY BEDROOM**

SC 198: **Smoke detector AND Carbon Monoxide detector are missing at required location: UPSTAIRS HALLWAY OUTSIDE THE PRIMARY BEDROOM**



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

DS 199: 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

200: 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 201: The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.

DS 202: Walls not fully visible due to occupants' belongings and/or cabinetry.

FIRE DOOR

E&C 203: The Door knob found down operation of the garage fire door to the living space.



PEDESTRIAN DOOR

E&C 204: Some moisture damaged found at the garage pedestrian exterior door, door jamb and/or trim. Refer to the Termite report for additional comments and recommendations.

FI 205: Evidence of water intrusion with visible stains and damage on the interior around the threshold areas of the garage pedestrian exterior door.

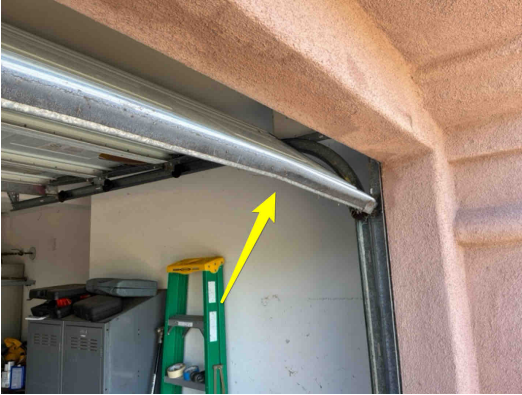
MR 206: Some visible daylight noted around the GARAGE exterior pedestrian door. Adding, adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.

VEHICLE DOOR TYPE

MR 207: TWO: Roll-up vehicle doors
ONE: Vehicle door opener(s)

VEHICLE DOOR

E&C 208: Disclosure: Some dented panel(s) at garage vehicle roll-up door.



E&C 209: The single-wide garage vehicle door is not tested due to the excessive amount of occupants belonging stacked up tight against the door. Recommend having door tested and serviced once occupants belongings have been removed.



VEHICLE DOOR OPENER

E&C 210: The garage vehicle door opener installed on the double-wide door, did not operate properly when tested. Servicing or repair warranted.

Fireplace

FIREPLACE LOCATION

211: **FAMILY ROOM**



FIREPLACE TYPE

212: 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.

213: Chimney Type: **Metal Chimney Pipe**

FIREPLACE CONDITION

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

METAL CHIMNEY

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

