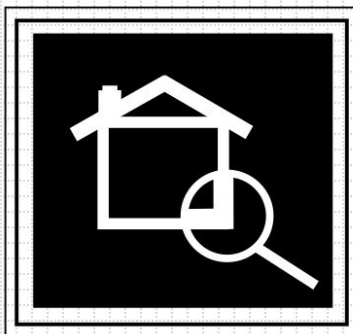




"CERTIFIED"
MANUFACTURED HOME INSPECTOR

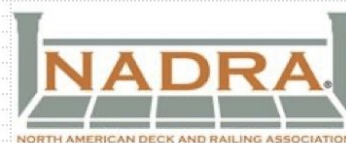
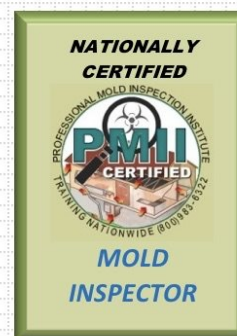


Certified Building Inspector

Professional

Inspection Services

Inspection Report



CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR



Address: 43 Buena Vista Ave San Luis Obispo, CA 93405

10/05/2026

Inspector: Taylor Vreeken, CCI

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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General Information

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

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

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

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

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

WEATHER CONDITIONS

- 1: Approx. Temperature: 96°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: GARAGE DOOR faces: West

INSPECTION DATE

Monday, October 5, 2026

START TIME

12:00 pm

FINISH TIME ON-SITE

4:00 pm

INSPECTOR

- 5: Taylor Vreeken, CCI, CMI

PROPERTY TYPE

6: Single Family Residence

INSPECTION TYPE

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

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

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

YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 1985

9: Partially furnished.

PRESENT DURING THE INSPECTION

10: Seller's Agent

11: Termite professional

ADDITIONS

DS 12: **ADDITIONS or UPGRADES SUSPECTED**:

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

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

DS 13: **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.

14: Water Supply Booster System

All water boosters system should be evaluated by a licensed plumbing contractor familiar with these types of system.

Grounds

DRIVEWAY TYPE

15: Concrete Driveway

DRIVEWAY COMMENTS

16: Driveway appears serviceable.

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

SU 18: Areas of the driveway are uneven with potential trip hazards. Upgrades recommended.

DS 19: Areas of the driveway were observed to be installed high, at or above the adjacent exterior siding and/or trim. This condition may allow moisture intrusion, and can contribute to deterioration, decay, and/or damage to the exterior siding and trim.



SIDEWALK / WALKWAY TYPE

20: Concrete Walkways

SIDEWALK / WALKWAY COMMENTS

21: Walkways appear serviceable

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

SU 23: Areas of the walkways are 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, if installed, is not determined. Conditions inside walls cannot be judged.

STRUCTURE TYPE

24: Wood Framed

EXTERIOR WALL COVERINGS

25: Wood Siding

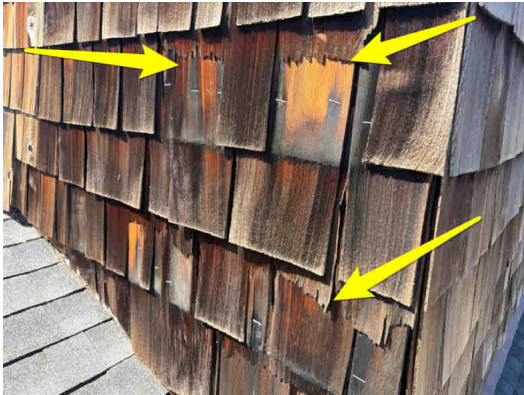
EXTERIOR WALL COMMENTS

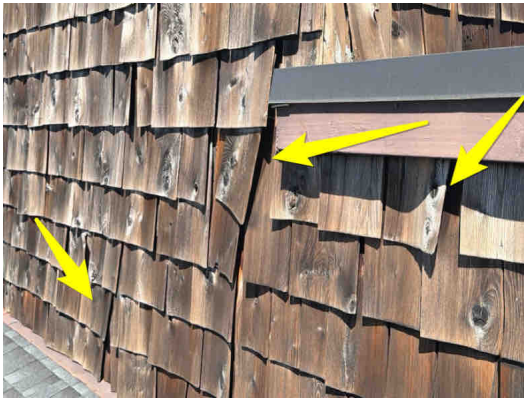
26: Exterior walls appear in good condition

MR 27: Areas of the exterior are not fully visible and not inspectable due to foliage and occupant's belongings. Conditions are behind the blockage are unknown. Client is advised to have the obstructions moved to have the areas reinspected.

EXTERIOR GENERAL

E&C **FI** **28:** Exterior wood shingle siding found heavily weathering/ deteriorated, with multiple areas of damage/deterioration. Too many individual defects and locations to list. Referred to termite report. Contact a qualified professional evaluation and repairs/replacement.





SEALING EXTERIOR

MR 29: Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes in the exterior siding and trim, exterior light fixtures, around exterior electrical boxes and covers, and where utility pipes and/or wires pass through the exterior walls. Have a qualified painter or licensed professional evaluate the entire exterior and seal openings where needed.



EXTERIOR TRIM

30: TRIM TYPE: Wood

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

E&C 32: Some moisture and/or bug type damage & deterioration found at exterior areas such as eaves, fascia and/or trim. Refer to the termite report for locations and extent.



E&C **FI** **33:** Some loose, damaged or missing trim noted at some areas of the exterior. Contact an appropriate professional to correct all areas of the exterior as needed.

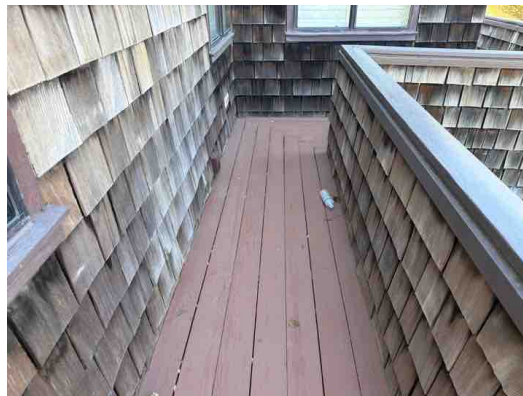
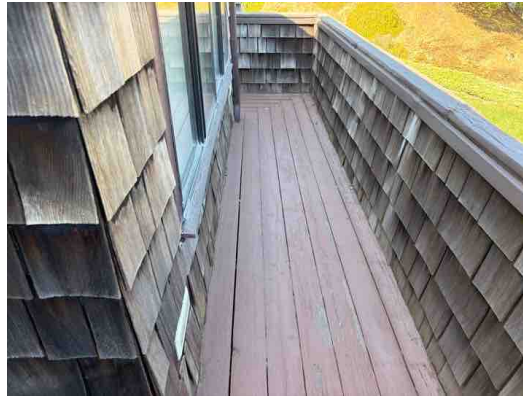
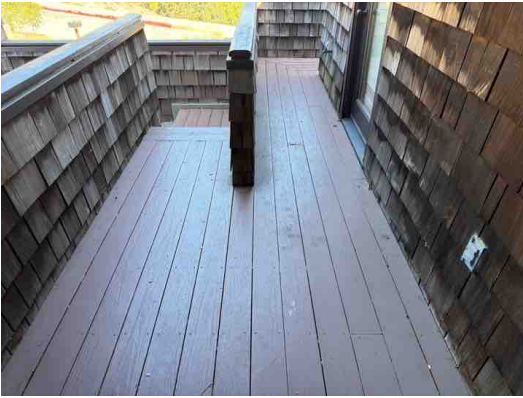


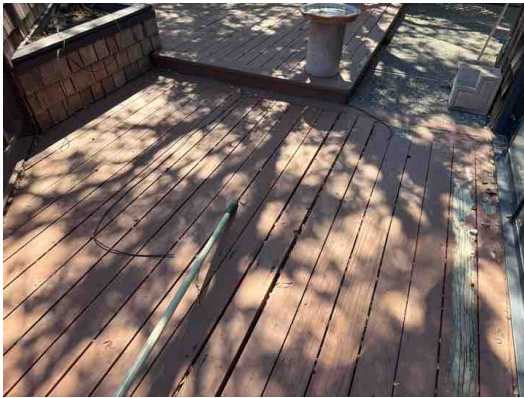
Decks

LOCATION & TYPE

34: DECK LOCATION: NORTHWEST, NORTH, AND NORTH EAST

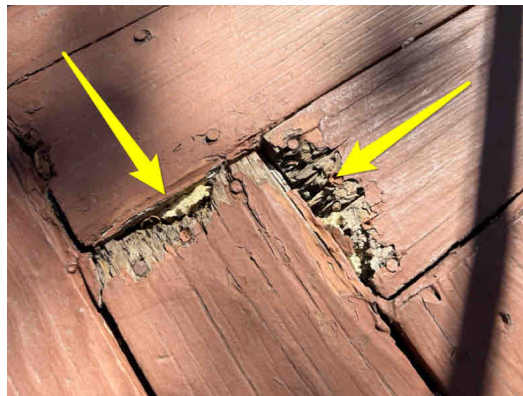
DECK TYPE: Wood Framed - Wood Planks





WOOD DECK COMMENTS

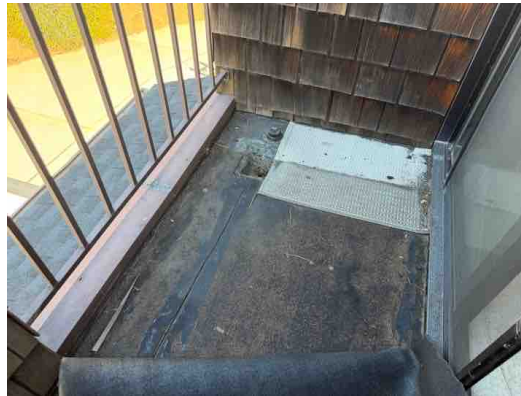
E&C SC FI 35: The NORTHWEST, NORTH, AND NORTH EAST WOOD DECKS have moderate to heavy moisture damage, structural settlement, and appear to be at the end of serviceable life. Too many individual defects and locations to list. Contact a qualified contractor for evaluation and repairs or replacement.





WATERPROOF DECK COMMENTS

E&C SC FI 36: Both waterproof deck assemblies are heavily deteriorated and exhibit numerous defects, including cracked, separated, patched, and deteriorated waterproofing materials; areas of exposed/damaged underlying decking; deteriorated or improper perimeter/transition flashing; debris accumulation; and improper or deteriorated drainage components. Drain covers are missing, and a secondary/overflow drain at one deck is capped/covered. Evidence of moisture staining was also observed below portions of the decks. Due to the extent of deterioration and numerous defects, the waterproof integrity of these assemblies is considered compromised, and concealed moisture damage may be present that is not visible during a non-invasive inspection. Recommend comprehensive evaluation and repair/replacement as necessary by a qualified waterproof-deck/roofing contractor, including evaluation of the underlying sheathing/framing for moisture-related damage.





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

DS 37: Moderate to Steep Slope

Due to the steep slopes of the property on and/or adjacent to the buildings, it is recommended to have the site evaluated by a licensed Civil engineer to assess the soil conditions, slope, site stability, erosion and flood potential.

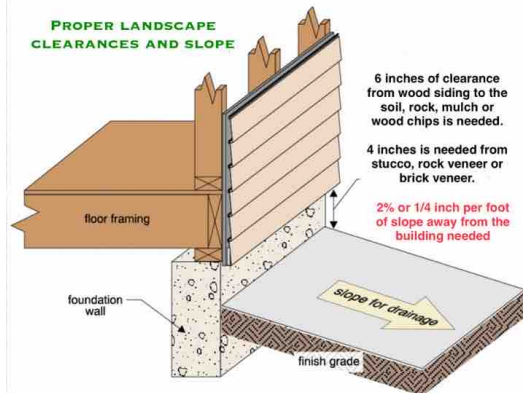
Determination of site stability, soil erosion potential, and water runoff from surrounding slopes, streets, and adjacent properties is outside the scope of this inspection and is not evaluated.

GRADING COMMENTS

MR UPG 38: Evidence of ponding water was observed in areas of the property at and/or near the home in some planter areas. Recommend improving site drainage and landscape grading and/or adding proper underground drainage as needed to help direct water away from the structure and off the property.

MR 39: Areas of insufficient slope of the soil away from the building along some areas of the perimeter foundation. A proper slope of the soil, patios and walkways should allow for water to flow freely away from the building, not allow water to flow against areas the foundation edges and water should not allow for ponding of water in areas near or at the foundation as this can cause erosion and/or settling of the foundation system.

MR 40: Soil level found high along areas of the perimeter of the foundation and exterior siding (recommend 6 inches from the bottom of the exterior siding to dirt, rock, mulch or wood chips).



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

DS 41: Raised Foundation with CrawlSpace

Disclosure: Be aware that some crawlspaces may contain toxins from current or past animal or critter intrusion, molds, fungus or other issues arising from past moisture or water intrusion which may negatively affect the overall air quality within the crawlspace and living spaces. Determining the air quality inside the home and crawlspace 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.

DS 42: Disclosure: Some typical and common cracks noted at visible areas of the perimeter foundation. Client is advised to measure and monitor cracks to determine if future movement occurs.

DS 43: Some typical cracks noted at areas of the concrete perimeter foundation system. Areas of cracks on the exterior should be documented and monitored as additional future movement may occur. If client or perspective homeowner has specific concerns as to cause, the current conditions and potential future issues, a licensed civil engineer should evaluate, document and provide information with regard to future potential conditions.

44: CRAWLSPACE VENTILATION: Appears adequate.

Determining the precise quantity of crawlspace ventilation openings is not calculated and is outside the scope of this inspection. The determination of adequate ventilation is by visually inspecting the overall condition throughout the visible and accessible areas of the crawlspace. This would include inspecting the metal components within the crawlspace for excessive rusting or if there is an unusual moisture condition, such as high humidity, mold, an inordinate amount of fungus growth on the wood framing not from a water leak, or other issues related to an excessive moisture condition caused by the inadequate amount of ventilation in the crawlspace.

45: ANCHOR BOLTS: Some Foundation anchor bolts noted in areas of the crawlspace. *Anchor bolts not fully visible.*

DS 46: Foundation and stem walls are poured concrete. *Common cracks visible in the concrete foundation. Foundation perimeter is not fully visible.*

47: Disclosure: *No engineering of the foundation and / or any structural component in the crawlspace or basement is performed. If concerned have tested.*

INSULATION

48: Insulation is installed: (approx.) 4-6 inches thick

Note: *Crawlspace framing is not fully visible due to the insulation. A full evaluation for moisture and/or bug type damage is warranted / recommended by a licensed Termite Inspection Co.*

MR 49: Some loose, hanging or missing insulation in areas of the crawlspace.



RAISED FOUNDATION NOTES

DS 50: Access, visibility, and inspection were limited in areas of the crawlspace due to insulation, HVAC ducting, some areas are too small for physical access, rodent droppings and plumbing. Condition in some areas, not visible or accessible, in the crawlspace are unknown. Be advised that some additional defects may be discovered, not specifically mentioned in this report, during additional investigations or during repairs in the crawlspace.

E&C FI 51: Timing of inspection in the crawlspace was limited due to excessive rodent and feces condition. Recommend cleaning of the crawlspace area and further evaluation of substructure framing, plumbing, electrical, etc. after areas made available for safe inspection.

MR 52: Cellulose and/or debris noted in areas of the crawlspace. Recommend removal.

VENTILATION

E&C 53: Damaged exterior crawlspace ventilation screens found in need of repair to help prevent critter intrusion.



ACCESS COVER(S)

E&C 54: Moisture and/or bug type deterioration and/or damage found at the crawlspace access cover. Refer to the current Termite / pest inspection report for additional comments.

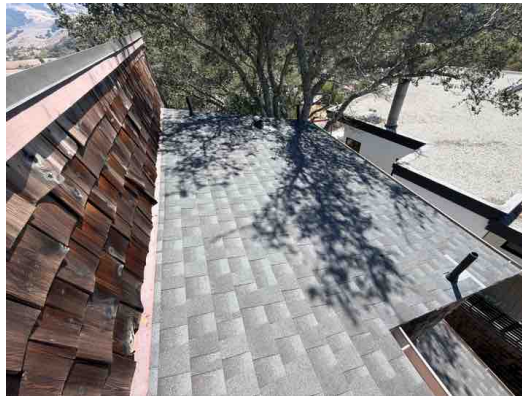


Roof

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

55: Multiple Single Slopes



56: Roof was walked

57: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

58: Asphalt Shingle

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

There is Approx. 1-3 +/- years of visible wear at areas of the roof.

ASPHALT COMPOSITION SHINGLE COMMENTS

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

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

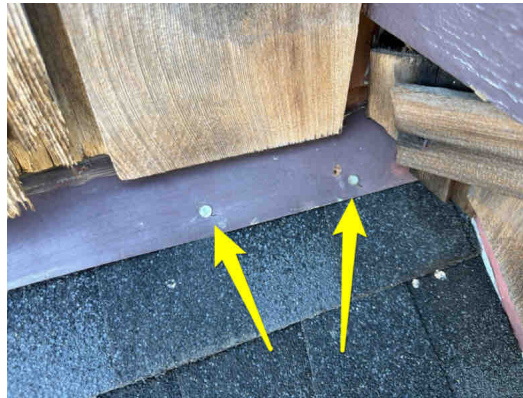
Flashings

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 60: 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 61: Recommend sealing / covering the exposed nails at areas of roof flashing help prevent the nail from becoming loose and or becoming a roof leak. Maintenance recommended.



FI 62: Some roof flashings found rusted and deteriorated. Maintenance recommended.



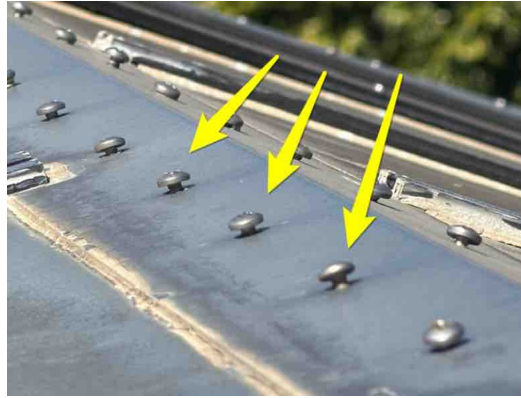
SKYLIGHTS

MR 63: The lower Skylight appears to be in good physical condition - *Skylights are not water tested, visual inspection only.*



E&C 64: The large upper roof field-installed/custom skylight shows widespread deterioration and deferred maintenance, including deteriorated/missing sealant, separation and lifting at glazing/metal components, and numerous loose/backing-out fasteners. These conditions may compromise the skylight's weather resistance and increase the potential for water intrusion. Due to the custom construction and numerous areas requiring attention, recommend comprehensive evaluation, servicing, and repair by a qualified roofing/skylight contractor familiar with custom glazing systems.





Gutters

RAIN GUTTERS

65: Type: Full rain gutter installation.

MR **66:** Installed rain gutters / roof drainage systems appear to be in a serviceable condition. *All roof rain gutters will need continuous and ongoing annual maintenance to help prevent gutter leaks. General maintenance should consist of; cleaning, re-fastening loose gutters and downspouts, etc.*

RAIN GUTTER COMMENTS

MR **DS** **67:** 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

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

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

DS **70:** Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, HVAC ducting and some areas are too small for physical access.

SU **DS** **71:** The current attic framing is older and does not meet current structural or seismic standards; however, it appears to be in generally serviceable condition at the time of inspection for its age.

72: Attic Photographs



DS 73: This house attic is only partial accessible due to the vaulted ceiling. Conditions in areas that are not accessible are unknown. Refer to the Termite report for additional comments and recommendations.

DS 74: Attic access too small for access. Not able to be fully inspected. Viewed from access only

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

75: Main water supply shut-off location : NORTH SIDE- Exterior . *Main water shut-off valve not tested.*

Water Pressure - Is At Approx. **26 +/- 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.**



E&C 76: The water booster pump system does not appear to be operational. Recommend further evaluation by a licensed plumbing contractor familiar with booster systems.



TYPE OF WATER PIPING

77: 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):

78: Copper

WATER SUPPLY PIPING

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

80: 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.

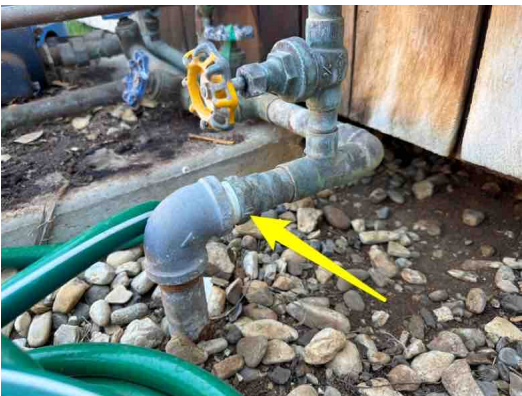
E&C 81: Some moderate corrosion noted at areas of the copper water supply piping in the crawlspace.



E&C 82: Active water leak found at NORTH EXTERIOR BACKFLOW PREVENTER DEVICE. Recommend further evaluation and repairs by qualified plumbing professional.



E&C 83: An improper copper to galvanized pipe cross connection: north exterior by the booster pump This can cause electrolysis and damage the piping. Recommend repairs by a certified or licensed plumbing professional familiar with minimum standards.



HOSE FAUCETS

84: The evaluated exterior hose faucets operated when tested.

UPG 85: Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

WASTE PIPING TYPE

86: 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.

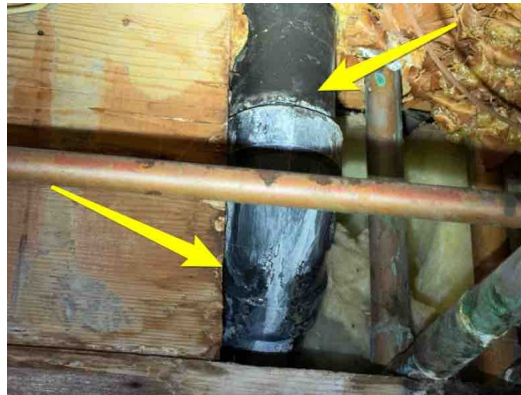
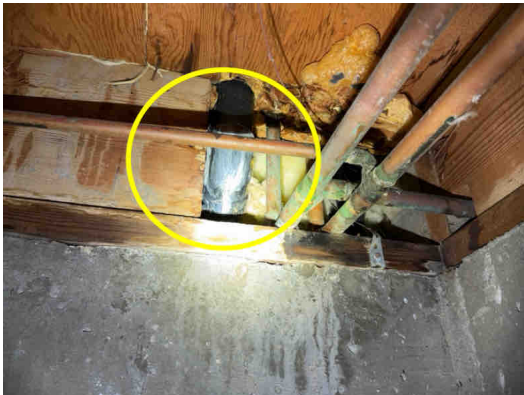
87: ABS and PVC

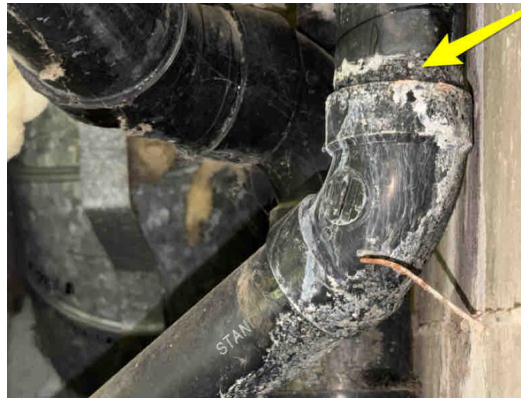
WASTE/SEWER PIPE CONDITION

88: **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.

E&C FI 89: Active water leak(s) found in the waste pipe in the crawlspace: BELOW THE LAUNDRY AREA HALF BATHROOM. Have plumber check all waste piping throughout the crawlspace for any additional leakage.



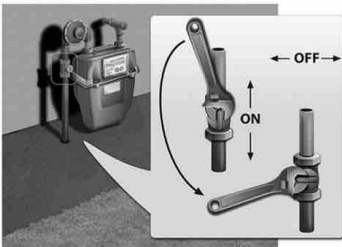


Fuels

FUEL TYPE

90: 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.



91: 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.

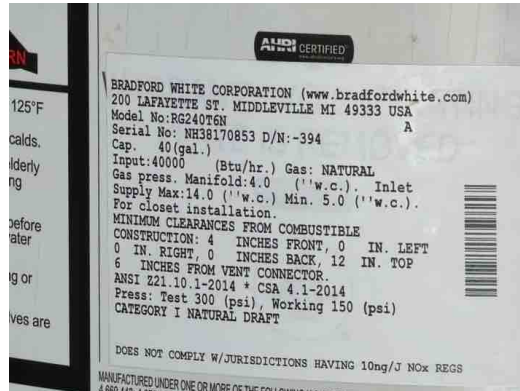
WATER HEATER INFORMATION

92: Water Heater Location: GARAGE

Date: 2016

Size: 40 Gallons

Fuel Type: Natural Gas



SC 99: Water heater vent pipe too close to combustibles as it passes through the drywall. Proper corrections are recommended per standards. Contact a qualified plumber.



PLATFORM ENCLOSURE

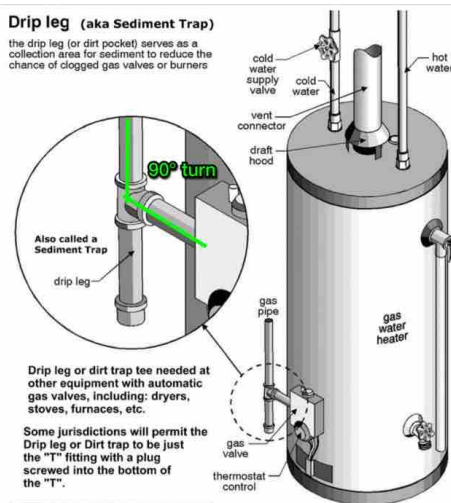
100: The visible areas of the Water heater enclosure and/or platform appears serviceable.

FI 101: Disclosure: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

GAS PIPING

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

SU 103: Recommend the installation of the missing sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements. [CPC 1212.8]



WATER HEATER GENERAL COMMENTS

UPG 104: Missing the insulation on areas of the Hot and Cold water supply piping at the water heater.

Energy Code (Title 24, Part 6)

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

FI 105: Evidence of past leaking with corrosion at the HOT and COLD water supply piping at the water heater. Contact a qualified plumber to evaluate and correct.

SHUTOFF

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

DRIP PAN

E&C 107: 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]

EXPANSION TANK

DS 108: Missing a proper/ required expansion tank at the water heater. A booster pump system was present on the water distribution system; however, no thermal expansion control device was observed on the water heater. Closed plumbing systems can experience pressure increases due to thermal expansion. Recommend evaluation by a qualified plumbing contractor and installation of an approved thermal expansion control device.

California Plumbing Code (CPC) Section 607.3

Kitchen

LOCATION

109: Kitchen photos:



SINK

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

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

FI 112: Some corrosion found at waste pipe connections under the kitchen sink / evidence of past leaking.

FI 113: Some corrosion found at the water supply shutoff valves under the Kitchen sink / evidence of past leaking. Client should investigate further until satisfied as to the cause, condition and potential future issues. Correction Recommended.

FI 114: Some dry moisture stains and damage in the cabinetry below the kitchen sink.

DISPOSAL

115: Operated when tested.

DISHWASHER

E&C 116: Dishwasher found past anticipated life expectancy, partially disassembled, and not inspected. Contacted qualified, appliance, professional for evaluation and replacement.

COOKTOP

117: The cooktop is Natural Gas and operated when tested

OVEN

118: The GAS OVEN operated when tested

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

COOKTOP HOOD

E&C 119: Kitchen cook top exhaust hood FAN found non-operational or not operating properly.



CABINETS & COUNTERS

120: Appear serviceable.

DS 121: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 122: Kitchen counters & cabinets have typical wear.

KITCHEN SPECIAL FEATURES

123: Microwave operated when tested.

KITCHEN COMMENTS

DS 124: The kitchen appliances appear to be older and may be approaching or exceeding their typical anticipated service life. Appliances can fail without warning, and remaining service life cannot be determined during a home inspection. Recommend budgeting for repair and/or replacement as needed.

Laundry

LAUNDRY:

125: Photo of the Laundry Location



LAUNDRY TYPE

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

DS 127: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

128: Laundry dryer vent provided.

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

SU 129: Recommend an exhaust fan in the laundry room as an upgrade / not required.

LAUNDRY COMMENTS

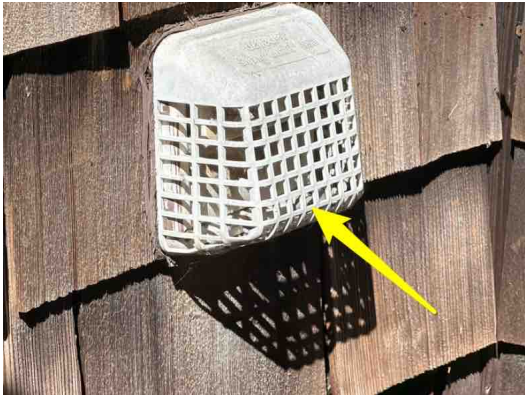
130: Disclosure: *The laundry washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the laundry machines are being transferred with the sale of the property, client should perform due diligence to ensure the proper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

DS 131: 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.

DS 132: Unable to test or verify proper operation of the laundry 110 volt and 240 volt outlet due to occupant's belongings and/or laundry machines. Client should verify proper and safe operation prior to close escrow.

DRYER VENTING

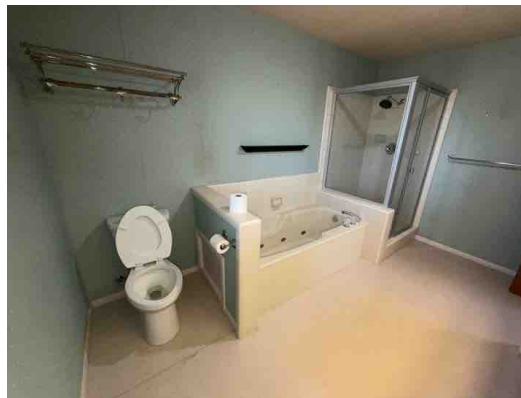
SC 133: An improper and unsafe use of a screened laundry dryer vent cap. A screened cover can collect lint and clog laundry dryer vent termination and is considered a safety hazard. Recommend corrections.
(CRC § M1502.3)



Bathrooms

BATHROOM LOCATIONS

134: PRIMARY BEDROOM BATHROOM



135: UPSTAIRS HALL BATHROOM



136: LAUNDRY AREA 1/2 BATHROOM



TOILETS

137: Operated when tested.

138: Toilets are not "low flow". Upgrades recommended.

SINKS

139: 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 140: Disclosure: Restricted view in the bathroom cabinets and countertop due to occupant's belongings. Check areas carefully once areas are evacuated and cleaned. If defects are found contact our office to evaluate and document condition.

FI 141: Some corrosion found at water supply piping and waste piping connections under the bathroom sinks / evidence of past leaking.



FI 142: Disclosure: Some minor past moisture stains noted below bathroom sinks.



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

VENTILATION

144: Appears adequate.

BATHTUBS

145: Tub faucet and drain operated when tested.

SHOWERS

146: Showers operated when tested.

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

MR 147: Some visible, moderate and heavy deterioration to the grout in areas of the tiled shower enclosures. Maintenance recommended.

FI 148: Some cracked tiles found in the PRIMARY BEDROOM BATHROOM shower enclosure.



FI 149: Moisture stains & damage to walls, baseboards and/or floor outside shower: UPSTAIRS HALL BATHROOM



MR **UPG** 150: Shower heads are not "LOW FLOW". Upgrades recommended.

Interior

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

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

FRONT ENTRY DOOR

151: Operated when tested.

152: Weather stripping appears serviceable.

SC 153: Front Entry doorknob did not operate properly. Recommend servicing or repair.

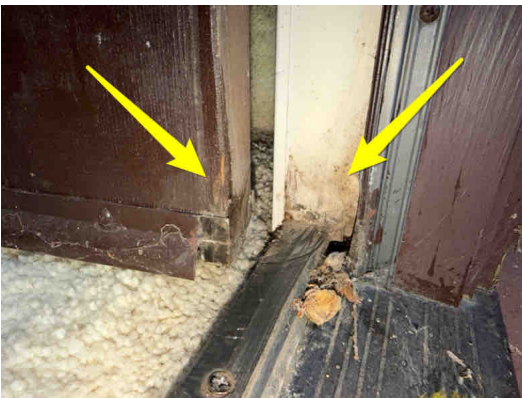
EXTERIOR DOORS

154: Operated when tested

155: Latching hardware operated and appears serviceable.

MR **UPG** 156: Some visible daylight noted around some of the exterior doors. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.

E&C 157: Moisture damage noted at multiple exterior wood doors, door jams, and/or trim components. Refer to termite report for extent and location locations.



SLIDING GLASS DOOR

FI 158: Evidence of past water intrusion from around threshold area from exterior sliding glass door with stains and/or damage: LIVING ROOM and DINING AREA



E&C 159: ALL THREE Exterior sliding glass doors found difficult to operate. Adjustment or repair recommended.

E&C 160: The DINING AREA sliding glass door found out of alignment and not plum with the jamb. Contact a qualified professional for evaluation and maintenance or repairs.



INTERIOR DOORS

161: Operated when tested.

WINDOWS

162: Aluminum / Double-Pane glass

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

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

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

FI 165: Moisture stains and/or damage on the inside at some window sills. Refer to the termite report for additional comments and recommendations.



MR 166: Disclosure: Missing and/or damaged screens found at some windows.

DS 167: Some dual-pane windows have failed or or are visibly fogged. If concerned have all windows tested by a licensed or certified window company professional.

FLOORING

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

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

DS 170: Some moderate deterioration and/or damage noted at areas of the interior flooring.

FI DS 171: *Disclosure: Some floor squeaks and pops noted in areas of the house.*

CEILING TYPE

172: Drywall

WALL TYPE

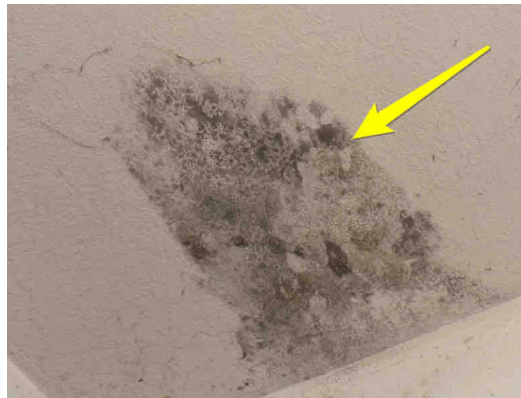
173: Drywall

WALLS AND CEILINGS

FI 174: Evidence of moisture stains and/or damage at the walls throughout the interior. Too many individual locations to list. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



SC FI 175: Evidence of past moisture stains & damage with some visible mold growth on areas of the drywall: IN THE GARAGE BELOW THE UPPER WATERPROOF DECK and ADJACENT ROOFING. Recommend additional review by a qualified remediation professional. Recommend further review to determine if stains are current or old and if repairs are needed.



INTERIOR CABINETRY

E&C 176: Disclosure: Areas of the interior wood cabinetry are serviceable with signs of moderate and minor wear and deterioration.

Interior Stairways

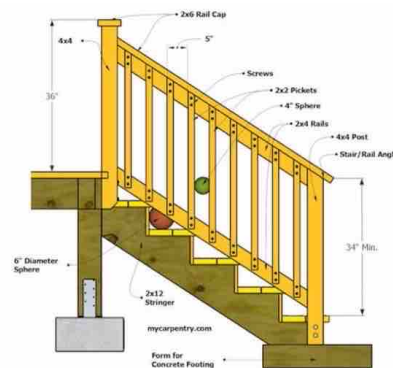
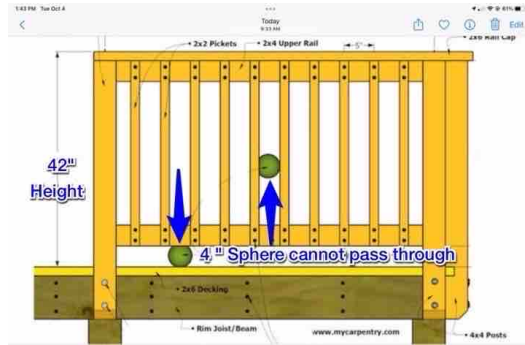
INTERIOR STAIRS

177: Interior Stairway is serviceable and in good condition.

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

INTERIOR STAIRWAY RAILINGS

179: Disclosure: Openings in railings at the stairway and loft do not meet current standards. Safety upgrades are recommended. Today's standard requires a maximum of 4-3/8 inches between the stairway railing pickets for safety at the stairway treads and 4 inches at the landings and banisters.



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

180: LOCATION: DOWNSTAIRS HALLWAY ENCLOSURE

DATE: 2024

Approx. BTU RATING: 80,000

FUEL TYPE: Natural Gas

FURNACE TYPE: Gas Forced Air

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



CATEGORY I FORCED AIR FURNACE FOR INDOOR INSTALLATION BUILDING CONSTRUCTED ONSITE			
FACTORY EQUIPPED WITH NO. 45 ORIFICE FOR NATURAL GAS.			
PROPANE CONVERSION - USE MANUFACTURERS KIT AND FOLLOW INSTRUCTIONS			
VOLTAGE 120 V		ELECTRICAL RATING PHASE 1PH FREQUENCY 60 HZ	
INPUT AND OUTPUT RATING		PRES	
MAXIMUM INPUT	80,000 BTUH	MAXIMUM GAS SUPPLY	NAT
MAXIMUM OUTPUT	65,100 BTUH	MINIMUM GAS SUPPLY	
MINIMUM INPUT	BTUH	MANIFOLD (MAX/MIN INPUT) 3/4"	
MINIMUM OUTPUT	BTUH		
MODEL NUMBER S8X1B080M4PTC8A		TRANE AND AMERICAN STANDARD HEATING & AIR CONDITIONING A BUSINESS OF TRANE U.S. INC. TRENTON, NJ 08618 ASSEMBLED IN THE USA	
SERIAL NUMBER 24332MEWJG		MANUFACTURED UNDER ONE OR MORE OF THE FOLLOWING U.S. PATENTS: US1	

CONDITION

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

FURNACE FLAME

182: The Furnace flame appears serviceable.

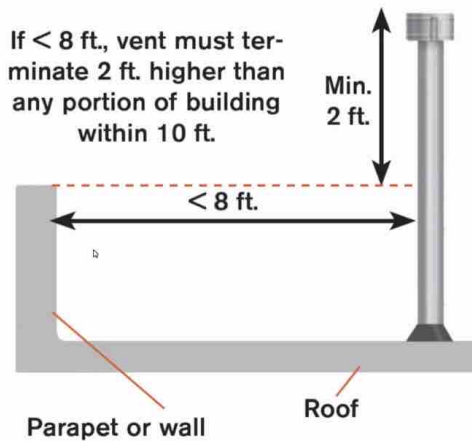
Disclosure: The heater was not dismantled or tested for a crack in the heat exchanger. This is beyond the scope of a home inspection. If furnace is older you should have the heat exchanger checked by a licensed HVAC professional.

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

VENTING

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

SC 184: The Furnace vent pipe terminates too low at roof. This can negatively affect the drafting of the furnace. A vent pipe within 8 feet of a headwall is required to terminate 24 inches above the upper roof. Contact a qualified plumbing professional familiar with minimum safety requirements for recommendations, repairs or upgrades.



DUCTING/DISTRIBUTION

185: 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

186: Air filters appear clean and in good condition.

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

188: Operated when 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

189: 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.



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

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

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

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

WIRING/CONDUIT

192: 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 193: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

OUTLETS

SC 194: Three-prong electrical outlets did not test properly grounded: EXTERIOR NEAR ENTRY. Have electrician check all outlets for proper grounding.

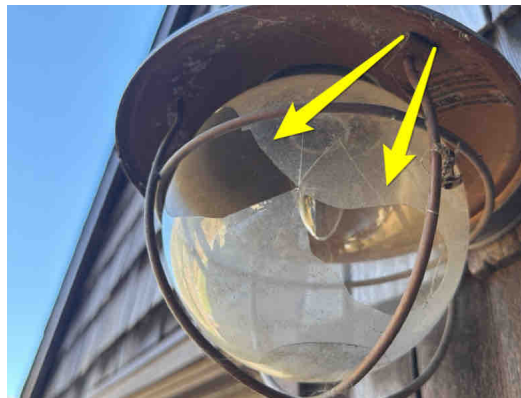


LIGHTING

FI DS 195: *Some electrical switches do not operate anything visible, (purpose unknown).*

FI 196: *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).*

E&C 197: Lens at light fixture is cracked: EXTERIOR AT ENTRY



GFCIS/ AFCIS

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

Detectors

SC 199: 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 200: Smoke detector missing at required location: BEDROOM-1, BEDROOM-2, PRIMARY BEDROOM and DOWNSTAIRS

SC 201: Carbon Monoxide detector missing at the required location: UPSTAIRS and DOWNSTAIRS

Garage

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

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

PHOTO

202: Garage



FLOORS

203: Visible areas of the garage floor appears serviceable.

DS 204: Common cracks found in the concrete garage floor.

205: Evidence of past rodents living in the garage and/or other areas, visible rodent droppings. Contact a qualified pest control professional for additional comments and recommendations. Determining if condition is old or active is outside the scope of this inspection.

WALLS & CEILINGS

206: 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 207: *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

DS 208: Walls not fully visible due to occupants' belongings and/or cabinetry.

FIRE DOOR

SC 209: Self-closer is non-operational at garage fire rated door to the living space.



PEDESTRIAN DOOR

MR 210: 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.

MR 211: Loose and/or Unsupported threshold found at the GARAGE PEDESTRIAN DOOR.

212: Both doors operated when tested.

VEHICLE DOOR TYPE

213: Roll-up: 2

VEHICLE DOOR

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

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

MR 216: *Note:* It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.

VEHICLE DOOR OPENER

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

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

218: The garage vehicle door auto opener and safety reverse mechanism operated properly when tested.

Fireplace

FIREPLACE LOCATION

219: **LIVING ROOM**



FIREPLACE TYPE

220: Fireplace Type: **Prefabricated**

221: Fuel Type: **Wood Burning fireplace with Gas provided.**

222: Chimney Type: **Metal Chimney Pipe**

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

PREFABRICATED WOOD FIREPLACE

FI **224:** Some water intrusion with stains, rust deterioration and/or damage at the flue pipe / fireplace firebox connection at the LIVING ROOM fireplace. Additional review by a qualified chimney sweep is needed / recommended to determine source of the water and determine if / what repairs are needed.

MR **225:** Recommend cleaning & sweeping the LIVING ROOM fireplace and chimney by a qualified chimney sweep.



226: The fireplace damper operated when tested.

227: The screen at the face of the pre-fabricated fireplace appears serviceable and operated when tested.

228: The Fireplace hearth extension is serviceable and in good condition.

229: Fireplace glass doors operate when tested. Maintenance recommended.

230: Gas valve at the fireplace operated when tested.

SC 231: Recommend sealing the opening around the gas pipe through the sidewall inside the LIVING ROOM fireplace for safety per standards.



METAL CHIMNEY

232: The LIVING ROOM fireplace chimney.



E&C 233: The fireplace chimney extends a substantial distance above the roof with no readily visible lateral bracing/support. Factory-built chimney systems are required to be installed and supported in accordance with the manufacturer's listed installation requirements, which commonly require additional support for extended chimney heights. Recommend evaluation and installation of required bracing/support by a qualified fireplace/chimney professional in accordance with the chimney manufacturer's specifications.

