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TAYLOR G. VREEKEN
CCI
PROFESSIONAL INSPECTOR
INSPECTION ASSOCIATION

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CONCRETE-C-8
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CERTIFIED FIREPLACE AND CHIMNEY INSPECTOR



Address: 2201 Humboldt St Los Osos, CA 93402 **09/17/2026**

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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 due 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: **69°F**
2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES
3: East

INSPECTION DATE	START TIME	FINISH TIME ON-SITE
Thursday, September 17, 2026	8:30 am	10:30 am

INSPECTOR
5: Taylor Vreeken, CCI, CMI

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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: 1978
9: Occupied.

PRESENT DURING THE INSPECTION
10: Seller
11: Seller's Agent

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: **Notice**: Building constructed prior to 1979 may contain asbestos and/or lead-based paint. Determining if drywall, flooring, attic insulation, acoustic ceilings or any other component in, or on the house that may contain asbestos or if the exterior and interior paint contains lead is beyond the scope of this inspection. If concerned have tested.

15: Sheds

SU **16:** The fish pond, its water features and all it components such as plumbing and electrical are outside the scope of this inspection and is specifically excluded from this inspection.
Note: Fish ponds are considered to be potential drowning hazards. Proper drowning prevention upgrades are recommended. Client should contact a qualified aquatic professional for an additional inspection to determine conditions.

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Grounds

DRIVEWAY TYPE
17: Concrete Driveway

DRIVEWAY COMMENTS

UPG **18:** Some common and moderate cracks found in areas of the driveway. Client should investigate further the cause and correct.

SU **19:** Areas of the driveway are uneven with potential trip hazards. Upgrades recommended.

SIDEWALK / WALKWAY TYPE
20: Concrete Walkways
21: Brick Paver Walkways

SIDEWALK / WALKWAY COMMENTS
22: Walkways appear serviceable
23: Some typical and common cracks found at areas of the walkways.

SU **24:** Areas of the walkways are uneven with potential trip hazards.

DS **25:** Areas of the walkways are installed at or above exterior stucco weep screed. This does not allow for moisture which can collect behind the exterior stucco siding to properly drain and can build up moisture inside the wall cavity. Refer to the Termite Report for additional comments and recommendations.



E&C **26:** An approximately 5-foot section of the concrete walkway adjacent to the driveway is missing, leaving exposed soil and an uneven walking surface. Recommend completing the walkway to provide a continuous, stable walking surface and reduce potential trip hazards.



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PATIO TYPE
27: Concrete Patios

PATIO COMMENTS
28: Patios appears serviceable.

29: Typical and common cracks found.

DS **30:** Areas of poor drainage, some ponding of water at areas of the patio(s).

UPG DS **31:** Areas of the exterior patios found to be improperly installed high, at or above the exterior siding, trim, and the door thresholds. This can allow for moisture or water to buildup and collect behind the exterior siding and trim and can potentially wick water into the wall framing and living spaces. This can also allow water to intrude into the framing or living spaces from under the door thresholds.







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
32: Wood Framed

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EXTERIOR WALL COVERINGS
33: Painted Stucco.

Disclosure: The painted stucco will require continuous and ongoing maintenance, such as repainting approximately every 7 to 10 years depending on the quality of paint.

34: Wood Siding

EXTERIOR WALL COMMENTS
35: Exterior walls appear in good condition

MR **36:** 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.

STUCCO

DS **37:** 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 DS **38:** Disclosure: Areas of the original older exterior stucco do not have a weep screed or drainage openings. This is typical, given the age of construction.

EXTERIOR GENERAL

MR **39:** Deteriorated paint at areas of the exterior.





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SEALING EXTERIOR

MR **40:** Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes in the exterior sliding 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

41: TRIM TYPE: Wood

E&C **42:** Some moisture and/or bug type damage & deterioration found at exterior areas such as eaves, fascia and/or trim. Refer to the termite report for locations and extent.





MR **43:** 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.



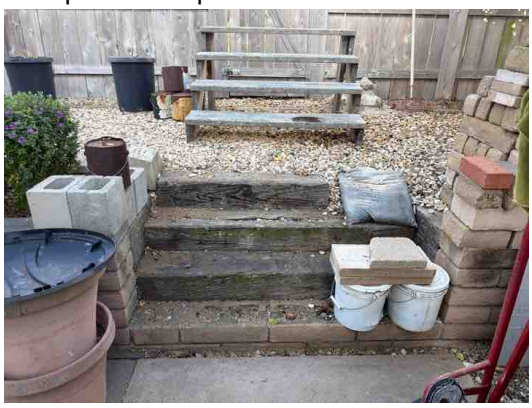
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E&C FI **44:** Some missing sections of trim noted at: GARAGE VEHICLE DOOR. Corrections recommended.



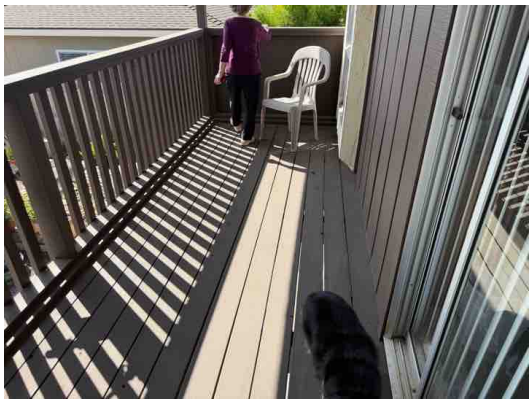
Exterior Stairs

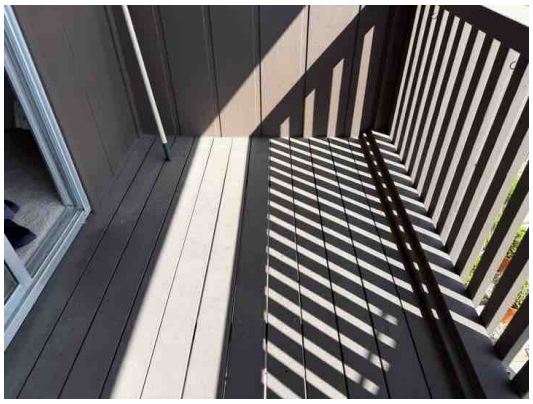
E&C SC **45:** Disclosure- Exterior landscaping steps/stairs do not meet minimum construction standards and may be a potential trip hazard.



Decks

LOCATION & TYPE
46: DECK LOCATION: UPSTAIRS DECK OFF THE PRIMARY BEDROOM
DECK TYPE: Wood Framed - Wood Planks





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WOOD DECK COMMENTS

47: DECK CONDITION: The UPSTAIRS DECK OFF THE PRIMARY BEDROOM appears within useful life. *Refer to the termite report for additional comments and/or recommendations.*

DS **48:** The nominal 2x6 deck planking spans approximately 36 inches between supporting framing members, which is greater than typically permitted by current construction standards and may result in excessive movement or deflection.

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

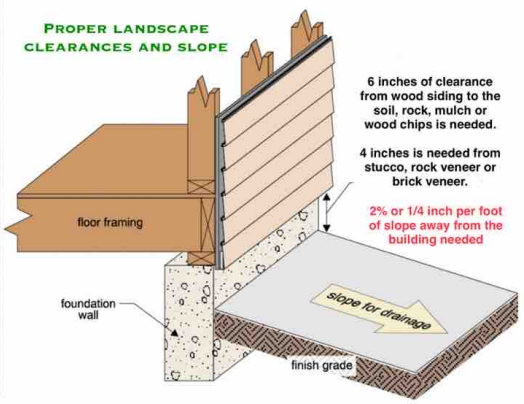
49: Level to Minor Slope

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

GRADING COMMENTS

MR **50:** 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 **51:** 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
52: 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.*

VENTILATION

E&C **53:** Areas of the crawlspace ventilation screens found blocked. Recommend appropriate repairs to achieve the intended ventilation.

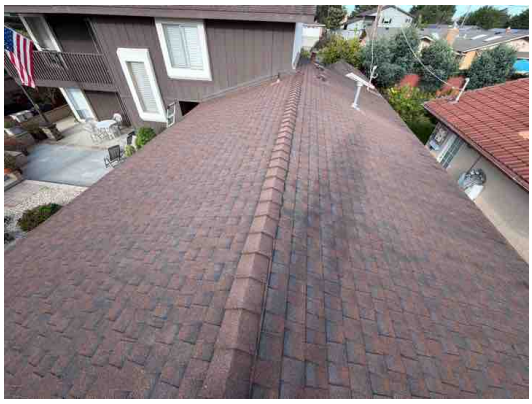
Roof

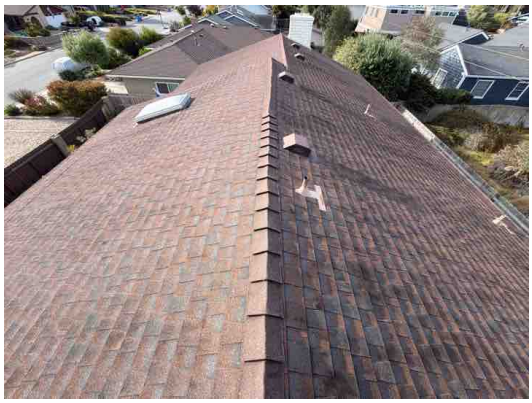
This inspection of the roof covering and components such as flashings and skylights is not intended to be technically exhaustive per CREIA standards. Meaning that if defects are found it is recommended to have the entire roof completely re-evaluated by a licensed roof contractor familiar with the current 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.

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ROOF STYLE

54: Gable






55: Roof was walked

56: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

57: Asphalt Shingle

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

There is Approx. 22 +/- years of visible wear at areas of the roof.

ASPHALT COMPOSITION SHINGLE COMMENTS

DS **58:** **ROOF CONDITION**: The asphalt composition roof shingles are old, weathered, and heavily deteriorated with approximately 22 years of wear, on a roof with an approximate lifespan of 25-30 years.

The roof appears to be approaching the end of its typical service life, though it may not have fully reached failure at this time. Conditions observed suggest age-related wear and declining performance. Recommend evaluation by a licensed roofing contractor for remaining life expectancy and budgeting for near-term replacement.

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DS **59: Disclosure:** Exposed fasteners noted at areas of the roof and/ or roof flashings.





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
60: **ROOF FLASHING CONDITION**: Exposed and visible areas of the roof flashings appear serviceable and in good condition.

NOTE: *All roof flashing should be inspected and resealed approximately every 3 to 5 years to help maintain water tightness.*

E&C **61:** Some loose and lifting roof flashings found needing to be serviced or repaired to help prevent a roof leakage.





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



63: A low-voltage cable penetrates directly through the roofing material and is sealed with sealant rather than a proper flashing/boot. Although no active leakage was observed, this is a potential moisture-entry point as the sealant deteriorates. Recommend properly flashing/sealing the penetration to provide a durable, weather-resistant installation.





SKYLIGHTS

MR **64:** Skylight(s) appears to be in good physical condition - *Skylights are not water tested, visual inspection only.*

Gutters

RAIN GUTTERS

UPG **65:** **Disclosure**: No Rain gutters installed. *Recommend installing rain gutters in appropriate areas as an upgrade*.

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

66: ATTIC ACCESS LOCATION: Upstairs Bedroom Hallway
67: VISIBLE ATTIC FRAMING: No noted framing defects found in the accessible and visible areas of the attic.

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

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

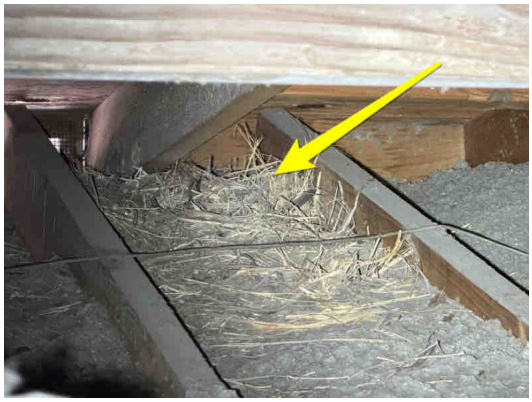
SU DS **70:** The current attic framing is older and does not meet current structural or seismic standards; however, it appears to be in generally serviceable condition at the time of inspection for its age.

71: Attic Photographs





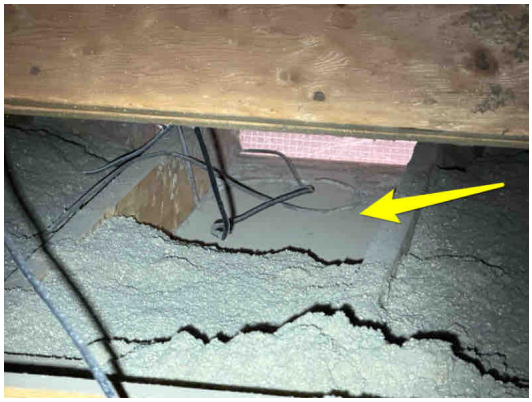

FI SU **72:** Evidence of rodents living in the areas of the home; attic, crawlspace, garage or other areas. Some visible rodent droppings. Contact a qualified pest control professional for additional comments and recommendations. Determining if condition are old or active is outside the scope of this inspection. Recommend proper clean up and prevention for sanitary purposes.




TYPE OF INSULATION FOUND IN THE ATTIC
73: **Blown Cellulose**: Approx. Depth 4-6 +/- Inches

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DS **74:** Insulation coverage was reduced or missing in some areas near the attic eave ventilation. Some clearance is necessary to allow proper attic ventilation; however, the reduced insulation may contribute to localized temperature variations at the ceilings. Improving insulation coverage while maintaining adequate ventilation is recommended where practical.

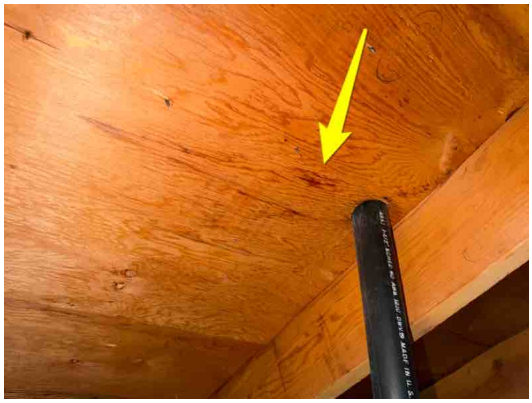






ATTIC COMMENTS

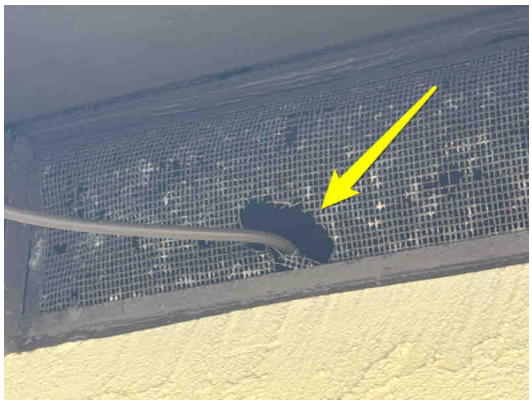
FI DS **75:** Some minor and typical moisture stains noted in areas throughout the attic. All water stains should be investigated by a licensed roofer. Refer to termite report for additional comments and/or recommendations.



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E&C MR **76:** Some damaged or missing attic eave vent screens on areas of the exterior at the roof overhangs. Repair or replacement of the damaged or missing vent screens is recommended to help prevent critter intrusion into attic areas.



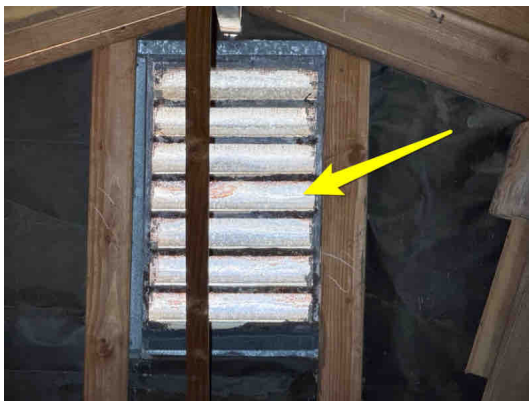


E&C MR **77:** Some damaged attic gable vent screens found on areas of the exterior. Repair or replacement recommended to help prevent critter intrusion into attic areas.









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SU **78:** Some Ventilation screens for the attic are found to be oversized or unscreened. A 1/4 inch screen recommended to avoid critter intrusion into the attic.



Plumbing

This inspection of the water supply system, waste system and its fixtures and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated by a qualified plumbing professional. Be aware that additional defects may be discovered during a more specific or directed evaluation by a licensed plumbing contractor.

MAIN WATER SUPPLY
79: 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.* **44** *+/- PSI. Optimal water pressure is between 40 and 80 PSI.*

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





TYPE OF WATER PIPING
80: 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):
81: Copper

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

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UPG DS **83: Disclosure**: *The White Plastic PVC pipe used above ground for faucet, sprinkler or supply piping is fragile, not UV rated, and can break easily. Upgrades are recommended to help prevent future damage or water leakage.*

WASTE PIPING TYPE
84: 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.

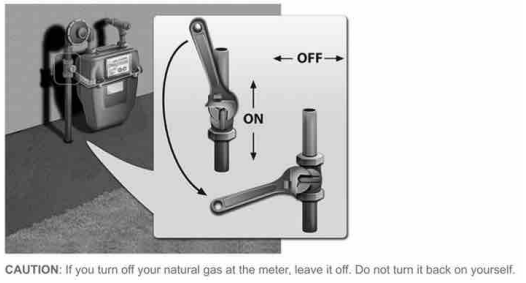
85: ABS and PVC

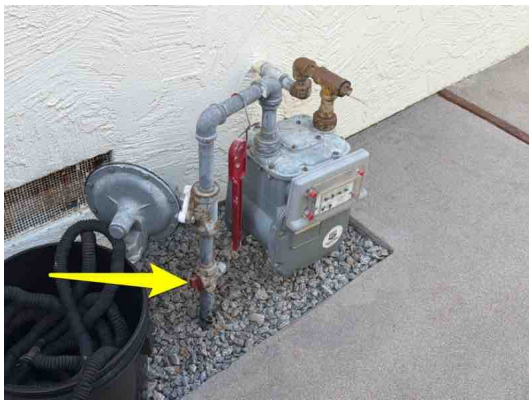
WASTE/SEWER PIPE CONDITION
86: The visible waste piping and type installed in this building appears to be within its useful life expectancy. However, w*aste pipes are not fully visible. Pipe conditions inside walls, inaccessible areas, under the insulation and under the ground or slab cannot be judged or determined. Water testing not performed.*
Note: *Buildings should have the underground waste and sewer lines scoped by a plumber to determine condition as part of the inspection process.*

Fuels

FUEL TYPE
87: 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.





88: 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.

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WATER HEATER INFORMATION
89: Water Heater Location: GARAGE
Date: 2012
Size: 40 Gallons
Fuel Type: Natural Gas





WATER HEATER CONDITION
90: Water Heater Operated when tested.

DS **91:** **Disclosure**: *The average life of a Water heater is +/- 10 years. This water heater is* 14 years old *and may be nearing the end of its useful life. Monitor often.*

COMBUSTION AIR
92: Proper amount of combustion air.

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

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

VENT PIPING
95: Visible areas of the water heater vent flue pipe are serviceable.

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

GAS PIPING
97: The water heater gas piping appears within useful life with no physical damage.

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WATER HEATER GENERAL COMMENTS

UPG **98:** Missing the insulation on areas of the Hot and Cold water supply piping at the water heater.

Energy Code (Title 24, Part 6)
California's energy standards require insulation on the first 5 feet of cold and ALL the hot water piping from the water heater, to reduce heat loss and sweating (condensation).



SHUTOFF

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

DRIP PAN

100: Water Heater Drip pan installed.

Kitchen

LOCATION

101: Kitchen photos:





SINK

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

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

DS **104: Disclosure***: Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

MR **105:** Recommend re-sealing the kitchen sink at counter connection.

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DISPOSAL
106: Operated when tested.

DISHWASHER
107: Dishwasher operated when tested.

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

108: Doors, seals and racks appears serviceable.

109: Drain line appears serviceable.

E&C **110:** Leaking found at the dishwasher air gap device on to the sink edge when the dishwasher is draining. Cleaning, repairs or servicing is warranted.



COOKTOP
111: The cooktop is Natural Gas and operated when tested
112: Cooktop is Electric and operated when tested.

OVEN
113: 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.*

COOKTOP HOOD
114: Kitchen cooktop hood, exhaust fan and light operated when tested.

CABINETS & COUNTERS
115: Appear serviceable.

DS **116: Disclosure**: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS **117:** Kitchen counters & cabinets have typical wear.

DS **118: Disclosure***: Kitchen counters and cabinets are not fully visible due to occupant's belongings. Do a careful check during final walkthrough and areas are evacuated and cleaned. If defects are discovered contact our office to evaluate and document condition.*

KITCHEN SPECIAL FEATURES
119: Microwave operated when tested.

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Laundry

LAUNDRY:
120: Photo of the Laundry Location



LAUNDRY TYPE
121: **Gas** and **Electric** 240 volt provided for laundry dryer.

DS **122:** **Disclosure**: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

123: 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
124: **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 **125:** Area behind and under the laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

DRYER VENTING
MR **126:** Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.





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Bathrooms

BATHROOM LOCATIONS

127: PRIMARY BEDROOM BATHROOM



128: UPSTAIRS HALL BATHROOM



129: DOWNSTAIRS 1/2 BATHROOM





TOILETS

130: Operated when tested.

131: Toilets are 1.28 gallon per flush

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E&C **132:** Toilet loose at floor: DOWNSTAIRS HALL BATHROOM



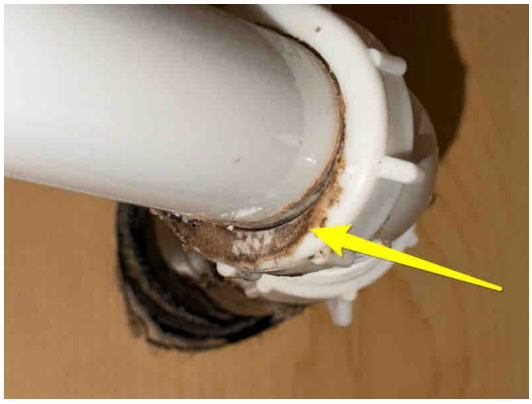
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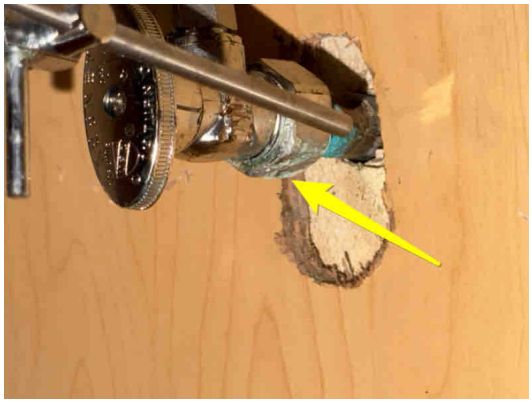
133: Bathroom sink faucet and drain operated when tested.

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 **134: 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.*

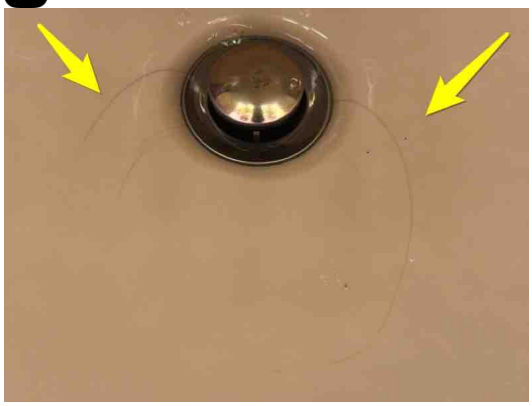
FI **135:** Some corrosion found at water supply piping and waste piping connections under the bathroom sinks / evidence of past leaking.





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DS **136:** Sink found cracked: DOWNSTAIRS 1/2 BATHROOM



137: Bathroom sink aerator(s) are NOT LOS OSOS low flow. Upgrades Recommended.

VENTILATION
138: Appears adequate.

BATHTUBS
139: Tub faucet and drain operated when tested.

SHOWERS
140: Showers operated when tested.

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

141: Low flow shower heads installed (1.75 gpm)
Number of shower heads: 2

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
142: Operated when tested.

143: Weather stripping appears serviceable.

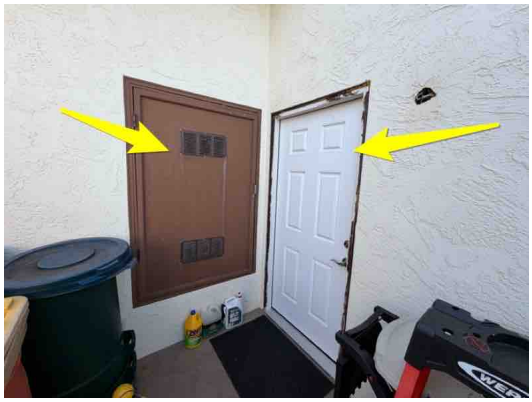
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DS **144:** Disclosure: Front Entry doorknob has been temporarily removed for door maintenance.



EXTERIOR DOORS
145: Operated when tested
146: Latching hardware operated and appears serviceable.

147: The downstairs North exterior door and furnace enclosure door do not appear to be properly trimmed, finished, or weatherproofed at the exterior. Open gaps, exposed materials, and incomplete transitions were observed around the door frames, which may allow moisture intrusion and deterioration. Recommend evaluation and professional corrections by a licensed professional to provide properly finished and weather-resistant installations.









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SLIDING GLASS DOOR

MR **148: Disclosure**: Missing a screen at the LIVING ROOM and PRIMARY BEDROOM exterior sliding glass doors.





149: Disclosure: Unable to test the LIVING ROOM sliding glass door locking hardware due to installation of a temporary pet door.

INTERIOR DOORS

150: Operated when tested.

DS **151:** Interior door is missing / not installed: OFFICE



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DS **152:** Multiple interior closet doors are missing or not installed.





WINDOWS
153: Aluminum / Single-Pane Glass
154: WINDOWS: A sampling of the accessible windows operated when tested.

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

E&C **155:** Some windows found a little difficult to operate. Maintenance or upgrades to the windows are recommended.

FI **156:** Moisture stains and/or damage on the inside at some window sills. Refer to the termite report for additional comments and recommendations.



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

158: *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 **159:** Some typical and minor deterioration and/or damage noted at areas of the interior flooring.

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DS **160:** Transition strips were missing at multiple flooring transitions in the office, leaving exposed flooring edges and unfinished transitions. Recommend installing appropriate transition strips to protect the flooring edges and provide a properly finished walking surface.





CEILING TYPE
161: Drywall
162: Drywall with Acoustic Spray

Notice: *Determining if the wall or ceiling drywall, acoustic ceilings, flooring, attic insulation, insulation around the heating ducting, cementous vent piping or any other component in the house contains asbestos is beyond the scope of this inspection. If concerned have tested.*

WALL TYPE
163: Drywall

WALLS AND CEILINGS
164: 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 parities 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 **165:** 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.

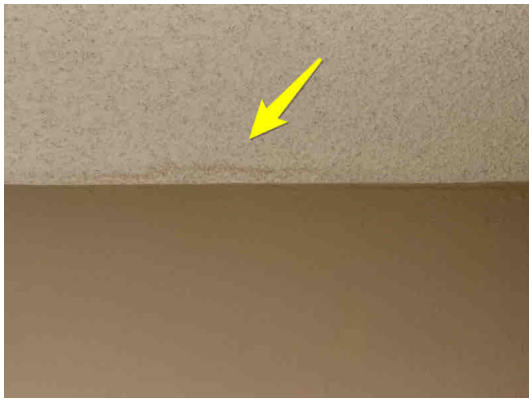
166: *The conditions inside walls, behind occupants' belongings, behind wallpaper or paneling, under flooring and areas not visible cannot be determined and are not inspected. Do a careful check during final walkthrough. Identification, investigation or recommendations regarding MOLD and/or the presence of MOLD are outside the scope of this inspection.*
167: **Disclosure**: *Furnishings, window coverings (such as drapes shades and shutters) and/or occupant's belongings prevent full inspection of the interior, closets and cabinetry. Client is advised to do a careful visual inspection prior to closing and contact our office for an additional inspection if suspicious conditions exist.*

FI DS **168:** Evidence of past ceiling and wall repairs and/ or alterations found throughout. Client should investigate further to satisfy themselves as to the cause and current conditions.

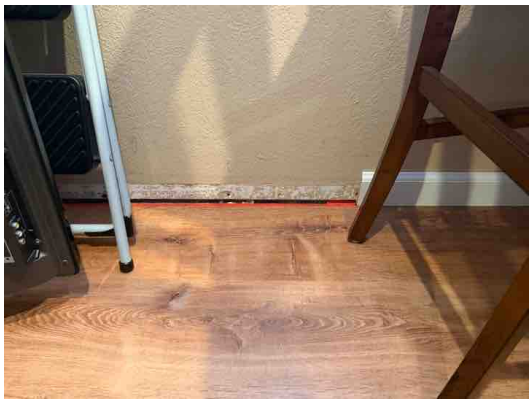
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FI **169:** Evidence of past moisture stains & damage at ceiling area in the STAIRWAY. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.





DS **170:** Baseboard trim was missing in the office area, leaving unfinished wall-to-floor transitions. Recommend installing and properly finishing the missing baseboards as needed.





INTERIOR CABINETRY
171: **Disclosure**: Areas of the interior wood cabinetry are serviceable with signs of typical wear and deterioration.

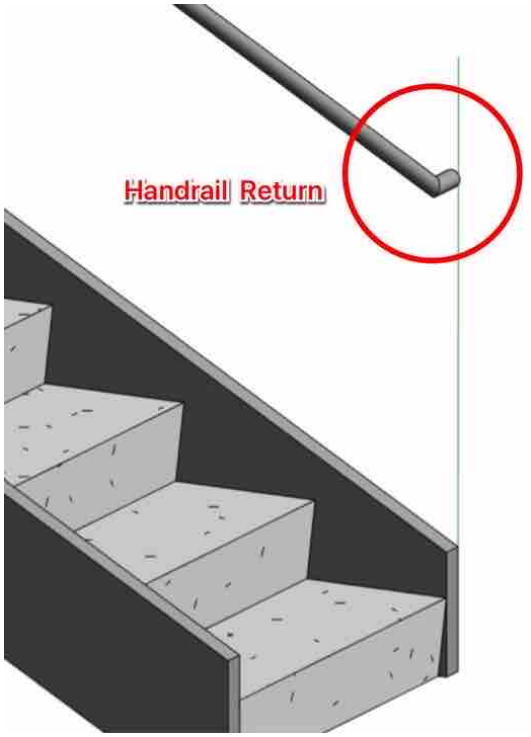
Interior Stairways

INTERIOR STAIRS
172: Interior Stairway is serviceable and in good condition.
173: Interior Stairway railings are serviceable and in good condition.

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INTERIOR STAIRWAY RAILINGS

SU **174:** Recommend returns at the stairway graspable handrails for safety per standards. (Turning ends of the handrail into wall to help prevent catching coat or bag on railing).





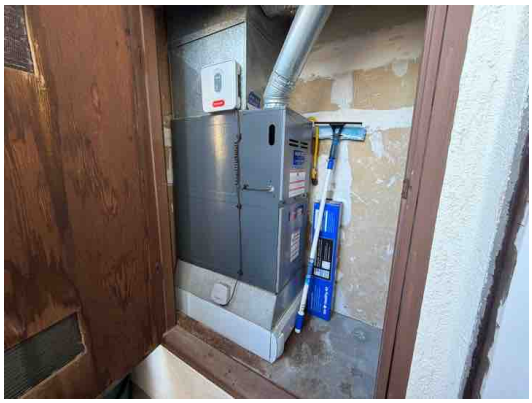
Heating

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.

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GENERAL INFO
175: LOCATION: NORTHWEST EXTERIOR ENCLOSURE
DATE: 2012
Approx. BTU RATING: 70,000
FUEL TYPE: Natural Gas
FURNACE TYPE: Gas Forced Air

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





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

FURNACE FLAME
177: 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.

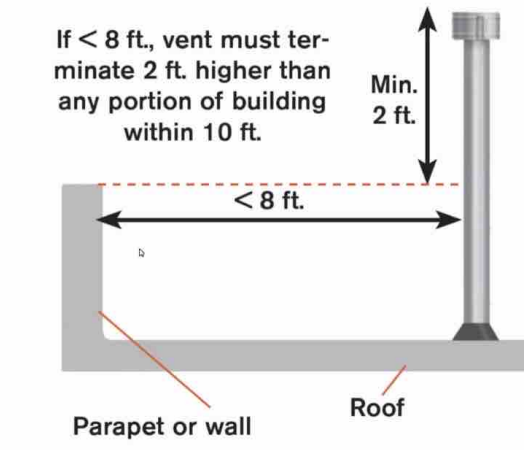
Notice: Safety switches such as thermocouples are not tested. Carbon Monoxide testing is beyond the scope of the inspection and is not performed.

E&C **178:** Damaged or Deteriorated "NOx" SCREENS found inside the furnace burn chamber. Simple removal or replacement is recommended. Recommend further review recommendations by a qualified and licensed HVAC professional familiar with the minimum installation requirements.

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

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SC **180:** 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
181: 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
182: Air filters appear clean and in good condition.

COMBUSTION AIR
183: Appears to be the appropriate amount and in the appropriate locations.

THERMOSTAT/CONTROLS
184: 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.*

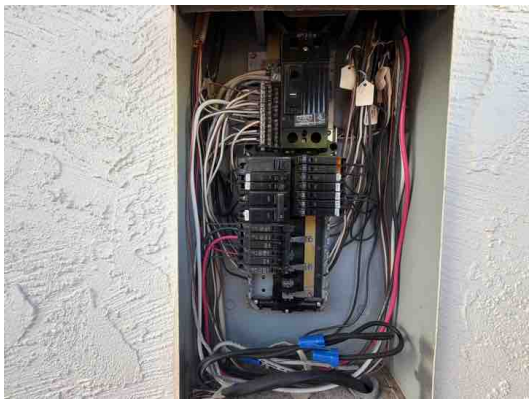
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TYPE OF SERVICE AND MAIN ELECTRICAL PANEL-1
185: Electrical Service Type: **Overhead** (condition of service wires not fully visible and are unknown)
Main Electrical Panel Location: **NORTH SIDE- Exterior**
Main Electrical Panel Ampacity: **200**
Panel Voltage: **240 volt**
Branch Wire Type: Copper

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







WIRING/CONDUIT
186: 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 **187:** *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

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SC **188:** Improper exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: EAST EXTERIOR AND GARAGE
NEC 334.15(B)
NEC 300.4





OUTLETS

SC FI **189:** Electrical outlet found non-operational: OFFICE CLOSET



SC **190:** Miswired electrical outlet (Reverse polarity) found at the EAST SIDE LIVING ROOM PATIO EXTERIOR. Have electrician check all outlets and correct as needed.



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SC **191:** Three-prong electrical outlets did not test properly grounded: EAST PATIO OFF LIVING ROOM EXTERIOR. Contact a licensed electrical contractor for evaluation and repairs.



LIGHTING

FI DS **192:** *Some electrical switches do not operate anything visible, (purpose unknown).*

FI **193:** *Some lights found to be non-operational (check bulbs if still found non-operational contact a qualified electrician to evaluate and repair or replace defective fixtures and/or switches).*

SC **194:** Light fixture is missing with exposed wires: NORTH EXTERIOR





INTERIOR COVER PLATES

SC **195:** Missing electrical cover plate: EXTERIOR AT STAIRWAY STORAGE CLOSET



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GFCIS/ AFCIS
196: Disclosure: Recommend adding GFCI and AFCI circuit or outlet protection at all currently required locations as an upgrade.

DS **197:** Disclosure: GFCI breakers and/ or outlets are NOT blind tested at occupied properties.

Detectors

198: **SMOKE DETECTORS ARE INSTALLED IN THE REQUIRED LOCATIONS.**

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

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.

SU **200:** Suggest additional smoke detectors in appropriate locations such as each bedroom where not currently installed for safety.

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

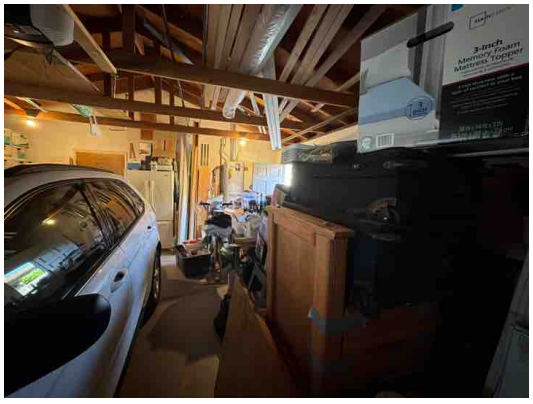
Garage

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

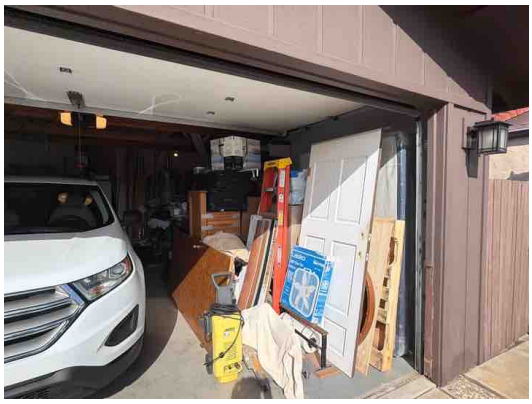




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FLOORS
203: Visible areas of the garage floor appears serviceable.

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

DS **205:** *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
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.

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SC **209:** The attic access in the garage does not meet minimum garage fire wall requirements. Upgrades are recommended.



FIRE DOOR

SC **210:** A Pet door improperly installed in the garage fire door to the living space.



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E&C **211:** Damaged or Missing weather stripping at garage fire door to the living space.



PEDESTRIAN DOOR
212: Operated when tested.

MR **213:** 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
214: Roll-up

VEHICLE DOOR
215: The garage vehicle door(s) operated when tested.

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

VEHICLE DOOR OPENER

SU **217: The installed garage vehicle door opener(s) operated when tested.**
The garage vehicle door auto opener is older and does not have the newer battery backup feature. Upgrades are recommended but not required.

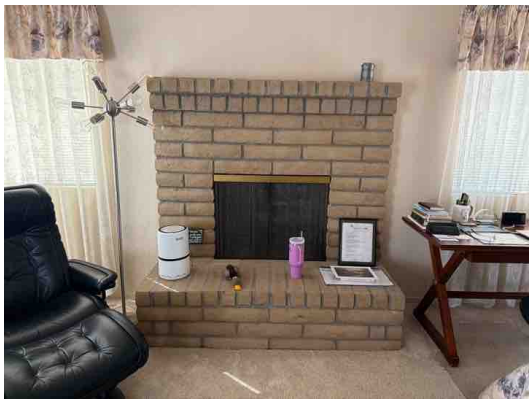
218: The garage vehicle door auto opener's safety reverse mechanism operated properly when tested.

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Fireplace

Fireplace # 1

FIREPLACE LOCATION
219: **PRIMARY BEDROOM**







DS **220:** Level two camera chimney inspections are recommended for masonry fireplaces due to unknown and potentially hazardous conditions not visible inside the chimney flue or throat.

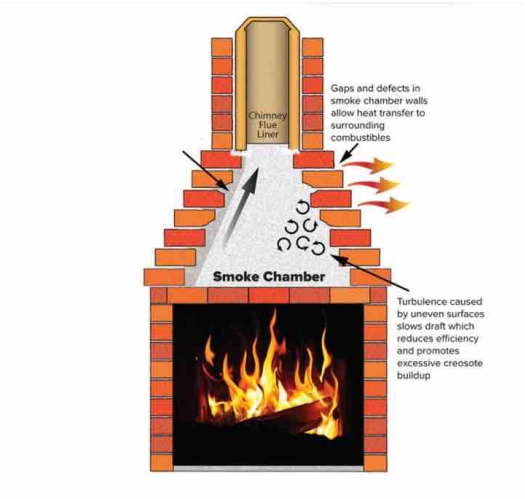
FIREPLACE TYPE
221: Fireplace Type: **Masonry**
222: Fuel Type: **Wood Burning**
223: Chimney Type: **Clay Liner**
224: This inspection of the fireplace and its components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have 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.

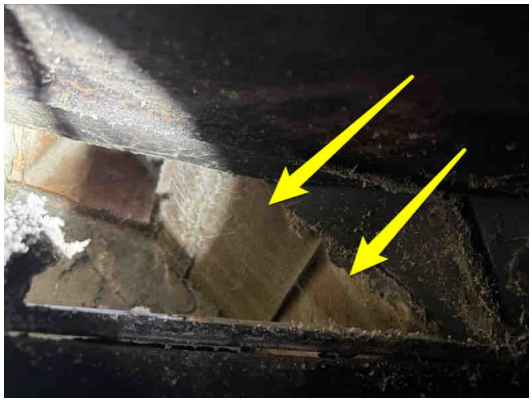
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MASONRY FIREPLACE

E&C SU **225:** The PRIMARY BEDROOM fireplace throat above the damper was observed to be unfinished and not properly parged, with exposed masonry and visible separations between the flue liners and chimney structure. The throat is required to be constructed with smooth parging to provide a continuous, smoke-tight pathway directing combustion gases into the flue liner system (IRC R1003; NFPA 211). The absence of proper parging may allow superheated gases to escape into concealed portions of the chimney and/or wood framing of the building, increasing the risk of thermal damage, cracking, and fire hazards. Recommend repair by a qualified chimney professional to restore proper function and safety.







MASONRY CHIMNEY

226: Photo of the PRIMARY BEDROOM Masonry Chimney



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SC FI **227:** Visible separations and missing mortar were observed at the joints between the clay flue liners within the PRIMARY BEDROOM masonry chimney. This condition may allow superheated gases to escape the flue and enter concealed areas of the chimney structure, potentially reducing system performance and safety. Recommend evaluation and repair by a qualified chimney contractor. Recommend a full Level II inspection with a camera and repair as needed by a licensed and certified Fireplace chimney sweep.





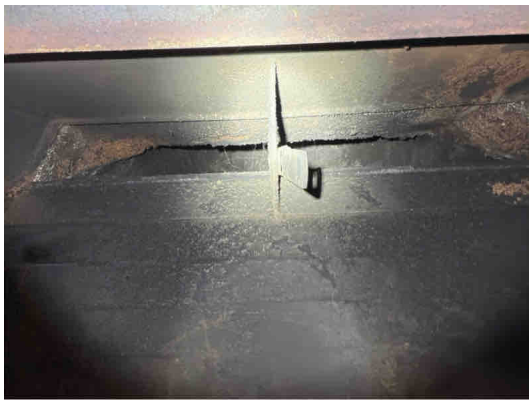
Fireplace # 2

FIREPLACE LOCATION
228: LIVING ROOM





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DS **229:** Level two camera chimney inspections are recommended for masonry fireplaces due to unknown and potentially hazardous conditions not visible inside the chimney flue or throat.

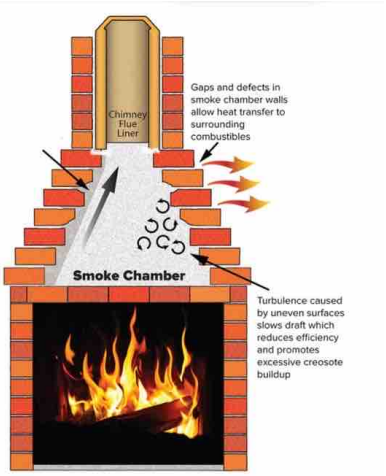
FIREPLACE TYPE

230: Fireplace Type: **Masonry**
231: Fuel Type: **Wood Burning**
232: Chimney Type: **Clay Liner**
233: This inspection of the fireplace and its components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a defects it is recommended to have the entire system and its components reevaluated by a certified fireplace repair professional / chimney sweep. Be aware that additional defects may be discovered during a more comprehensive evaluation.

MASONRY FIREPLACE

E&C SU **234:** The LIVING ROOM fireplace throat above the damper was observed to be unfinished and not properly parged, with exposed masonry and visible separations between the flue liners and chimney structure. The throat is required to be constructed with smooth parging to provide a continuous, smoke-tight pathway directing combustion gases into the flue liner system (IRC R1003; NFPA 211). The absence of proper parging may allow superheated gases to escape into concealed portions of the chimney and/or wood framing of the building, increasing the risk of thermal damage, cracking, and fire hazards. Recommend repair by a qualified chimney professional to restore proper function and safety.



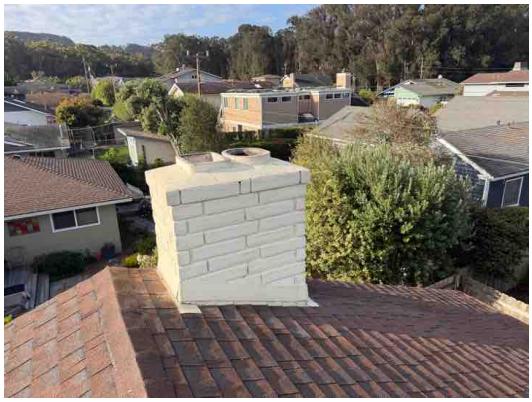


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MASONRY CHIMNEY

235: Photo of the LIVING ROOM Masonry Chimney



SU DS **236:** Recommend / Missing a proper rain cap and spark screen at the chimney termination.



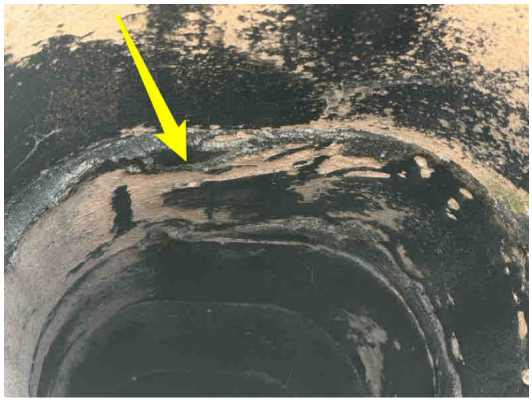
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SC FI **237:** Visible separations and missing mortar were observed at the joints between the clay flue liners within the LIVING ROOM masonry chimney. This condition may allow superheated gases to escape the flue and enter concealed areas of the chimney structure, potentially reducing system performance and safety. Recommend evaluation and repair by a qualified chimney contractor. Recommend a full Level II inspection with a camera and repair as needed by a licensed and certified Fireplace chimney sweep.





E&C SC **238:** Visible portions of the clay chimney flue liner exhibited significant deterioration/spalling with areas of the liner material sloughing off. This condition may compromise the integrity and safe performance of the flue. Recommend further evaluation of the entire flue with a camera by a qualified chimney professional and repair or relining as necessary prior to fireplace use.



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