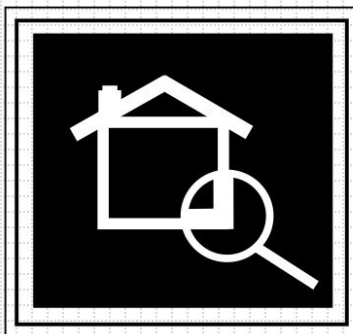




"CERTIFIED"
MANUFACTURED HOME INSPECTOR

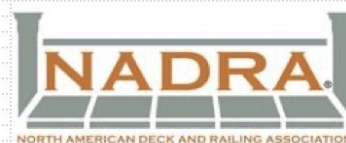
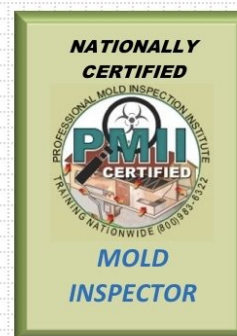


Certified Building Inspector

Professional

Inspection Services

Inspection Report



CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR



Address: 604 Country Club Dr San Luis Obispo, CA 93401

10/07/2026

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.

Table of Contents

General Information.....	4
Grounds.....	5
Exterior.....	6
Decks.....	8
Grading.....	9
Foundation.....	10
Roof.....	13
Flashings.....	15
Gutters.....	17
Attic.....	18
Plumbing.....	20
Fuels.....	21
Water Heater.....	22
Kitchen.....	23
Laundry.....	26
Bathrooms	27
Interior.....	29
Heating.....	35
Electrical.....	37
Detectors.....	43
Garage.....	43
Fireplace.....	45

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: 73°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: GARAGE DOOR faces: West

INSPECTION DATE

Wednesday, October 7, 2026

START TIME

8:30 am

FINISH TIME ON-SITE

11:00 am

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: 1961

9: Partially furnished.

PRESENT DURING THE INSPECTION

10: Seller's Agent

ADDITIONS

DS 11: **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 12: **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.

13: **Disclosure**: Common Areas and areas of the Association's Responsibility are not part of this inspection and outside the scope. Client is advised to acquire relevant documentation regarding responsibilities, current conditions, and maintenance schedules for the HOA responsibilities.

14: Sheds

Grounds

DRIVEWAY TYPE

15: Concrete Driveway

DRIVEWAY COMMENTS

16: Driveway appears serviceable.

UPG 17: Some common and moderate cracks found in areas of the driveway. Client should investigate further the cause and correct.

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

SIDEWALK / WALKWAY TYPE

19: Concrete Walkways

20: Brick Paver 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.

PATIO TYPE

24: Concrete Patios

25: Brick Paver Patios

PATIO COMMENTS

26: Patios appears serviceable.

27: Typical and common cracks found.

SU 28: Areas of the patio are raised, settled and/or uneven with potential trip hazards.

PATIO / PORCH COVERS

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

Exterior

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

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

STRUCTURE TYPE

30: Wood Framed

EXTERIOR WALL COVERINGS

31: Stucco

32: Wood Siding

EXTERIOR WALL COMMENTS

33: Exterior walls appear in good condition

MR 34: Areas of the exterior are not fully visible and not inspectable due to overgrown 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

FI DS 35: 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.

FI DS 36: Multiple past stucco repairs noted throughout. Ask seller for details.



EXTERIOR GENERAL

MR 37: Deteriorated paint at areas of the exterior.



SEALING EXTERIOR

MR 38: 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

39: TRIM TYPE: Wood

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

FENCE/ GATES

41: Disclosure: Fences and gates area outside the scope of a home inspection. Comments made below are informational only and at the discretion of the inspector. The comments below do not in any way constitute a full inspection of the fencing or gates. If concerned have the fences and gates evaluated by a fence contractor.

E&C 42: Areas of the fencing and gates are in a generally poor condition. Recommend servicing and/or repair.

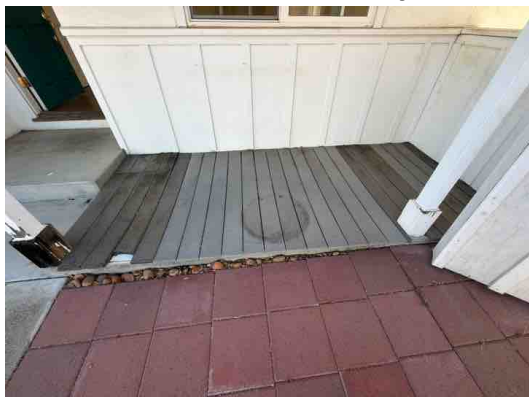


Decks

LOCATION & TYPE

43: DECK LOCATION: **FRONT ENTRY DECK**

DECK TYPE: Wood Framed - Synthetic Planks



WOOD DECK COMMENTS

E&C FI 44: The FRONT ENTRY DECK wood deck is constructed on grade, preventing visual inspection of the supporting framing below. The deck planks exhibited sponginess and deflection when walked on, which may be indicative of moisture deterioration to the concealed decking and/or supporting framing. The extent of any concealed damage could not be determined during this visual, non-invasive inspection. Recommend further evaluation and repair/replacement of deteriorated materials as needed by a qualified contractor.

E&C 45: Some moisture and/or bug-type damage and deterioration found at areas of the wood decking and/or wood deck railings: FRONT ENTRY DECK. *Refer to the termite report for additional comments and recommendations.*

Grading

Geological conditions and site stability are outside the scope of this inspection. For further information contact a licensed civil engineer. Off-site water (i.e. street water, water from a neighboring property, or sub-surface water) influences onto this property are outside the scope of this inspection and are not addressed. If concerned, have evaluated by a licensed geotechnical engineer.

SITE SLOPE

46: Areas of Moderate 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. If concerned have evaluated by a licensed Civil engineer.

GRADING COMMENTS

MR UPG 47: 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 48: 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 49: Plants touch the buildings exterior. Proper landscape maintenance needed.

MR DS 50: Disclosure: Some large trees overhang the house. Buyers should satisfy themselves as to the condition and concerns of large trees that overhang the house by contacting an arborist to evaluate current conditions, and described potential future issues.

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 51: 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.

52: 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.

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

DS 54: Foundation and stem walls are poured concrete. *Common cracks visible in the concrete foundation. Foundation perimeter is not fully visible.*

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

INSULATION

56: Disclosure: No insulation installed in the crawlspace (Recommended as an energy upgrade).

RAISED FOUNDATION NOTES

DS 57: Access, visibility, and inspection were limited in areas of the crawlspace due to some areas are too small for physical access, plumbing and electrical. 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.

FI 58: Moisture and/or bug type deterioration and/or damage found in areas of the crawlspace at wood framing and/or sub-floor. Refer to the current Termite / pest inspection report for additional comments.



MR 59: Cellulose and/or debris noted in areas of the crawlspace. Recommend removal.



MR 60: Earth to wood contact found in areas of the crawlspace. Upgrades recommended. Refer to termite report for locations.



E&C 61: Multiple structural support posts in the crawlspace show signs of moderate shifting and settlement with uneven framing and interior floors. Recommend further review and repairs by qualified foundation professional.



DS 62: Exterior bolts/steel plates and related modifications noted at the foundation and appear consistent with a previous foundation repair or reinforcement. The extent, design, installation method, and condition of concealed components cannot be determined during a visual, non-invasive inspection. Recommend obtaining any available permits, engineering documentation, warranties, and repair records for review. If documentation is unavailable, further evaluation by a qualified foundation contractor or structural engineer is recommended.



MOISTURE IN THE CRAWLSPACE

FI DS 63: Disclosure: Evidence of past and/or seasonal water in the crawlspace. This does not appear to have caused any significant physical damage to the wood framing at this time. Monitor as future issue may arise.

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

64: Combination: Gable and Hip



65: Roof was walked

66: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

67: Asphalt Shingle

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

There is Approx. 1-5 +/- years of visible wear at areas of the roof.

ASPHALT COMPOSITION SHINGLE COMMENTS

68: 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.

MR 69: Debris covers portions of the roof and/or roof flashings. This may cause deterioration and/or a roof leak. Areas of the roof are not fully visible. Clean and inspect regularly.



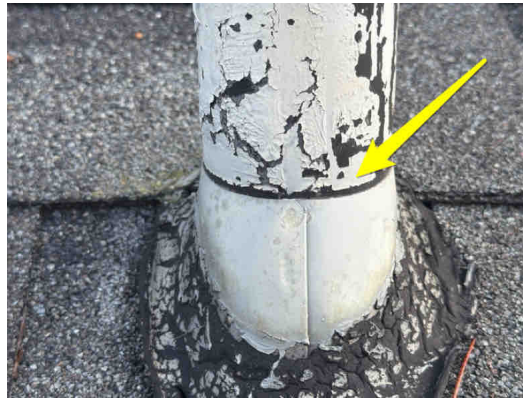
Flashings

Roof flashings, transitions, and skylights are not water tested for leakage. This is a visual inspection of the roof and its components per CREIA standards. All roofs require continuous and ongoing maintenance. Recommend having the roof serviced regularly by a qualified professional. Contact a licensed roofing professional for recommendations.

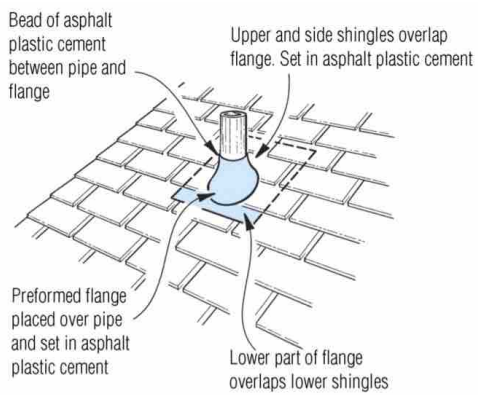
ROOF FLASHING

MR 70: Missing and/or deteriorated sealant at roof jack flashings.



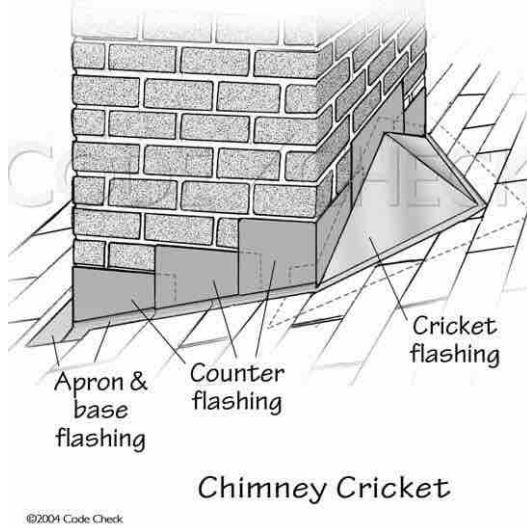


MR DS 71: Disclosure: Improper installation of the roof jack flashings where the apron terminates below the roof shingles. This is considered a sub-standard installation for a single layer of roofing and will require continuous maintenance or repairs. Upgrades recommended.



CHIMNEY CHASE

E&C 72: Missing / recommend a proper chimney cricket per standards at the LIVING ROOM fireplace chimney chase, to help prevent a buildup of debris and water behind the chimney.



Gutters

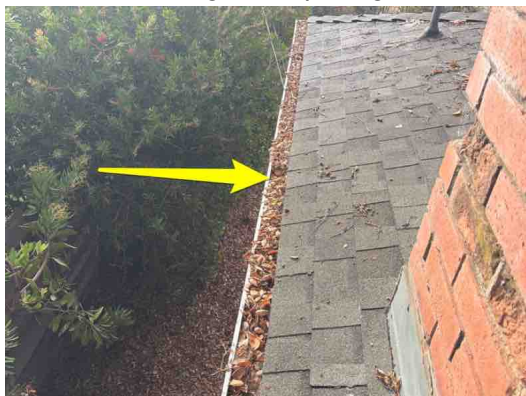
RAIN GUTTERS

73: Type: Full rain gutter installation.

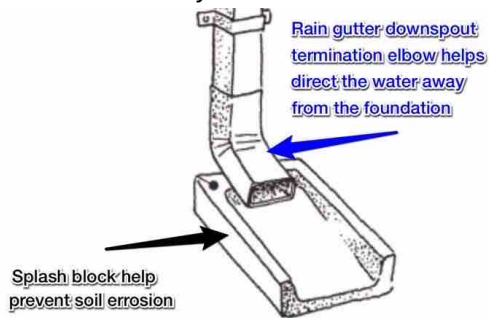
MR 74: Installed rain gutters / roof drainage systems appear to be in a serviceable condition. *All roof rain gutters will need continuous and ongoing annual maintenance to help prevent gutter leaks. General maintenance should consist of; cleaning, re-fastening loose gutters and downspouts, etc.*

RAIN GUTTER COMMENTS

MR 75: Recommend some typical rain gutter maintenance. This should at minimum consist of cleaning, sealing, and re-fascinating and repairing of loose or damaged gutters and downspouts.



MR 76: Recommend splash blocks and diverting the rain gutter downspouts at the bottom to assist in proper flow of roof water away from the house and to help prevent soil erosion where not installed.



MR 77: Recommend cleaning/ removing debris at the rain gutter downspout terminations to allow for proper drainage.



Attic

Areas of the attic framing, drywall, electrical, plumbing, etc., are not fully visible or accessible due to the attic insulation and the areas of the attic that are too small for safe access. Refer to the Termite Report for additional comments and recommendations.

ATTIC ACCESS

78: ATTIC ACCESS LOCATION: Primary Bedroom Closet

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

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

DS 81: 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 82: 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.

83: Attic Photographs



TYPE OF INSULATION FOUND IN THE ATTIC

84: Blown Cellulose: Approx. Depth 4-6 +/- Inches

ATTIC COMMENTS

FI DS 85: Some moderate and minor 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.

Plumbing

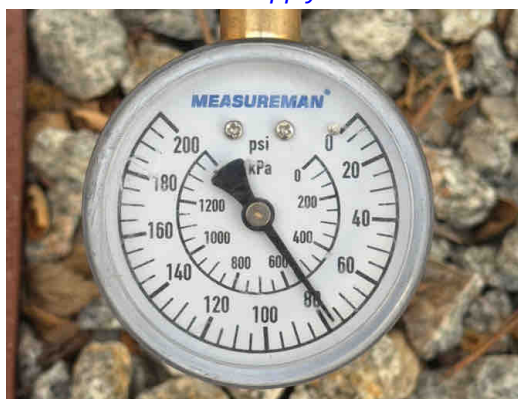
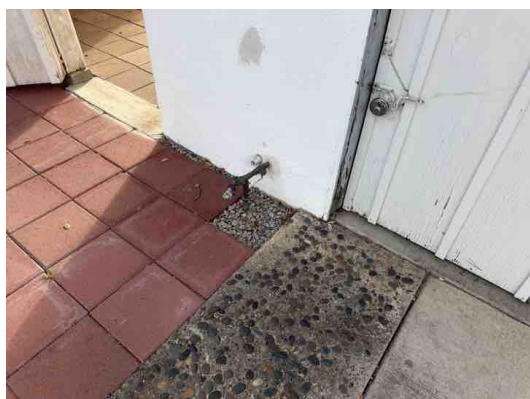
This inspection of the water supply system, waste system and its fixtures and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated 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

86: **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. **77 +/- 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

87: 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):

88: Copper

89: PEX Plastic

WATER SUPPLY PIPING

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

91: *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.*

HOSE FAUCETS

92: The evaluated exterior hose faucets operated when tested.

WASTE PIPING TYPE

93: 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.

94: ABS and PVC

95: Galvanized

WASTE/SEWER PIPE CONDITION

96: The visible waste piping and type installed in this building appears to be within its useful life expectancy. However, waste pipes are not fully visible. Pipe conditions inside walls, inaccessible areas, under the insulation and under the ground or slab cannot be judged or determined. Water testing not performed.

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

FI 97: Recommend additional review of the the waste and sewer piping by video scoping to verify conditions: Due to the age of the building, there may be certain conditions or other defects may be present that are not visible which can cause a negative impact on the flow of waste water through underground waste and sewer piping to the street.

E&C 98: Improper use of a thin temporary construction cap as a permanent waste line cap: CRAWLSPACE

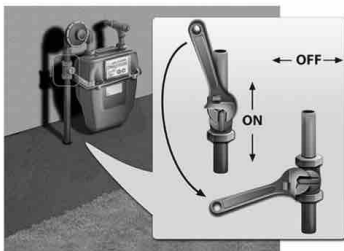


Fuels

FUEL TYPE

99: Natural Gas. Location of main Gas shut-off : WEST SIDE- Exterior

Client is advised to have All fuel-burning appliances (such as furnaces, water heaters, boilers, fireplaces, and gas dryers, etc.) inspected and serviced at least once per year by a qualified technician or the local gas utility provider. Regular inspection helps ensure proper combustion, safe venting, and detection of potential gas leaks or carbon monoxide hazards, and helps maintain safe and efficient operation of the equipment.



CAUTION: If you turn off your natural gas at the meter, leave it off. Do not turn it back on yourself.



100: 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.

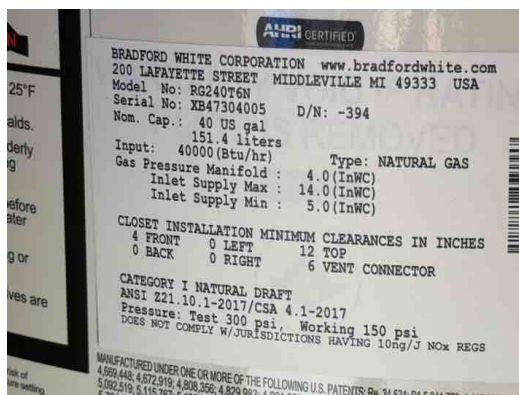
WATER HEATER INFORMATION

101: Water Heater Location: GARAGE

Size: 40 Gallons

Fuel Type: Natural Gas

Date: 2021: The average lifespan of this type of water heater is approximately 10 years. This water heater is approximately 5 years old. Water heaters can fail without warning and should be monitored and inspected regularly for leaks, corrosion, and other signs of deterioration.



WATER HEATER CONDITION

102: Water Heater Operated when tested.

COMBUSTION AIR

103: Proper amount of combustion air.

STRAPPING

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

TPR PIPING

105: 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

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

SC 107: Water heater vent pipe too close to combustibles through roof decking. A minimum of 1 inch from the vent pipe to the roof plywood is required for safety.

E&C FI 108: Disclosure: These types of "Transite" fuel burning appliance vent pipes are known to contain Asbestos: WATER HEATER

PLATFORM ENCLOSURE

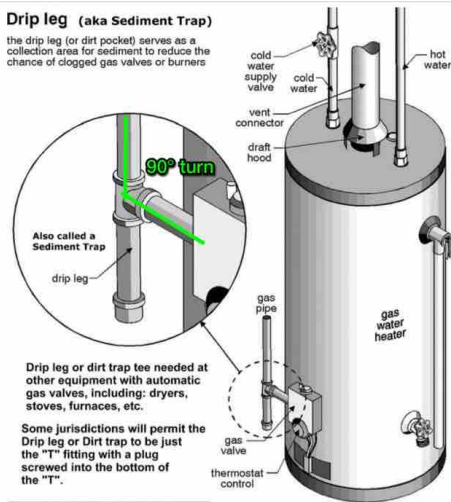
109: The visible areas of the Water heater enclosure and/or platform appears serviceable.

FI 110: Disclosure: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

GAS PIPING

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

SU 112: 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 113: 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

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

DRIP PAN

115: Water Heater Drip pan installed.

Kitchen

LOCATION

116: Kitchen photos:



SINK

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

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

FI 119: 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.



E&C 120: Improper waste piping found under Kitchen sink.



KITCHEN FAUCET

121: Kitchen sink faucet spray button is damaged and/or missing.



DISPOSAL

122: Operated when tested.

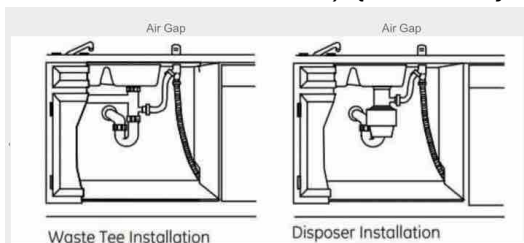
DISHWASHER

123: Dishwasher operated when tested.

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

124: Doors, seals and racks appears serviceable.

SU 125: Improper installation of the dishwasher drain hose directly into the garbage disposal. Missing the Air Gap Device at the dishwasher drain per minimum codes and standards (California does not allow for high-loop methods or direct waste connections). {CPC 801.2}



COOKTOP

126: The cooktop is Natural Gas and operated when tested

OVEN

127: 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

128: Kitchen cooktop hood and exhaust fan operated when tested.

E&C **MR** 129: Kitchen cook top exhaust hood light non-operational.



CABINETS & COUNTERS

130: Appear serviceable.

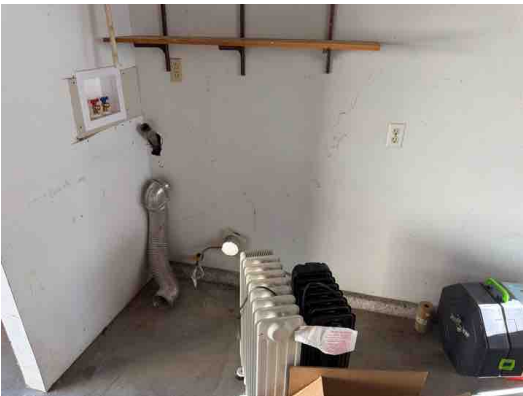
DS 131: **Disclosure**: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 132: Kitchen counters & cabinets have typical wear.

Laundry

LAUNDRY:

133: Photo of the Laundry Location



LAUNDRY TYPE

DS 134: **Disclosure**: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

135: Gas available for laundry dryer

136: Laundry dryer vent provided.

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

SC 137: A proper cap is missing at an unused gas valve per standards at the LAUNDRY. This can allow the gas valve to be accidentally turned on slightly creating a gas leak behind the laundry.

DRYER VENTING

E&C 138: Damaged/ Missing laundry dryer vent cap. Recommend replacement or repairs.



Bathrooms

BATHROOM LOCATIONS

139: HALL BATHROOM



TOILETS

140: Operated when tested.

E&C 141: Toilet loose at floor: HALLWAY BATHROOM



E&C 142: Corrosion on the cold supply line at the toilet water supply / evidence of past leakage: HALLWAY BATHROOM



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

SINKS

144: 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.*

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

146: Hot water supply valve found non-operational at the: HALLWAY BATHROOM



VENTILATION

147: Appears adequate.

BATHTUBS

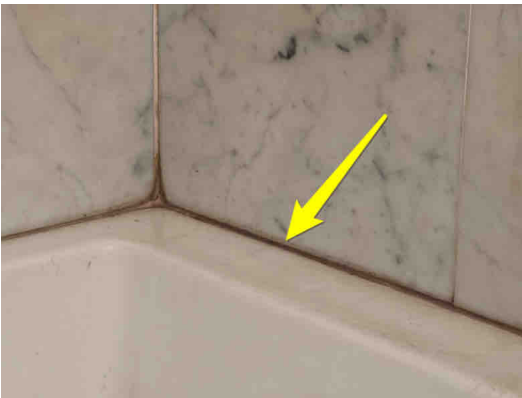
148: Tub faucet and drain operated when tested.

SHOWERS

149: 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.

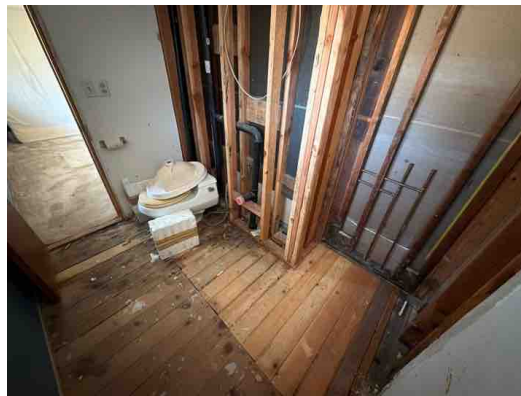
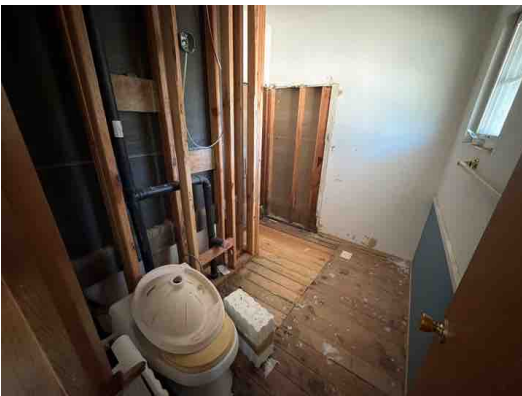
MR 150: Some visible, moderate and heavy deterioration to the grout in areas of the tiled shower enclosure.
Maintenance recommended: HALLWAY BATHROOM



MR UPG 151: Shower heads are not "LOW FLOW". Upgrades recommended.

GENERAL BATHROOM COMMENTS

E&C 152: The PRIMARY BEDROOM BATHROOM has been deconstructed and not rebuilt. This bathroom is incomplete and not inspected. Recommend completion by licensed contractor.



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.

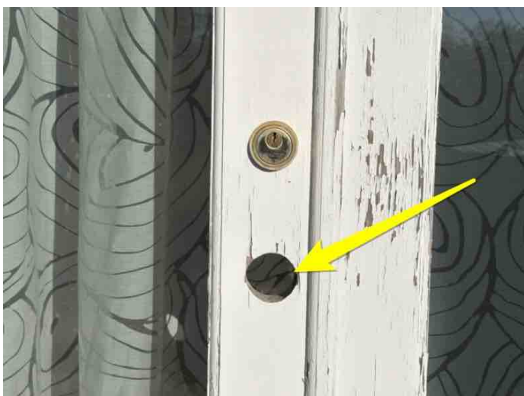
FRONT ENTRY DOOR

153: Operated when tested.

154: Door hardware operated when tested.

EXTERIOR DOORS

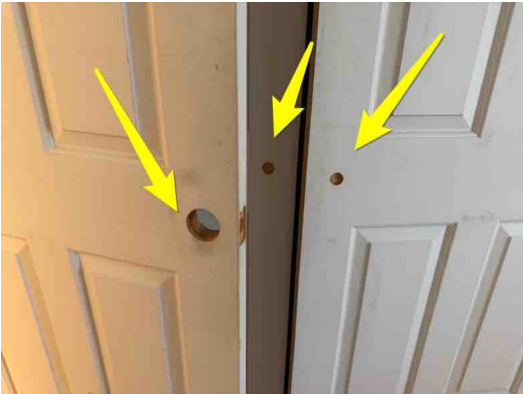
E&C 155: Multiple exterior doors were observed with significant deterioration and/or deferred maintenance. Conditions noted include deteriorated or damaged door materials and finishes, damaged or missing weatherstripping, missing or damaged hardware/door knobs, and other installation or maintenance-related defects. Due to the number of doors and conditions present, individual defects are not separately listed. Recommend evaluation of all exterior doors and repair or replacement as needed by a qualified contractor to provide proper operation, weather resistance, security, and protection from further deterioration.





INTERIOR DOORS

156: Multiple interior doors throughout the home were observed to be unfinished and/or incomplete, with various defects including missing door hardware, missing or incomplete strike plates, doors rubbing or binding at the flooring or frames, unfinished surfaces, and other installation deficiencies. Due to the number and variety of conditions present, individual defects and locations are not specifically listed. Recommend evaluation of all interior doors and completion, adjustment, and repair as needed by a qualified contractor.



WINDOWS

DS 157: Double-Pane Glass Retrofit Windows

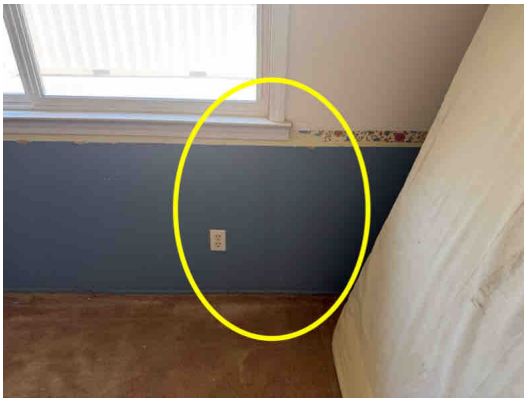
Note: Due to the many different types and brands of retrofit windows systems, compliance with manufacturer installation requirements could not be verified, as no installation documentation was available at the time of inspection.

158: 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 159: Some windows found a little difficult to operate. Maintenance or upgrades to the windows are recommended.

FI 160: Evidence of water intrusion with stains and/or damage on the interior of the window in: PRIMARY BEDROOM.



E&C 161: The window weep holes are covered or blocked and in need of maintenance or repair at multiple locations. These weep openings on the exterior of the window allow the water to drain from the window tracks helping the window stay watertight. The lack of properly functioning Window weep holes can allow water to accumulate and leak inside the envelope of the building.



MR 162: Disclosure: The new retrofit windows should not be caulked on the underside of the exterior wall trim as these are when not sealed allow for accumulated water to escape. Maintenance or upgrades recommended.

FLOORING

163: TYPE: Tile

164: TYPE: Wood

165: TYPE: Carpet

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

167: 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 168: Some moderate deterioration and/or damage noted at areas of the interior flooring.

FI 169: Some unusual sloping noted at areas of the interior floor. This may be indicative of some unusual settling of the soil or foundation. Client should have a qualified engineer to evaluate the entire foundation system and surrounding site until satisfied as to the cause, the current condition, potential future issues and determine if repairs or upgrades are needed.

CEILING TYPE

170: Drywall

171: 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

172: Drywall

173: Paneling

WALLS AND CEILINGS

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

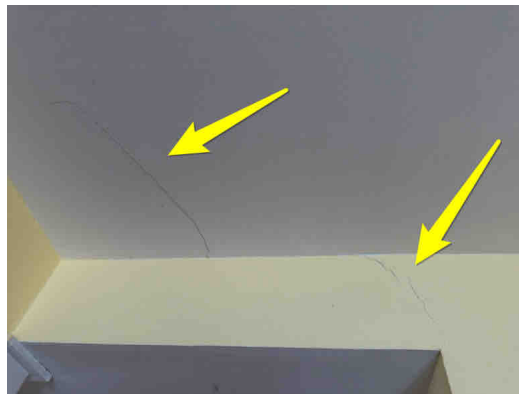
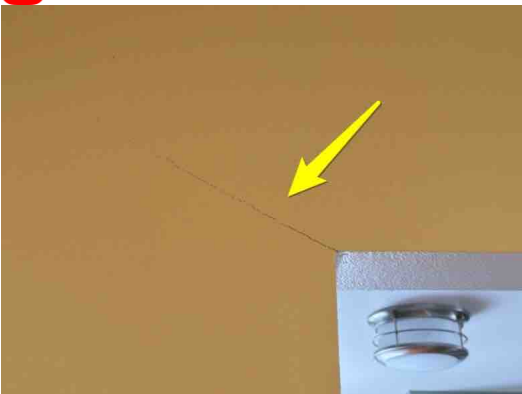
Note: Determining the indoor air quality is outside the scope of this inspection. All parties should perform their own due diligence until satisfied as to the air quality inside the living spaces to determine if it is within your own personal acceptable levels.

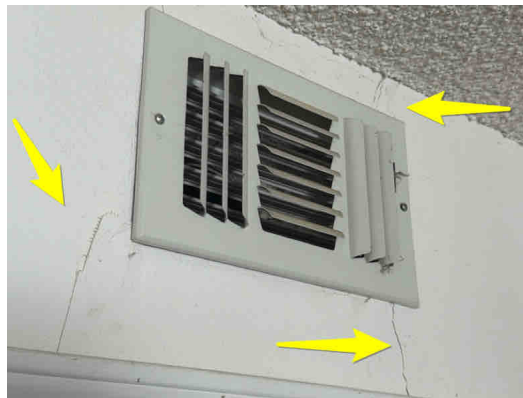
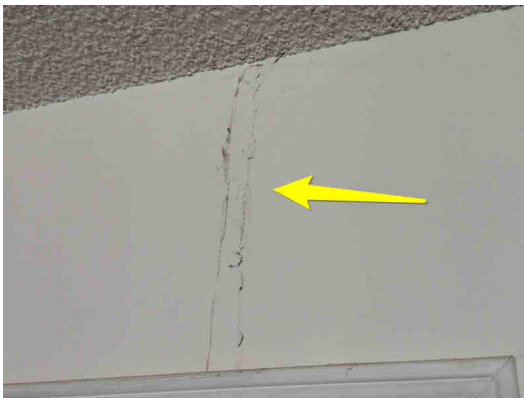
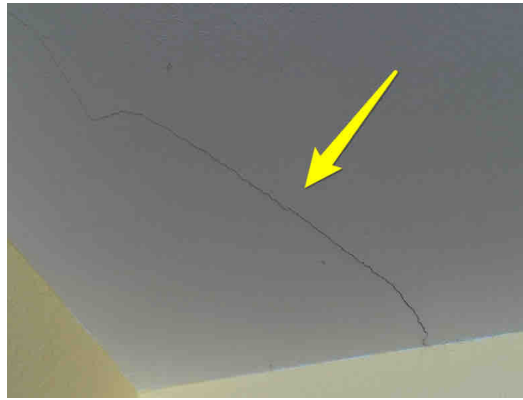
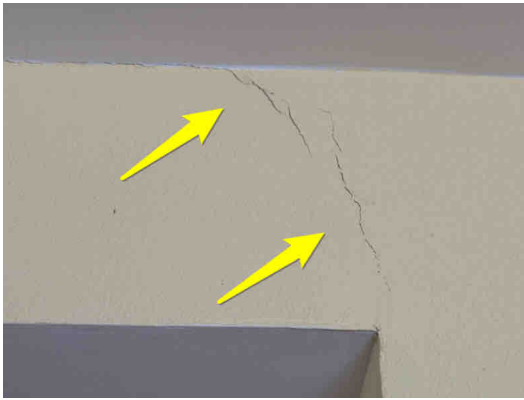
175: *The conditions inside walls, behind occupants' belongings, behind wallpaper or paneling, under flooring and areas not visible cannot be determined and are not inspected. Do a careful check during final walkthrough. Identification, investigation or recommendations regarding MOLD and/or the presence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

176: 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 177: 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.

E&C 178: Several cracks noted throughout interior drywall indicative of moderate and minor structural movement.





SC 179: Evidence of rodents living in the areas of the building. 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.

INTERIOR CABINETRY

180: Interior cabinetry appears serviceable.

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

181: LOCATION: BEDROOM HALLWAY ENCLOSURE

DATE: 2002

Approx. BTU RATING: 66,000

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.



CERCA DE... EXPLOSIONES, LESIONES PERSONALES O

Southern California Gas Co.
Form 3124-J 5/14

 Bryant Heating & Cooling Systems
7310 West Morris Street
Indianapolis, IN 46231

PRODUCT / PRODUIT 310JAV024070AAJA
MODEL / MODELE 310JAV024070
SERIES / SERIE A
SERIAL / SERIE 3902A32427

DATE OF MANUFACTURE SEP 2002

ANSI
CSA-2.33-2001
NATURAL GAS / GAZ NATUREL
FACTORY ORIFICE / ORIFICE FOURNI 43
115 VOLTS / 60 HZ / 1 PHASE

MAX. UNIT AMPS 5.0
AMPS MAX. MOTOR H.P. 1/5
FORCE W 1.49

HEAT STAGE			
BT / ENTREE	UPFLOW BTU/HR	66,000	-
	DNFL / HORIZ BTU/HR	63,000	-
PUT / SORTIE	UPFLOW BTU/HR	63,000	-
	DNFL / HORIZ BTU/HR	61,000	-
TEMPERATURE RISE	DEG. F	40 - 70	-
TEMPERATURE DE LA	DEG. C	22 - 39	-
DESIGN MAX. OUTLET	DEG. F	195	-
AIR TEMPERATURE			
ANNU POUR UNE			

CONDITION

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



FURNACE FLAME

183: The Furnace flame appears serviceable.

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

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

VENTING

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

FI 185: Moisture stains noted at the enclosure ceiling around the furnace vent pipe. Past roof leak.



DUCTING/DISTRIBUTION

186: Appears serviceable at visible areas.

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

FI **SU** **187:** The insulation around the ducting in pre 1979 homes may contain asbestos. The verification or testing for asbestos is outside the scope of this inspection.

Notice: Certain dirty ducting systems have been known to have some bio-hazards and/or carcinogens. Cleaning and servicing is recommended.

Conditions inside ducting are not visible and are unknown / not part of this inspection.



AIR FILTERS

MR **188:** Dirty Heating air filter found inside the furnace filter box locate at the furnace. Recommend cleaning or changing the furnace air filters as part of ongoing maintenance.

COMBUSTION AIR

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

SU **190:** Missing the required weather stripping to the furnace enclosure door and caulking at the base of the newer heater at the platform per standards for safety.

THERMOSTAT/CONTROLS

191: 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.*

WIRING/CONDUIT

195: 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 196: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SC 197: Improper exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: MULTIPLE AREAS IN THE GARAGE
NEC 334.15(B)
NEC 300.4



SC 198: Improper electrical wiring. Exposed electrical wires and/or splices not protected in a box with a cover:
GARAGE ABOVE VEHICLE DOOR



OUTLETS

SC FI 199: Electrical outlet found non-operational: PRIMARY BEDROOM EAST WALL



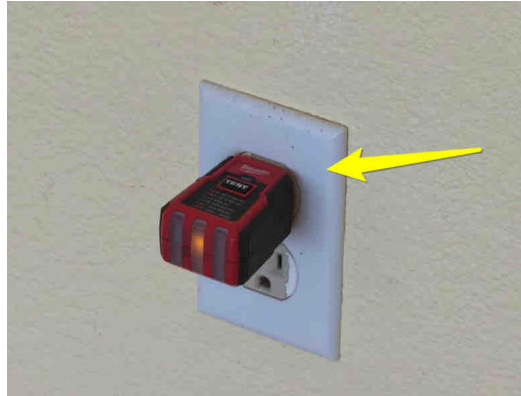
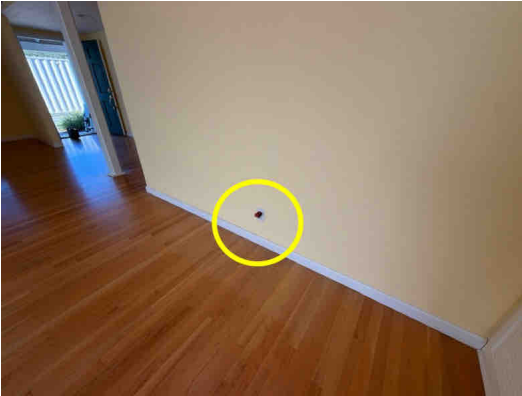
SC 200: Miswired electrical outlet (Reverse polarity) found at: MULTIPLE IN THE GARAGE and BEDROOM-2 EAST WALL. Have electrician check all outlets and correct as needed.



SC 201: Three-prong electrical outlets did not test properly grounded: GARAGE NORTHWEST ABOVE LAUNDRY and 2 IN BEDROOM-1. Contact a licensed electrical contractor for evaluation and repairs.



SC 202: Three-prong electrical outlets did not test properly grounded: LIVING ROOM WEST WALL and PRIMARY BEDROOM SOUTH WALL. Have electrician check all outlets for proper grounding.



SC FI 203: A Burnt and Damaged electrical outlet found: BEDROOM-2 EAST WALL. Additional review to determine the cause and replacement of the damaged outlet is needed by an electrician.

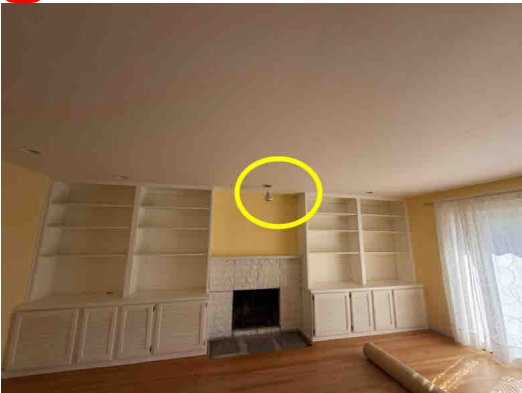


LIGHTING

SC 204: Light fixture is missing with exposed wires: GARAGE AT LAUNDRY

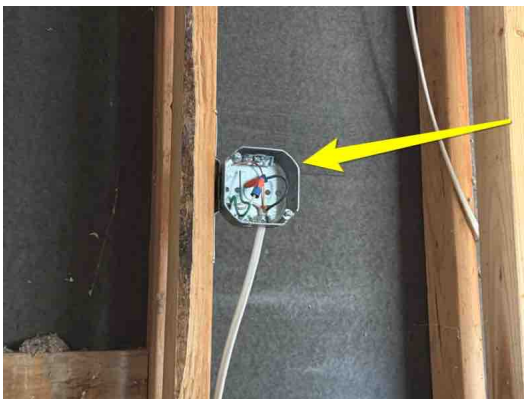


SC 205: Light fixture is hanging loose with exposed wiring: LIVING ROOM



INTERIOR COVER PLATES

SC 206: Missing electrical cover plate: MULTIPLE IN THE GARAGE/ PRIMARY BEDROOM and PRIMARY BEDROOM BATHROOM



Detectors

207: 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 208: Smoke detector missing at required location: PRIMARY BEDROOM

SC 209: Carbon Monoxide detector missing at the required location: BEDROOM HALLWAY

Garage

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

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

PHOTO

210: Garage



FLOORS

211: Visible areas of the garage floor appears serviceable.

DS 212: Common cracks found in the concrete garage floor.

DS 213: The garage floor and walls are not fully visible due to occupants' belongings and/or cabinetry. *Areas of the garage is not accessible, visible nor inspected. A re-inspection is recommended once full access is made available.*

214: 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

215: 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 216: *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

PEDESTRIAN DOOR

E&C 217: Some moisture damaged found at the garage pedestrian exterior door, door jamb and/or trim. Refer to the Termite report for additional comments and recommendations.

MR 218: 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

219: Tilt-up

VEHICLE DOOR

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

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

E&C 222: Some moisture stains & damage at garage vehicle door, door jam and/or trim. Refer to the termite report for additional comments and recommendations.



MR 223: Deteriorated finish at wood garage vehicle door.



FI 224: Disclosure: Garage vehicle door does not fully open to the 84" height requirement.

VEHICLE DOOR OPENER

225: Disclosure: NO vehicle door auto opener installed at the vehicle door.

Fireplace

FIREPLACE LOCATION

226: **LIVING ROOM**



FIREPLACE TYPE

227: Fireplace Type: **Masonry**

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

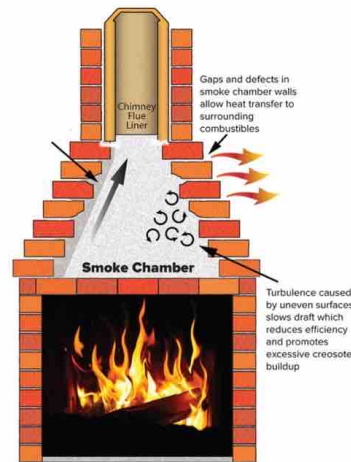
229: Chimney Type: **Clay Liner**

230: 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.

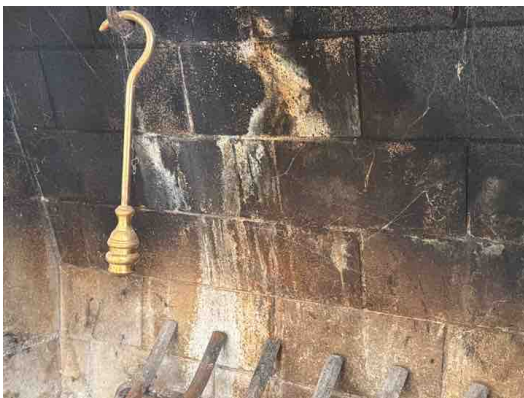
MASONRY FIREPLACE

MR DS 231: Recommend cleaning & sweeping the fireplace and chimney by a qualified chimney sweep.

E&C SU 232: 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.



FI 233: Evidence of some water and or moisture intrusion with efflorescence inside the LIVING ROOM interior fireplace firebox. Maintenance or repair recommended as this is indicative of excessive amount of water getting into the fireplace chimney. This can cause rust deterioration to structural reinforcing steel and other metal components as well as caused some deterioration to the masonry bricks and blocks. Contact a qualified Fireplace and Chimney Professional.



234: Gas valve operated when tested.

E&C 235: The masonry veneer at the front of the fireplace was loose and could be moved by hand. Loose masonry may continue to deteriorate or detach and may indicate inadequate bonding or attachment to the underlying fireplace assembly. Recommend repair by a qualified masonry contractor to properly secure/reconstruct the affected veneer and evaluate the surrounding masonry for similar conditions.

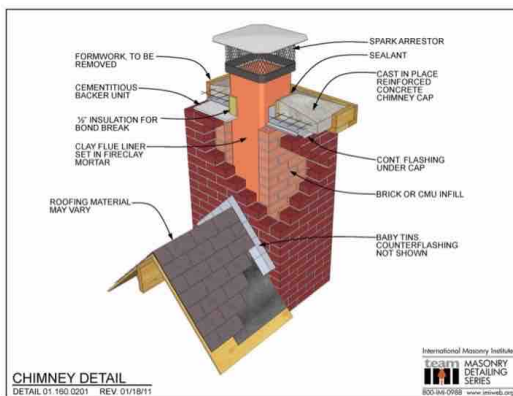


MASONRY CHIMNEY

236: Photo of the LIVING ROOM Masonry Chimney

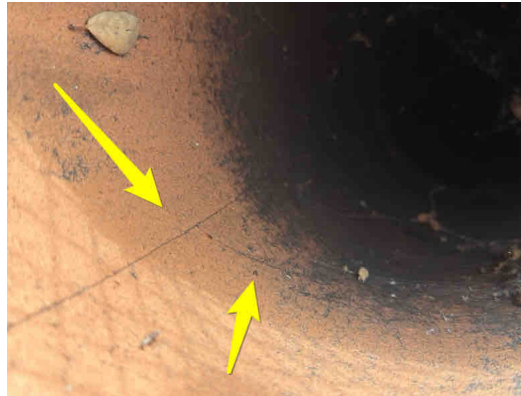


SC 237: An improper and unsafe use of a flat spark screen atop the LIVING ROOM masonry fireplace chimney. Recommend the proper installation of an appropriate screen and cap for fire safety per standards. Contact a qualified professional.



E&C 238: Some of the wood framing in the attic and/ or eaves around the masonry fireplace chimney is too close and or touching the brick. A minimum of one inch of air space is required. Monitor for heat deterioration. No visible heat deterioration noted today.

SC 239: Some visible cracking noted at areas of the LIVING ROOM chimney flue liners. This can allow for the super heated fireplace exhaust to escape through the cracks into confined areas of the chimney and make contact with wood framing. Potential Fire hazard.



E&C 240: The mortar/concrete chimney crown is heavily deteriorated, with significant cracking, material loss, and exposed reinforcing steel/rebar observed. These conditions can allow continued moisture intrusion and corrosion of the reinforcement, resulting in progressive deterioration of the crown and potentially the surrounding masonry. Recommend evaluation and proper repair or replacement of the chimney crown by a qualified masonry/chimney contractor.



E&C 241: Several bricks at the chimney are heavily deteriorated, spalled, and/or crumbling, with significant loss of the brick material noted in multiple areas. Continued deterioration can allow increased moisture intrusion and further damage to the masonry. Recommend evaluation and repair/replacement of the dete





242: Visible cracking and separation were noted at portions of the chimney masonry, including separation through brick and mortar joints. The cause and extent of the movement cannot be determined during a visual, non-invasive inspection and may be related to movement or other underlying conditions. Recommend further evaluation by a qualified masonry contractor and repair as necessary; structural evaluation should be performed if significant movement or instability is identified.

