CALIFORNIA REAL ESTATE CERTIFIED
TAYLOR G. VREEKEN
CCI
PROFESSIONAL INSPECTOR
INSPECTION ASSOCIATION

CALIFORNIA LICENSED
379838
GENERAL BUILDING-B
ELECTRICAL-C-10
CONCRETE-C-8
CONTRACTOR

TILE ROOFING INSTITUTE

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FIREPLACE INVESTIGATION
F.I.R.E
CERTIFIED INSPECTOR
RESEARCH AND EDUCATION
CERTIFIED FIREPLACE AND CHIMNEY INSPECTOR



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

Summary of Findings

Please note that not all of the comments have been brought forward to this summary page. **Please read the full-length report for additional details, comments, disclosures, notes and recommendations.** Photos and comments included in this report may just be an example of the overall condition. If a defective component is discovered and disclosed by the inspector within any system the entire system should be evaluated as there may be additional defects within the system that may not be noted, or discovered until a more specific detailed evaluation by the appropriate licensed tradesmen is performed. This inspection is only a general overview of the systems which are included in this report per the Standards.

Client should review all paperwork provided by seller including but not limited to work receipts, termite reports and/or any other paperwork provide that would show client what defects need to be addressed and who performed previous work and what repairs or upgrades that were specifically performed.

Throughout the report, you will find special symbols at the front of certain comments which direct you in what to do with the information provided in the comment. Client must follow all recommendations. 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.

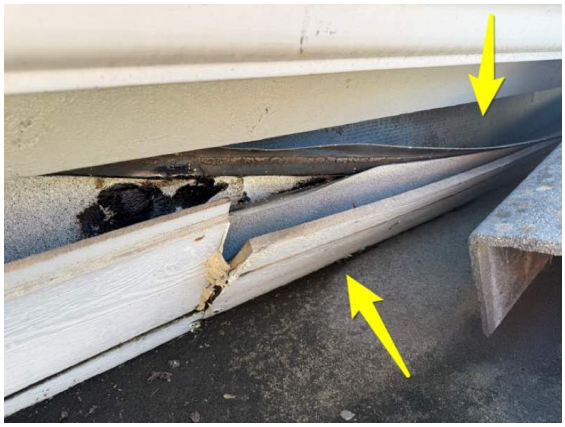
DS = Disclosure: This item should be monitored, as future attention, repair or upgrades might be needed. Contact a specialist for additional information and recommendations.

SUMMARY COMMENTS:

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EXTERIOR WALL COMMENTS

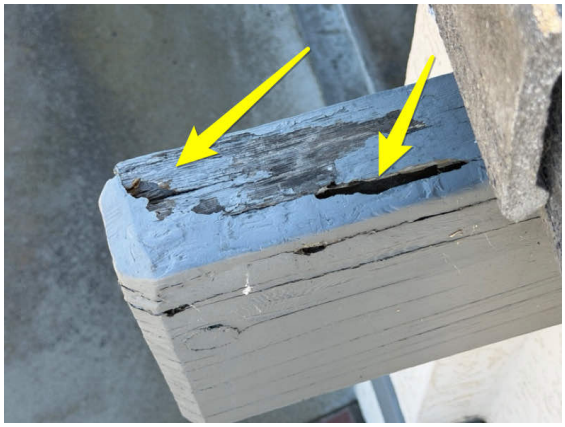
E&C FI **s-36:** The exterior siding and roofing materials and adjacent sidewall siding at the roof cricket are improperly installed and heavily damaged, with deteriorated, displaced, and poorly sealed materials noted throughout the area. These conditions compromise the waterproofing assembly and create significant potential for moisture intrusion and concealed damage to the underlying structure. Recommend further evaluation and comprehensive repairs by a qualified roofing contractor, including proper flashing, waterproofing, and replacement of damaged materials.



EXTERIOR TRIM

E&C **s-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.



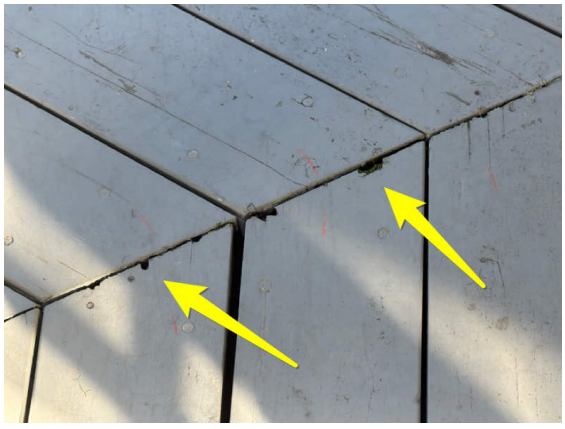

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DECKS WOOD DECK COMMENTS

E&C FI **s-46:** The BACKYARD GAZEBO AREA wood deck is constructed on grade, preventing visual inspection of the supporting framing below. The deck planks exhibited moisture deterioration. 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.




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ROOF TILE ROOF COMMENTS

E&C FI **s-61:** The roof cricket assemblies at the house-to-garage connection are improperly configured, directing water toward a central low point with no apparent means of adequate drainage. Evidence of moderate water ponding was observed in this area as well as **visible moisture damage on the interior**. This condition increases the potential for premature roofing deterioration and moisture intrusion. Recommend evaluation and correction by a qualified roofing contractor to establish positive drainage away from this area.







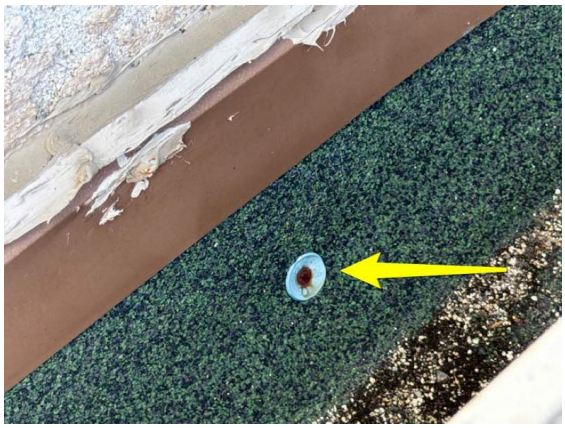




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E&C **s-62:** The rolled roofing material at the roof cricket assemblies shows evidence of poor installation, including irregular seams, questionable flashing transitions, and areas of deterioration. These conditions may compromise the waterproofing integrity of the roof assembly, particularly where water is prone to ponding. Recommend evaluation and necessary repairs or replacement by a qualified roofing contractor.






E&C FI **s-63:** The south roof cricket exhibits significant ponding of water due to improper drainage. Although a roof drain is installed, it is elevated above the lowest point of the cricket, preventing complete drainage and allowing water to accumulate. Prolonged standing water can accelerate deterioration of the roofing materials and increase the potential for moisture intrusion. Water intrusion visible at the interior. Recommend correction of the drainage configuration and evaluation of the affected roofing by a qualified roofing contractor.




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FLASHINGS ROOF FLASHING

MR **s-65:** Resealing of the roof flashings is recommended as part of needed maintenance.









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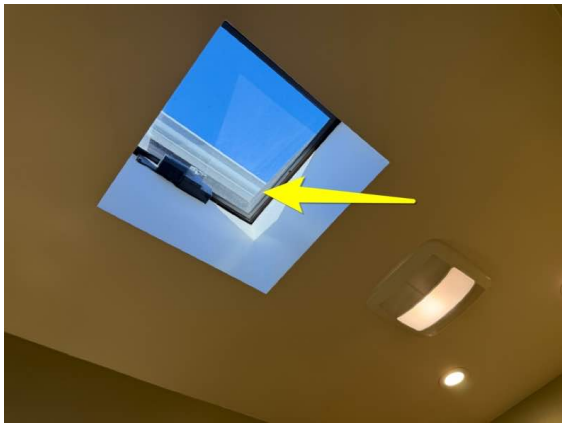
E&C FI **s-66:** The primary watershed flashing at the small West-side roof sidewall terminates prematurely, leaving a visible opening at the fascia and adjacent roofing materials. This improper flashing termination creates a potential pathway for moisture intrusion into the concealed attic space and underlying roof structure. Recommend correction by a qualified roofing contractor to ensure proper flashing coverage and a continuous, watertight transition.





FLASHINGS SKYLIGHTS

E&C **s-68:** The BEDROOM 2 BATHROOM electrically operated skylight opens using the wall switch but fails to close when activated. This indicates a malfunction with the skylight operating mechanism or controls. Recommend further evaluation and repair by a qualified contractor to restore proper operation.



INTERIOR EXTERIOR DOORS

SC **s-167:** Exterior door deadbolt latching hardware is nonoperational/damaged: PRIMARY BEDROOM



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SC **s-168:** Exterior door locking hardware is difficult to operate/ not operating properly: LIVING ROOM WEST EXTERIOR DOOR



s-171: Moisture damage noted at multiple exterior doors. Refer to termite report.

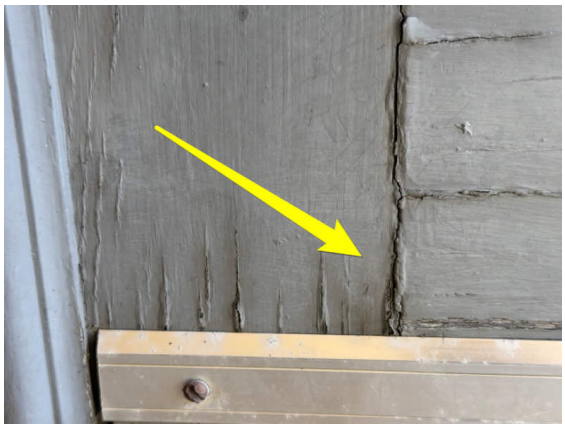








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INTERIOR WALLS AND CEILINGS

FI **s-189:** Evidence of past moisture stains & damage at ceiling area in the GARAGE NEAR THE LAUNDRY. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.





FI **s-190:** Evidence of past moisture stains & damage at ceiling area in the GARAGE AROUND THE WATER HEATER VENT PIPE. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



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FI **s-191:** Evidence of past moisture stains & damage at ceiling area in the DINING AREA. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.





HEATING CONDITION

SU DS **s-195:** Disclosure- This type of heating unit has an anticipated 15-20 year life span and is currently 26 years old. The heating unit operated today but is past anticipated life expectancy. Continuous maintenance and inspection recommended.

ELECTRICAL PANEL COMMENTS

SU **s-207:** Unprotected / unused opening(s) through the TOP of the MAIN ELECTRICAL PANEL needing to be sealed for safety per standards. This will help prevent critter intrusion into the electrical panel.



s-208: Missing a bushing clamp as wires are passing into the MAIN ELECTRICAL PANEL. Wires are improperly rubbing on the sharp metal edge of the electrical panel as they pass through.



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ELECTRICAL OUTLETS

SC **s-212:** Three-prong electrical outlets did not test properly grounded: BEDROOM-1 WEST WALL. Contact a licensed electrical contractor for evaluation and repairs.



DETECTORS

SC **s-218:** **Smoke detector did not respond when tested:** BEDROOM-1 and BEDROOM-2





SC **s-219:** **Smoke detector missing at required location**: PRIMARY BEDROOM

SC **s-220:** **Carbon Monoxide detector missing at the required location:** WEST BEDROOM HALLWAY

GARAGE FIRE DOOR

SC **s-231:** The self closure on the garage fire door into the living space is missing its self closing hinge. Upgrades or repairs are warranted for fire safety.



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FIREPLACE PREFABRICATED WOOD FIREPLACE

E&C SU **s-251:** The added wood mantle is too close to the LIVING ROOM fireplace opening per minimum standards. Corrections recommended.



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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:

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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: **66°F**
2: Rain Recently

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

INSPECTION DATE	START TIME	FINISH TIME ON-SITE
Friday, November 20, 2026	12:00 pm	3:30 pm

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: 1985
9: Occupied.

PRESENT DURING THE INSPECTION
10: House Staging Professionals

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: Solar Electric System and Solar Battery Back-up Systems
Disclosure: It is recommended to for the client meet on-site with the solar provider to learn fully about the system and its components, any maintenance requirements, and who to contact or what to do if a problem arises. (Areas of the roof below panels are not visible/ not inspected)
15: Outdoor built-in BBQ
16: The Detached Gazebo

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Grounds

DRIVEWAY TYPE
17: Concrete Driveway
18: Brick Paver

DRIVEWAY COMMENTS
19: Driveway appears serviceable.

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

SU **21:** Areas of the driveway are uneven with potential trip hazards. Upgrades recommended.

DS **22:** Due to the slope of the driveway at the garage connection, some water intrusion into the garage may occur during certain weather.

SIDEWALK / WALKWAY TYPE
23: Concrete Walkways
24: Brick Paver Walkways

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

UPG DS **27:** **Disclosure**: Areas of suspected poor drainage with evidence of minor ponding of water at the walkway(s).



PATIO TYPE
28: Concrete Patios

PATIO COMMENTS
29: Patios appears serviceable.

30: Typical and common cracks found.

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PATIO / PORCH COVERS

DS **31:** The copper entry awning has an improperly positioned drain opening that does not appear to be at the lowest point of the roof surface, allowing water to pond along the rear portion of the awning. This prolonged moisture exposure may be contributing to the visible oxidation and deterioration of the copper material. Recommend evaluation and correction by a qualified roofing contractor to provide proper drainage and prevent further deterioration.







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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.

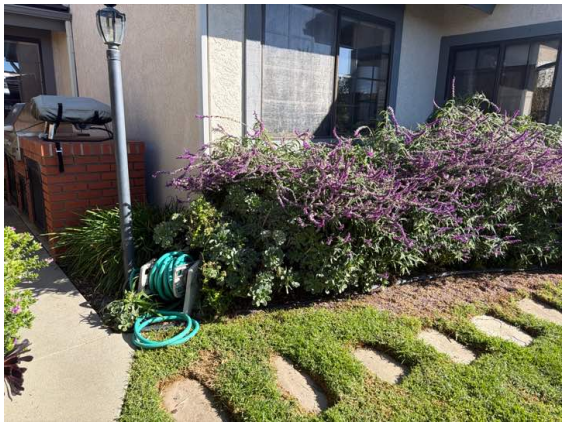
Disclosure: Wall insulation type & value, if installed, is not determined. Conditions inside walls cannot be judged.

STRUCTURE TYPE
32: Wood Framed

EXTERIOR WALL COVERINGS
33: Stucco

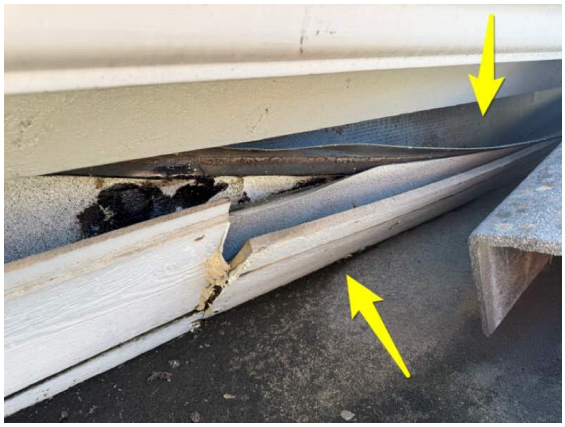
EXTERIOR WALL COMMENTS
34: Exterior walls appear in good condition

MR **35:** Areas of the exterior are not fully visible and not inspectable due to occupant's belongings and overgrown foliage. Conditions behind the covered/ blocked areas are unknown. Client is advised to have the obstructions moved to have the areas reinspected.



E&C FI **36:** The exterior siding and roofing materials and adjacent sidewall siding at the roof cricket are improperly installed and heavily damaged, with deteriorated, displaced, and poorly sealed materials noted throughout the area. These conditions compromise the waterproofing assembly and create significant potential for moisture intrusion and concealed damage to the underlying structure. Recommend further evaluation and comprehensive repairs by a qualified roofing contractor, including proper flashing, waterproofing, and replacement of damaged materials.





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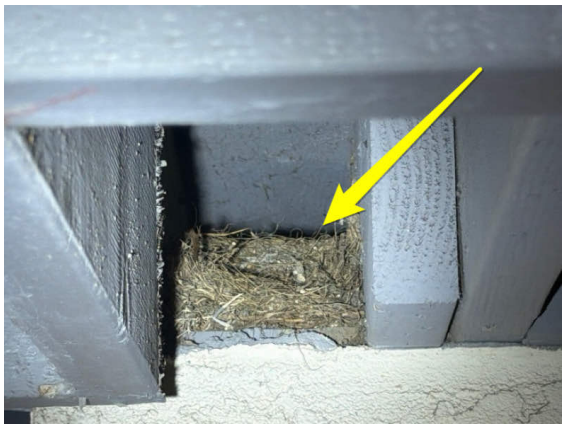



STUCCO

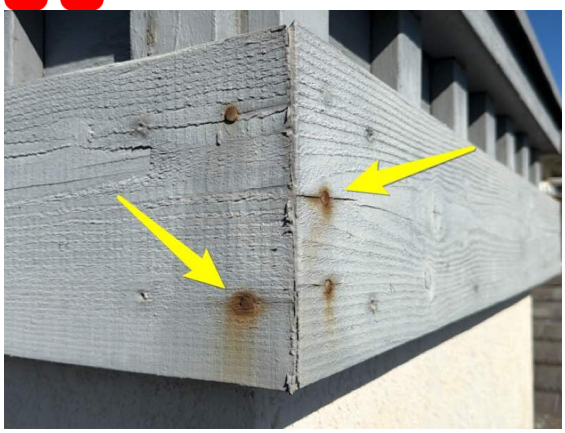
DS **37:** Some typical-type cracking was observed at areas of the exterior stucco. These types of cracks are common and are often the result of normal shrinkage, thermal expansion, or minor building movement. At the time of inspection, no significant displacement or structural concerns were noted. However, 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.

EXTERIOR GENERAL

SU **38: Disclosure**: Evidence of bird type nesting on areas of the exterior and/or roof. Contact a qualified pest control company to evaluate and make recommendations if concerned.

E&C FI **39:** Several exterior fasteners found rusted and deteriorated.



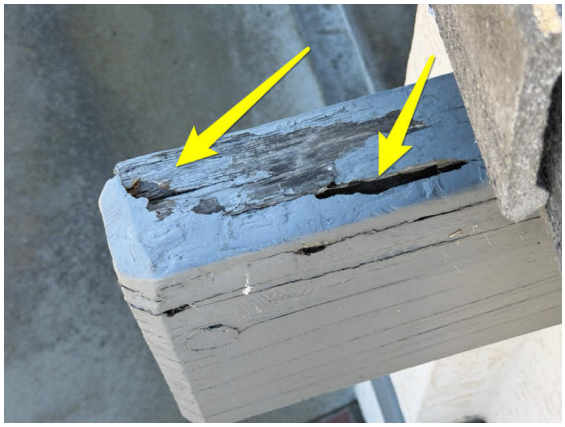

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EXTERIOR TRIM

40: TRIM TYPE: Wood

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

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.

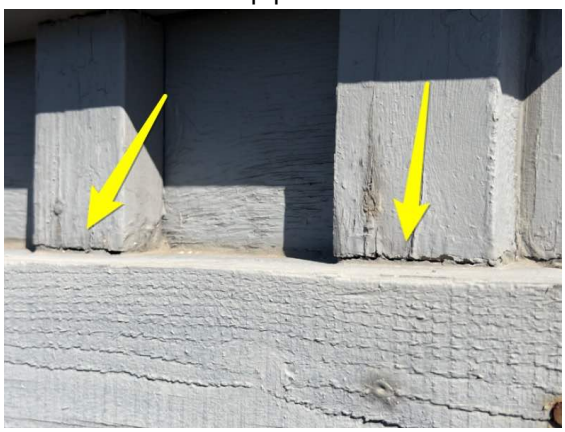







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MR **43:** Deteriorated, cracked, and separated caulking was observed at various exterior trim locations, including around doors, windows, fascia, and other exterior penetrations. Recommend maintenance and replacement of failed sealants to help prevent moisture intrusion.





MR **44:** Deteriorated paint or finish at areas of the exterior.





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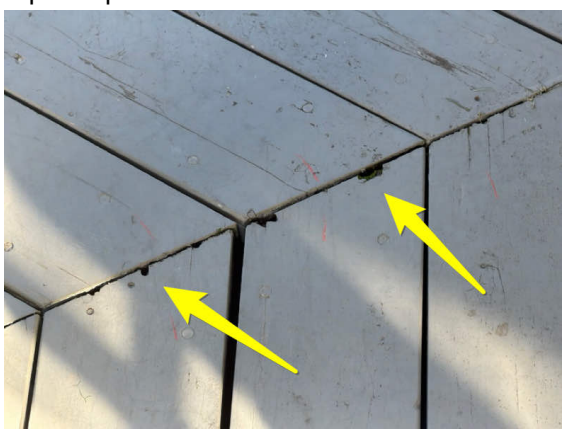
Decks

LOCATION & TYPE
45: DECK LOCATION: BACKYARD GAZEBO AREA DECK
DECK TYPE: Wood Framed - Wood Planks



WOOD DECK COMMENTS

E&C FI **46:** The BACKYARD GAZEBO AREA wood deck is constructed on grade, preventing visual inspection of the supporting framing below. The deck planks exhibited moisture deterioration. 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.





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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

47: 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.

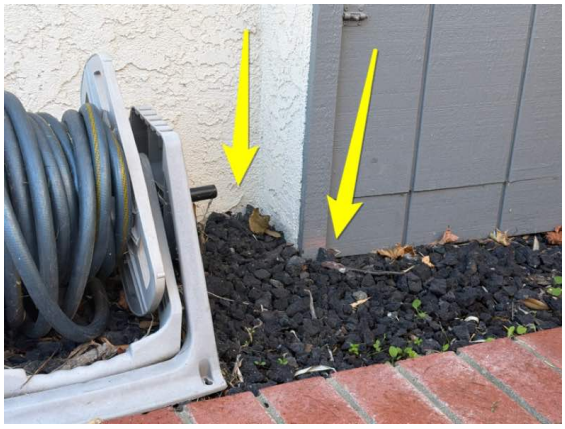
GRADING COMMENTS

MR DS **48:** Surface and/or yard drain boxes noted but not tested. The condition of the underground piping and terminations are unknown. Recommend having drains and terminations cleaned, tested and inspected by a qualified landscape contractor to determine the proper flow. Keep drains clean and free of debris regularly.

MR UPG **49:** 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 **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.

E&C MR **51:** Soil levels were observed to be high at portions around the building perimeter adjacent to the foundation. Recommend maintaining a minimum clearance of 6 inches from the bottom of the interior floor level AND all wood wall and foundation framing - to the exterior grade (including soil, rock, mulch, or similar materials).





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MR **52:** Plants and/or Trees touch the buildings exterior. Proper landscape maintenance needed.





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Retaining Walls

Inspection of retaining walls is only visual per CREIA standards. Engineering of retaining walls is not performed and is outside the scope of this inspection.

53: Type: Stuccoed masonry or concrete



54: The retaining walls appear serviceable.

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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
55: 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.*

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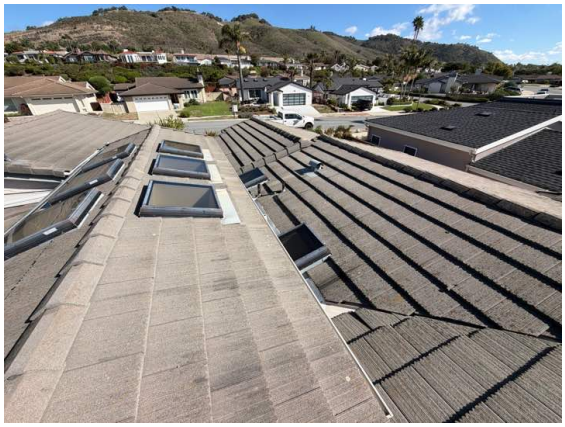
Roof

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

56: Gable








57: Roof was walked

58: Number of Visible Layers of Roofing: 1

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ROOF MATERIAL TYPE

59: Concrete Tile - *(roof is approx. 41 years old)*

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

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

TILE ROOF COMMENTS

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

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

E&C FI **61:** The roof cricket assemblies at the house-to-garage connection are improperly configured, directing water toward a central low point with no apparent means of adequate drainage. Evidence of moderate water ponding was observed in this area as well as **visible moisture damage on the interior**. This condition increases the potential for premature roofing deterioration and moisture intrusion. Recommend evaluation and correction by a qualified roofing contractor to establish positive drainage away from this area.





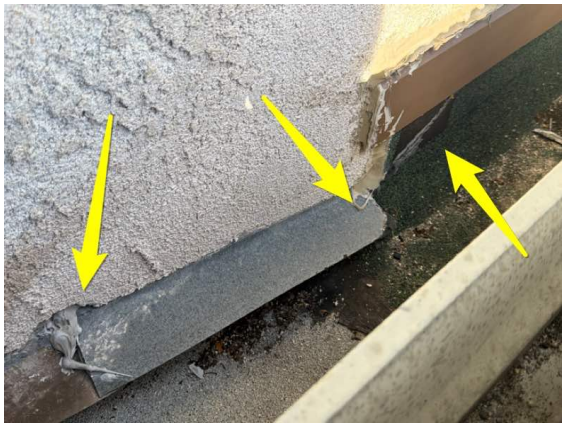




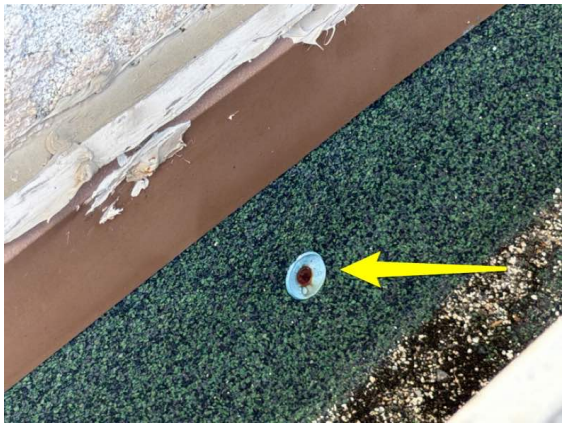
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E&C **62:** The rolled roofing material at the roof cricket assemblies shows evidence of poor installation, including irregular seams, questionable flashing transitions, and areas of deterioration. These conditions may compromise the waterproofing integrity of the roof assembly, particularly where water is prone to ponding. Recommend evaluation and necessary repairs or replacement by a qualified roofing contractor.









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E&C FI **63:** The south roof cricket exhibits significant ponding of water due to improper drainage. Although a roof drain is installed, it is elevated above the lowest point of the cricket, preventing complete drainage and allowing water to accumulate. Prolonged standing water can accelerate deterioration of the roofing materials and increase the potential for moisture intrusion. Water intrusion visible at the interior. Recommend correction of the drainage configuration and evaluation of the affected roofing by a qualified roofing contractor.









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Flashings

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

ROOF FLASHING

E&C MR **64: ROOF FLASHING CONDITION**: Some roof flashing were found to be needing maintenance, servicing and/or repair. Contact a qualified roofing professional to review all roof flashings and provide maintenance and/or repairs as needed.

MR **65:** Resealing of the roof flashings is recommended as part of needed maintenance.









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E&C FI **66:** The primary watershed flashing at the small West-side roof sidewall terminates prematurely, leaving a visible opening at the fascia and adjacent roofing materials. This improper flashing termination creates a potential pathway for moisture intrusion into the concealed attic space and underlying roof structure. Recommend correction by a qualified roofing contractor to ensure proper flashing coverage and a continuous, watertight transition.





SKYLIGHTS

MR **67:** Skylight(s) appears to be in good physical condition - *Skylights are not water tested, visual inspection only.*







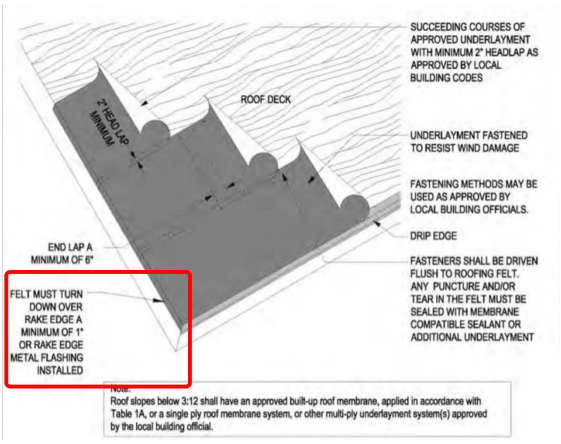
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E&C **68:** The BEDROOM 2 BATHROOM electrically operated skylight opens using the wall switch but fails to close when activated. This indicates a malfunction with the skylight operating mechanism or controls. Recommend further evaluation and repair by a qualified contractor to restore proper operation.



TILE SPECIFIC

E&C **69:** Areas found where the roof tar paper was not properly folded over the rake edges along the fascia. Contact a licensed roofer to evaluate and repair as needed. Refer to the manufacturer's requirements.

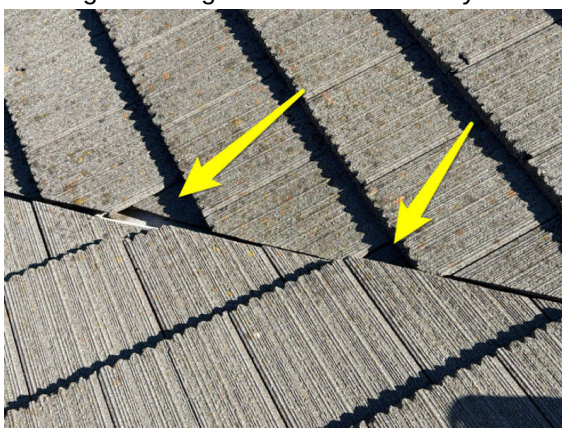


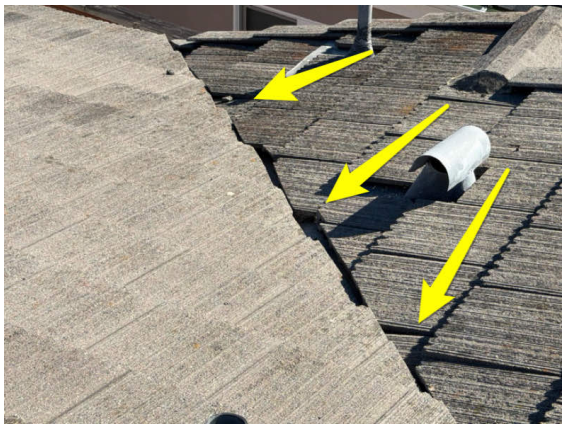


UPG DS **70:** These types of "closed valley" flashings have been known to be problematic and are potential areas for moisture intrusion. Upgrading to "open valley" flashings is recommended (not required).

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E&C **71:** Evidence of some loose roof tiles improperly installed in the roof valley flashings (Missing the required batten extenders with the use of a single crown valley flashing). This allows the tile to drop onto the valley flashing causing damming of the water and may create a roof leak.





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Gutters

RAIN GUTTERS

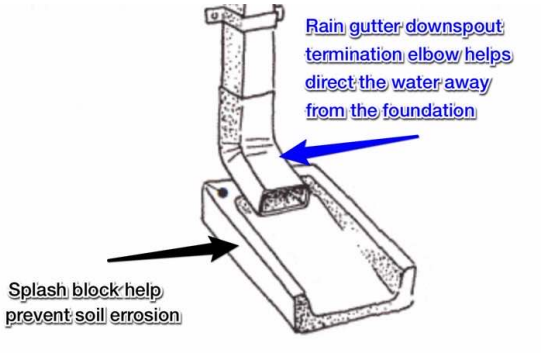
72: Type: Full rain gutter installation.

MR **73:** 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.

74: Underground Roof Rain Gutter Drains are Installed: *Some of the roof rain gutter downspouts enter into an underground piped drainage system. The conditions of the underground pipe and there terminations are not visible, not inspected - nor tested during this inspection. Additional inspecting, cleaning and testing the underground piping is recommended to determine proper flow and termination. Service underground drains regularly.*

RAIN GUTTER COMMENTS

MR **75:** Recommend splash blocks at the bottom of some rainwater downspouts to assist in proper flow of roof water away from the house and to help prevent soil erosion where not installed.





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Attic

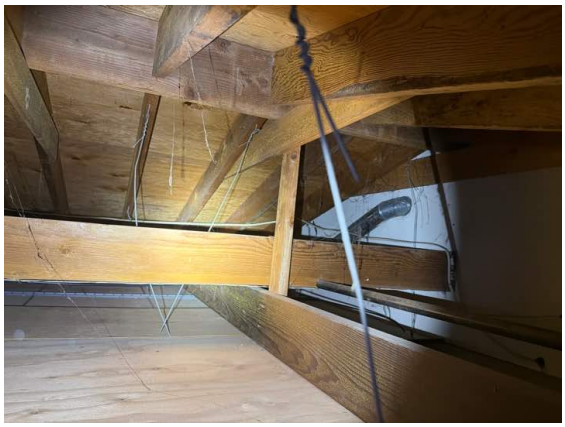
Areas of the attic framing, drywall, electrical, plumbing, etc., are not fully visible or accessible due to the attic insulation and the areas of the attic that are too small for safe access. Refer to the Termite Repot for additional comments and recommendations.

ATTIC ACCESS
76: ATTIC ACCESS LOCATION: Primary Bedroom Closet
77: VISIBLE ATTIC FRAMING: No noted framing defects found in the accessible and visible areas of the attic.

DS **78:** Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, HVAC ducting, some areas are too small for physical access, HVAC unit and vaulted ceilings.

SU DS **79:** 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.

80: Attic Photographs



FI SU **81:** Evidence of rodents living in the areas of the attic. 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.

DS **82:** Attic access too small for access. Not able to be fully inspected. Viewed from access only

TYPE OF INSULATION FOUND IN THE ATTIC
83: **Fiberglass Batts**: Approx. Depth 6-8 +/- Inches

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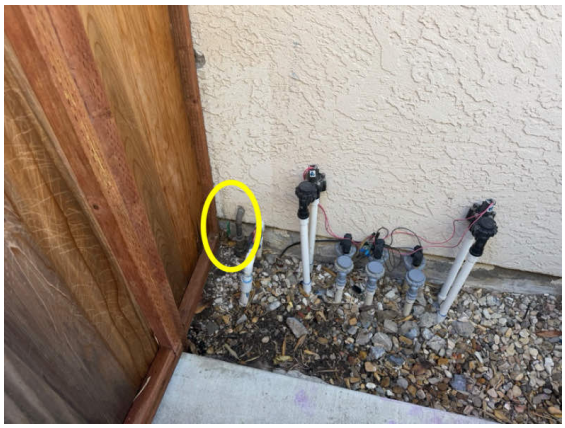
Plumbing

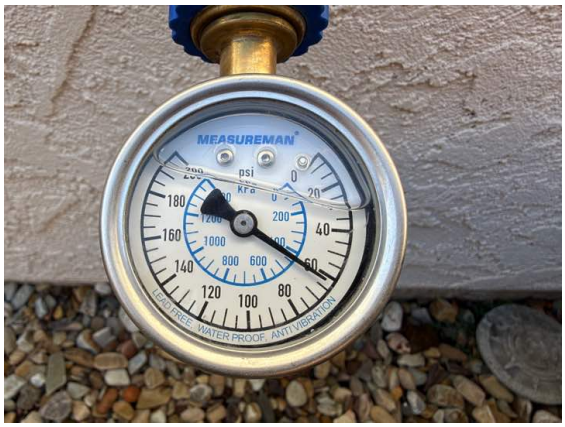
This inspection of the water supply system, waste system and its fixtures and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated 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
84: Main water supply shut-off location : **Exterior - Northeast Corner** . *Main water shut-off valve not tested.*

Water Pressure *- Is At Approx.* **62** *+/- PSI. Optimal water pressure is between 40 and 80 PSI.*

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





TYPE OF WATER PIPING
85: 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):
86: Copper

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

88: *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
89: The evaluated exterior hose faucets operated when tested.

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MR **90:** Some exterior hose faucets leak at handle when on.



UPG **91:** Anti-siphon valves recommended on exterior hose faucets where not installed.

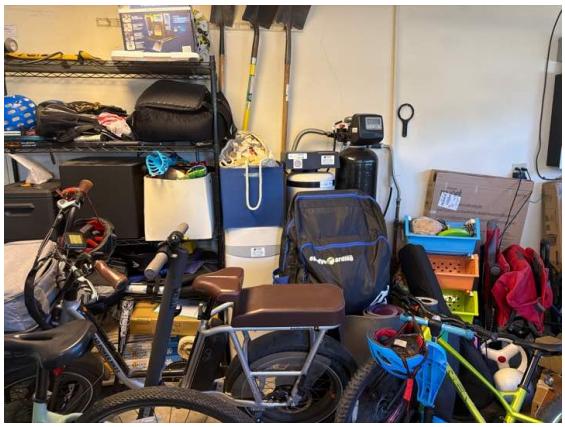


Example of an anti-siphon valve on a hose faucet

WATER SOFTENER/FILTER

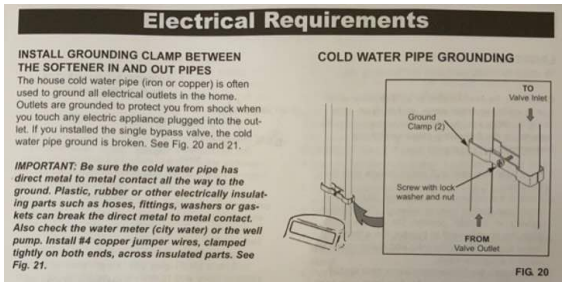
DS **92:** Water softener installed in the Garage

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



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SC **93:** Missing a proper bond jumper (ground connection) across the water softener pipes due to the plastic water valve assembly.





WASTE PIPING TYPE

94: 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.

95: ABS and PVC

WASTE/SEWER PIPE CONDITION

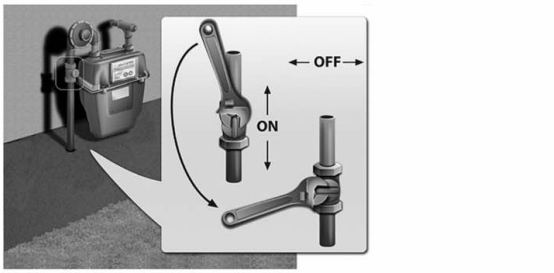
96: The visible waste piping and type installed in this building appears to be within its useful life expectancy. However, w*aste pipes are not fully visible. Pipe conditions inside walls, inaccessible areas, under the insulation and under the ground or slab cannot be judged or determined. Water testing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

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Fuels

FUEL TYPE
97: Natural Gas. **Location of main Gas shut-off** : EXTERIOR - ON THE SIDE OF THE GARAGE

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



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



98: Gas shut-off appears serviceable.
Disclosure: *Gas piping and valves not tested during this inspection (visual inspection only).*

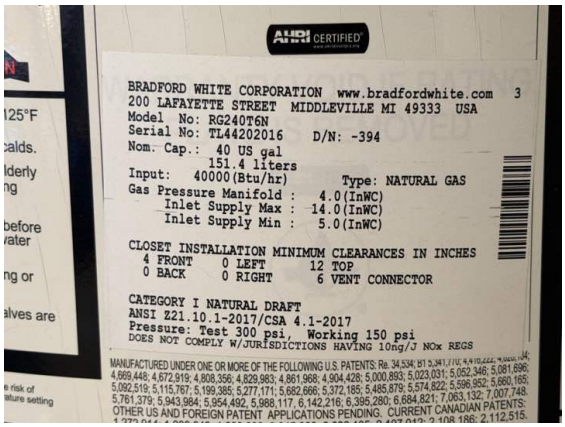
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Water Heater

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
99: Water Heater Location: GARAGE
Date: 2019
Size: 40 Gallons
Fuel Type: Natural Gas





WATER HEATER CONDITION
100: Water Heater Operated when tested.

COMBUSTION AIR
101: Proper amount of combustion air.

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

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

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VENT PIPING

E&C **104:** Missing / Recommend a proper storm collar per standards at the water heater vent pipe at the roof termination.





SC **105:** Water heater vent pipe too close to combustibles through the ceiling. The minimum of 1-inch clearance is required to any wood or drywall.



SC **106:** Water heater vent connector pipe (single-wall) is not properly fastened with the required 3-fasteners at each connection including the draft hood per standards.

PLATFORM ENCLOSURE

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

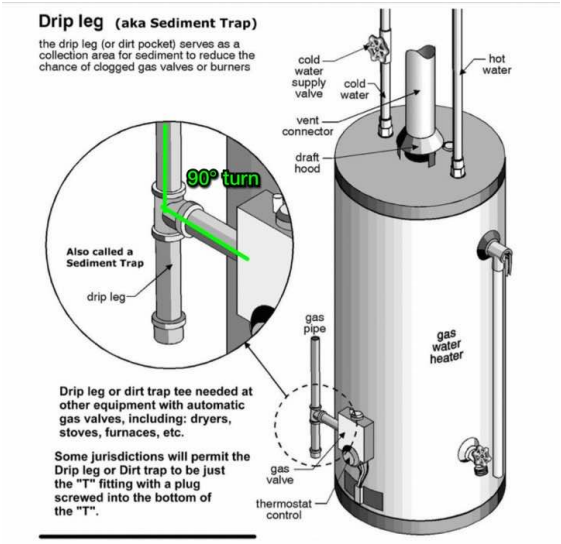
FI **108:** **Disclosure**: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

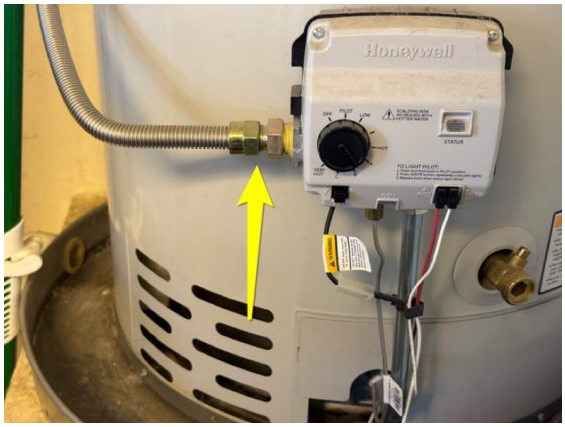
GAS PIPING

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

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SU **110:** 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]





SHUTOFF

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

E&C **112:** Evidence of past leaking with corrosion at the COLD water supply shut-off valve at the water heater. Recommend corrections by a licensed plumber.



DRIP PAN

113: Water Heater Drip pan installed.

EXPANSION TANK

DS **114:** Missing a proper/ required expansion tank at the water heater. A pressure-reducing valve (PRV) was present on the water distribution system; however, no thermal expansion control device was observed on the water heater. Closed plumbing systems can experience pressure increases due to thermal expansion. Recommend evaluation by a qualified plumbing contractor and installation of an approved thermal expansion control device.

California Plumbing Code (CPC) Section 607.3

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Kitchen

LOCATION

115: Kitchen photos:





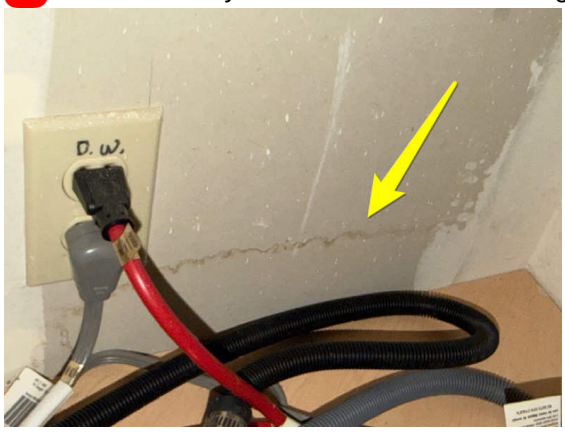
SINK

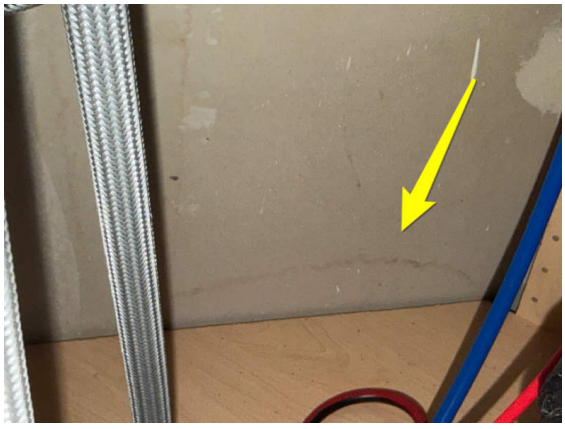
116: The kitchen sink appears serviceable with typical wear for its age.

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

DS **118: Disclosure**: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

FI **119:** Some dry moisture stains and damage in the cabinetry below the kitchen sink.





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FI MR **120:** Some corrosion found at the disposal at the Kitchen sink connection / evidence of past leaking. Client should investigate further until satisfied as to the cause, current condition and potential future issues. Correction or upgrades are recommended.



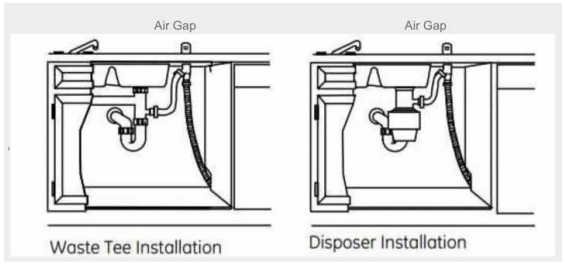
DISPOSAL
121: Operated when tested.

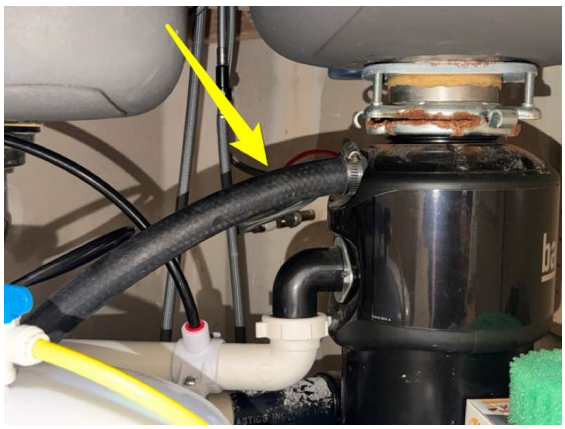
DISHWASHER
122: Dishwasher operated when tested.

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

123: Doors, seals and racks appears serviceable.

SU **124:** 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
125: The cooktop is Natural Gas and operated when tested

OVEN
126: The *ELECTRIC OVEN* operated when tested.
Disclosure: *The testing of the oven thermostat for temperature accuracy is outside the scope of this inspection*.

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

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MR SU **128:** Kitchen cook top exhaust hood and filter are dirty.



CABINETS & COUNTERS
129: Appear serviceable.

DS **130:** **Disclosure**: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS **131:** Kitchen counters & cabinets have typical wear.

DS **132:** **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
133: Microwave operated when tested.

E&C DS **134:** The microwave digital display found defective / not operating properly.



MR **135:** The kitchen sink water purification system, reverse osmosis, operated when tested. *Reverse osmosis system filters should be changed and serviced annually.*

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Laundry

LAUNDRY:

136: Photo of the Laundry Location



LAUNDRY TYPE

DS **137: Disclosure**: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

138: Gas available for laundry dryer

LAUNDRY COMMENTS

SU **139:** The GAS laundry dryer installed in the garage which generates a flame during operation capable of igniting flammable vapors is improperly installed directly on the garage floor. Gas dryers are now (as of 2026) required to be at least raised off the garage floor on a platform to prevent an accidental ignition of flammable vapors, such as gasoline fumes. Currently the Gas laundry dryer is improperly installed directly on the garage floor which is considered a safety concern by the Gas Company and building standards.

140: 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 **141:** 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.

142: Disclosure: **No visible 240-volt outlet found or provided for laundry** .

E&C **143:** Some corrosion / past leaking found at the HOT and COLD water supply valve at laundry.

DRYER VENTING

MR **144:** Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.

LAUNDRY ROOM UTILITY SINK

145: Laundry Room Utility Sink appears serviceable.

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146: Improper waste piping found under the LAUNDRY sink where waste piping is improperly vented allowing for vapor lock or through siphoning. Corrections or installation of an air admittance valve is recommended.



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Bathrooms

BATHROOM LOCATIONS

147: PRIMARY BEDROOM BATHROOM





148: BEDROOM-1 BATHROOM





149: BEDROOM-2 BATHROOM



TOILETS

150: Operated when tested.

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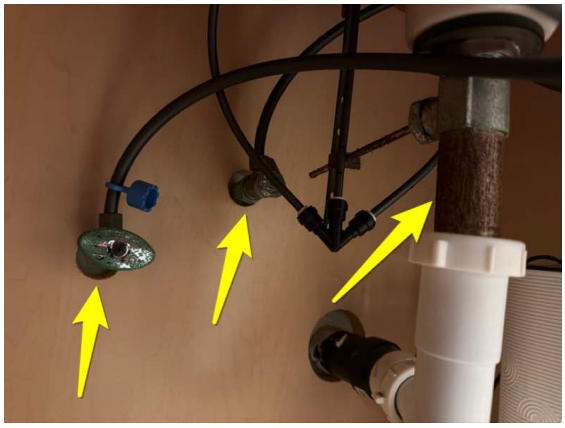
SINKS

151: Bathroom sink faucet and drain operated when tested.

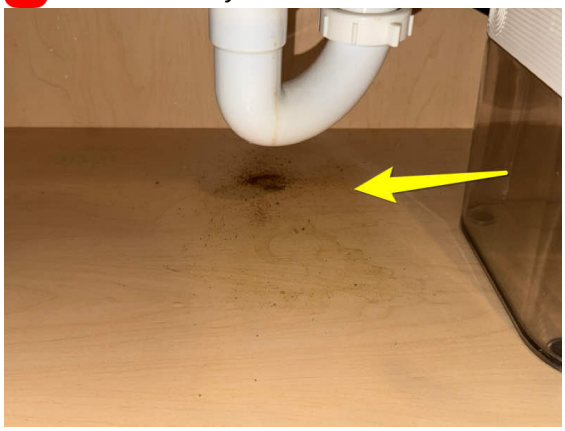
Disclosure: *The operation and condition of the sink drain stoppers are outside the scope of this inspection and are not tested. Any and all comments made regarding sink drain stoppers are informational only and may only be specific to a single sink.*

DS **152: Disclosure***: Restricted view in the bathroom cabinets and countertops due to occupant's storage and belongings. Check areas carefully once areas are evacuated and cleaned. If defects are found contact our office to evaluate and document condition.*

FI **153:** Some corrosion found at water supply piping and waste piping connections under the bathroom sinks / evidence of past leaking.

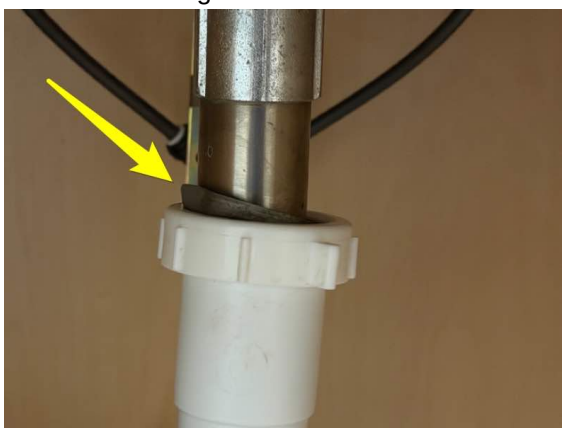


FI **154:** Some dry moisture stains noted in the cabinetry below the sink in the: BEDROOM-1 BATHROOM



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MR **155:** The rubber sealing gasket at the bedroom-2 bathroom sink drain connection is loose and improperly seated, potentially allowing wastewater leakage. Recommend proper adjustment or replacement of the gasket to ensure a watertight connection.



VENTILATION
156: Appears adequate.

BATHTUBS
157: Tub faucet and drain operated when tested.

SHOWERS
158: -

MR **159:** Some visible, minor and typical deterioration to the grout in areas of the tiled shower enclosures. Maintenance recommended.

SU **160:** **Disclosure**: Improper type or installation of the glass shower enclosure panel in the PRIMARY BEDROOM BATHROOM shower. Is it considered a poor and improper installation of the glass enclosure which does not allow the occupant to reach the shower faucet without getting wet (potential scolding hazard).



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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
161: Operated when tested.

162: Weather stripping appears serviceable.

163: Door hardware operated when tested.

EXTERIOR DOORS
164: Operated when tested
165: Latching hardware operated and appears serviceable.

DS **166:** Some exterior dual-pane glass doors found visibly fogged. Recommend for the review by window contractor to determine exact location and quantity of the defective dual pane glass at the exterior doors.



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SC **167:** Exterior door deadbolt latching hardware is nonoperational/damaged: PRIMARY BEDROOM

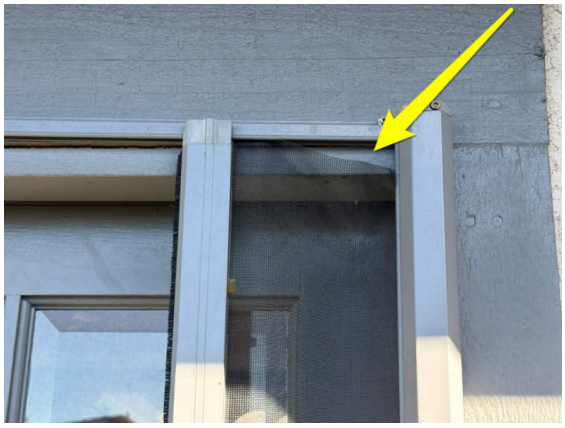


SC **168:** Exterior door locking hardware is difficult to operate/ not operating properly: LIVING ROOM WEST EXTERIOR DOOR



MR **169:** Damaged door screens at the exterior doors.





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MR **170:** Damaged/ deteriorated weather stripping at multiple exterior doors.



171: Moisture damage noted at multiple exterior doors. Refer to termite report.

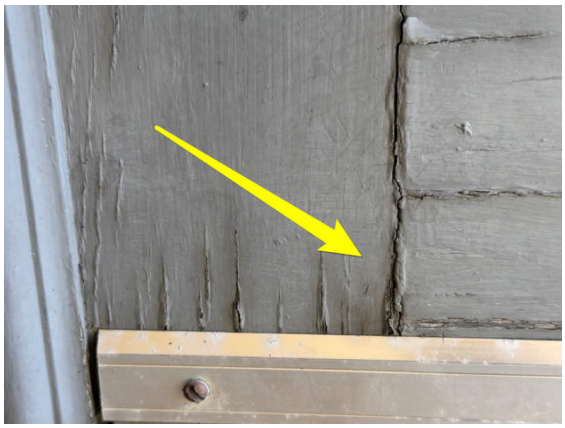




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INTERIOR DOORS
172: Operated when tested.

WINDOWS
173: Aluminum / Double-Pane glass
174: 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 **175:** Some windows found a little difficult to operate. Maintenance or upgrades to the windows are recommended.

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FI **176:** Moisture stains and/or damage on the inside at some window sills. Refer to the termite report for additional comments and recommendations.



MR **177:** Disclosure: Missing and/or damaged screens found at some windows.





DS **178:** Some dual-pane windows have failed or or are visibly fogged. If concerned have all windows tested by a licensed or certified window company professional.





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

180: *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 **181:** Some minor deterioration and/or damage noted at areas of the interior flooring.

CEILING TYPE
182: Drywall

WALL TYPE
183: Drywall

WALLS AND CEILINGS
184: 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 **185:** 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.

186: *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.*
187: **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 **188:** Evidence of past ceiling and wall repairs and/ or alterations found at multiple locations. Client should investigate further to satisfy themselves as to the cause and current conditions.

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FI **189:** Evidence of past moisture stains & damage at ceiling area in the GARAGE NEAR THE LAUNDRY. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.





FI **190:** Evidence of past moisture stains & damage at ceiling area in the GARAGE AROUND THE WATER HEATER VENT PIPE. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



FI **191:** Evidence of past moisture stains & damage at ceiling area in the DINING AREA. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.





INTERIOR CABINETRY

192: Disclosure: Areas of the interior wood cabinetry are serviceable with signs of typical wear and deterioration.

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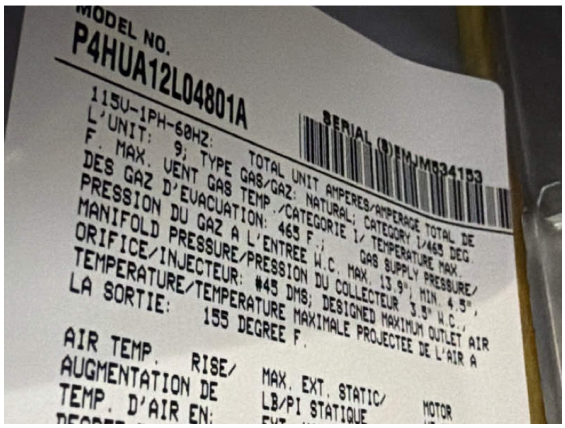
Heating

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
193: LOCATION: ATTIC
DATE: 2000
Approx. BTU RATING: 57,000
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
194: HEATING SYSTEM CONDITION: The heating system operated when tested.

SU DS **195:** Disclosure- This type of heating unit has an anticipated 15-20 year life span and is currently 26 years old. The heating unit operated today but is past anticipated life expectancy. Continuous maintenance and inspection recommended.

FURNACE FLAME
196: 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
197: The visible areas of the furnace vent piping appears serviceable. *However, the furnace vent pipe is not fully visible.*

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DUCTING/DISTRIBUTION
198: 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.*

199: Disclosure: Older heating and cooling duct systems were commonly installed under less stringent energy-efficiency standards than those in place today. These systems may have limited insulation and less effective sealing at duct connections, potentially resulting in increased air leakage, energy loss, and reduced overall system efficiency.

AIR FILTERS
200: Air filters appear clean and in good condition.

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

THERMOSTAT/CONTROLS
202: Operated when tested.

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Electrical

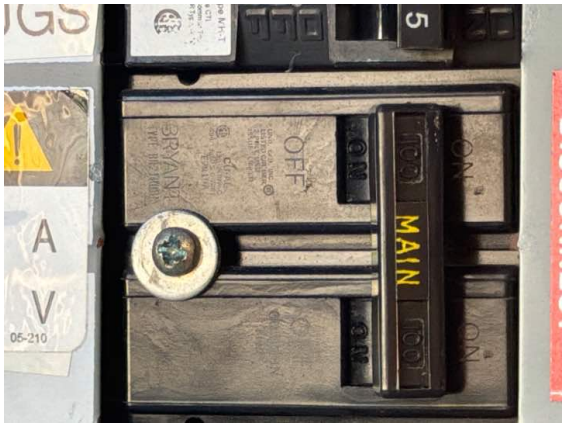
We recommend that all electrical defects be reviewed and repaired completely by a licensed electrical contractor. Additional defects may be discovered during review or repairs as this inspection is a general overview of the entire electrical system and may not detail every electrical defect. GFCI and Arc Fault protected circuits are tested only at the test / reset button location and only if the circuit is not being used by occupant. No other part of the circuit was tested for GFCI or AFCI protection per standards.

Disclosure: *Wiring located inside the wall cavities, behind drywall, behind non-accessible covers and in areas not readily accessible or visible for any reason are not inspected and are outside the scope of this inspection as the hidden conditions are unknown.*

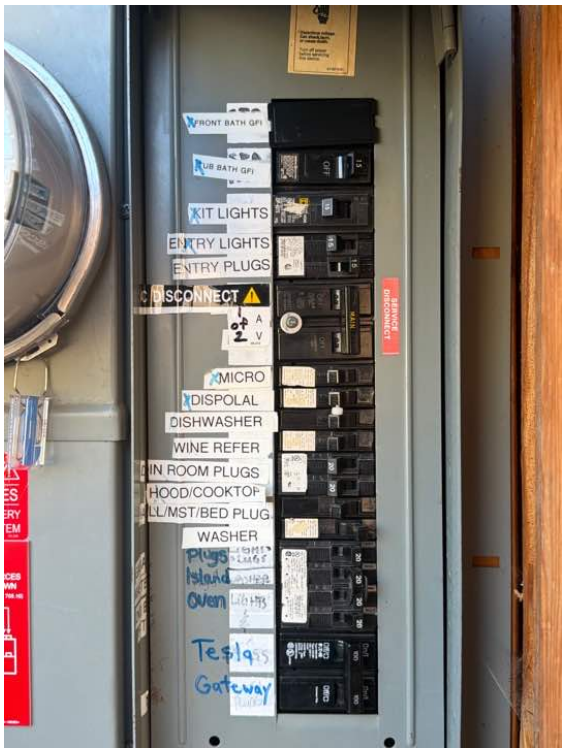
TYPE OF SERVICE AND MAIN ELECTRICAL PANEL-1
203: Electrical Service Type: **Underground** (condition of service wires not fully visible and are unknown)
Main Electrical Panel Location: **EXTERIOR - ON THE SIDE OF THE GARAGE**
Main Electrical Panel Ampacity: **100**
Panel Voltage: **240 volt**
Branch 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.





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

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

205: **PANEL BONDING / GROUND**: The visible portions of the panel bond, earth grounding, inside the MAIN ELECTRICAL PANEL is present and properly connected to the metal panel.
All grounding and bonding of the electrical panels and the wiring systems are not tested and are not fully visible. Only the visible areas of the ground clamp and its connections are inspected but not tested per standards.

PANEL COMMENTS

SU **206:** Breaker panel is not fully or properly labeled per standards: MAIN ELECTRICAL PANEL.

SU **207:** Unprotected / unused opening(s) through the TOP of the MAIN ELECTRICAL PANEL needing to be sealed for safety per standards. This will help prevent critter intrusion into the electrical panel.



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208: Missing a bushing clamp as wires are passing into the MAIN ELECTRICAL PANEL. Wires are improperly rubbing on the sharp metal edge of the electrical panel as they pass through.



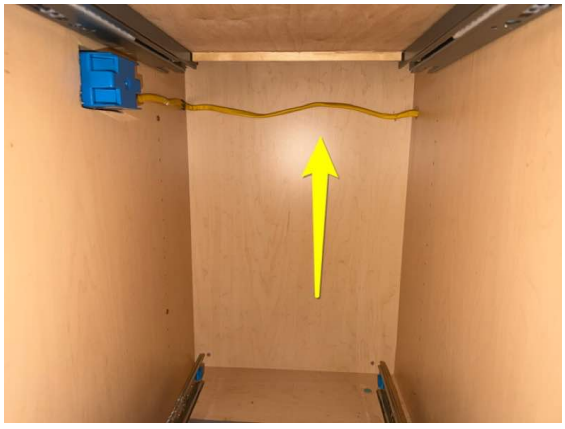
WIRING/CONDUIT

209: 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 **210:** *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SC **211:** Improper exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: KITCHEN INSIDE TRASH DRAWER
NEC 334.15(B)
NEC 300.4



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OUTLETS

SC **212:** Three-prong electrical outlets did not test properly grounded: BEDROOM-1 WEST WALL. Contact a licensed electrical contractor for evaluation and repairs.



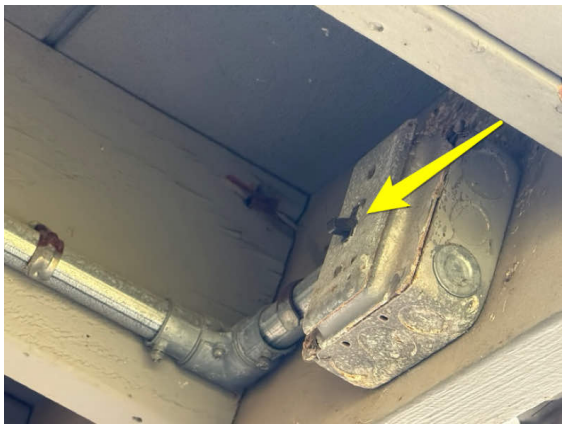
DOOR BELL

213: Doorbell operated when tested.

EXTERIOR COVER PLATES

SC **214:** Exterior electrical switch found without a proper exterior rated cover plate: NORTH SIDE EVE FOR BARBECUE AREA LIGHTING





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CEILING FANS

DS **215:** Ceiling fan found non-operational from a wall switch. Fan appears to be on a remote which was not located. Ask seller for remote and to demonstrate proper operation: ENTRY AREA AND BEDROOM HALLWAY



SC **216:** The Ceiling fan hums when on. This is indicative of the improper use of a light dimmer switch as the fan control. Corrections recommended for safety: DINING ROOM

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Detectors

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

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

SC **218: Smoke detector did not respond when tested:** BEDROOM-1 and BEDROOM-2





SC **219: Smoke detector missing at required location**: PRIMARY BEDROOM

SC **220: Carbon Monoxide detector missing at the required location:** WEST BEDROOM HALLWAY

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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
221: Garage



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

DS **223:** Common cracks found in the concrete garage floor.

DS **224:** *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.*

DS **225:** *Due to a flooring in the garage, portions of the garage are not visible nor inspected.*

E&C FI **226:** Evidence of past moisture or water intrusion into garage from around the vehicle door.

WALLS & CEILINGS
227: 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 **228:** *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

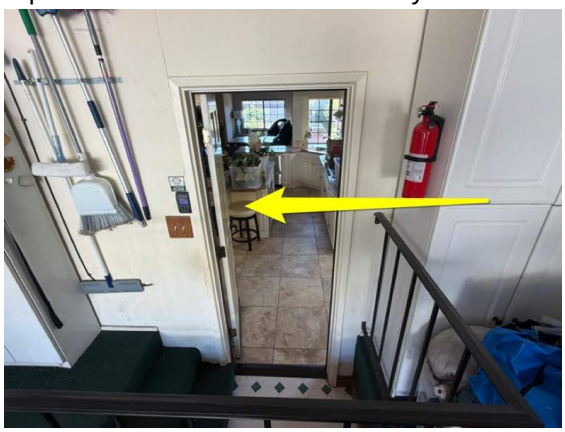
DS **229:** Walls not fully visible due to occupants' belongings and/or cabinetry.

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FIRE DOOR

SC **230:** The door from the garage into the living area does not have the "fire-door" label. Client may wish to evaluate further or replace door with a proper fire-rated door.

SC **231:** The self closure on the garage fire door into the living space is missing its self closing hinge. Upgrades or repairs are warranted for fire safety.



PEDESTRIAN DOOR
232: Operated when tested.

MR **233:** 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
234: Roll-up

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

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

VEHICLE DOOR OPENER
237: The installed garage vehicle door opener(s) operated when tested.

All Newer garage door openers as of 2019 are equipped with battery backup systems typically have batteries with an average service life of approximately 1 3 years. These batteries should be tested annually, by unplugging the unit from the power outlet and tested. Replace batteries as needed to ensure proper operation during power outages. The battery systems at the newer garage vehicle door openers are not tested today and are outside the scope of this inspection.

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

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Fireplace

FIREPLACE LOCATION
239: LIVING ROOM







FIREPLACE TYPE
240: Fireplace Type: **Prefabricated**
241: Fuel Type: **Wood Burning fireplace with a Gas Log Appliance currently installed.**

Note: Some conditions inside of the fireplace are not fully known and are not fully accessible or not inspected due to the installation of the gas log appliance.

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

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

PREFABRICATED WOOD FIREPLACE
244: The refractory plates, back and side walls, inside the pre-fabricated wood-burning fireplace appear serviceable with no major or significant damage.

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DS **245: Disclosure**: The interior of the fireplace is not fully visible due to installation of the added artificial log appliance. *This may be hiding defects which are not visible at this time. Recommend additional evaluation.*

246: The fireplace damper **is** properly locked open per standard due to the installation of the gas log appliance.

MR **247:** The screen at the face of the pre-fabricated fireplace appears serviceable and operated when tested.

E&C **248:** The prefabricated wood-burning fireplace has been fitted with gas logs but retains its original hearth extension requirements. Under CRC R1004.2, hearth extensions must be noncombustible, readily distinguishable from adjacent flooring, and installed per the manufacturer's specifications. Typical dimensions are 16 inches in front and 8 inches beyond each side, although specific requirements vary by manufacturer. The installation of gas logs does not eliminate these requirements.

MR **249:** Fireplace glass doors operate when tested. Maintenance recommended.

250: Gas valve at the fireplace operated when tested.

E&C SU **251:** The added wood mantle is too close to the LIVING ROOM fireplace opening per minimum standards. Corrections recommended.



METAL CHIMNEY

252: The LIVING ROOM fireplace chimney.



253: Chimney cap and screen appears to be in good condition.

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MR **254:** Recommend resealing the fasteners at the FAMILY ROOM fireplace metal chimney chase cap. Recommend maintenance to help keep the chase cap watertight.





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