



"CERTIFIED"
MANUFACTURED HOME INSPECTOR



Certified Building Inspector

Professional

Inspection Services

Inspection Report



CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR



Address: 3437 Shearer Ave Cayucos, CA 93430

02/12/2026

Inspector: Taylor Vreeken, CCI
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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.

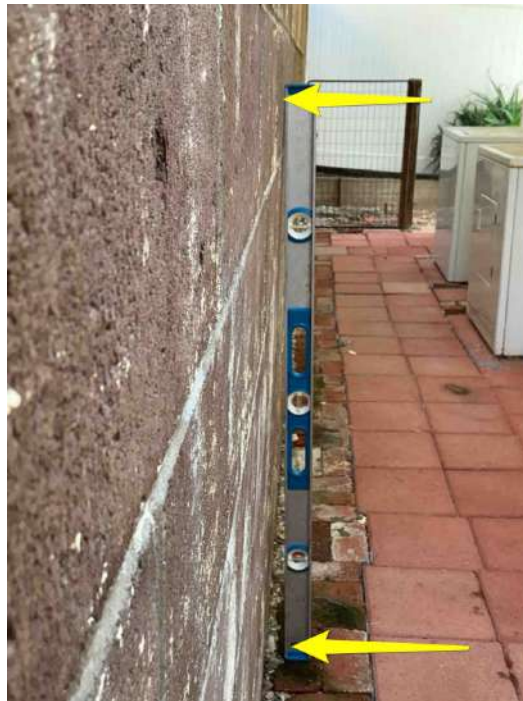
UPG = Upgrade: Upgrades are recommended or needed by a qualified professional to help improve and maintain the overall performance and/or integrity of the system or component.

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:

RETAINING WALLS RETAINING WALLS

FI DS s-39: The masonry wall was observed to be leaning approximately 3% (roughly 3 inches out of plumb over 8 feet). This exceeds typical construction tolerances for masonry walls and may indicate structural movement or lateral pressure. Further evaluation by a qualified structural engineer is recommended to determine cause and corrective measures.



FOUNDATION SLAB COMMENTS

E&C FI s-41: Some sloping of the interior slab noted (2.5 inch drop at the living room Southwest corner). Suspected foundation/ slab settlement.

Industry-accepted tolerance for floor levelness is generally referenced at approximately $\frac{1}{4}$ inch per foot (0.25" per foot) as a practical benchmark for acceptable variation in residential construction.

The measured slope calculates to approximately $\frac{1}{8}$ inch per foot, which is below $\frac{1}{4}$ inch per foot, the total cumulative drop of $2\frac{1}{2}$ inches across the span is significant and may indicate settlement or differential movement.



FLASHINGS ROOF FLASHING

E&C MR s-50: Some roof flashings found rusted and deteriorated. Further evaluation and potential upgrades needed by a licensed roofer.



WATER HEATER WATER HEATER CONDITION

DS s-69: Disclosure: The average life of a Water heater is +/- 10 years. This water heater is 18 years old and may be nearing the end of its useful life. Monitor often.

INTERIOR SLIDING GLASS DOOR

s-114: Evidence of past water intrusion from around threshold area from exterior sliding glass door with stains and/or damage: LIVING ROOM



INTERIOR WINDOWS

SC s-120: Window lock found damaged/ non-operational. Safety hazard: BEDROOM-2 EAST WALL





s-123: The crank handle/ window in the KITCHEN and BEDROOM -2 (east wall) found non-operational. Contact a qualified window, professional for evaluation and repairs or replacement.



HEATING CONDITION



s-132: Disclosure- This type of heating unit has an anticipated 20-30 year life span and is currently 54 years old. The heating unit operated today but is past anticipated life expectancy. Continuous maintenance and inspection recommended.



ELECTRICAL OUTLETS/SWITCHES

SC s-147: Miswired electrical outlet (Reverse polarity) found TWO IN BEDROOM-1. Have electrician check all outlets and correct as needed.



SC s-148: Three-prong electrical outlets did not test properly grounded: LIVING ROOM EAST WALL. Contact a licensed electrical contractor for evaluation and repairs.



ELECTRICAL SWITCHING

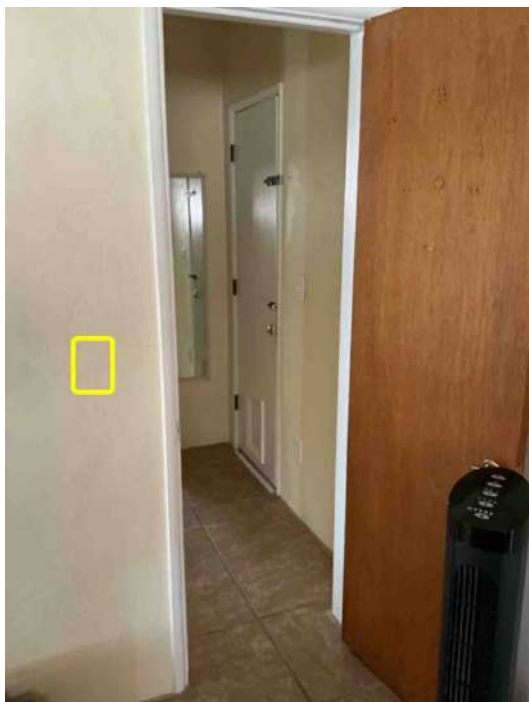
s-151: Missing the required light switches for interior lighting off the ENTRY DOOR, BEDROOM-1, and BEDROOM-2 BACK DOOR. Upgrades recommended per minimum standards.



Exterior light switch only



BEDROOM-1



BEDROOM-2 back door

DETECTORS

SC s-155: Smoke detector missing at required location: BEDROOM-2



SC s-156: Smoke detector AND Carbon Monoxide detector are missing at required location: BEDROOM HALLWAY



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.

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

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

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

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

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

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

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General Information

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

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

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

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

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

WEATHER CONDITIONS

- 1: Approx. Temperature: 70°F
- 2: Rain Recently

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: West

INSPECTION DATE
Thursday, February 12, 2026

START TIME
12:30 pm

FINISH TIME ON-SITE
2:00 pm

INSPECTOR
5: Taylor Vreeken, CCI, CMI

PROPERTY TYPE

6: Single Family

YEAR/ OCCUPANCY STATUS

7: Approx. Year Built: 1959

8: Occupied.

PRESENT DURING THE INSPECTION

9: Alone

ADDITIONS

DS 10: **Disclosure:** Be aware that some upgrades or additions which may have required building permits were found or suspected. *Client should check with the local building departments for applicable permits.*

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

DS 11: *Items listed below are outside the scope of this inspection per standards and are not inspected. Client is advised to have these areas or components reviewed by an appropriate tradesmen or professional if concerned.*

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

13: Sheds

Grounds

DRIVEWAY TYPE

14: Concrete Driveway

DRIVEWAY COMMENTS

FI **UPG** 15: Some moderate and heavy cracks found in areas of the driveway.

FI **SU** 16: Areas of the driveway, patio(s), and walkway(s) appear raised, settled or uneven with potential trip hazards.

SIDEWALK / WALKWAY TYPE

17: Brick Paver Walkways

SIDEWALK / WALKWAY COMMENTS

18: Walkways appear serviceable

PATIO TYPE

19: Brick Paver Patios

PATIO COMMENTS

20: Patios appears serviceable.

DS 21: Areas of some poor drainage and/or improper slope noted at areas of the patio(s) with evidence of minor ponding of water.

PATIO / PORCH COVERS

E&C SU 22: Areas of the wood framed FRONT PORCH COVER do not meet minimum construction or engineering standards. Further evaluation with upgrades or repairs by a licensed contractor familiar with minimum construction and engineering standards is recommended.



CARPORT

23: The Carport Appears serviceable and in good condition.

E&C 24: Some moisture type damage found at areas of the wood framed carport. Refer to the Termite Report for additional comments and recommendations.



Exterior

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

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

STRUCTURE TYPE

25: Wood Framed

EXTERIOR WALL COVERINGS

26: Painted Stucco.

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

EXTERIOR WALL COMMENTS

27: Exterior walls appear in good condition

DS 28: Disclosure: Wall insulation type & value not determined. Conditions inside walls cannot be judged.

MR 29: Areas of the exterior are not fully visible and not inspectable due to foliage and occupant's belongings. Conditions are behind the blockage are unknown. Client is advised to have the obstructions moved to have the areas reinspected.

STUCCO

DS 30: Disclosure: Cracks at areas of the exterior stucco siding appear to be typical and common. Cracks should be monitored to determine if any additional cracks, movement or separations occur or if cracks get larger.

FI DS 31: Multiple past stucco crack repairs noted throughout. Ask seller for details.



SEALING EXTERIOR

MR 32: Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes in the exterior siding and trim, exterior light fixtures, around exterior electrical boxes and covers, and where utility pipes and/or wires pass through the exterior walls. Have a qualified painter or licensed professional evaluate the entire exterior and seal where needed.



EXTERIOR TRIM

33: TRIM TYPE: Wood

34: Appears serviceable. 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

35: Areas of Moderate Slope

COMMENTS

MR 36: Small areas potential ponding of water on property and/or along areas of the building perimeter. Recommend some proper landscape grading and the installation of underground drainage to help ensure the proper flow of site water away from the structure and off the property. Contact qualified landscape architect for design recommendations.

MR 37: Small areas of insufficient slope of the soil away from the building noted at areas of the exterior. The slope of the soil should allow for water to flow freely away from the building and not toward or along the foundation, and should not allow water to pond or puddle on the property.

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.

38: Masonry



FI DS 39: The masonry wall was observed to be leaning approximately 3% (roughly 3 inches out of plumb over 8 feet). This exceeds typical construction tolerances for masonry walls and may indicate structural movement or lateral pressure. Further evaluation by a qualified structural engineer is recommended to determine cause and corrective measures.





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

40: 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.*

SLAB COMMENTS

E&C **FI** **41:** Some sloping of the interior slab noted (2.5 inch drop at the living room Southwest corner). Suspected foundation/ slab settlement.

Industry-accepted tolerance for floor levelness is generally referenced at approximately $\frac{1}{4}$ inch per foot (0.25" per foot) as a practical benchmark for acceptable variation in residential construction.

The measured slope calculates to approximately $\frac{1}{8}$ inch per foot, which is below $\frac{1}{4}$ inch per foot, the total cumulative drop of $2\frac{1}{2}$ inches across the span is significant and may indicate settlement or differential movement.



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

42: Flat or Low Slope





43: Roof was walked

44: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

45: Rolled Composition

Average life expectancy of this roof material: 20-25 years

There is Approx. 1-5 years of visible wear

FLAT / LOW SLOPE ROOF COMMENTS

46: ROOF CONDITION: The Rolled Composition roof appears serviceable, within useful life and in good condition.

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 47: Areas of past improper or incomplete past repairs found at areas of the ROLLED COMPOSITION ROOFING. Areas of exposed mastic found not covered by aggregate found deteriorated.



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

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

E&C 49: Missing the required screens on all exhaust vent termination at the roof (Other than the laundry) per building codes and standards to help prevent critter intrusion into the attic. **[2016 CMC 502.1]**

502.0 Termination

502.1 Exhaust Opening Protection

Exhaust openings terminating to the outdoors shall be covered with a corrosion-resistant screen having not less than $\frac{1}{4}$ of an inch (6.4 mm) openings, and shall have not more than $\frac{1}{2}$ of an inch (12.7 mm) openings.

Exception: Clothes dryers.

E&C MR 50: Some roof flashings found rusted and deteriorated. Further evaluation and potential upgrades needed by a licensed roofer.



Gutters

RAIN GUTTERS

UPG 51: Disclosure: No Rain gutters installed. *Recommend installing rain gutters in appropriate areas as an upgrade.*

Attic

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

ATTIC ACCESS LOCATION

DS 52: Disclosure: No accessible attic or No attic access found or provided in this home.

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

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



54: WATER PRESSURE - Is Within Standards: At Approx. 55-60 +/- PSI . *Optimal water pressure is between 40 and 80 PSI.*



TYPE OF WATER PIPING

55: 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):

56: Copper

57: PEX Plastic

WATER SUPPLY PIPING

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

59: Disclosure: *Pipe conditions inside walls, under insulation in the attic, underground or under the slab, and all inaccessible areas which are not readily accessible and visible are not inspected. Connections and conditions cannot be judged. Water testing not performed.*

E&C FI 60: Improper use of PEX plastic piping at the exterior EAST SIDE. PEX piping is sensitive to UV deterioration and damage and is not to be used on the exterior subject to exposure. Corrections needed. Contact a licensed plumber.



WASTE PIPING TYPE

61: Type(s) of waste water drain piping that could be seen at the time of the inspection (other piping materials may be present or used underground which are not visible at this time):

62: ABS and PVC

63: Cast Iron and Galvanized

Note: Due to the age of the building and the use of older galvanized, cast iron and/or other type of piping used for the waste and sewer systems, the piping may be nearing or at the end of its useful life. The average life expectancy of these types of piping systems is approx. 50 +/- years and can fail without warning. Some visible or suspected corrosion and/or flow restriction of the old waste piping systems.

Recommend additional review and video scoping of the waste and sewer piping to verify conditions.

Disclosure: Waste and sewer pipes are not fully visible. Pipe conditions inside walls, inaccessible areas, under the ground or slab cannot be judged or determined.

WASTE/SEWER PIPE CONDITION

FI 64: **Note:** Due to the age of the building, some deterioration or other defects may be present which can cause some negative impact on the flow of waste water through underground waste and sewer piping to the street.

Recommend additional review by video scoping the waste and sewer piping to verify conditions.

Disclosure: Waste and sewer pipes are not fully visible. Pipes inside walls, inaccessible areas, under the ground or slab cannot be judged or determined.

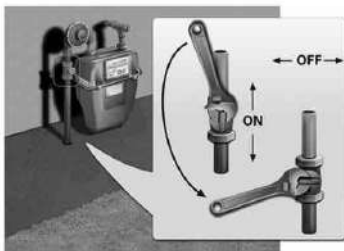
Fuels

FUEL TYPE

65: Gas shut-off appears serviceable.

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

66: Natural Gas. Location of main shut-off: SOUTH SIDE- Exterior



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



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

67: Water Heater Location: Northeast Exterior Enclosure

Date: 2008

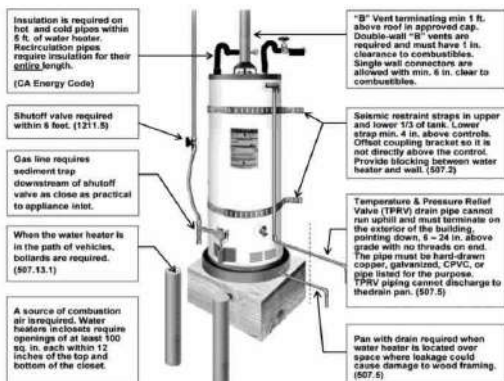
Size: 29 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

MR SU 68: CONDITION: The water heater operated when tested. However, some maintenance and repairs are recommended. Contact a qualified and licensed plumbing professional.



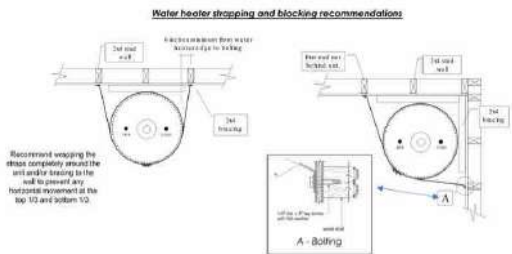
DS 69: Disclosure: The average life of a Water heater is +/- 10 years. This water heater is 18 years old and may be nearing the end of its useful life. Monitor often.

COMBUSTION AIR

70: Proper amount of combustion air.

STRAPPING

E&C 71: The Water heater is loosely strapped & not secured well - moves when pushed . Recommend adding BRACING OR BLOCKING to the wall to properly secure the tank per Uniform Plumbing Code and State Architect Requirements.



TPR PIPING

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

SC 73: The Water heater TPR (temperature pressure relief) pipe improperly terminates. Must terminate downward at the exterior at 6 to 24 inches from the ground.

VENT PIPING

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

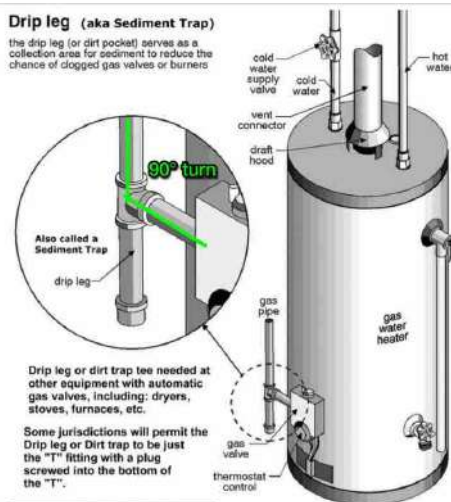
PLATFORM ENCLOSURE

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

GAS PIPING

76: The water heater gas piping appears serviceable and in good condition.

SU 77: 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]



78: Improper installation of the water heater gas flex connector through the metal water heater enclosure. Contact qualified plumbing professional for evaluation and repairs.



WATER HEATER GENERAL COMMENTS

UPG 79: 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

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

E&C 81: Evidence of past leaking with corrosion at the COLD water supply shut-off valve at the water heater. Recommend replacement.

Kitchen

LOCATION



SINK

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

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

DS 85: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

FI 86: Some dry moisture stains and damage in the cabinetry below the kitchen sink.

DISHWASHER

87: Disclosure - No dishwasher installed.

CABINETS & COUNTERS

88: Appear serviceable.

DS 89: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 90: 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.

DS 91: Kitchen counters & cabinets have moderate and heavy wear and deterioration.

DISPOSAL

92: Disclosure: No disposal installed at the kitchen sink.

COOKTOP HOOD

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

MR 94: Kitchen cooktop exhaust hood filter is missing.

COOKTOP

95: The cooktop is Natural Gas and operated when tested

OVEN

96: The GAS OVEN operated when tested

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

Laundry

LAUNDRY LOCATION:

97: LAUNDRY



LAUNDRY TYPE

DS 98: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

99: 240-volt outlet provided for laundry dryer.

LAUNDRY COMMENTS

100: 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.*

101: No visible gas found or provided for laundry.

Bathrooms

BATHROOM LOCATIONS

102: HALL BATHROOM



TOILETS

103: Operated when tested.

SINKS

104: 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.*

FI 105: Corrosion on supply lines below the bathroom sink / evidence of a past leak: HALLWAY BATHROOM

VENTILATION

106: Appears adequate.

SHOWERS

107: Showers operated when tested.

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

FI 108: Moisture stains & damage to walls outside shower: HALLWAY BATHROOM



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

109: Operated when tested.

110: Weather stripping appears serviceable.

111: Door hardware operated when tested.

EXTERIOR DOORS

112: Operated when tested

113: Latching hardware operated and appears serviceable.

SLIDING GLASS DOOR

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



E&C 115: The sliding glass door found out of alignment and not plum with the jamb. Contact a qualified professional for evaluation and maintenance or repairs.



INTERIOR DOORS

116: Operated when tested.

MR 117: Interior door does not latch. Recommend adjustment of the strike plate: BEDROOM-2 BACK DOOR



WINDOWS

MR 118: WINDOWS: A sampling of the accessible windows operated when tested.

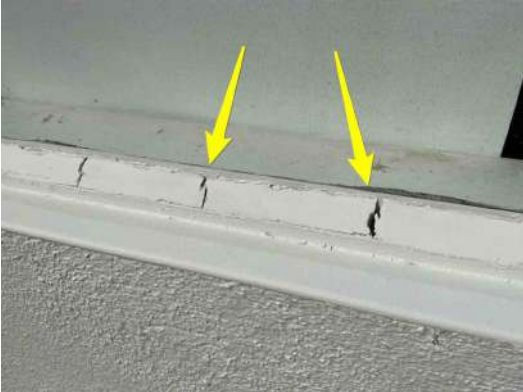
Note: *Windows with blinds or shades or other coverings are not tested. All windows should be serviced by a qualified window specialist to ensure windows operate smoothly and properly and to ensure water tightness. Have all deteriorated weatherstripping replaced. Window blinds, shades, drapes or other 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.*

MR 119: Some windows found a little difficult to operate. Maintenance or upgrades are recommended.

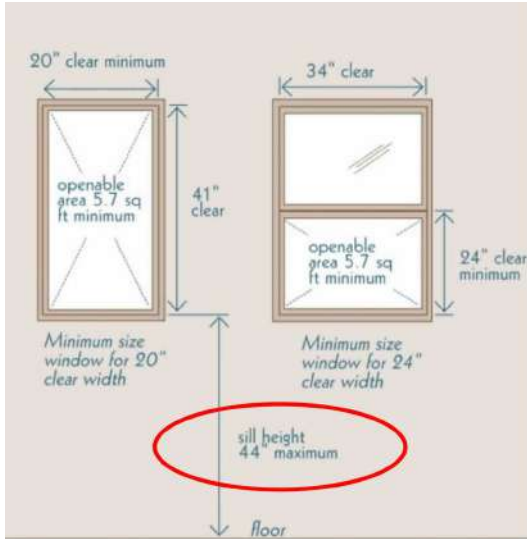
SC 120: Window lock found damaged/ non-operational. Safety hazard: BEDROOM-2 EAST WALL



MR 121: Deteriorated window glazing putty at some older windows.



SC 122: Windows in BOTH bedrooms are a too high off the floor and do not meet the current minimum fire egress standards. Standards for fire egress windows are no more than 44 inches off the floor.



E&C 123: The crank handle/ window in the KITCHEN and BEDROOM -2 (east wall) found non-operational. Contact a qualified window, professional for evaluation and repairs or replacement.



FLOORING

124: TYPE: Tile

CEILING TYPE

125: Drywall

126: Plaster

WALL TYPE

127: Drywall

128: Plaster

WALLS AND CEILINGS

DS 129: The hallway measured approximately 25½ inches in width. Current residential construction standards require a minimum hallway width of 36 inches; however, this home was built in 1959 and the hallway appears to be original construction. While likely acceptable at the time of construction, the narrow width does not meet modern standards and may limit accessibility.



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.

SU DS 132: Disclosure- This type of heating unit has an anticipated 20-30 year life span and is currently 54 years old. The heating unit operated today but is past anticipated life expectancy. Continuous maintenance and inspection recommended.



FURNACE FLAME

133: 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

E&C 134: The Furnace "B" vent pipe found improperly cut, altered at the upper section at the roof termination. Recommend replacement of the cut section.

DUCTING/DISTRIBUTION

135: 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.*

SU DS 136: A Loose grill(s) found at the wall furnace which is considered a potential hazard.

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

138: Operated when tested.

SU 139: Poor heating thermostat location. Upgrades recommended.

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

140: Electrical Service Type: **Overhead** (condition of service wires not fully visible and are unknown)

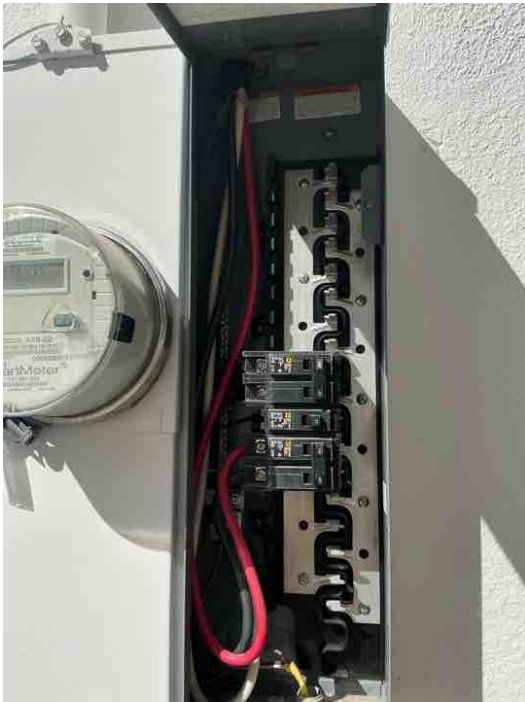
Main Electrical Panel Location: **SOUTH SIDE- Exterior**

Main Electrical Panel Ampacity: **125**

Panel Voltage: **240 volt**

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.





141: MAIN ELECTRICAL PANEL CONDITION: *No visible significant 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.

142: PANEL BONDING: 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 is not tested and is not fully visible. Only the visible areas of the ground clamp and its connections are inspected but not tested per standards.

SERVICE

SC 143: The overhead electrical service wires found to be improperly installed and are considered unsafe as the wires are hanging too close to the ROOF. A minimum of (18 inches.) needed above a roof for safety per standards. Recommend further review and repair by a qualified and licensed professional familiar with the minimum installation requirements.



WIRING/CONDUIT

144: 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.*

DS 145: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

OUTLETS/SWITCHES

146: 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.*

SC 147: Miswired electrical outlet (Reverse polarity) found TWO IN BEDROOM-1. Have electrician check all outlets and correct as needed.



SC 148: Three-prong electrical outlets did not test properly grounded: LIVING ROOM EAST WALL. Contact a licensed electrical contractor for evaluation and repairs.



LIGHTING

FI DS 149: *Some electrical switches do not operate anything visible, (purpose unknown).*

MR DS 150: **Disclosure:** Some exterior light fixtures found corroded and/or deteriorated.



SWITCHING

151: Missing the required light switches for interior lighting off the ENTRY DOOR, BEDROOM-1, and BEDROOM-2 BACK DOOR. Upgrades recommended per minimum standards.



Exterior light switch only



BEDROOM-1



BEDROOM-2 back door

GFCIS/ AFCIS

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

Electrical Sub-Panel

SUBPANEL

153: Location: **EAST EXTERIOR**

Amps: **100**





154: PANEL CONDITION: No visible significant electrical defects noted in the ELECTRICAL SUB-PANEL.

Detectors

SC 155: Smoke detector missing at required location: BEDROOM-2



SC 156: Smoke detector AND Carbon Monoxide detector are missing at required location: BEDROOM HALLWAY

