

"CERTIFIED"
MANUFACTURED HOME INSPECTOR



Certified Building Inspector

Professional

Inspection Services

Inspection Report



CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR



Address: 354 S Court St Baywood-Los Osos, CA 93402

05/27/2024

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 discovered until a more specific detailed evaluation by the appropriate licensed tradesmen is performed. This inspection is a general overview of the systems included in this report per 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 Recommended: 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.
- SU** = Safety Upgrades are recommended, but may not necessarily be required.
- MR** = Maintenance Recommended. Contact a qualified professional to service this system or component to help prevent future issues and ensure proper working order.
- FI** = Client should investigate further until satisfied as to the cause, current conditions, potential future issues and correct as needed.
- DS** = Disclosure: This item should be monitored, as future attention, repair or upgrades might be needed. Contact a specialist for additional comments and recommendations.

SUMMARY COMMENTS:

EXTERIOR TRIM

E&C s-30: 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.



DECKS WATERPROOF DECK COMMENTS

E&C s-39: Areas of minor deterioration found at the waterproof deck coating at the UPSTAIRS DECK OFF THE LIVING ROOM. Maintenance or repairs needed. Recommend further review and/or repairs by a certified or licensed waterproof deck coating professional familiar with minimum requirements.



FLASHINGS ROOF FLASHING

E&C s-52: Improper repair of the former kitchen cooktop exhaust termination on the roof. Recommend further evaluation and Installation of a screened "T" cap per minimum codes and standards.



INTERIOR EXTERIOR DOORS

E&C s-137: Disclosure: Missing a proper three foot door landing off exterior door: GARAGE EXTERIOR PEDESTRIAN DOOR



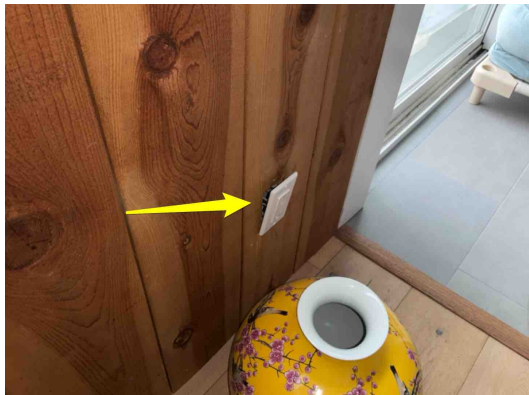
INTERIOR STAIRS

SC s-157: Missing the interior stairway railings. Repairs warranted.



ELECTRICAL OUTLETS/SWITCHES

SC s-181: Electrical outlet found loose in wall. Corrections warranted for safety: LIVING ROOM NEAR FIREPLACE



ELECTRICAL LIGHTING

E&C s-185: Light fixture is damaged: EXTERIOR LIGHT NORTHWEST CORNER



SC s-186: Light fixture is missing, exposed wiring. Recommend repair or replacement: OFF GARAGE EXTERIOR PEDESTRIAN DOOR EAST SIDE



DETECTORS

SC s-191: Smoke detector missing at required location: **UPSTAIRS AND MIDDLE LEVEL HALLWAY**



SC s-193: Carbon Monoxide detector missing at the required location: UPSTAIRS, DOWNSTAIRS, and MIDDLE LEVEL HALLWAY

GARAGE WALLS & CEILINGS

SC s-200: The attic access in the garage does not meet minimum garage fire wall requirements. Upgrades are recommended.



GARAGE FIRE DOOR

SC s-202: Self-closer is non-operational at garage fire rated door to the living space.



FIREPLACE CONDITION

s-211: The living room fireplace appears to have been improperly altered and does not conform to minimum installation standards. Too many individual defects to list. Recommend further evaluation by a qualified/ licensed fireplace- chimney professional familiar with minimum codes and clearance requirements.



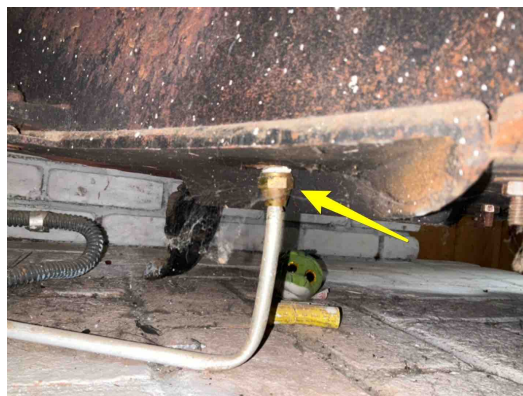
Undersized hearth extension over combustible materials



Inadequate clearance to the wall



Functional damper on a fuel burning appliance



Missing a fuel regulator for a custom fuel burning appliance

FIREPLACE METAL CHIMNEY

E&C s-213: The spark screen and cap found rusted, deteriorated and/or damaged atop the LIVING ROOM fireplace chimney. Recommend replacement for fire safety. Contact a qualified professional.



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 4major 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 Recommended: 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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- DS** = Disclosure: This item should be monitored, as future attention, repair or upgrades might be needed. Contact a specialist for additional comments 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 PHIS 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 the entire system 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 noted defective outlet 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 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 inspection 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 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.

WEATHER CONDITIONS

- 1: Approx. Temperature: 60°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: South

INSPECTION DATE

Monday, May 27, 2024

START TIME

8:30 am

FINISH TIME ON-SITE

10:00 am

INSPECTOR

5: Taylor Vreeken, CCI

PROPERTY TYPE

6: Single Family

YEAR/ OCCUPANCY STATUS

- 7: Approx. Year Built: 1976
- 8: Occupied.

PRESENT DURING THE INSPECTION

9: Seller's Agent

ADDITIONS

DS 10: Be aware that some additions or remodels were found or suspected. Client should check with building department for applicable permits.

Grounds

DRIVEWAY TYPE

11: Concrete Driveway

DRIVEWAY COMMENTS

E&C 12: Some moderate and heavy cracks found in areas of the driveway.



SU FI 13: Areas of the driveway, patio(s), and walkway(s) appear raised, settled or uneven with potential trip hazards.

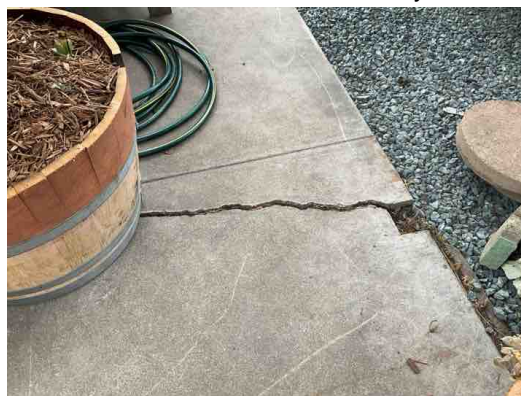
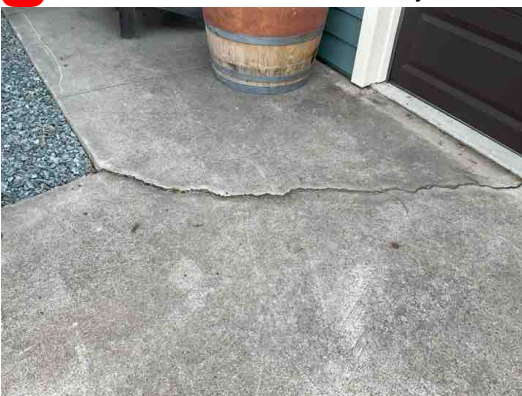
DS 14: Disclosure: Areas of some minor ponding of water / poor drainage at areas of the driveway.

SIDEWALK / WALKWAY TYPE

15: Concrete Walkways

SIDEWALK / WALKWAY COMMENTS

E&C 16: Some moderate and heavy cracks found at areas of the concrete walkways.



PATIO TYPE

17: Concrete Patios

PATIO COMMENTS

18: Patios appears serviceable.

19: Typical and common cracks found.

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

20: Wood Framed

EXTERIOR WALL COVERINGS

21: Painted Stucco

22: Fiber Cement Siding

EXTERIOR WALL COMMENTS

23: Exterior walls appear in good condition

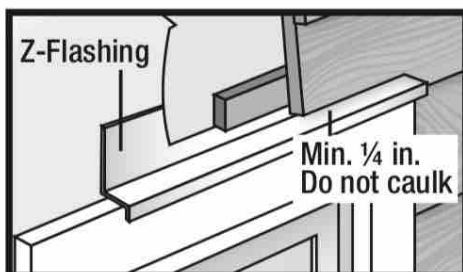
DS 24: **Disclosure:** Wall insulation type & value not determined. Conditions inside walls cannot be judged.

MR 25: Areas of the exterior are not fully visible and not inspectable due to foliage and occupant's belongings. Conditions are behind the blockage are unknown. Client is advised to have the obstructions moved to have the areas reinspected.

EXTERIOR GENERAL

MR DS 26: Disclosure: No visible water shed / "Z" bar flashing at areas of the exterior siding at the horizontal transitions such as over doors and windows: SOUTHWEST SIDE ONLY

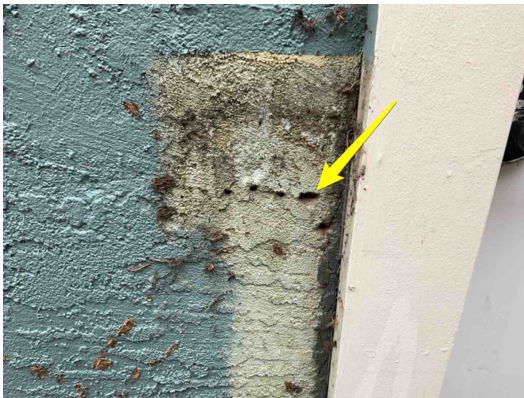
Figure 4
Horizontal Flashing





SEALING EXTERIOR

MR 27: Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes, exterior light fixtures, around exterior electrical boxes, 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

28: TRIM TYPE: Wood

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

E&C 30: 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.



FENCE/ GATES

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

DS 32: Areas of the fencing and gates are in a generally poor condition. Recommend servicing and/or repair.

Exterior Stairs

LOCATION

33: OFF THE BACKYARD PATIO



34: LOCATION: OFF THE ENTRY PATIO

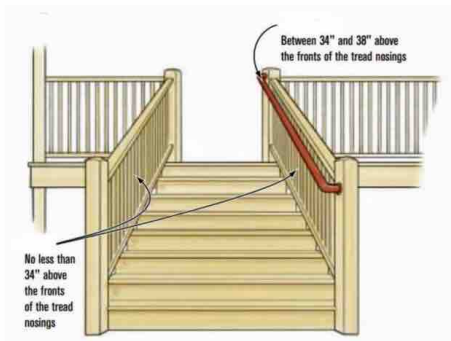


EXTERIOR STAIRS

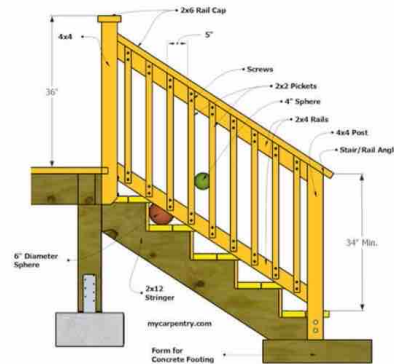
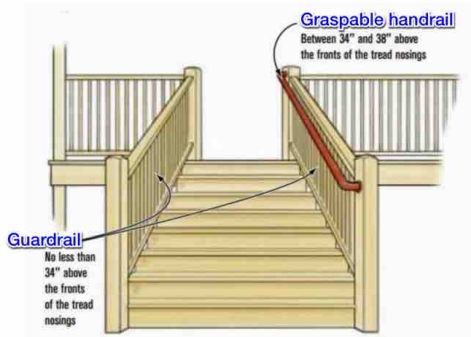
SC 35: Uneven step tread rise noted at the exterior stairway off the BACKYARD PATIO. Potential trip/fall hazard.

EXTERIOR STAIRWAY RAILINGS

SU 36: Recommend a proper graspable handrail at the exterior stairway OFF THE BACKYARD PATIO for safety.



SC 37: Missing the proper and required guardrails and graspable handrail at the exterior stairway: OFF THE ENTRY PATIO. A Guardrail and graspable handrail is required on all exterior stairs where the potential fall from the stairway it's greater than 30 inches.



Decks

LOCATION & TYPE

38: DECK LOCATION: UPSTAIRS DECK OFF THE LIVING ROOM

DECK TYPE: Coated Waterproof



WATERPROOF DECK COMMENTS

E&C 39: Areas of minor deterioration found at the waterproof deck coating at the UPSTAIRS DECK OFF THE LIVING ROOM. Maintenance or repairs needed. Recommend further review and/or repairs by a certified or licensed waterproof deck coating professional familiar with minimum requirements.



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

40: Areas of Moderate Slope

COMMENTS

E&C MR 41: Soil level found high at areas of the perimeter along the foundation. (Recommend 6 inches from the bottom of the exterior siding to dirt, rock, mulch or wood chips).



MR 42: Earth-to-wood contact noted at areas of the exterior siding or trim. Proper landscape grading warranted.



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

43: 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.

DS 44: Disclosure: Some typical and common cracks noted at visible areas of the concrete perimeter foundation. However, the perimeter foundation is not fully visible. Client is advised to monitor cracks to help determine if future movement or other conditions occur.

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

45: Gable



46: Roof was walked

47: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE

48: Asphalt Shingle

Average life expectancy: 25-30 years

Approx. years of visible wear: 15 +/- years

ASPHALT COMPOSITION SHINGLE COMMENTS

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

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

Flashings

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

ROOF FLASHING

E&C MR 50: ROOF FLASHING CONDITION: Some Roof flashing were found to be needing maintenance, servicing and/or repairs. Contact a qualified roofing professional to review all roof flashings and provide maintenance and/or repairs as needed.

E&C MR 51: Some roof flashings found rusted and deteriorated. Maintenance recommended.



E&C 52: Improper repair of the former kitchen cooktop exhaust termination on the roof. Recommend further evaluation and Installation of a screened "T" cap per minimum codes and standards.



Gutters

RAIN GUTTERS

53: 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

54: ATTIC ACCESS LOCATION: Garage

55: ATTIC CONDITION: No noted framing defects found in the accessible and visible areas of the attic.

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

DS 57: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, areas being too small for physical access and occupant's belongings.

SU DS 58: Disclosure: Attic framing does not meet current standards; however, appears to be in good condition. Upgrades recommended.

DS 59: This house attic is only partial accessible due to the vaulted ceiling. Conditions in areas that are not accessible are unknown. Refer to the Termite report for additional comments and recommendations.

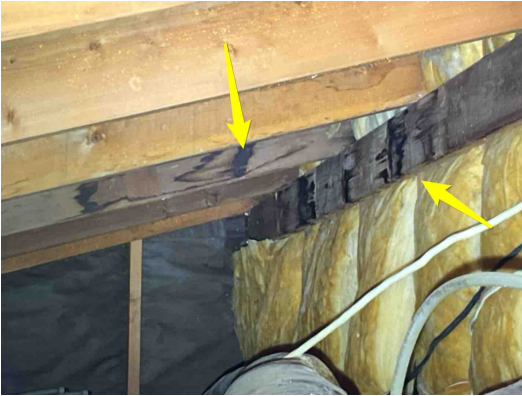
DS 60: Attic access too small for access. Not able to be fully inspected. Viewed from access only

TYPE OF INSULATION FOUND IN THE ATTIC

61: Fiberglass Batts: Approx. Depth 6-8 +/- Inches

ATTIC COMMENTS

FI DS 62: Some moisture stains noted in areas throughout the attic. Refer to termite report for additional comments and/or recommendations.

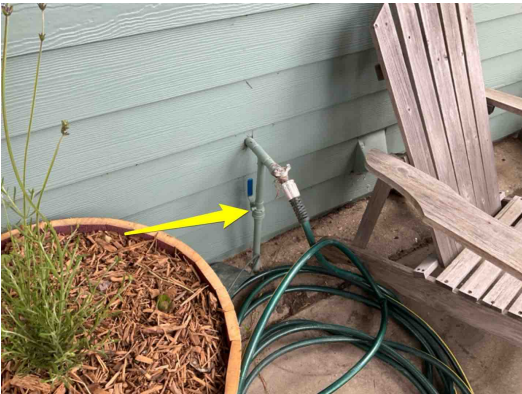


Plumbing

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

MAIN WATER SUPPLY

63: Main water supply shut-off location: Southwest Corner. *Main water shut-off valve not tested.*



64: APPROX. WATER PRESSURE: 50 +/- PSI. *Optimal water pressure is between 40 and 80 PSI.*

DS 65: Disclosure: Main water supply pipe found not protected or sleeved through concrete.



TYPE OF WATER PIPING

66: 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 detected at this time):

67: Copper

68: PEX Plastic

WATER SUPPLY PIPING

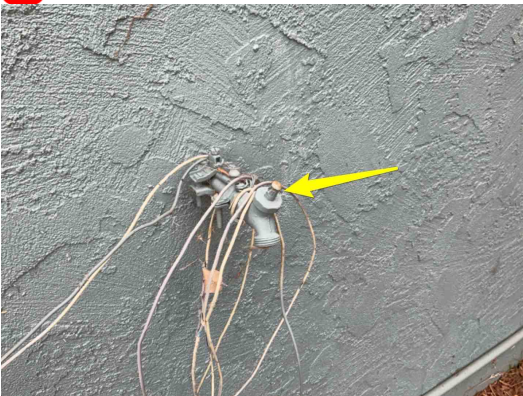
69: The visible areas of the water supply piping appears to be within useful life. *Pipes are not fully visible.*

70: Disclosure: *Pipe conditions inside walls, underground or under the slab, inaccessible areas, and areas under insulation cannot be judged. Water testing not performed.*

HOSE FAUCETS

71: Operated when tested.

E&C 72: Broken or Missing handles at some exterior hose faucets



EAST SIDE

SU 73: Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

WASTE PIPING TYPE

74: 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):

75: ABS and PVC

WASTE/SEWER PIPE CONDITION

76: **The visible areas of the waste piping used for this building are within its useful life expectancy.**

However, waste pipes are not fully visible. Pipe conditions inside walls, inaccessible areas, under the insulation and under the ground or slab cannot be judged or determined. Water testing not performed.

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

SEWER EJECTION SYSTEM

DS 77: **A sewer ejection system found installed for the waste system.** Testing and inspection the sewer ejection system is outside the scope of this inspection as it takes special equipment and the covered tank is full of sewage. Recommended inspection and testing by a qualified septic professional.

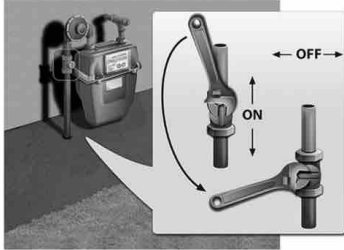
Fuels

FUEL TYPE

78: Gas shut-off appears serviceable.

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

79: Natural Gas. Location of main shut-off: Southeast Corner

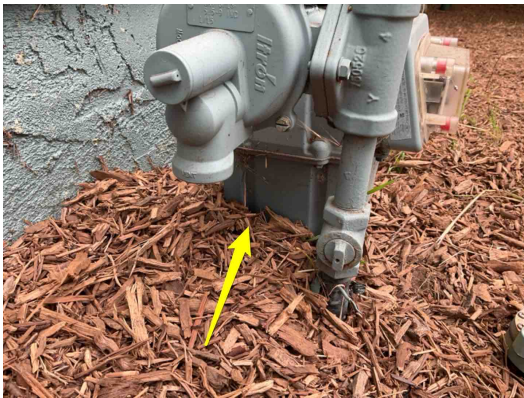


CAUTION: If you turn off your natural gas at the meter, leave it off. Do not turn it back on yourself.



FUEL SYSTEM

MR 80: Gas meter and/or shutoff valve in contact with ground or soil. Deterioration may occur. Maintenance, upgrades recommended.



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

81: Water Heater Location: LAUNDRY

Type: Tankless

Date: ANSI-2013

Size (BTU): 199,000

Fuel Type: Natural Gas



WATER HEATER CONDITION

82: Water Heater Operated when tested.

COMBUSTION AIR

83: Proper amount of combustion air.

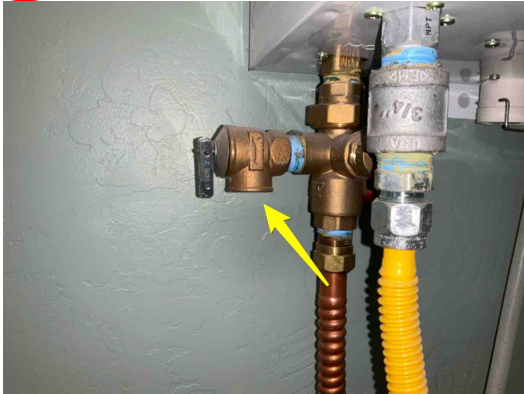
STRAPPING

E&C 84: The TANKLESS water heater is NOT properly fastened to the wall at the BOTTOM STRAP with the appropriate number and/or type of fasteners. Refer to manufacture's installation requirements for proper fastening.



TPR PIPING

SC 85: Water heater TPR (pressure relief) pipe is missing / not installed.



VENT PIPING

E&C 86: Improper installation of the tankless water heater vent pipe through the former water heater's metal vent pipe. Recommend further review repairs by a licensed plumbing contractor familiar with the minimum installation requirements.

CIRC. PUMP

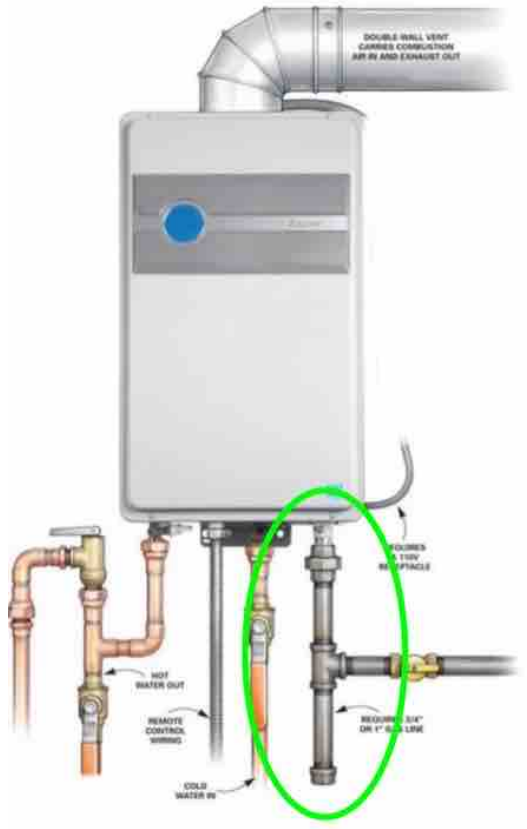
87: Disclosure: Unable to verify if hot water circulation pump is installed and/ or functional due to the type of system installed potentially inside the tankless water heater. If found not functioning properly contact a qualified plumber to evaluate and correct.

PLATFORM ENCLOSURE

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

GAS PIPING

89: Recommend the installation of the missing sediment trap / drip leg at the gas TANKLESS WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements.



WATER HEATER GENERAL COMMENTS

MR 90: Missing the insulation on the Hot and Cold water supply piping at the water heater.

SHUTOFF

91: The Tankless Water Heater shutoff and flush valves are installed. *Valve not tested.*

EXPANSION TANK

E&C 92: Recommend installing the required tankless-style water heater expansion tank per minimum codes and standards.

[CPC 608.3] [CMC 1005.0]

CONDENSATE

93: Water heater condensate appears serviceable.

Kitchen

SINK

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

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

DS 96: Disclosure: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

FI 97: Some past / dry moisture stains and damage in the cabinetry below the kitchen sink.

FAUCET

E&C 98: Kitchen sink faucet found loose at sink or counter connection. Maintenance or repairs Recommended.



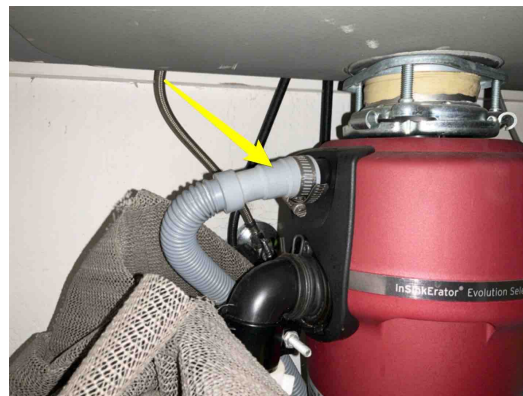
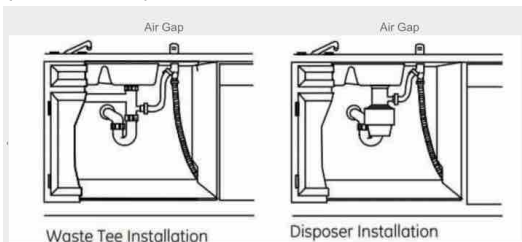
DISHWASHER

99: Dishwasher operated when tested.

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

100: Doors, seals and racks appears serviceable.

E&C 101: Improper installation of the dishwasher drain hose. 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}



CABINETS & COUNTERS

102: Appear serviceable.

DS 103: Disclosure: The area behind the refrigerator is not accessible, not visible and not inspected due to the installation of a refrigerator.

DS 104: Kitchen counters & cabinets have typical wear.

DS 105: 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.

MR 106: Disclosure: Some separations noted at the kitchen counter.



DISPOSAL

107: Operated when tested.

SC 108: Missing a proper electrical wire-bushing clamp at bottom of kitchen sink disposal.



COOKTOP HOOD

109: Disclosure: No hood required or installed above the kitchen cook top because there is No flammable cabinetry installed within 30 inches above the cook top surface.

COOKTOP

110: The cooktop is Natural Gas and operated when tested

OVEN

111: The GAS OVEN operated when tested

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

KITCHEN SPECIAL FEATURES

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

MR 113: The faucet at the filtered drinking water system at the Kitchen sink found loose and in need of maintenance or repair.



Laundry

LAUNDRY TYPE

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

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

DS 116: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

LAUNDRY COMMENTS

117: 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.*

118: Area behind laundry machines is not fully visible due to laundry machines themselves. Conditions are not fully known. Client should inspect area prior to the close of escrow once the laundry machines have been moved out.

DS 119: Unable to test or verify proper operation of the laundry 110 volt and 240 volt outlet due to occupant's belongings and/or laundry machines. Client should verify proper and safe operation prior to close escrow.

LAUNDRY ROOM UTILITY SINK

120: Utility sink appears serviceable.

Bathrooms

BATHROOM LOCATIONS

121: DOWNSTAIRS HALL BATHROOM

122: ENTRY AREA BATHROOM

TOILETS

123: Operated when tested.

124: Toilets are at 1.6 gallon flush or less.

SINKS

125: 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 126: Disclosure: *Restricted view in the bathroom cabinets and countertop due to occupant's belongings. Check areas carefully once areas are evacuated and cleaned. If defects are found contact our office to evaluate and document condition.*

127: Bathroom sink aerators flows are 2.0 gpm or less.

128: DISCLOSURE: The entry area bathroom sink is partially deconstructed and currently non-operational.



VENTILATION

129: Appears adequate.

BATHTUBS

130: Operated when tested.

SHOWERS

131: Showers operated when tested.

DS 132: Disclosure: *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.*

E&C 133: Deteriorated grout in the ENTRY AREA BATHROOM shower area. Maintenance recommended.

Interior

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

FRONT ENTRY DOOR

134: Operated when tested.

135: Weather stripping appears serviceable.

136: Door hardware operated when tested.

EXTERIOR DOORS

E&C 137: Disclosure: Missing a proper three foot door landing off exterior door: GARAGE EXTERIOR PEDESTRIAN DOOR

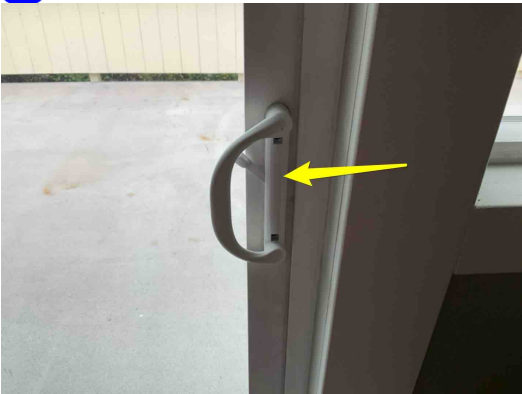


MR 138: Deteriorated/ corroded door latching hardware and/ or hinges noted at exterior doors. Maintenance recommended.



SLIDING GLASS DOOR

SU 139: The locking hardware found difficult to operate at the LIVING ROOM exterior sliding glass door.



DS 140: The downstairs bedroom-1 exterior sliding glass door locking hardware is not inspected due to extension cord running through the door as wiring for the sewer ejection system.

INTERIOR DOORS

141: Operated when tested.

DS 142: Interior door is missing / not installed: DOWNSTAIRS BEDROOM-2 CLOSET

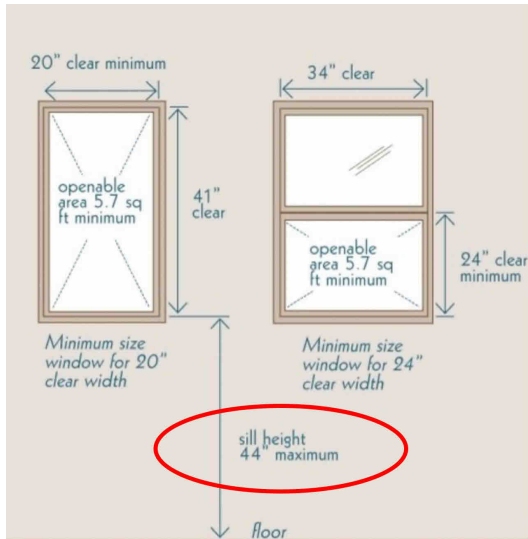
WINDOWS

143: Vinyl / Double-Pane Glass

144: A sampling of the windows operated when tested.

Note: All windows should be serviced by a qualified window specialist to ensure windows operate smoothly, properly, ensure water tightness and have all deteriorated weatherstripping replaced.

SC 145: Windows in the downstairs bedroom-2 are a little too high off the floor which do not meet the current minimum fire egress standards. Standards for fire egress windows are no more than 44 inches off the floor.



FLOORING

146: TYPE: Tile

147: TYPE: Wood (engineered)

CEILING TYPE

148: Drywall

149: Wood

WALL TYPE

150: Drywall

WALLS AND CEILINGS

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

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

DS 152: Disclosure: Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor cracks as future additional movement may occur. Contact a qualified drywall professional for additional information with recommendations to upgrade or repair.

153: *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.*

154: Disclosure: *Furnishings 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.*

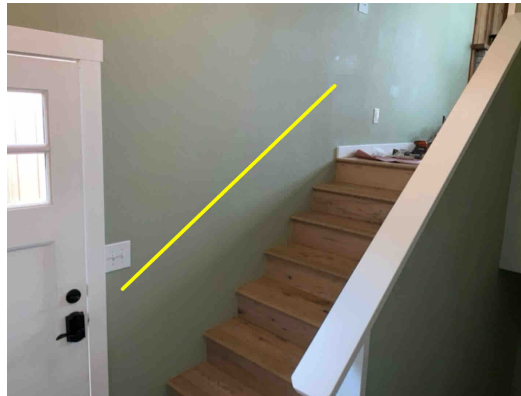
FI 155: Evidence of moisture stains and/or damage at the walls in the UPSTAIRS LOFT (SOUTH WALL). Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



INTERIOR STAIRS

156: Interior Stairway is serviceable and in good condition.

SC 157: Missing the interior stairway railings. Repairs warranted.



INTERIOR CABINETRY

158: Interior cabinetry appears serviceable.

Heating

This inspection of the heating system and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated by a qualified HVAC professional. Be aware that additional defects may be discovered during a more comprehensive evaluation by an appropriate professional.

GENERAL INFO

159: LOCATION: **BEDROOM HALLWAY ENCLOSURE**

FURNACE TYPE: **Gas Forced Air**

FUEL TYPE: **Natural Gas**

Approx. BTU RATING: **60,000**

DATE: **2016**

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



CONDITION

160: **HEATING SYSTEM CONDITION:** The heating system operated when tested.

FURNACE FLAME

161: 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

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

E&C 163: Furnace vent pipe lacks proper clearance to combustible material through the drywall ceiling. A minimum of 1 inch of space between the vent pipe and combustibles is needed per minimum standards.

DUCTING/DISTRIBUTION

164: Appears serviceable at visible areas.

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

AIR FILTERS

MR 165: Dirty Heating air filter found in the return air grill(s). Recommend cleaning or changing the furnace air filters as part of ongoing maintenance.

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

167: Operated when tested.

Electrical

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

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

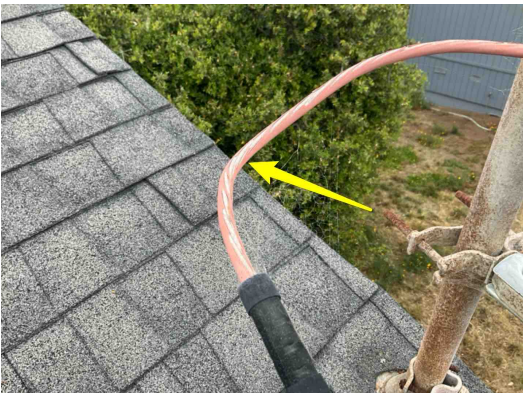
TYPE OF SERVICE

168: Overhead electrical service.
Service wires not fully visible

SERVICE

169: 240 volts

SC 170: Improper use of non-exterior rated wire as the coating on the wire found excessively damaged with exposed metal wire at the main electrical main overhead service where the wires enter the electrical mast. Recommend contacting a qualified electrical professional to evaluate and correct. This is considered a safety hazard and warrants repair.



MAIN PANEL

171: Location: **East Side**

Amps- **100**

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.



172: PANEL GROUNDING and BONDING appears proper in the MAIN ELECTRICAL PANEL.

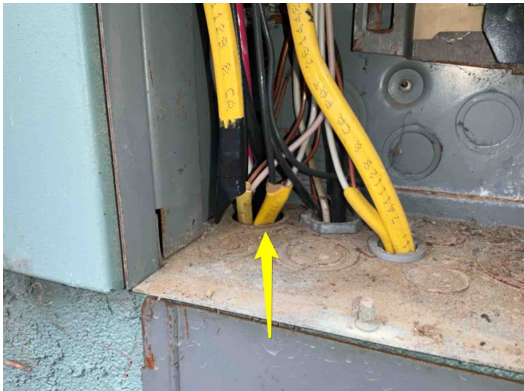
Disclosure: The grounding and bonding of the electrical panel and wiring systems is not tested and not fully visible. The ground clamp and its connections are not fully visible and are not tested per standards.

E&C SU 173: The main electrical panel is too high off the ground (top breaker at 6'7" maximum). This may not allow occupants to turn off power in an emergency.

PANEL COMMENTS

SU 174: Breaker panel is not fully or properly labeled per standards: MAIN ELECTRICAL PANEL.

SU 175: 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.



SC 176: A couple of unused wires in the MAIN ELECTRICAL PANEL found missing proper wire nuts. Repairs are recommended for safety to help prevent a short or shock. Contact a qualified professional.

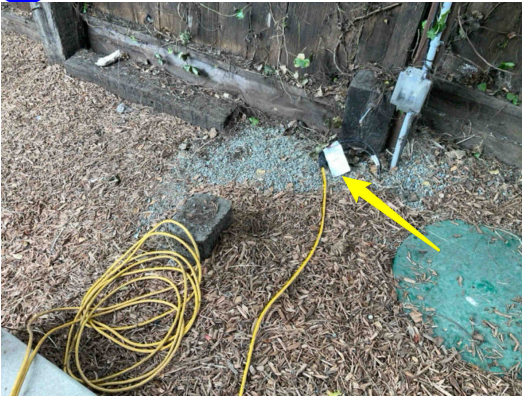
WIRING/CONDUIT

177: 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 178: *Disclosure: Furnishings and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

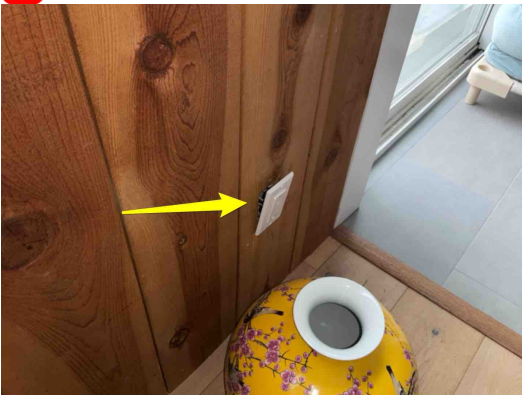
SU 179: Extension cord improperly used as permanent electrical wiring: SEWER EJECTION PUMP



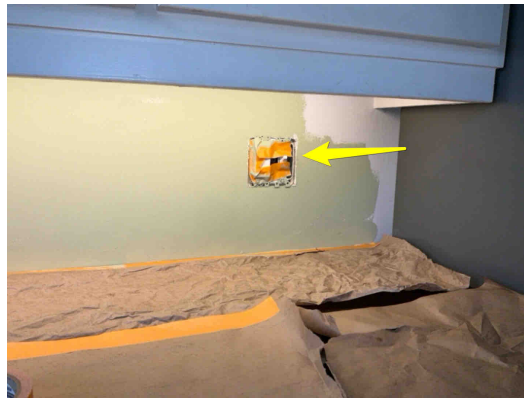
OUTLETS/SWITCHES

180: A sampling of outlets and switches appears serviceable.

SC 181: Electrical outlet found loose in wall. Corrections warranted for safety: LIVING ROOM NEAR FIREPLACE



SC 182: Missing electrical cover plates at areas of the interior as the house appears to be under construction or in the process of being painted.



LIGHTING

FI DS 183: Some electrical switches do not operate anything visible, (purpose unknown).

FI 184: Some lights found to be non-operational (check bulbs if still found non-operational contact a qualified electrician to evaluate and repair or replace defective fixtures).

E&C 185: Light fixture is damaged: EXTERIOR LIGHT NORTHWEST CORNER



SC 186: Light fixture is missing, exposed wiring. Recommend repair or replacement: OFF GARAGE EXTERIOR PEDESTRIAN DOOR EAST SIDE



MR DS 187: Disclosure: Some exterior light fixtures found corroded.



GFCI'S

SU 188: Disclosure: Recommend adding GFCI and AFCI outlet protection at all currently required locations as an upgrade.

DS 189: Disclosure: GFCI breakers and/ or outlets are NOT blind tested at occupied properties.

DOOR BELL

E&C 190: The doorbell did not operate.



Detectors

SC 191: Smoke detector missing at required location: **UPSTAIRS AND MIDDLE LEVEL HALLWAY**



SU 192: Suggest additional smoke detectors in appropriate locations such as each bedroom where not currently installed for safety.

SC 193: Carbon Monoxide detector missing at the required location: **UPSTAIRS, DOWNSTAIRS, and MIDDLE LEVEL HALLWAY**

Garage

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

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

FLOORS

194: Visible areas of the garage floor appears serviceable.

DS 195: The garage floor and walls are not fully visible due to occupants' belongings and/or cabinetry. *Areas of the garage is not accessible, visible nor inspected. A re-inspection is recommended once full access is made available.*

FI DS 196: Some moderate cracks with visible separations, settlement and displacement found in the garage concrete floor and/or foundation system. The concrete floor is separated, raised or settled and is uneven causing a trip hazard. Client should contact a qualified Civil engineer to evaluate the cause, current condition and potential future issues.



WALLS & CEILINGS

197: 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.

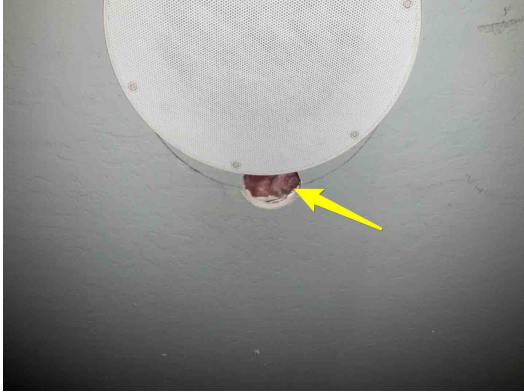
DS 198: *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

DS 199: Walls not fully visible due to occupants' belongings and/or cabinetry.

SC 200: The attic access in the garage does not meet minimum garage fire wall requirements. Upgrades are recommended.



SC 201: **Some** small holes or openings found in the garage firewall. Recommend sealing all holes and openings through the garage firewall for fire safety per minimum standards.



FIRE DOOR

SC 202: Self-closer is non-operational at garage fire rated door to the living space.



PEDESTRIAN DOOR

FI 203: Unable to test and/or fully view the garage pedestrian door due to occupant's belongings or locked. Recommend additional review inspection once access is made available.

VEHICLE DOOR TYPE

204: Roll-up

VEHICLE DOOR

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

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

MR 207: *Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

VEHICLE DOOR OPENER

208: Operated properly when tested.

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

Fireplace

FIREPLACE LOCATION

210: **LIVING ROOM**

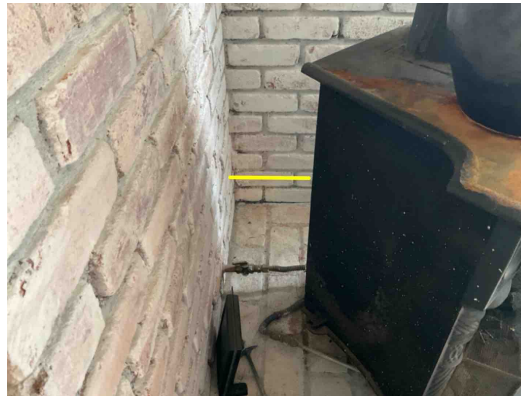


FIREPLACE CONDITION

211: The living room fireplace appears to have been improperly altered and does not conform to minimum installation standards. Too many individual defects to list. Recommend further evaluation by a qualified/ licensed fireplace- chimney professional familiar with minimum codes and clearance requirements.



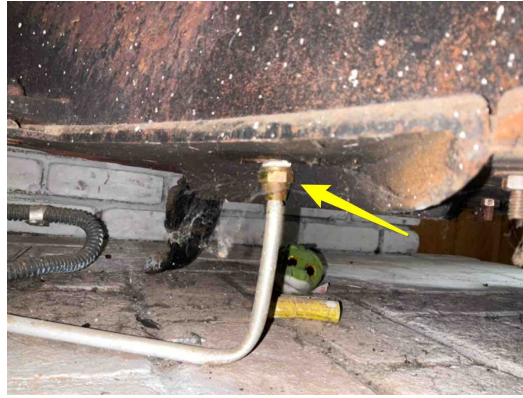
Undersized hearth extension over combustible materials



Inadequate clearance to the wall



Functional damper on a fuel burning appliance



Missing a fuel regulator for a custom fuel burning appliance

METAL CHIMNEY

E&C 212: The LIVING ROOM fireplace metal chimney pipe terminates too low above the roof per standards. (Does not meet the minimum 3-2-10 rule). This can negatively affect the drafting of the fireplace and can lead to back-venting of smoke into the living space when a fire is burning. Upgrades and/or repairs warranted. Contact a qualified fireplace and chimney repair professional.



E&C 213: The spark screen and cap found rusted, deteriorated and/or damaged atop the LIVING ROOM fireplace chimney. Recommend replacement for fire safety. Contact a qualified professional.

