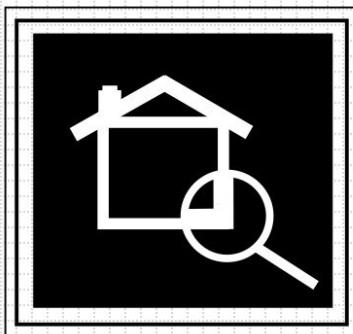




"CERTIFIED"
MANUFACTURED HOME INSPECTOR

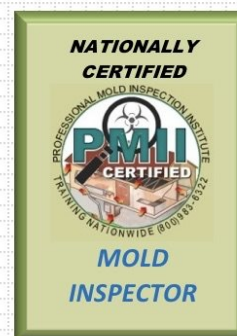
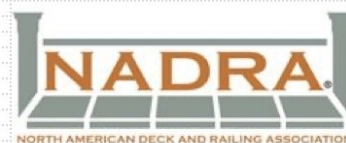


Certified Building Inspector

Professional

Inspection Services

Inspection Report



CERTIFIED FIREPLACE AND
CHIMNEY INSPECTOR



Address: 267 Montana Way Los Osos, CA 93402

10/05/2026

Inspector: Taylor Vreeken, CCI

P.O. Box 415 Templeton, CA 93465 | O: 805.462.1978 C: 805.441.9727

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

Please take the time to review the entire report carefully and completely. If there is anything you would like us to explain, or if there are any questions you have, please feel free to call us. We would be happy to answer any questions you may have.

IMPORTANT: All repairs should be completed or supervised by a licensed contractors. Example;
All plumbing repairs should be done by a licensed plumbing contractor.
All electrical repairs should be done by a licensed electrical contractor.
All heating and/or cooling system repairs should be done by a licensed HVAC contractor.
All roof repairs should be done by a licensed roofing contractor, etc.

This inspection is performed for the client of a property to provide a general, overall report of the conditions as they existed at the time of the inspection. This report focuses on the 6 major systems, which include: **Structural Integrity, Roof, Electrical Systems, Plumbing System, Heating and Cooling Systems and the Fireplaces and Chimneys**. Cosmetic conditions are outside the scope of this inspection and may not be included or reported on as part of a home inspection.

Notice: It is important that the Client follow all recommendations as stated in this report to help prevent damage, deterioration and to help ensure a safe and healthy building. The inspector can not be held liable if all recommendations are not followed completely.

Throughout the report, you'll find special symbols at the front of certain comments. Below are the symbols and their meanings:

E&C = Evaluation and Corrections Needed: This issue is a potentially serious concern and should be addressed. Recommend further review and repair by a qualified and licensed professional.

SC = Safety Concern: Dangerous conditions exist that should be corrected immediately for safety. Recommend further review and repairs by a qualified and licensed professional.

FI = Further Investigation is Needed: Client should have an appropriate licensed specialist investigate further until satisfied as to the cause, current conditions, potential future issues and correct as needed.

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

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

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

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

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

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

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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: 67°F
- 2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 3: North

INSPECTION DATE

Monday, October 5, 2026

START TIME

8:30 am

FINISH TIME ON-SITE

10:30 am

INSPECTOR

5: Taylor Vreeken, CCI, CMI

PROPERTY TYPE

6: Single Family Residence

INSPECTION TYPE

7: **Pre-Sale Listing Inspection**: This inspection is performed on behalf and for the seller specifically, to provide a general overview of the property conditions as they existed at the time of inspection. This report focuses on the six primary systems: **Structural Integrity, Roofing, Electrical, Plumbing, Heating and Cooling, and the Fireplaces and Chimneys**. *Cosmetic conditions and non-permanent appliances are excluded.*

This report is informational only and does not reflect any repairs, upgrades made or conditions that have changed after the inspection date.

Buyer's Responsibility: *Any prospective buyer relying upon this report is required to contact Professional Inspection Services, complete a report review, execute a new inspection agreement, and pay all applicable fees. Any prospective buyer who relies upon this report without completing these requirements does so knowingly and voluntarily and thereby waives and releases any and all claims against Professional Inspection Services and its inspectors arising from or related to such reliance. Failure to comply with these requirements constitutes a complete and unconditional release of Professional Inspection Services and its inspectors from liability associated with the unauthorized use of or reliance upon this report.*

YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 1974

9: Occupied.

ADDITIONS

DS 10: **ADDITIONS or UPGRADES SUSPECTED**:

Some upgrades or additions were observed or suspected that may have required building permits. No determination is made regarding permit status. The client is advised to contact the local building department to verify whether proper permits and final approvals were obtained.

Grounds

DRIVEWAY TYPE

11: Concrete Driveway

12: Brick Paver

DRIVEWAY COMMENTS

UPG 13: Some common and moderate cracks found in areas of the driveway. Client should investigate further the cause and correct.

FI **SU** 14: Areas of the driveway, patio(s), and walkway(s) appear raised, settled or uneven with potential trip hazards.

SIDEWALK / WALKWAY TYPE

15: Concrete Walkways

16: Brick Paver Walkways

SIDEWALK / WALKWAY COMMENTS

17: Walkways appear serviceable

UPG 18: Some common and moderate cracks found at areas of the concrete walkways. Client should investigate further the cause and correct.

PATIO TYPE

19: Concrete Patios

20: Brick Paver Patios

PATIO COMMENTS

21: Patios appears serviceable.

22: 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, if installed, is not determined. Conditions inside walls cannot be judged.

STRUCTURE TYPE

23: Wood Framed

EXTERIOR WALL COVERINGS

24: Wood Siding

EXTERIOR WALL COMMENTS

25: Exterior walls appear in good condition

MR 26: Areas of the exterior are not fully visible and not inspectable due to overgrown foliage and occupant's belongings. Conditions are behind the blockage are unknown. Client is advised to have the obstructions moved to have the areas reinspected.

EXTERIOR GENERAL

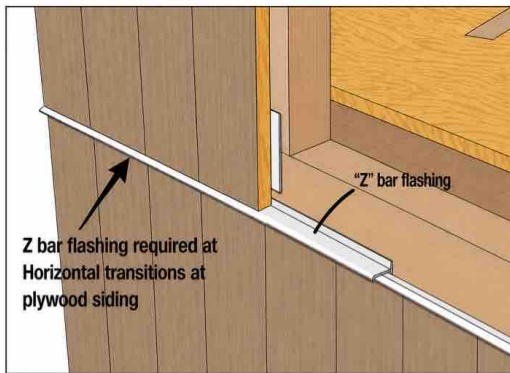
E&C 27: Some moisture and/or bug-type damage and deterioration found at areas of the exterior wood siding and/or trim. Refer to the termite report for additional comments, recommendations, locations and extent.



MR 28: Deteriorated paint at areas of the exterior.



FI 29: Disclosure: No visible water shed / "Z" bar flashing at areas of some past exterior plywood wood siding repairs. Areas will need to be sealed and maintained regularly or removed and replaced with appropriate Z-bar flashing to help ensure water tightness.



'Z' Weather Strip Flashing



EXTERIOR TRIM

30: TRIM TYPE: Wood

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

FENCE/ GATES

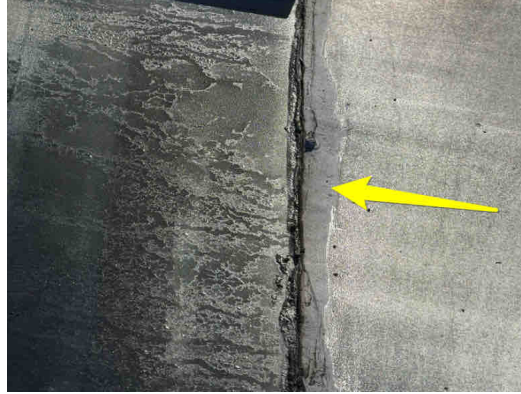
32: Disclosure: Fences and gates area outside the scope of a home inspection. Comments made below are informational only and at the discretion of the inspector. The comments below do not in any way constitute a full inspection of the fencing or gates. If concerned have the fences and gates evaluated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

MR UPG 33: Some Gates and/or latches need adjustment or repairs.

SUNROOM

DS 34: Disclosure: Sunrooms and/or enclosed patios are designed to be a weather resistant shade and not intended for waterproofing equivalent to habitable space.

MR 35: Recommend sealing/ resealing around roof panels, skylights, and seams on and around the sunroom as part of typical maintenance.



FI DS 36: The Backyard enclosed patio was installed on a grade level slab with no footings or waterproofing where the wood framing meets the concrete. This style of construction is not intended to be waterproof and may allow for seasonal moisture intrusion.



Exterior Stairs

E&C SC 37: Disclosure- Exterior landscaping steps/stairs do not meet minimum construction standards and may be a potential trip hazard.



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

38: Areas of Moderate Slope

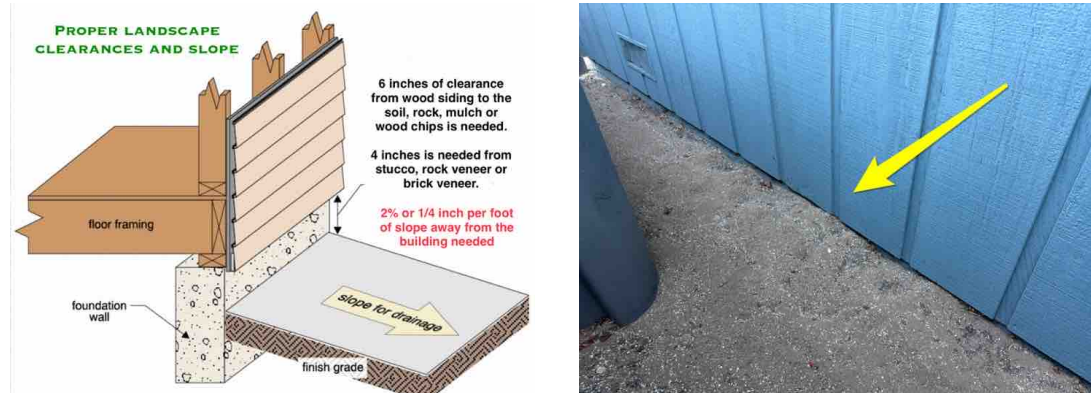
Determination of site stability, soil erosion potential, and water runoff from surrounding slopes, streets, and adjacent properties is outside the scope of this inspection and is not evaluated. If concerned have evaluated by a licensed Civil engineer.

GRADING COMMENTS

MR UPG 39: Evidence of ponding water was observed in areas of the property at and/or near the home in some planter areas. Recommend improving site drainage and landscape grading and/or adding proper underground drainage as needed to help direct water away from the structure and off the property.

MR 40: Areas of insufficient slope of the soil away from the building along some areas of the perimeter foundation. A proper slope of the soil, patios and walkways should allow for water to flow freely away from the building, not allow water to flow against areas the foundation edges and water should not allow for ponding of water in areas near or at the foundation as this can cause erosion and/or settling of the foundation system.

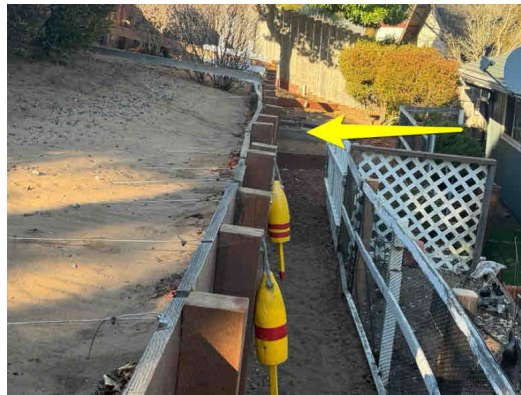
MR 41: Soil level found high along areas of the perimeter of the foundation and exterior siding (recommend 6 inches from the bottom of the exterior siding to dirt, rock, mulch or wood chips).



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.

E&C 42: Portions of the wood retaining wall have a moderate lean/ out of plumb. The degree of leaning indicates movement and may affect the wall's ability to adequately retain the adjacent soil. Recommend evaluation and repair or reinforcement as necessary by a qualified contractor.



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.*

SLAB COMMENTS

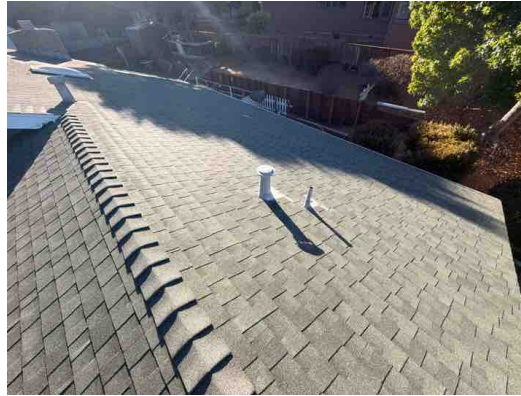
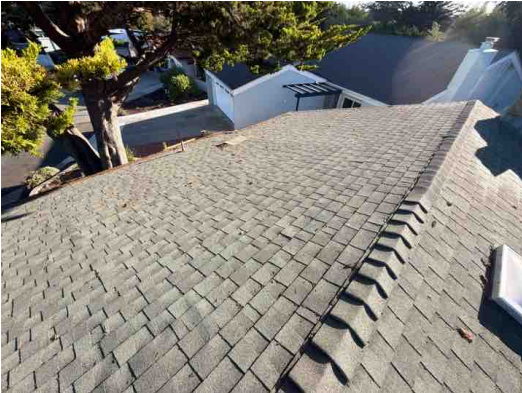
DS 44: An elevated/enclosed crawlspace area noted at near the entry door. The space below this area was not accessible or visible during this visual, non-invasive inspection; therefore, the construction and condition of concealed components are unknown.

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 of this roof material: 25-30 years

There is Approx. 5-7 +/- years of visible wear at areas of the roof.

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.

MR 50: Debris covers portions of the roof and/or roof flashings. This may cause deterioration and/or a roof leak. Areas of the roof are not fully visible. Clean and inspect regularly.



Flashings

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

ROOF FLASHING

51: 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.

52: A void/separation was observed at the chimney flashing. The opening may allow moisture intrusion behind the flashing and into the roof/chimney assembly. Recommend proper repair of the flashing by a qualified roofing professional rather than reliance on surface-applied sealant.



SKYLIGHTS

MR 53: Skylight(s) appears to be in good physical condition - *Skylights are not water tested, visual inspection only.*



Gutters

RAIN GUTTERS

54: Type: Full rain gutter installation.

MR 55: Installed rain gutters / roof drainage systems appear to be in a serviceable condition. *All roof rain gutters will need continuous and ongoing annual maintenance to help prevent gutter leaks. General maintenance should consist of; cleaning, re-fastening loose gutters and downspouts, etc.*

RAIN GUTTER COMMENTS

MR 56: Recommend some typical rain gutter maintenance. This should at minimum consist of cleaning, sealing, and re-fascinating and repairing of loose or damaged gutters and downspouts.



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

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

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

DS 59: Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, HVAC ducting and some areas are too small for physical access.

SU DS 60: The current attic framing is older and does not meet current structural or seismic standards; however, it appears to be in generally serviceable condition at the time of inspection for its age.

61: Attic Photographs





TYPE OF INSULATION FOUND IN THE ATTIC

62: **Fiberglass Batts**: Approx. Depth 8-10 +/- Inches

63: **Blown Fiberglass**: Approx. Depth 4 +/- Inches

ATTIC COMMENTS

FI DS 64: Some minor and typical moisture stains noted in areas throughout the attic. All water stains should be investigated by a licensed roofer. Refer to termite report for additional comments and/or recommendations.



Plumbing

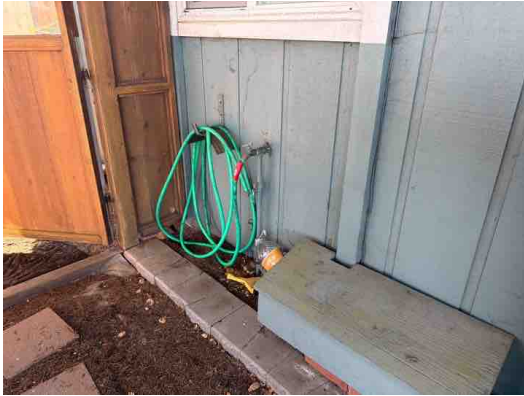
This inspection of the water supply system, waste system and its fixtures and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated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

65: Main water supply shut-off location : EXTERIOR - ON THE FRONT OF THE HOUSE . *Main water shut-off valve not tested.*

Water Pressure - Is At Approx. **66 +/- PSI.** *Optimal water pressure is between 40 and 80 PSI.*

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



TYPE OF WATER PIPING

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 discovered at this time):

67: Copper

WATER SUPPLY PIPING

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

69: *The condition of the Plumbing Pipe inside walls, under insulation in the attic, underground, under the slab, and in all inaccessible areas which are not readily visible are not evaluated or inspected. Conditions cannot be judged. Water pipe leak detection or pressure testing is not performed.*

HOSE FAUCETS

70: The evaluated exterior hose faucets operated when tested.

WASTE PIPING TYPE

71: Type(s) of waste water drain piping that could be seen at the time of the inspection. Other piping materials may be present or used in areas which are not visible at this time due to concealment.

72: ABS and PVC

WASTE/SEWER PIPE CONDITION

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

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

FI 74: **Note:** Due to the age of the building and the proximity of the large trees on the property as there may be some negative impact on the underground waste and sewer piping. *Recommend additional review and video scoping of the waste and sewer piping to verify conditions.*

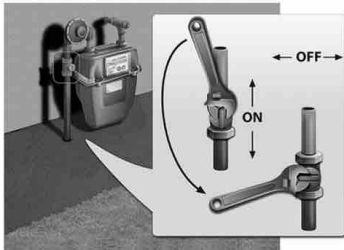
Disclosure: Waste and sewer pipes are not fully visible. Pipe conditions inside walls, inaccessible areas, under the ground or slab cannot be judged or determined.

Fuels

FUEL TYPE

75: Natural Gas. **Location of main Gas shut-off :** Exterior - Northeast Corner

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



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



76: Gas shut-off appears serviceable.

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

Water Heater

The average life of a tank type water heater is 6-10 years. Water heaters may begin to leak or quit working without warning. Client should visually inspect the water heater regularly to help ensure good condition and that the water heater is free from leakage or corrosion.

Determining size and gpm/ adequate hot water volume is beyond the scope of a home inspection.

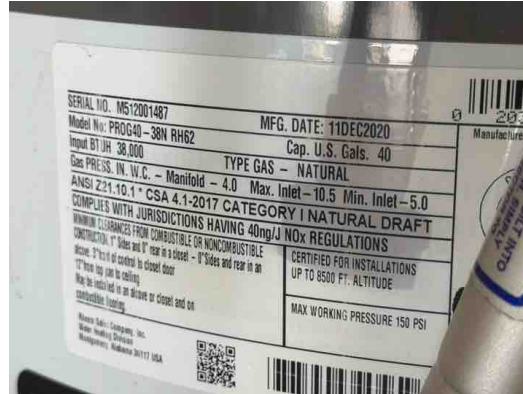
WATER HEATER INFORMATION

77: Water Heater Location: GARAGE

Date: 2020

Size: 40 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

78: Water Heater Operated when tested.

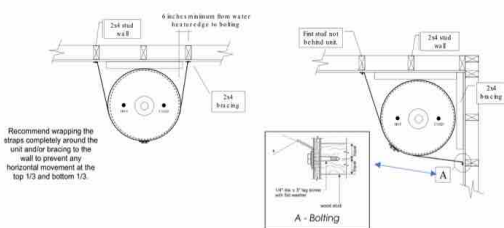
COMBUSTION AIR

79: Proper amount of combustion air.

STRAPPING

E&C 80: 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.

Water heater strapping and blocking recommendations



TPR PIPING

SC 81: 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

E&C 82: The water heater vent pipe is improperly installed. Improper use of single-wall vent pipe through the roof plywood. Water heater vent pipe is too close to combustibles (6 inches of clearance is required for single-wall vent connector pipe). Recommend the proper installation of a double-wall vent pipe where it passes through the roof.



E&C 83: A water heater vent pipe should terminate a minimum of 5 feet vertically above the water heater draft hood. This water heater vent terminates a little too low which may negatively affect the drafting of the water heater. Upgrades recommended per minimum standards.

PLATFORM ENCLOSURE

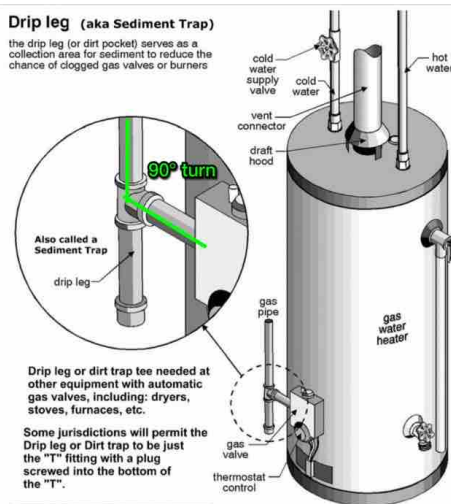
84: The visible areas of the Water heater enclosure and/or platform appears serviceable.

FI 85: Disclosure: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

GAS PIPING

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

SU 87: 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]



SC 88: The Gas valve emergency shut-off is not easily or properly accessible at the Water Heater. Corrections / Upgrades recommended for safety.

WATER HEATER GENERAL COMMENTS

UPG 89: 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

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

DRIP PAN

91: Water Heater Drip pan installed.

E&C 92: Recommend properly extending the water heater drip pan drain pipe to the floor in the garage or exterior to help prevent damage to the drywall platform and/or enclosure if a leak were to occur.

Kitchen

LOCATION

93: Kitchen photos:



SINK

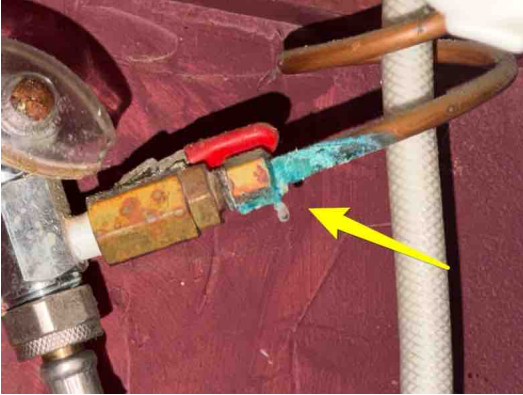
94: The kitchen sink appears serviceable with typical wear for its age.

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 corrosion found at waste pipe connections under the kitchen sink / evidence of past leaking.

FI 98: Some corrosion found at the water supply shutoff valves under the Kitchen sink / evidence of past leaking. Client should investigate further until satisfied as to the cause, condition and potential future issues. Correction Recommended.



FI 99: Some dry moisture stains and damage in the cabinetry below the kitchen sink.

DISPOSAL

100: Operated when tested.

DISHWASHER

101: Dishwasher operated when tested.

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

102: Doors, seals and racks appears serviceable.

103: Drain line appears serviceable.

COOKTOP

104: The cooktop is Natural Gas and operated when tested

OVEN

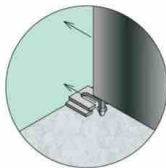
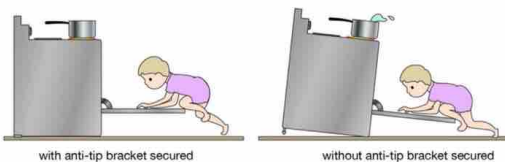
105: The GAS OVEN operated when tested

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

SU 106: Missing the anti-tilt bracket at the freestanding range. (1991) CRC M1307.3

Anti-tip brackets

These are used to secure the range to the wall or floor to prevent tipping over and causing serious injury



COOKTOP HOOD

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

MR SU 108: Kitchen cook top exhaust hood and filter are dirty.

CABINETS & COUNTERS

109: Appear serviceable.

DS 110: Disclosure: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS 111: Kitchen counters & cabinets have typical wear.

DS 112: 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 113: A kitchen cabinet drawer adjacent to the range cannot fully open due to interference with the appliance. Recommend modification of the cabinetry or appliance installation as necessary to provide normal operation of the drawer.

KITCHEN SPECIAL FEATURES

114: Microwave operated when tested.

Laundry

LAUNDRY:

115: Photo of the Laundry Location



LAUNDRY TYPE

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

DS 117: Disclosure: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

118: Laundry dryer vent provided.

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

LAUNDRY COMMENTS

SU 119: The GAS laundry dryer installed in the garage which generates a flame during operation capable of igniting flammable vapors is improperly installed directly on the garage floor. Gas dryers are now (as of 2026) required to be at least raised off the garage floor on a platform to prevent an accidental ignition of flammable vapors, such as gasoline fumes. Currently the Gas laundry dryer is improperly installed directly on the garage floor which is considered a safety concern by the Gas Company and building standards.

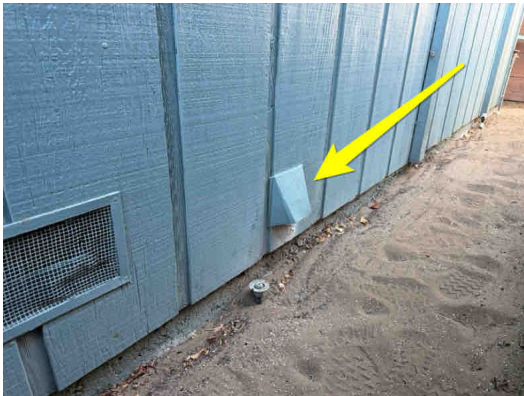
120: Disclosure: *The laundry washers and/or dryers are not tested or inspected as they are considered personal property and are not a permanently installed appliance. If the laundry machines are being transferred with the sale of the property, client should perform due diligence to ensure the proper and safe operation of the washer and dryer within the clients inspection period.*

DS 121: Area behind and under the laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

E&C 122: Some corrosion / past leaking found at the HOT water supply valve at laundry.

DRYER VENTING

MR 123: Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.



Bathrooms

BATHROOM LOCATIONS

124: PRIMARY BEDROOM BATHROOM



125: HALL BATHROOM



TOILETS

126: Operated when tested.

127: Toilets are 1.28 gallon per flush

E&C 128: Toilet loose at floor: PRIMARY BEDROOM BATHROOM



SINKS

129: 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 130: Some corrosion found at water supply piping and waste piping connections under the bathroom sinks / evidence of past leaking.



FI 131: Some dry moisture stains noted in the cabinetry below the sink in the: HALLWAY BATHROOM
132: Bathroom sink aerator(s) are NOT low flow: HALLWAY BATHROOM and PRIMARY BEDROOM BATHROOM. Upgrades Recommended.

E&C 133: Improper drain piping under bathroom sink: PRIMARY BEDROOM BATHROOM. Recommend additional review and repairs by licensed plumbing contractor.



VENTILATION

134: Appears adequate.

BATHTUBS

135: Tub faucet and drain operated when tested.

MR 136: The original Drain Stopper is missing at tub drain in the: PRIMARY BEDROOM BATHROOM.

FI DS 137: Deteriorated finish or re-finish material at the PRIMARY BEDROOM BATHROOM tub.



SHOWERS

138: Showers operated when tested.

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

MR UPG 139: Shower heads are NOT "LOW FLOW". Upgrades recommended: HALLWAY BATHROOM and PRIMARY BEDROOM BATHROOM

SU 140: Hot & cold reversed at the shower faucet: HALLWAY BATHROOM



MR 141: Shower diverter leaks from the shower-head when shower is on: 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

142: Operated when tested.

143: Weather stripping appears serviceable.

144: Door hardware operated when tested.

EXTERIOR DOORS

145: Operated when tested

146: Latching hardware operated and appears serviceable.

INTERIOR DOORS

147: Operated when tested.

MR 148: The bedroom interior doors rub and stick on the flooring. Corrections recommended.

WINDOWS

149: Aluminum / Single-Pane Glass

150: Some newer Vinyl / Double-Pane Glass Windows

Note: Due to the exterior cladding around the newer installed windows, we are unable to verify if the newer window were installed per manufacturer's installation requirements. Recommend asking current homeowner who installed windows, when were they installed and is there a warranty for the installation if a defect were to occur. Be aware that California law requires a a licensed contractor to warranty all windows and door installations for a minimum of 10 years from failure or water intrusion due to defective install installation.

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

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

E&C 152: Some windows found a little difficult to operate. Maintenance or upgrades to the windows are recommended.

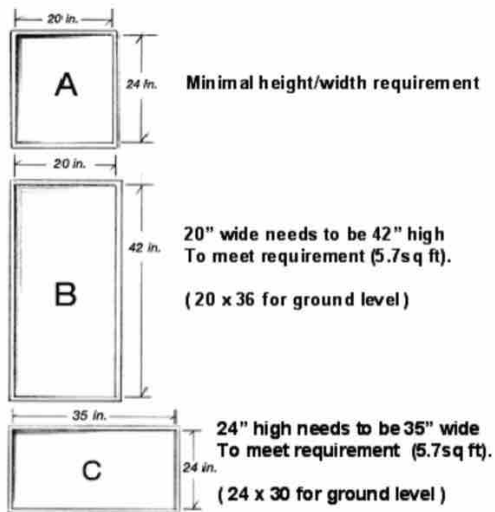
FI 153: Moisture stains and/or damage on the inside at some window sills. Refer to the termite report for additional comments and recommendations.



MR 154: Disclosure: The new retrofit windows should not be caulked on the underside of the exterior wall trim as these are when not sealed allow for accumulated water to escape. Maintenance or upgrades recommended.

SC 155: Windows in the the PRIMARY BEDROOM do not meet the current minimum fire egress standards.

Total window area needs to be 5.7 sq ft
(5.0 for ground level)



FLOORING

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

157: Disclosure: Furnishings, rugs and occupants' belongings are examples item that prevent the full inspection of the flooring. Conditions in areas not visible are unknown. Do a careful check prior to closing.

DS 158: Some moderate and minor deterioration and/or damage noted at areas of the interior flooring.

CEILING TYPE

159: Drywall

160: Wood

WALL TYPE

161: Drywall

WALLS AND CEILINGS

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

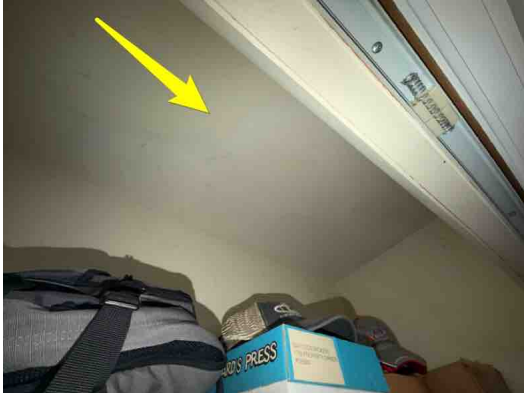
Note: Determining the indoor air quality is outside the scope of this inspection. All parties should perform their own due diligence until satisfied as to the air quality inside the living spaces to determine if it is within your own personal acceptable levels.

DS 163: Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor the cracks as future or additional movement may occur. Contact a qualified drywall professional for additional information and recommendations on how to repair.

164: 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.

165: Disclosure: *Furnishings, window coverings (such as drapes shades and shutters) and/or occupant's belongings prevent full inspection of the interior, closets and cabinetry. Client is advised to do a careful visual inspection prior to closing and contact our office for an additional inspection if suspicious conditions exist.*

FI DS 166: Evidence of past ceiling and wall repairs and/ or alterations found throughout. Client should investigate further to satisfy themselves as to the cause and current conditions.



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

167: LOCATION: BEDROOM HALLWAY ENCLOSURE

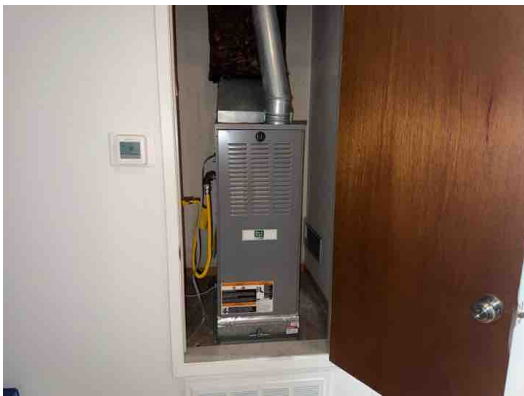
DATE: 2013

Approx. BTU RATING: 66,000

FUEL TYPE: Natural Gas

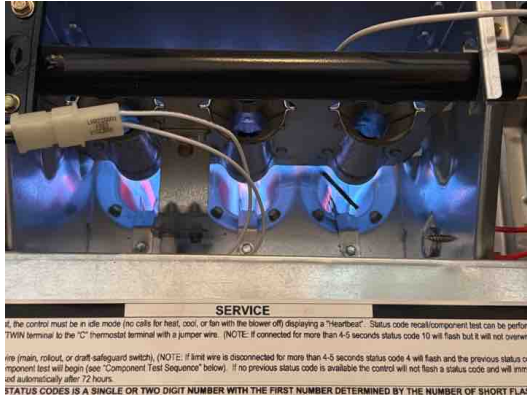
FURNACE TYPE: Gas Forced Air

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



CONDITION

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



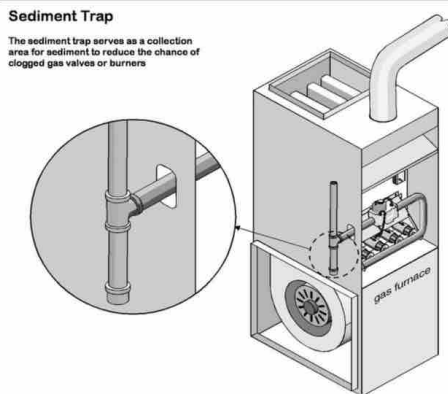
FURNACE FLAME

169: 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.

UPG 170: Missing the required installation of the sediment trap at the furnace gas piping at flex connection. Correction should be performed by a certified or licensed HVAC professional familiar with minimum requirements.



VENTING

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

E&C 172: 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

173: 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

174: Air filters appear clean and in good condition.

COMBUSTION AIR

SU 175: Missing the required weather stripping to the furnace enclosure door and caulking at the base of the newer heater at the platform per standards for safety.

THERMOSTAT/CONTROLS

176: Operated when tested.

Electrical

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

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

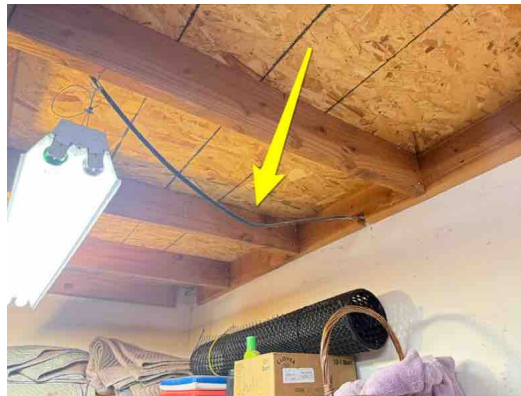
WIRING/CONDUIT

180: A sampling of the switches, light fixtures and outlets operated when tested.

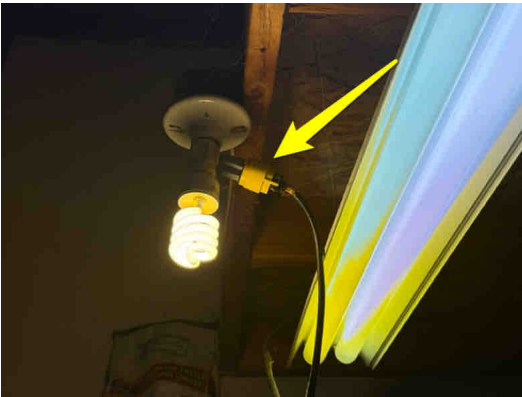
Disclosure: *Occupant's belongings and furniture are not moved for testing of outlets and switched. Receptacles which are in use or are blocked by child tamper barriers are not tested. If house is occupied or any restricted conditions exist, additional testing is recommended. Additional inspection fees may apply. Astronomical clock-type lighting controls, photocells associated with exterior lighting are outside scope of this inspection and are not tested.*

DS 181: *Disclosure: Furnishings, appliances and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SC 182: Improper exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: SOUTHEAST EXTERIOR and GARAGE
NEC 334.15(B)
NEC 300.4



SU 183: Extension cord improperly used as permanent electrical wiring: MULTIPLE LOCATIONS IN THE GARAGE



SWITCHES

DS 184: The switch for the interior entry light is located approximately 12 feet from the entry door, leaving the immediate entry area without a readily accessible control for the interior lighting upon entering the home. Recommend modification by a qualified electrician to provide convenient control of the entry lighting at or near the entrance.

LIGHTING

FI DS 185: Some electrical switches do not operate anything visible, (purpose unknown).

FI 186: Some lights found to be non-operational (check bulbs if still found non-operational contact a qualified electrician to evaluate and repair or replace defective fixtures and/or switches).

CEILING FANS

SU DS 187: Ceiling fan installed too low to the ground: DINING ROOM

GFCIS/ AFCIS

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

Detectors

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

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

SC 190: *Smoke detector missing at required location: BEDROOM-1 and PRIMARY BEDROOM*

Garage

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

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

PHOTO

191: Garage



FLOORS

192: Visible areas of the garage floor appears serviceable.

DS 193: Common cracks found in the concrete garage floor.

DS 194: 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.

WALLS & CEILINGS

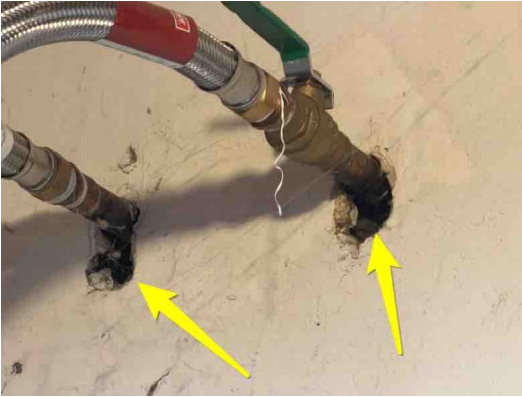
195: Visible areas of the garage walls and ceiling appear acceptable.

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

DS 197: Walls not fully visible due to occupants' belongings and/or cabinetry.

SC FI 198: Some holes or openings found in the garage firewall. Corrections are warranted for fire safety. Contact an appropriate contractor to review the entire garage repair as needed.



E&C 199: The added loft in the garage does not meet minimum construction standards. Further evaluation and corrections recommended.

FIRE DOOR

200: Operated when tested and appears serviceable.

SC 201: Door from garage into the ATTIC space is NOT a fire rated door per standards.



VEHICLE DOOR TYPE

202: Roll-up

VEHICLE DOOR

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

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

MR 205: *Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

E&C 206: Disclosure: Some dented panel(s) at garage vehicle roll-up door.



VEHICLE DOOR OPENER

SU 207: The installed garage vehicle door opener(s) operated when tested.

The garage vehicle door auto opener is older and does not have the newer battery backup feature. Upgrades are recommended but not required.

DS 208: Disclosure- This type of vehicle door opener has an anticipated 15-20 year life span and is currently 21 years old. The unit operated today but is past anticipated life expectancy. Continuous maintenance and inspection recommended.

SC 209: Improper installation of the garage vehicle door auto opener safety reverse electric eye system. The electronic auto reverse sensors were improperly installed in an inappropriate area. Correction warranted for safety.



Fireplace

FIREPLACE LOCATION

210: **LIVING ROOM**



DS 211: Level two camera chimney inspections are recommended for masonry fireplaces due to unknown and potentially hazardous conditions not visible inside the chimney flue or throat.

DS 212: Unable to fully inspect the fireplace due to occupant's belongings. Recommend Evaluation once area has been made available.

FIREPLACE TYPE

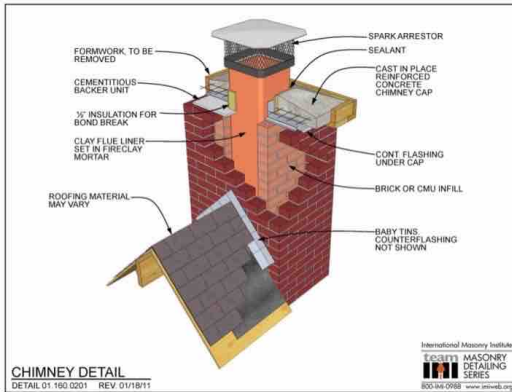
213: Fireplace Type: **Masonry**

MASONRY CHIMNEY

214: Photo of the LIVING ROOM Masonry Chimney



SC 215: An improper and unsafe use of a flat screen atop the fireplace chimney. Recommend the installation of a proper screen chimney cap for safety per standards.



E&C 216: The mortar crown at the masonry chimney is significantly deteriorated, with cracking, separation/lifting, missing material, and evidence of multiple past repairs. These conditions can allow moisture intrusion and continued deterioration of the chimney masonry. Recommend evaluation and proper repair or replacement of the chimney crown by a qualified masonry/chimney professional.

