

# Professional

## Inspection Services

### *Inspection Report*



Address: 2649 Vine St Paso Robles, CA 93446

2/11/23

Inspector: Keith Vreeken, MCI, FCI  
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MASTER 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 Systems, Heating and Cooling, 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.
- 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.

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

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.*

### WEATHER CONDITIONS

- 1: Approx. Temperature: 55 Degrees Fahrenheit
- 2: Dry Today
- 3: Rain Recently

### FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 4: FRONT DOOR faces: East

### INSPECTION DATE

Saturday, February 11, 2023

### START TIME

8:30 am

### FINISH TIME

11:30 am

### INSPECTOR

- 6: Keith Vreeken, MCI

### PROPERTY TYPE

- 7: Single Family

### YEAR/ OCCUPANCY STATUS

- 8: Approx. Year Built: 1953
- 9: Occupied.

### PRESENT DURING THE INSPECTION

- 10: Seller
- 11: Seller's Agent

### ADDITIONS

**DS** 12: Be aware that some additions or remodels were found or suspected. Client should check with building department for applicable permits.



**THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:**

**13: Outbuildings**



**14: Outdoor BBQ areas and its masonry surround**



**15: The Detached Gazebo**



**INSPECTION TYPE**

**16: Pre-Sale Listing Inspection** : This inspection is performed for the seller 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 Systems, Heating and Cooling**, and the **Fireplaces and Chimneys**. Cosmetic conditions are not reported on as part of a home inspection. This report, which can be given to a perspective buyer, is informational only and may not include recent repairs completed after the inspection was performed, nor conditions which may have surfaced since this inspection was completed. The buyer is advised to contact Professional Inspection Services and schedule an on-site review of the findings, for a reduced fee.

## Grounds

### DRIVEWAY TYPE

17: Concrete driveway.

### DRIVEWAY COMMENTS

18: Driveway appears serviceable.

**FI** 19: Some typical, common and moderate cracks with some damaged concrete found in areas of the driveway.



**SU** 20: Areas of the driveway are uneven with potential trip hazards. Upgrades recommended.

**DS** 21: **Disclosure:** Due to the slope and height of the driveway which appears to be higher than the interior garage floor at the garage connection, some water intrusion into the garage may occur with pounding of water and inside the garage during certain weather.

**MR** 22: Sealant, general maintenance recommended at the asphalt driveway to help to preserve the overall life of the asphalt.

**MR** **FI** 23: Eroded or damaged asphalt found in some areas of the driveway. Maintenance or repairs are recommended.



### SIDEWALK / WALKWAY TYPE

24: Concrete Walkways

### SIDEWALK / WALKWAY COMMENTS

25: Walkways appear serviceable

26: Some typical and common cracks found at areas of the walkways.

**SU 27:** Areas of the walkways are uneven with potential trip hazards.



Example

## 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

**28:** Wood Framed

### EXTERIOR WALL COVERINGS

**29:** Painted Stucco

**30:** Brick Veneer

### EXTERIOR WALL COMMENTS

**31:** Exterior walls appear in good condition

**DS 32: Disclosure:** *Wall insulation type & value not determined. Conditions inside walls cannot be judged.*

### STUCCO

**DS 33: Disclosure:** Cracks at areas of the exterior stucco siding appear to be typical and common. Cracks should be monitored to determine if any additional cracks, movement or separations occur.

### EXTERIOR TRIM

**34:** TRIM TYPE: Wood

**E&C 35:** 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.

**MR 36:** Caulking is needed at all exterior trim areas such as doors, windows, fascia, etc.

**MR 37:** Deteriorated paint or finish at areas of the exterior.

### FENCE/ GATES

**MR 38:** Some Gates and/or latches need adjustment or repairs.

## 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

**39:** Level to Minor Slope

### COMMENTS

**E&C 40:** Recommend some proper / minor landscape grading and maintenance along areas of the exterior. This should help ensure the proper flow of site water away from the building(s) and off the property. This will also help prevent an excessive moisture condition and help maintain the proper clearances from the stucco or wood siding to the soil. Trim trees and bushes for making contact with areas of the exterior siding, trim and/or roof.

**MR 41:** Soil level found high at areas of the exterior. Soil should be a minimum of 6 inches from the top of the garage and house concrete stem wall to the exterior dirt, rock, mulch or wood chips.



Example at the garage



Example at house

**MR 42:** Areas of poor site drainage / evidence of potential ponding of water on property and/or along areas of the building perimeter.

**MR 43:** 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 pond or puddle of water in areas near or at the foundation as this can cause erosion and/or settling of the foundation system.



**MR 44:** Areas of the surrounding soil areas found higher or above the crawlspace ventilation opening. This can allow water to flow unrestricted into the crawlspace. Upgrades recommended.



Example

## 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.*

### 45: Masonry



### 46: Wood

**Disclosure:** Wood retaining walls have a limited lifespan and will eventually need to be repaired or replaced. Client is advised to continue to monitor and repair or replace as needed.



**E&C 47:** Some moisture damage, deterioration, and/or leaning of the wood retaining walls. *Be aware that wood retaining walls have a limited lifespan and will warrant eventual replacement. Monitor all wood walls and upgrade or repair as needed.*



**FI 48:** Some Moderate cracks and leaning noted at the backyard masonry retaining wall.



## 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

**49: RAISED FOUNDATION:** with Crawlspace







**50: CRAWLSPACE VENTILATION:** Appears adequate.

**DS 51: Disclosure:** Some typical and common cracks noted in the concrete perimeter foundation. Client is advised to monitor cracks to help determine if future movement or conditions occur. *The perimeter foundation is not fully visible.*

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

**53: CRAWLSPACE CONDITION:** Some visible defects noted in areas of the crawlspace. *Recommend additional review of the crawlspace with repairs and upgrades and I by a qualified and licensed contractor.*

**E&C SU 54:** Installed in areas of the foundation system are: Wood Posts and metal piers

## RAISED FOUNDATION NOTES

**E&C 55:** Access, visibility, and inspection were limited in areas of the crawlspace due to inadequate clearances in areas of the crawlspace. Areas of the crawlspace which are not fully accessible or visible at this time due to lack of access. The crawlspace should be inspected fully once proper access is provided as conditions in areas of the crawlspace are unknown at this time.

**SU DS 56: Disclosure:** Areas of the foundation, framing and/or clearances in the crawlspace do not meet the current construction and engineering standards. Recommend further review and upgrades by a qualified engineer and licensed contractor familiar with the current minimum construction and engineering standards. **NOTE:** There is no requirements for foundation upgrades at this time, this is merely a disclosure and a recommendation.

**MR 57:** Earth-to-wood contact found in areas of the crawlspace. Upgrades recommended. Refer to termite report for locations.



**E&C SU 58:** Many of the posts under the home at the foundation system found to be leaning with one post that had fallen over near the crawlspace opening. Recommend further review of all piers, posts and girder connections with Upgrades and Repairs by qualified contractor.



Example



A Structural support post had fallen over

## 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

### 59: Combination: Gable and Hip



### 60: Flat or Low Slope



### 61: Roof was walked

## ROOF TYPE

### 62: Asphalt Shingle

Average life expectancy: 30 years

Approx. years of visible wear: 5-7 +/- years

## Roof 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

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

**SU 64:** Recommend screens on all exhaust vent termination at the roof (Other than the laundry) as an upgrade per current standards to help prevent critter intrusion into the attic. [2016 CMC 502.1]

## Gutters/Downspouts

### RAIN GUTTERS

**DS 65: Type:** Partial Rain gutter installation. *Recommend installation of rain gutters and areas not installed. This will help to manage the flow of water off the roof. Upgrades Recommended.*

**66:** Installed rain gutters appear to be in a serviceable condition.

### RAIN GUTTER COMMENTS

**MR 67:** Recommend typical maintenance at the rain gutters, rain gutter downspouts and rain gutter underground piping. Recommend cleaning, sealing and/or refastening of loose gutters and downspouts and under ground piping.

**MR 68:** Recommend splash blocks and diverting the rain gutter downspouts at the bottom to assist in proper flow of roof water away from the house and to help prevent soil erosion where not installed.



## 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

69: ATTIC ACCESS LOCATION: Bedroom Hallway



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

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

**DS** 72: Disclosure: Areas of the attic are not fully visible and not inspected due to insulation, ducting, HVAC unit and areas being too small for physical access.

### TYPE OF INSULATION FOUND IN THE ATTIC

73: Fiberglass Batts: Approx. Depth 4-6 +/- Inches

## 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

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



Main water shut off valve

**MR 75:** Exposed plumbing pipes at/or near the main shut-off subject to freezing found not insulated.

## TYPE OF WATER PIPING

76: Copper

## WATER SUPPLY PIPING

**DS 77: Disclosure:** *The Plastic PVC pipe used above ground for faucet or supply piping is fragile, not UV rated, and can break easily. Upgrades are recommended to help prevent future damage or water leakage.*



Example

**MR 78:** Exposed plumbing pipes subject to freezing are not insulated well or have deteriorated insulation in areas on the EXTERIOR.



Example



**E&C 79:** Some water supply pipes lack proper support, strapping or fastening in areas of the crawlspace.



Example

#### WASTE PIPING TYPE

80: ABS and PVC

81: Cast Iron and Galvanized

82: Copper

#### WASTE/SEWER PIPE CONDITION

**FI 83:** Note: Due to the age of the building, and the proximity of the large trees on the property there may be some negative impact on the underground 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.

## 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.*

## WATER HEATER INFORMATION

**84: Water Heater Location:** EXTERIOR ENCLOSURE:

**Date:** 2020

**Size:** 50 Gallons

**Fuel Type:** Natural Gas



## WATER HEATER CONDITION

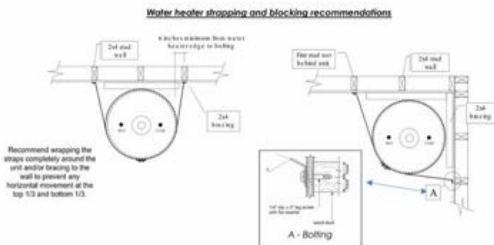
**85: Water Heater Operated** when tested.

## COMBUSTION AIR

**86: Proper amount of combustion air.**

## STRAPPING

**E&C 87: The Water heater is loosely strapped & not secured well - moves when pushed .** Recommend adding **BRACING OR BLOCKING** to the wall to properly secure the tank per Uniform Plumbing Code and State Architect Requirements.



### TPR PIPING

**SC 88:** Water heater TPR (temperature pressure relief) pipe is missing / not installed.



### VENT PIPING

**SC 89:** Water heater vent connector pipe (single wall) is not properly fastened with the required 3-fasteners at the draft hood per standards.



### PLATFORM ENCLOSURE

**SU 90:** Water heater should be a minimum of 3 1/2 inches to 4 inches above the surrounding grade to help prevent rust and corrosion at the bottom of the water heater. Recommend lifting water heater above surrounding grade.



## WATER HEATER GENERAL COMMENTS

**E&C 91:** 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.

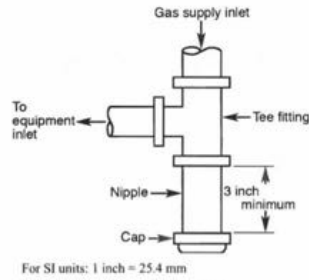
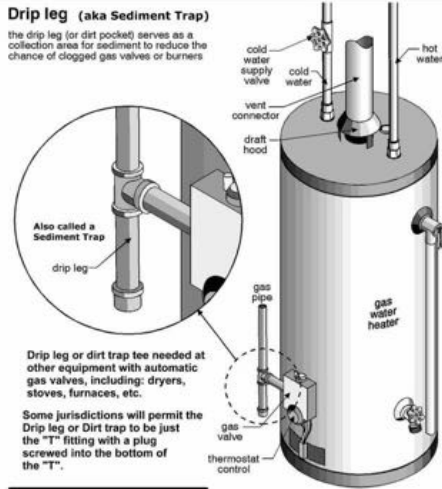


FIGURE 1212.8  
METHOD OF INSTALLING A  
TEE FITTING SEDIMENT TRAP  
[NFPA 54: FIGURE 9.6.7]



**MR 92:** Recommend insulation on all HOT and COLD water supply pipes at the water heater.



Example

## SHUTOFF

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

## Kitchen

## SINK

**94:** Appears serviceable with typical wear for its age.

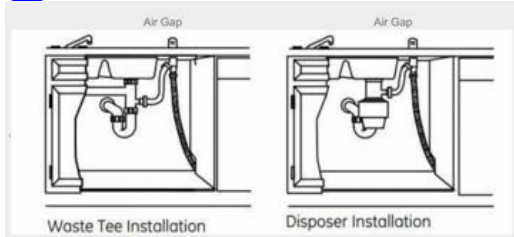


95: Plumbing under the kitchen sink appears to be installed correctly and functioning.

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

### DISHWASHER

**SU 97:** Recommend an Air Gap Device at the dishwasher drain.



### CABINETS & COUNTERS

98: Appear serviceable.

**DS 99: Disclosure:** The area behind the refrigerator is not accessible, not visible and not inspected due to the installation of a refrigerator.

**DS 100:** Kitchen counters & cabinets have typical wear.

**DS 101: 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.*

**FI 102: Disclosure:** Some cracks noted at the kitchen counter: Ex. Behind the kitchen sink faucet.





## DISPOSAL

**103:** Operated when tested.

## COOKTOP

**E&C 104:** Some of the Cook top burners did not operate or ignite properly when tested. Recommend cleaning / servicing.

## COOKTOP HOOD

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

**SU MR 106:** Kitchen cook top exhaust hood and filter are dirty.

**SC 107:** Improper installation and use of a non-fire rated corrugated flexible pipe through kitchen cabinet above the cook top for the cook top exhaust vent pipe, (ridged metal is required for fire safety). Contact a qualified professional to correct as needed.



**E&C 108:** Recommend a proper screen at the kitchen cooktop exhaust vent termination cap. A proper screen is recommended per standards to help prevent critter intrusion.



A proper screen cap is recommended to prevent critter intrusion



A proper screen cap is recommended to prevent critter intrusion

## OVEN

**109:** Natural Gas: Operated when tested

## Laundry

### LAUNDRY TYPE

**110:** Gas provided for laundry dryer

**111:** 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 112: 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

**113: 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.*

**114:** 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.

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

### DRYER VENTING

**MR 116:** Recommend cleaning the laundry dryer vent system, pipe and cap for safety as part of typical ongoing maintenance.

## Bathrooms

### BATHROOM LOCATIONS

**117:** HALL BATHROOM

**118:** LAUNDRY AREA BATHROOM



## TOILETS

119: Operated when tested.

120: Toilets are 1.28 gallon or less per flush

## SINKS

121: 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 122: 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.*

**E&C 123:** Some corrosion found at waste pipe connections under the bathroom sink / evidence of past leaking:  
HALLWAY BATHROOM



**FI 124:** Some dry moisture stains and / or damage noted in the cabinetry below the sink in the: PRIMARY BEDROOM BATHROOM



**E&C 125:** Improper drain piping under the PRIMARY BEDROOM BATHROOM bathroom sink. P-trap installed backwards. The maximum height between the top of the P-trap and the bottom of the trap arm cannot exceed 4 inches



**VENTILATION**

126: Appears adequate.

**BATHTUBS**

127: Operated when tested.

**MR 128:** Drain stopper missing at tub drain: HALLWAY BATHROOM

**FI 129:** Moisture stains and damage to wall, baseboards and/or floor outside tub: HALLWAY BATHROOM



**SHOWERS**

130: Showers operated when tested.

**DS 131: 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.*

**FI 132:** Moisture stains & damage to walls, baseboards and/or floor outside shower: LAUNDRY BATHROOM

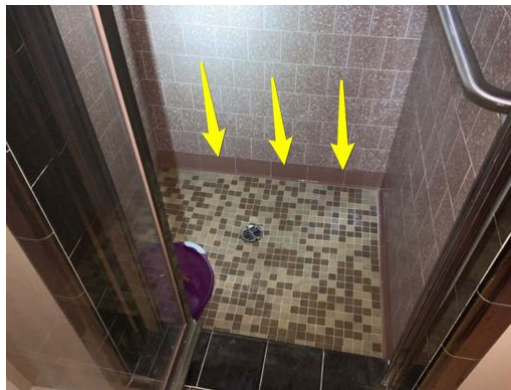


**SC 133:** Hot & cold reversed at the shower faucet: PRIMARY BEDROOM BATHROOM

**FI 134:** Some Cracked tiles found in areas of the PRIMARY BEDROOM BATHROOM shower enclosure.



Example



**SC 135:** Damaged shower floor, drain, cover, found in the PRIMARY BEDROOM BATHROOM SHOWER



## 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

**136:** Operated when tested.

**137:** Door hardware operated when tested.

**MR 138:** Some visible daylight noted around the exterior front entry door. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.



## EXTERIOR DOORS

**MR 139:** Visible daylight noted around some of the exterior doors. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.



Example

## INTERIOR DOORS

**140:** Operated when tested.

**E&C 141:** Interior door rubs & sticks. Adjustment or repair recommended: HALL BATHROOM and BEDROOM-1

**FI 142:** Some interior bedroom closet doors are missing or not installed: BEDROOM-2

## WINDOWS

**143:** Vinyl / Double-Pane Glass

**144:** Wood / Single-Pane glass

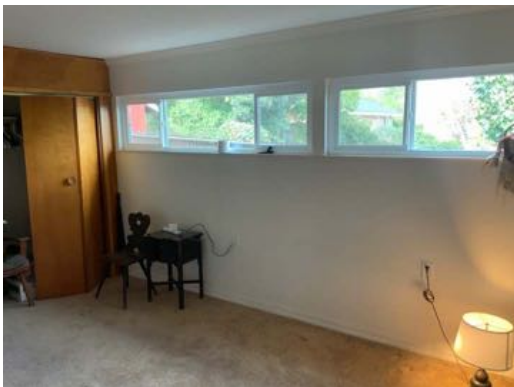
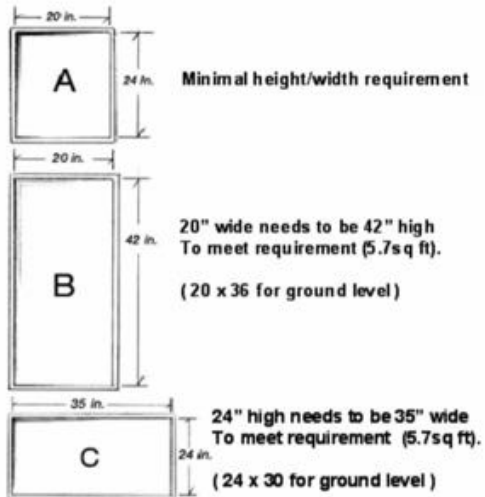
**145:** Sliding

**146:** Single / Double Hung

**147:** Damaged screens at some windows.

**SC 148:** The newer windows in the BEDROOMS do not meet the current fire egress standards. Windows are too small and too high off the ground. Upgrades recommended for fire safety.

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



Example

## FLOORING

**149:** TYPE: Tile

**150:** TYPE: Laminate

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

**152:** Disclosure: Furnishings and occupants' belongings prevent full inspection. Do a careful check prior to closing.

**FI DS 153: Disclosure:** Some visible deterioration and/or damage noted at areas of the flooring.

**FI 154:** Some unusual sloping noted at areas of the interior floor. This may be indicative of some unusual settling of the soil or foundation. Client should have a qualified engineer evaluate the entire foundation system until satisfied as to the cause, the current condition, potential future issues and determine if repairs or upgrades are needed.

## CEILING TYPE

**155:** Drywall

## WALL TYPE

**156:** Drywall

## WALLS AND CEILINGS

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

**DS 158: Disclosure:** Some typical and common cracks noted at the walls and ceilings throughout the building. Client should monitor cracks as future movement can occur. Contact a qualified drywall professional for additional information with recommendations to upgrade or repair.

**159:** *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.*

**160: 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.*

## 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

**161:** LOCATION: **ATTIC**

FURNACE TYPE: **Gas Forced Air**

FUEL TYPE: **Natural Gas**

Approx. BTU RATING: **80,000**

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



### CONDITION

**SC 162:** Furnace found not operating properly. Furnace appears to turn off and on prematurely prior to reaching the appropriate desired temperature set at the thermostat. Recommend additional review by licensed HVAC contractor.

## FURNACE FLAME

163: The Furnace flame appears serviceable.



## VENTING

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

## DUCTING/DISTRIBUTION

165: 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 166:** 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

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

## THERMOSTAT/CONTROLS

168: Operated when tested.



## Cooling

### LOCATION

169: South Side

Size: 3 Tons

Minimum Current Ampacity: 20

Maximum Current Ampacity: 30

Currently at: 30 amp fuses in the service disconnect

Date: 2018

Refrigerant: R410A



### TYPE OF COOLING SYSTEM

170: Split System

171: Electrical Disconnect Provided

## 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

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

Main Electrical Panel Location: **Southwest Corner**

Main Electrical Panel Ampacity: **100**

Panel Voltage: **240 volt**



## SERVICE

**SC 173:** The overhead electrical service wires found to be improperly installed and are considered unsafe as the wires are hanging too close to the DRIVEWAY. A minimum of (12ft.) needed above a driveway for safety per standards. Recommend further review and repair by a qualified and licensed professional familiar with the minimum installation requirements.

## WIRING

**174:** A sampling of the switches, light fixtures and outlets operated.

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

**SU 176: GFCI and AFCI outlet protection, Vacancy Sensors and Humidistat switches are recommended** in all areas per current standards where not currently installed as an upgrade/not required. Contact a licensed electrical contractor to evaluate and make the appropriate recommendations.

a. Vacancy Sensor light switch: A Vacancy Sensors are light switches that detect when a space such as a bathroom, garage, laundry room or closet is unoccupied and accordingly automatically turns OFF the lights, thereby saving energy.

b. Humidistat Fan Switch: Humidistat Fan Switch: A humidistat is a switch which controls the fan depending on the amount of moisture in the air. If there's a lot of moisture, it turns the fan on. When the humidity level is reduced, it switches the fan off.

**SC 177:** Improper and unsafe electrical wiring, missing, electrical, cover plates and outlets, or switches, reverse polarity, some ungrounded, three prong outlets, etc., at some electrical outlets and exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: GARAGE.



### OUTLETS/SWITCHES

**SC 178:** SOME Three-prong electrical outlets did not test properly grounded. Recommended further review of all outlets once furnishings have been removed and repair outlets as needed by a certified or licensed electrical professional.



**SC 179:** Damaged electrical cover plates that switches and outlets: At a few throughout the house and attic.



Example. Attic light switch.

**SC 180:** Exterior electrical outlet found without a proper weather tight box or cover: Example. At the added exterior light fixture on the back of the house.



**SC 181:** Missing the required exterior electrical outlet weather tight cover: At an exterior outlet inside the front yard storage closet located on the northeast corner



## LIGHTING

**FI DS 182:** *Some electrical switches do not operate anything visible, (purpose unknown).*

**FI 183:** *Some lights found to be non-operational (check bulbs if still found non-operational contact a qualified electrical repair professional).*



**MR 184:** Damaged motion sensor screen at the exterior light at the added exterior light fixture on the back of the house.



### GFCI'S

**E&C 185:** A newer GFCI outlet found tripped off and will not reset: On the back of the house. Recommend additional review and correction by licensed electrical contractor.



## Electrical Sub-Panel

### SUBPANEL

186: Location: Kitchen pantry

Amps: 100



### PANEL COMMENTS

**SC 187:** A couple of unused wires in the ELECTRICAL SUB PANEL found missing proper wire nuts. Repairs are recommended for safety to help prevent a short or shock. Contact a qualified professional.



Example

**SU 188:** Electrical system and wiring appears to be older and ungrounded at many circuits throughout the home.



## Detectors

**SC 189:** Carbon Monoxide detector missing at the required location: BEDROOM HALLWAY

## Garage

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

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

### FLOORS

**DS 190:** Due to an excessive amount of stored items and/or cabinetry in the garage, portions of the garage are not accessible, visible nor inspected. A re-inspection is recommended once access is made available.

**FI DS 191:** Some common and moderate cracks with visible displacement and/or settlement found in the garage concrete floor and/or foundation system. The concrete floor is raised, settled and/or uneven. Client should contact a qualified engineer to evaluate the cause, current condition and potential future issues.



Example



Example

### WALLS & CEILINGS

**192:** Visible areas of the garage walls and ceiling appears serviceable.

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

**DS 194:** Walls not fully visible due to occupants' belongings and/or cabinetry.

**DS 195:** Some deterioration / spalling of the concrete perimeter stem wall at the foundation noted. This appears typical of the age. However, upgrades are recommended to help prevent additional deterioration of the concrete. Contact a licensed concrete foundation specialist to evaluate and make recommendations.



Example

### PEDESTRIAN DOOR

**196:** Operated when tested.



**MR 197:** Loose and/or Unsupported threshold found at the GARAGE PEDESTRIAN DOOR.



#### VEHICLE DOOR TYPE

**198:** Roll-up: 2

#### VEHICLE DOOR

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

**200:** Proper safety springs installed on the garage vehicle door.

**MR 201:** *Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

#### VEHICLE DOOR OPENER

**202:** Disclosure: NO vehicle door auto openers installed at the vehicle doors.

## Fireplace

#### FIREPLACE LOCATION

**203:** **LIVING ROOM**



#### FIREPLACE TYPE

**204:** Fireplace Type: **Masonry with Wood Burning Insert**

**Note:** The interior of the original fireplace and the newer metal insert chimney pipe are unknown and is not fully accessible and not inspected due to the installation of the fireplace insert. Areas of the fireplace insert which are not visible are not inspected, Some conditions are unknown.

**205: Chimney Type: Metal Chimney Pipe**

**PREFABRICATED WOOD FIREPLACE**

**DS 206: Disclosure:** Firebox was not fully visible due to wood and/or ashes.  
*This may be hiding defects which are not visible at this time. Recommend additional evaluation after cleaning.*

**E&C 207:** The fan/blower operator when tested at the LIVING ROOM fireplace insert. Recommend servicing or repair

**SU 208:** Improper use of an ungrounded extension cord with the ground lug snapped off of the fireplace fan appliance cord. This is considered a safety hazard and warrants correction. Contact a licensed electrician.



**METAL CHIMNEY**

**209:** Photo of the LIVING ROOM fireplace metal chimney termination.

