CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION
CERTIFIED
KEITH W. VREEKEN
★ MASTER ★
PROFESSIONAL INSPECTOR

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

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BUILDING AND INSPECTING SWIMMING POOL FOR OVER 30 YEARS

Address: 2015 Calle Pattito Templeton, CA 93465	09/26/2025

Inspector: Keith Vreeken, MCI, FCI
P.O. Box 415 Templeton, CA 93465 O: 805.462.1978 C: 805.440.5050

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 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.

Table of Contents

General Information

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

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

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

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

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

WEATHER CONDITIONS
1: Approx. Temperature: **75°F**
2: Dry Today

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES
3: GARAGE DOOR faces: NORTH

INSPECTION DATE	START TIME	FINISH TIME ON-SITE
Friday, September 26, 2025	12:30 pm	4:30 pm

INSPECTOR
5: Keith Vreeken, MCI

PROPERTY TYPE
6: Single Family Residence

INSPECTION TYPE
7: **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. A prospective buyer relying on this report and the original contract, provided by the seller, is required to contact Professional Inspection Services for a report review and to sign a new contract. **Any Buyer who receives this report is required for a fee to sign a new contract and pay for an on-site report review to prevent any misinterpretation of the report findings. Any failure of this requirement releases Professional Inspection Services and its inspectors from any and all liability from the buyer without exception.**

YEAR/ OCCUPANCY STATUS
8: Approx. Year Built: 2001
9: Occupied.

PRESENT DURING THE INSPECTION
10: Seller

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:

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

12: Exterior yard, walkway, driveway and landscape lighting.

13: Water Features such as Ponds, Waterfalls, Fountains, etc.
Note: All water features can be considered a potential drowning hazard. Client should take appropriate measures to ensure safety.

Example

14: The Pool house
Client is advised to have the pool professionally inspected.

15: Pool and Spa / and all equipment, systems and components.
Client is advised to have the pool, spa, it's associated electrical systems, and all pool / spa safety devices professionally inspected.

16: The Detached Garage or Shop

17: Be aware that the creeks and ponds on or adjacent to the property may require maintenance as well as could potentially overflow causing damage to the property or home. Client should perform their own due diligence as to the condition, responsibilities, and if required ongoing maintenance responsibilities. Client should educate themselves as to the potential risks of living next creeks or ponds. The creeks or ponds are not inspected, the conditions are not reported on and are outside the slope of this inspection.

18: The pool-side wood trellis.

Grounds

DRIVEWAY TYPE
19: Concrete Driveway

DRIVEWAY COMMENTS
20: Driveway appears serviceable.

21: Typical & common cracks found in some areas.

SIDEWALK / WALKWAY TYPE
22: Concrete Walkways

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

MR **25:** Surface drains and boxes noted in areas of the walkways. Drains are not tested. The condition of the underground piping and terminations are unknown. Recommend having drains and terminations cleaned, tested and inspected by a qualified landscape contractor to determine the proper flow. Keep drains clean and free of debris regularly.

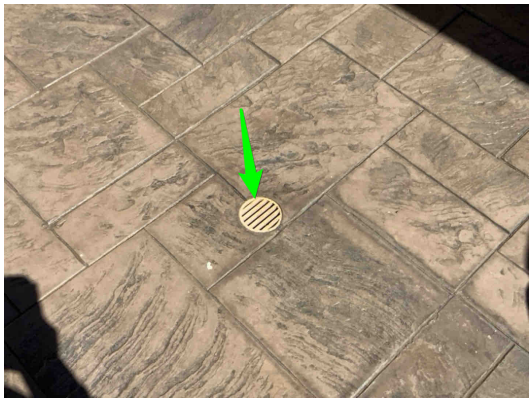
PATIO TYPE
26: Concrete Patios

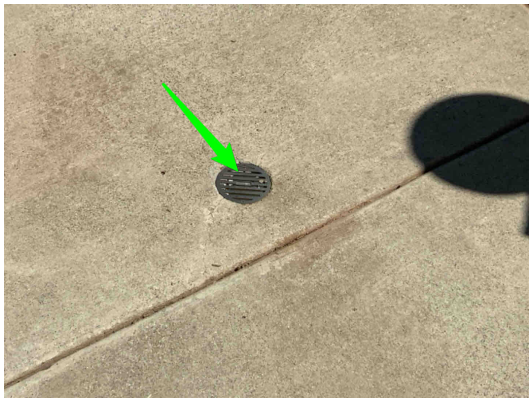
PATIO COMMENTS
27: Patios appears serviceable.

28: Typical and common cracks found.

Example

MR DS **29:** **Disclosure**: Some surface drains noted in areas of the patio. Drains not tested. The condition of the underground piping and terminations are unknown. Recommend having drains and terminations cleaned, tested and inspected by a qualified landscape contractor to determine the proper flow. Keep drains clean and free of debris regularly.





Example

PATIO / PORCH COVERS

30: BACKYARD PATIO COVER: Appears serviceable and in good condition.

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
31: Wood Framed

EXTERIOR WALL COVERINGS
32: Painted Stucco

EXTERIOR WALL COMMENTS
33: Exterior walls appear in good condition

DS **34: Disclosure**: *Wall insulation type & value not determined. Conditions inside walls cannot be judged.*

MR **35:** Areas of the exterior are not fully visible and not inspectable due to overgrown foliage. Conditions behind the foliage in areas not visible are unknown. Client is advised to have the overgrown foliage removed and to have the areas reinspected.


Example

STUCCO

DS **36: Disclosure**: Cracks at areas of the exterior stucco siding appear to be typical and common. Cracks should be monitored to determine if any additional cracks, movement or separations occur or if cracks get larger.

SEALING EXTERIOR

MR **37:** Recommend sealing around the exterior light fixtures making sure they are sealed tight to the wall to help prevent water and/or critter intrusion per installation requirements. Contact the qualified painter or other licensed professional to evaluate all exterior light fixtures and upgrade, or correct as needed.

Exposed electrical wires, subject to water intrusion deterioration

MR **38:** Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes in the exterior sliding and trim, exterior light fixtures, around exterior electrical boxes and covers, and where utility pipes and/or wires pass through the exterior walls. Have a qualified painter or licensed professional evaluate the entire exterior and seal where needed.

Example. Around an exterior outlet.

EXTERIOR TRIM

39: TRIM TYPE: Wood

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

E&C **41:** 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.

POOL BARRIERS SYSTEMS

SU **42:** *California law now requires home inspectors to note if the pool has the required* **TWO** *swimming pool barriers of drowning preventions devices to help protect the pool form accidental drowning and note which, if any of the barriers or devices are installed.*

The pool barriers or drowning prevention devices that are currently installed are:
#1. A proper non-climbable fence . However, the gate from the driveway to the backyard pool area does not meet minimum standards. Improper latch.
#2. Missing a second drowning prevention device or system.

A pool should have the minimum of TWO of the following drowning prevention or notification devices such as: a proper ASTM pool cover, a proper non-climbable fence with self-closing gates with approved latches, alarms on the exit doors from the house and/or garage with access to the pool area, proper splash alarms installed in the pool, proper self-closing doors on all the exit doors, including sliding glass doors, from the house and/or garage with access to the pool area or an ASTM approved temporary net-type fencing along the perimeter of the pool edge with an appropriate gate and latch. Recommend further review, upgrades and/or repairs by a certified and/or licensed swimming pool professional familiar with the minimum current standards.

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.

COMMENTS

E&C **43:** Recommend some proper 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 interior floor level, and/or the exterior stucco, wood or other siding to the top of soil. Trim trees and bushes that are making contact with areas of the exterior siding, trim and/or roof.

MR **44:** Plants and/or trees touch the buildings exterior and/or the roof. Proper landscape maintenance needed.

MR **45:** **NOTE***: Be aware that large bushes and/or trees planted too close to the building and foundation system can negatively impact the exterior, roof, foundation, underground utilities, interior floors or other components. Client should take measures to ensure that the tree and foliage and its root system has or cannot cause deterioration or damage to the house or its systems. Recommend contacting a qualified arborist to evaluate and make recommendations.*

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
46: Concrete Slab

Disclosure: *The concrete slab is not visible due to furnishings and/or floor coverings. Cracks and conditions of the concrete under the flooring are not visible nor determined. Settling, cracking, moisture intrusion from under the slab and flooring or other defects cannot be determined and are outside the scope of this inspection.*

DS **47: Disclosure**: Some typical and common cracks noted at visible areas of the concrete perimeter foundation. However, the perimeter foundation is not fully visible. Client is advised to monitor cracks to help determine if future movement or other conditions occur.

Roof

This inspection of the roof covering and components such as flashings and skylights is not intended to be technically exhaustive per CREIA standards. Meaning that if defects are found it is recommended to have the entire roof completely re-evaluated by a licensed roof contractor familiar with the current minimum installation requirements. Be aware that additional defects may be discovered during a more comprehensive evaluation by the licensed roofing professional. There should be no more than 2 layers of roofing on a building per standards.

ROOF STYLE
48: Hip







49: Rolled Asphalt Composition Roof Crickets


50: Roof was walked
51: Number of Visible Layers of Roofing: 1

ROOF MATERIAL TYPE
52: Concrete Tile
Average life expectancy of a tile roof is approx. 50 years. However, the roof tarpaper under the tile starts to deteriorate and breakdown after about 30-40 years and could begin to leak.

TILE ROOF COMMENTS

FI **53:** Evidence of some roof leakage with visible moisture stains and/or damage at areas of the roof overhang: OVER THE FRONT ENTRY AREA WHERE A TILE HAS IMPROPERLY SLIPPED OUT OF POSITION. Recommend further review of the roof by qualified roofer to determine the cause, the current conditions and to determine if other areas of concern exist. Proper repairs are recommended.

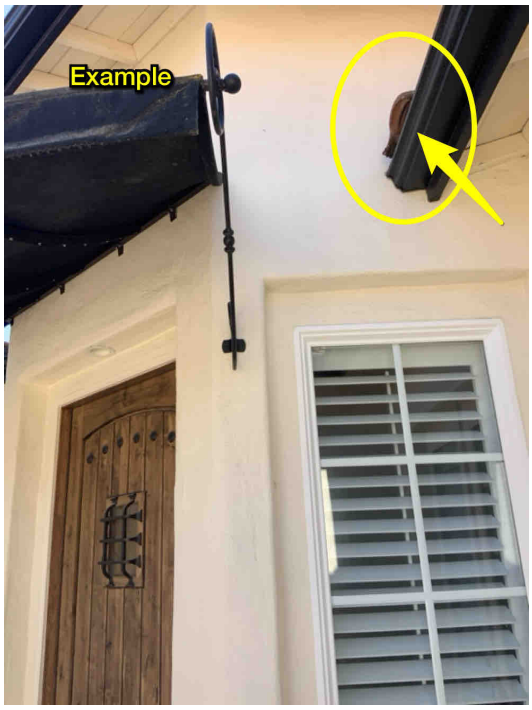
A loose and displaced roof tile above the water damaged area.

E&C **54:** Multiple cracked, damaged roof tiles needing repair or replacement. Contact a licensed roofing contractor for further evaluation of the roof and to determine location(s) and quantity of the roof tiles needing repair or replacement.

Example

E&C MR **55:** Some loose roof tiles needing repair or maintenance found missing the required approved fastener, nail, or batten extender at areas of the tile roof. Recommend further review of the roof by a qualified / licensed roofing contractor to determine quantity of repair or maintenance needed.

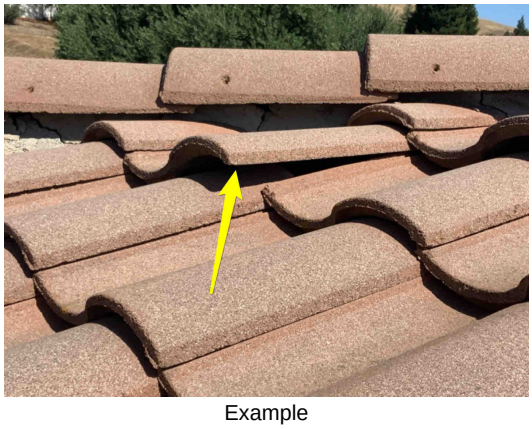
Example



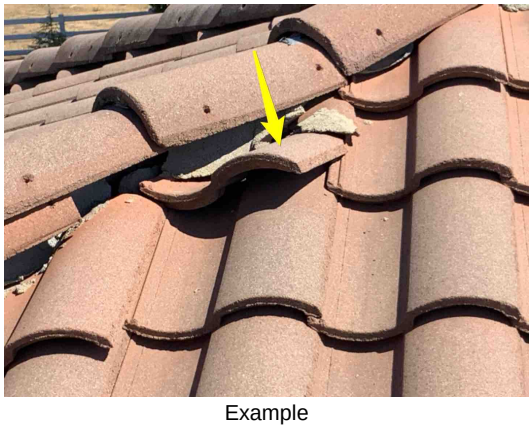
Above the front entry door area

Example

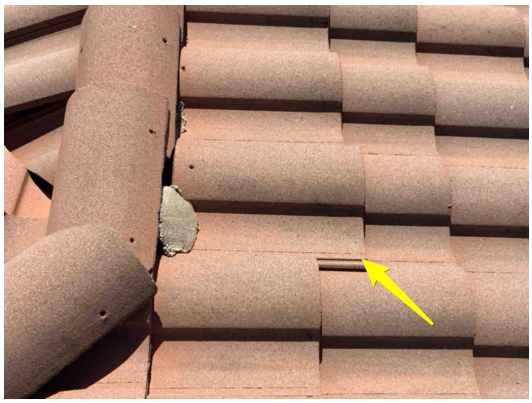
Example



Example



Example



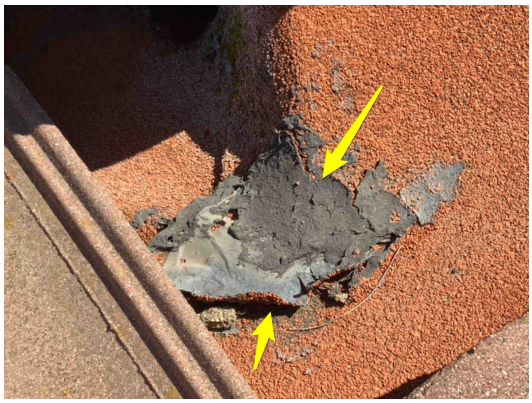
E&C **56:** Some loose / LIFTING roof tiles found improperly installed at areas of the tile roof. Recommend further review and repairs by a qualified / licensed roofing contractor.

FLAT / LOW SLOPE ROOF COMMENTS

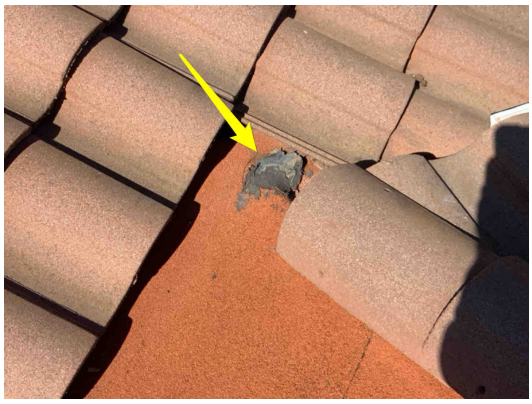
FI **57:** **ROOF CONDITION**: **The Rolled Compositionroof appears serviceable, within useful life.** However, some maintenance is needed to help prevent roof leakage.

Disclosure: This inspection of the roof material 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 material.

FI **58:** Areas of past improper or incomplete past repairs found at areas of the ROLLED COMPOSITION ROOFING. Areas of exposed mastic found not covered by aggregate found deteriorated. These areas covered by mastic may be indicative of previous roof, deterioration or roof leakage. Recommend additional review with maintenance or repair by a licensed roofer.



Example



Flashings

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

ROOF FLASHING

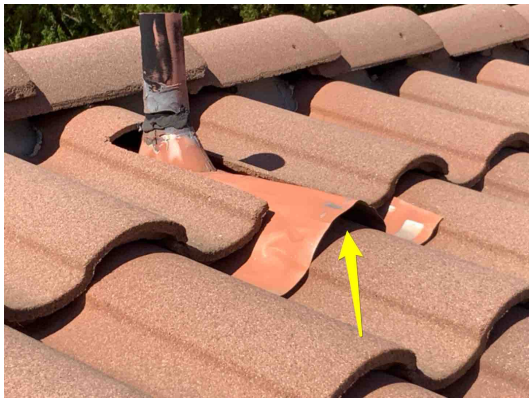
E&C MR **59:** Roof flashing were found to be needing servicing and/or repairs. Contact a qualified roofing professional to review and correct all deficiencies and/or perform needed maintenance as described below.

MR **60:** Resealing of the roof flashings is recommended as part of needed maintenance.

MR **61:** Deteriorated sealant at some roof flashings, around the roof penetrations. Maintenance recommended to help prevent water intrusion into areas of the attic. Have roofer evaluate the roof flashings and correct as needed.

Example

E&C MR **62:** Some lifting roof flashings. Corrections, maintenance or repairs are recommended to help prevent water intrusion and/or roof leakage from windy, wet weather.



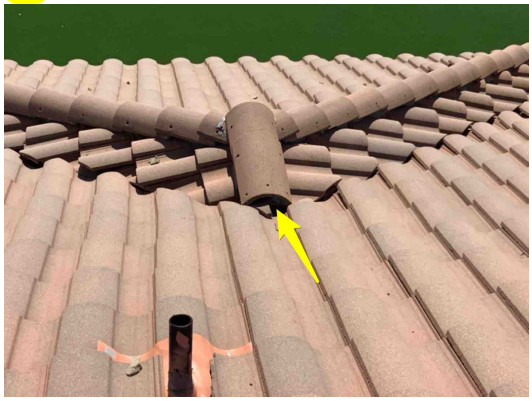
MR **63:** Some debris buildup on areas of the roof and/or roof valley flashings. Areas not fully visible. Continuous maintenance / cleaning warranted to help prevent roof leakage.




Example

TILE SPECIFIC

MR **64:** Recommend re-sealing or sealing all the roof ridge 3-ways and/or hip/ ridge transitions.



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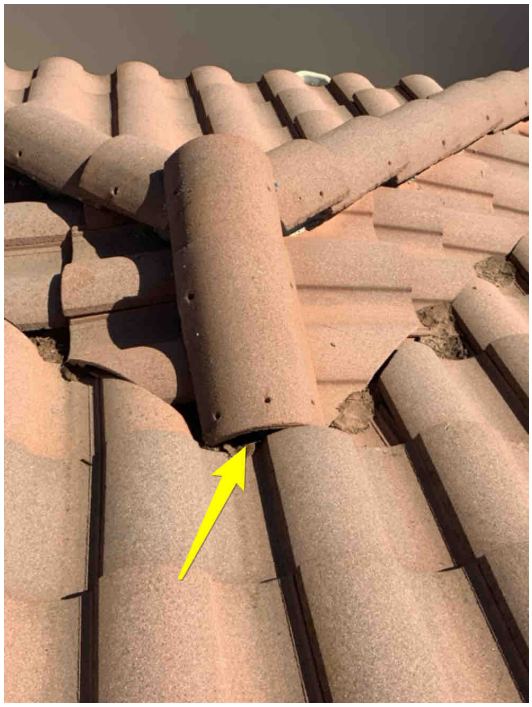


Example

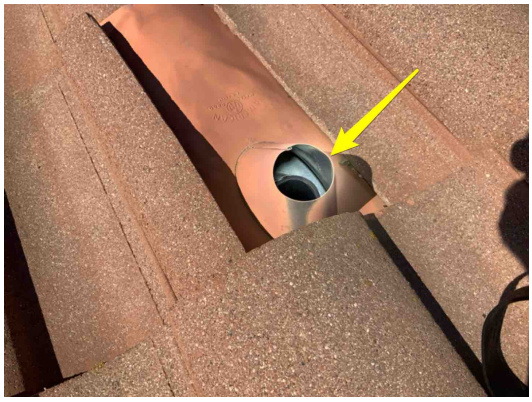

Areas should be filled with mortar

FI DS **65:** These types of "closed valley" flashings have been known to be problematic and are potential areas for moisture intrusion. Upgrading to "open valley" flashings is recommended (not required).

E&C **66:** Evidence of some loose roof tiles improperly installed in the roof valley flashings (Missing the required batten extenders with the use of a single crown valley flashing). This allows the tile to drop onto the valley flashing causing damming of the water and may create a roof leak.


Tiles are lifted and separated

FI **67:** Plumbing vent pipe has slipped or is improperly installed and does not properly pass through the roof. Jack flashing over the primary bedroom bathroom area. Recommend a licensed plumber to evaluate and correct.



Gutters

RAIN GUTTERS
68: Type: Full rain gutter installation.

MR **69:** Installed rain gutters / roof drainage systems appear to be in a serviceable condition.

RAIN GUTTER COMMENTS

MR **70:** Recommend typical maintenance at the rain gutters, downspouts and underground piping. Recommend cleaning, sealing and/or refastening of loose gutters and downspouts and cleaning the under ground piping and ensure all terminations are proper.

MR DS **71:** **Underground Roof Rain Gutter Drains***:* Some of the roof rain gutters, roof drainage downspouts enter into an underground piped drainage system. *The conditions of the underground pipe and its terminations are not visible and are not inspected nor tested. Service regularly. Additional inspecting, cleaning and testing the underground piping is recommended.*

Attic

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

ATTIC ACCESS LOCATION

72: ATTIC ACCESS LOCATION:
1. Garage
2. Bedroom-2 Closet
3. Hall 1/2 Bathroom Hallway




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

Be aware that there is limited visibility and access in areas of the attics and not all areas are visible or accessible for inspection. Some are as of the attics many not be safe to access due to high temperatures, environmental conditions, lack of adequate support or path of travel, and areas being to small for safe passage.

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

DS **75:** Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation, ducting, HVAC unit, some areas are too small for physical access, plywood floors on top of the attic framing, vaulted ceilings and occupant's belongings.

TYPE OF INSULATION FOUND IN THE ATTIC

76: **Fiberglass Batts**: Approx. Depth 6 +/- Inches - in the garage attic

ATTIC COMMENTS

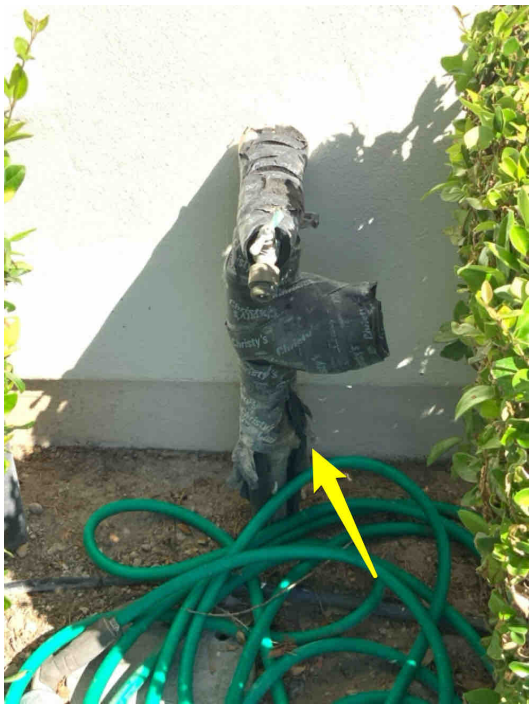
SU **77:** Evidence of rodents living in the areas of the building in the attic and/or other areas. Some visible rodent droppings. Contact a qualified pest control professional for additional comments and recommendations. Determining if condition are old or active is outside the scope of this inspection. Recommend proper clean up and prevention for sanitary purposes.

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.

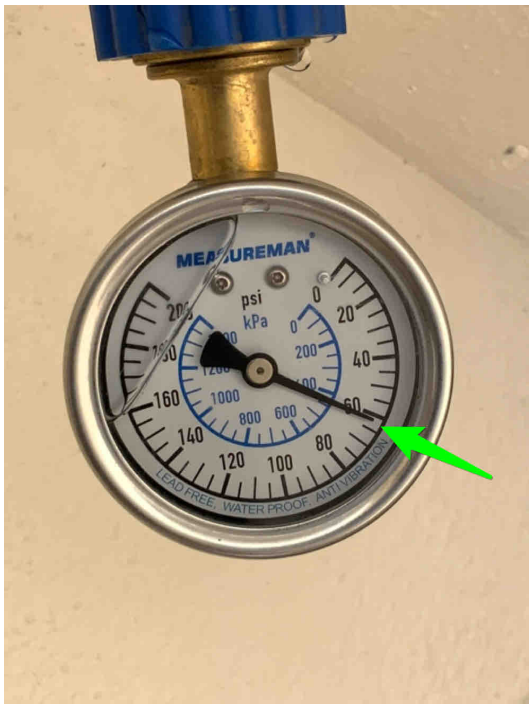
MAIN WATER SUPPLY

78: Main water supply shut-off location: WEST SIDE- Exterior. *Main water shut-off valve not tested.*



Main water shut off handle is broken, missing

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



80: The MAIN WATER shut off handle is broken, missing at the main water supply. Recommend contacting a plumber to evaluate and correct.

TYPE OF WATER PIPING

81: 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):

82: Copper

83: PEX Plastic

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

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

WET BAR
86: Wet bar faucet, counter, and plumbing under sink appear serviceable.

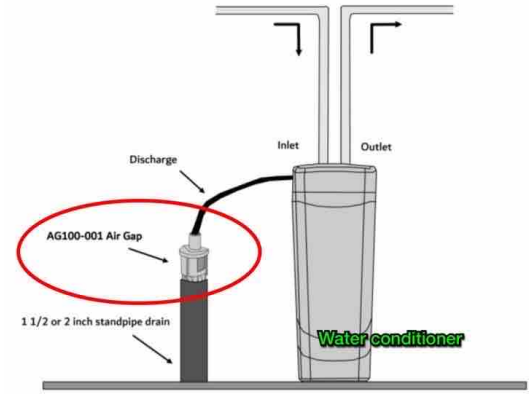
HOSE FAUCETS
87: Operated when tested.

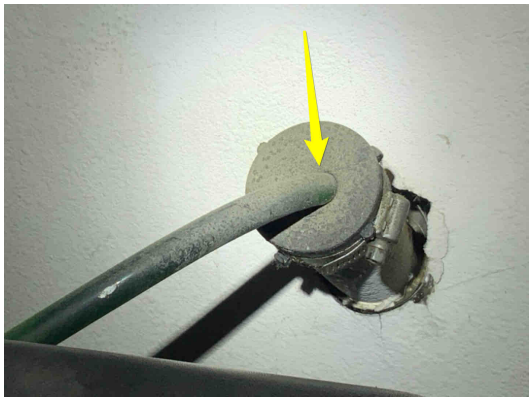
WATER SOFTENER/FILTER

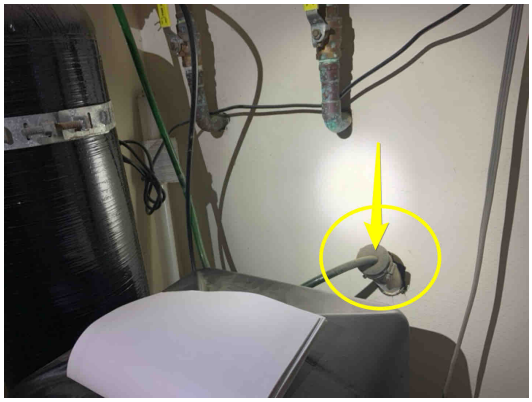
MR DS **88:** Water softener installed in the Garage

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

SC **89:** Improper installation of the water softener drain hose. Missing the required air gap at water softener drain hose at waste connection. Refer to the manufacturer's installation requirements and plumbing code.







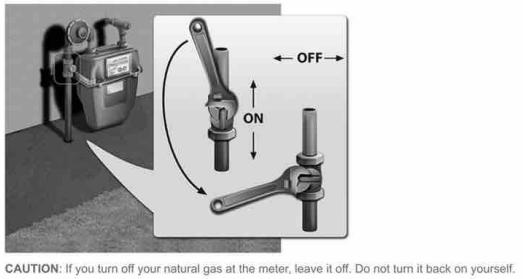
WASTE PIPING TYPE
90: Type(s) of waste water drain piping that could be seen at the time of the inspection (other piping materials may be present or used underground which are not visible at this time):
91: ABS and PVC

WASTE/SEWER PIPE CONDITION
92: The visible areas of the waste piping used for this building are within its useful life expectancy.
However, w*aste pipes are not fully visible. Pipe conditions inside walls, inaccessible areas, under the insulation and under the ground or slab cannot be judged or determined. Water testing not performed.*
Note*: Buildings should have the underground waste and sewer lines scoped by a plumber to determine condition as part of the inspection process.*

Fuels

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

94: Natural Gas. Location of main shut-off: WEST SIDE- Exterior




Main gas shut off valve

FUEL SYSTEM

UPG **95: Disclosure**: Gas pipe not protected / sleeved through concrete on the east side of the house for the added backyard gas fire pit. No visible deterioration or damage found at this time. Continue to monitor.

Not sleeved through the concrete

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 hope inspection.

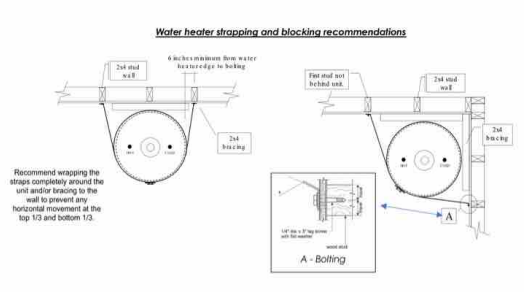
WATER HEATER INFORMATION
96: Water Heater Location: GARAGE
Date: 2018 - installed in 2020
Size: 50 Gallons
Fuel Type: Natural Gas

WATER HEATER CONDITION
97: Water Heater Operated when tested.

COMBUSTION AIR
98: Proper amount of combustion air.

STRAPPING

E&C **99:** Water heater is improperly and loosely strapped & not secured well - moves when pushed. Recommend adding the proper STRAPPING which wraps at least once completely around the tank and/or adding BRACING OR BLOCKING to the wall to properly secure the tank per Uniform Plumbing Code and State Architect Requirements. Recommended further review and repairs by a certified or licensed professional familiar with the minimum installation requirements.



TPR PIPING

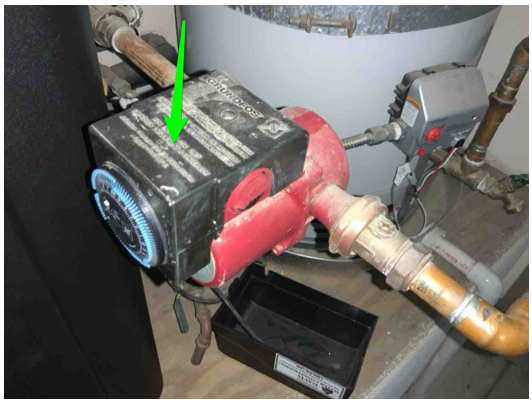
100: The visible areas of the Water Heater TPR (Temperature Pressure Relief) pipe and valve appear serviceable in good condition. *TPR Valve not tested.*

VENT PIPING

SC **101:** Areas of the water heater vent pipe were improperly installed. Some of the Water heater vent connector pipe (single wall) is not properly fastened at all connections with the required 3 fasteners at each connection, including the draft hood per standards. <u>The use of Aluminum tape is not an acceptable alternative to using screws</u>.

CIRC. PUMP

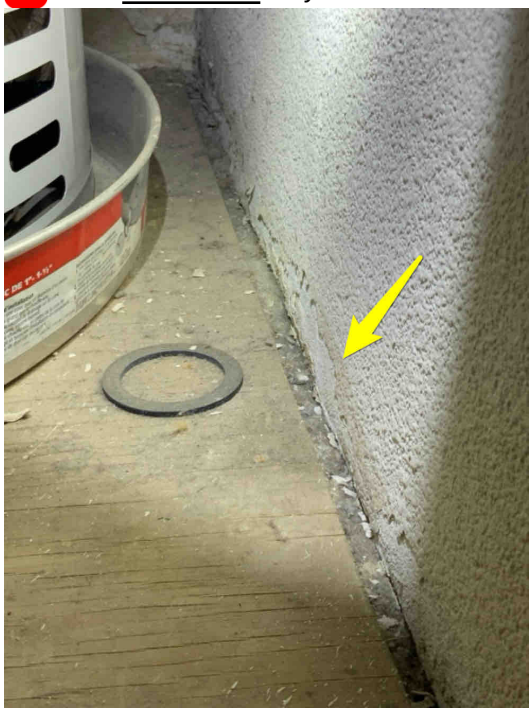
102: Water heater circulation pump operated when tested.

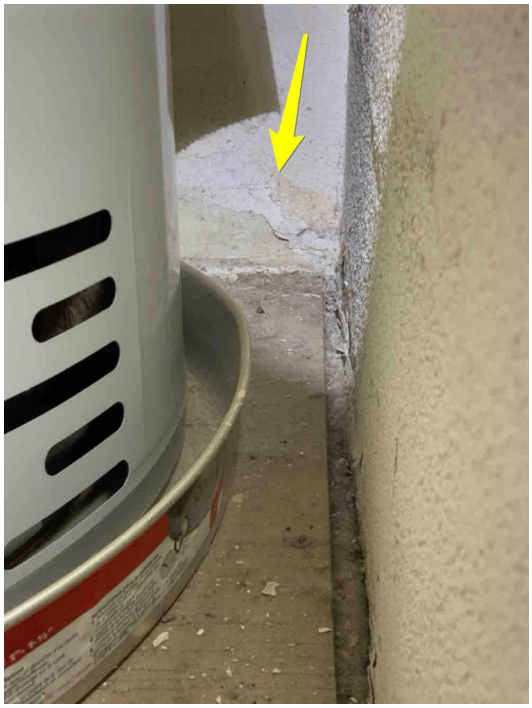


PLATFORM ENCLOSURE

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

FI **104: Disclosure**: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.





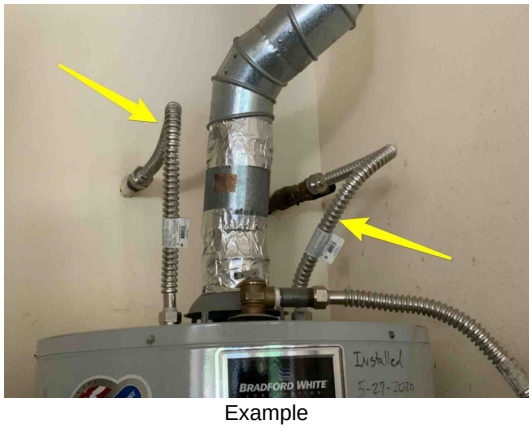
GAS PIPING

UPG **105:** Recommend the installation of the missing sediment trap / drip leg at the gas TANKLESS WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements.

WATER HEATER GENERAL COMMENTS

MR **106:** Recommend insulation on the HOT and COLD water supply pipes at the water heater per minimum codes and standards.

Energy Code (Title 24, Part 6)
California's energy standards require insulation on the first 5 feet of both cold water piping and All of the hot water piping from the water heater, to reduce heat loss&



Example

SHUTOFF

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

DRIP PAN
108: Water Heater Drip pan installed.

Kitchen

LOCATION

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

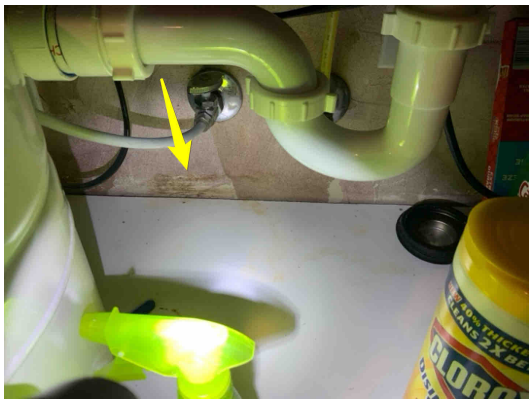
111: Plumbing under the kitchen sink appears to be installed correctly and is functioning.

DS **112: Disclosure**: *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

113: Kitchen island sink operated properly when tested.

FI **114:** Some dry moisture stains and damage in the cabinetry below the kitchen sink.


Example

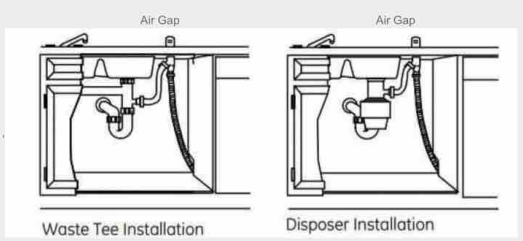

Example

DISHWASHER
115: Dishwasher operated when tested.

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

116: Doors, seals and racks appears serviceable.

SU **117:** Recommend an Air Gap Device at the dishwasher drain.



MR **118: Disclosure**: Some rusting and deterioration of the metal racks in dishwasher.

CABINETS & COUNTERS
119: Appear serviceable.

DS **120: Disclosure**: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS **121:** Kitchen counters & cabinets have typical wear.

DS **122: 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.*

DISPOSAL
123: Operated when tested.

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

MR SU **125:** Kitchen cook top exhaust hood and filter are dirty.

COOKTOP
126: The cooktop is Natural Gas with an electric griddle: Operated when tested

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

KITCHEN SPECIAL FEATURES
128: Microwave operated when tested.

MR **129:** The kitchen sink water purification system, reverse osmosis, operated when tested. *Reverse osmosis system filters should be changed and serviced annually.*

130: Trash compactor operated when tested.

Laundry

LAUNDRY TYPE

DS **131: Disclosure**: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

132: Gas available for laundry dryer
133: 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.

MR **134:** Laundry room exhaust fan operated when tested.

LAUNDRY COMMENTS
135: 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.*

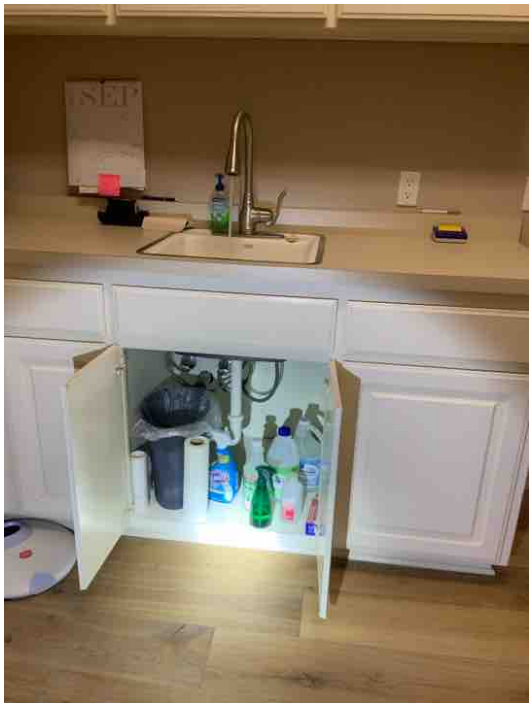
DS **136:** Area behind laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

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

DRYER VENTING

MR **138:** Recommend cleaning and servicing the laundry dryer vent system, pipe and cap, for safety as part of typical ongoing maintenance.

LAUNDRY ROOM UTILITY SINK
139: Utility sink appears serviceable.



140: Plumbing below the utility sink appears serviceable.

141: The utility sink faucet operated when tested.

142: Restricted view below utility sink (area not fully visible). Check carefully once areas has been cleaned out.

Bathrooms

BATHROOM LOCATIONS
143: PRIMARY BEDROOM BATHROOM

144: ENTRY AREA 1/2 BATHROOM

145: SPLIT BEDROOM BATHROOM

146: GAME ROOM 1/2 BATHROOM

147: BEDROOM-1 BATHROOM

TOILETS
148: Operated when tested.

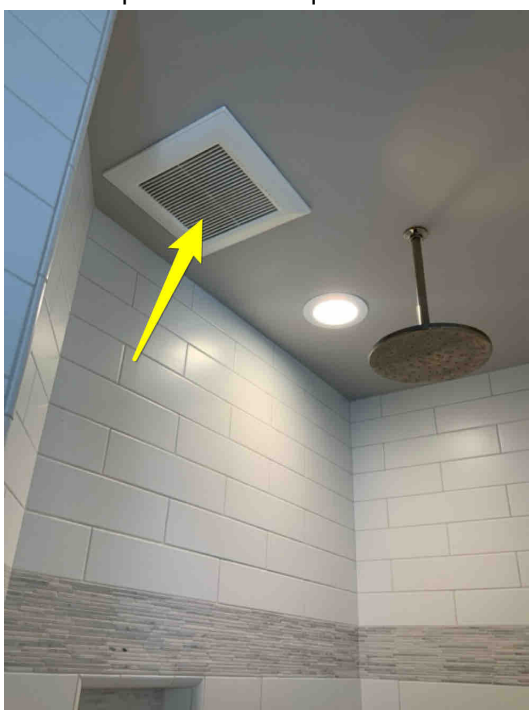
149: Toilets are at 1.6 gallon flush or less.

SINKS
150: 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.*

VENTILATION
151: Appears adequate.

SC **152:** The bathroom exhaust fan installed inside the PRIMARY BEDROOM BATHROOM shower enclosure is not GFCI protected as required when installed **inside** the shower enclosure.

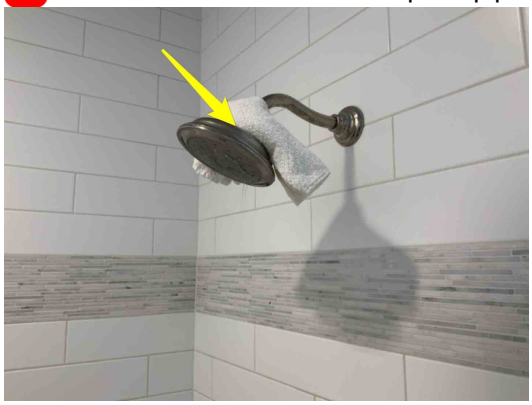


BATHTUBS
153: Tub faucet and drain operated when tested.

SHOWERS
154: 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.
-

E&C **155:** Showerhead leaks & drips at pipe connection: PRIMARY BEDROOM 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
156: Operated when tested.

157: Weather stripping appears serviceable.

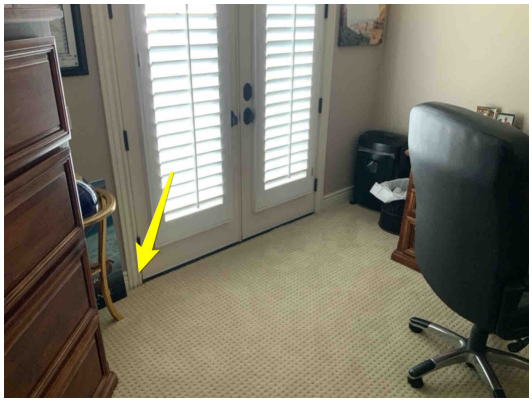
158: Door hardware operated when tested.

EXTERIOR DOORS

FI **159:** Evidence of past water intrusion from around the OFFICE exterior door with stains and damage on the interior.


Some water damage at the door trim


Some visible daylight between the door and the door jam



E&C **160:** The PRIMARY BEDROOM Exterior door rubs & sticks. Maintenance or repairs recommended.

MR **161:** 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.

INTERIOR DOORS

162: Operated when tested.

MR **163:** Interior door rubs & sticks. Adjustment or repair recommended: BEDROOM-1 BATHROOM

MR **164:** Interior door does not latch. Recommend adjustment of the strike plate:
1. BEDROOM-1
2. BEDROOM-3 CLOSET
3. PRIMARY BEDROOM BATHROOM

WINDOWS

165: Vinyl / Double-Pane Glass
166: Some windows are SLIDING and some windows are SINGLE-HUNG

FLOORING

167: TYPE: **Wood**
168: TYPE: **Carpet**

CEILING TYPE

169: Drywall

WALL TYPE
170: Drywall
171: Paneling

WALLS AND CEILINGS
172: The general overall physical condition of the interior walls and ceilings appear to be good with some typical and common cracks.
Note: Determining the indoor air quality is outside the scope of this inspection. All parities should perform their own due diligence until satisfied as to the air quality inside the living spaces to determine if it is within your own personal acceptable levels.

DS **173: Disclosure**: Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor cracks as future additional movement may occur. Contact a qualified drywall professional for additional information with recommendations to upgrade or repair.

174: *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.*
175: 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.*

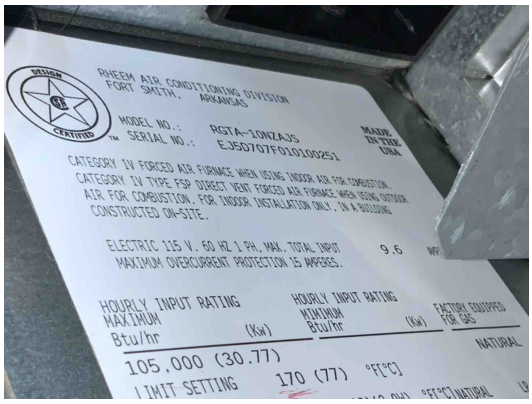
Heating

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.

Heating System # 1

GENERAL INFO
176: LOCATION: **Hall 1/2 Bathroom Hallway ATTIC**
FURNACE TYPE: **Gas Forced Air**
FUEL TYPE: **Natural Gas**
Approx. BTU RATING: **105,000**
DATE: **2001**

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

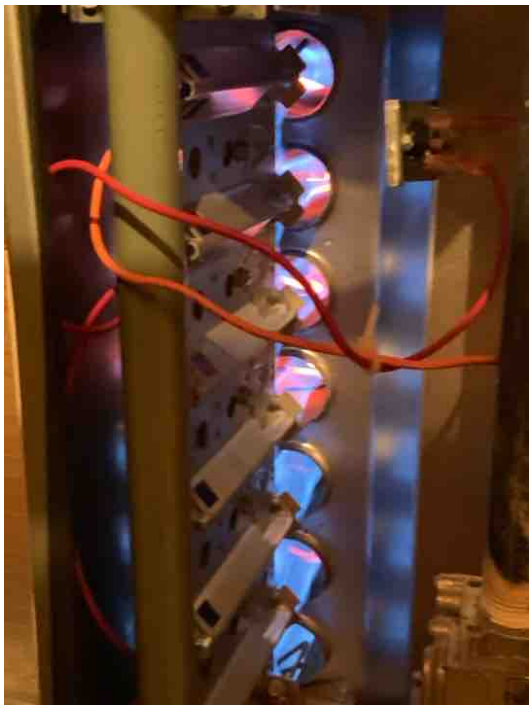


CONDITION
177: HEATING SYSTEM CONDITION: The heating system operated when tested.

FURNACE FLAME
178: The Furnace flame appears serviceable.

Disclosure: The heater was not dismantled or tested for a crack in the heat exchanger. This is beyond the scope of a home inspection. If furnace is older you should have the heat exchanger checked by a licensed HVAC professional.

Notice: Safety switches such as thermocouples are not tested. Carbon Monoxide testing is beyond the scope of the inspection and is not performed.



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

DUCTING/DISTRIBUTION
MR **180:** 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.*

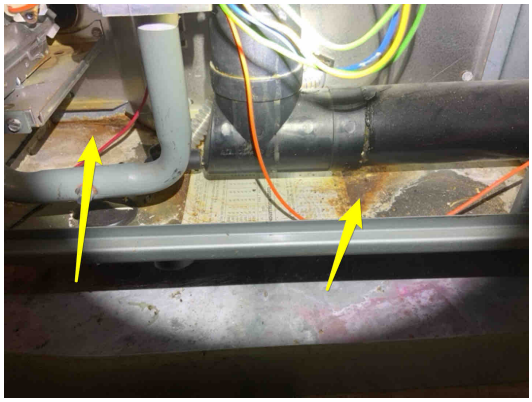
AIR FILTERS
181: Air filters found clean and in good condition inside the furnace return air grill(s).

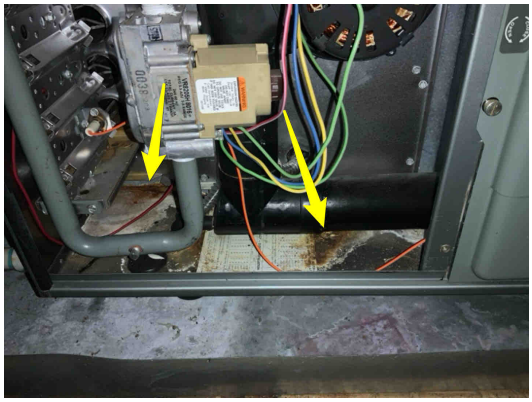
COMBUSTION AIR
182: Appears to be the appropriate amount and in the appropriate locations.

THERMOSTAT/CONTROLS
183: Operated when tested.

CONDENSATE

FI **184:** Some water stains with visible rust found inside the Hall 1/2 Bathroom Hallway ATTIC furnace cabinet due to condensation leakage from the high efficiency furnace exhaust vent system. Recommend additional review and repair by a licensed HVAC contractor.

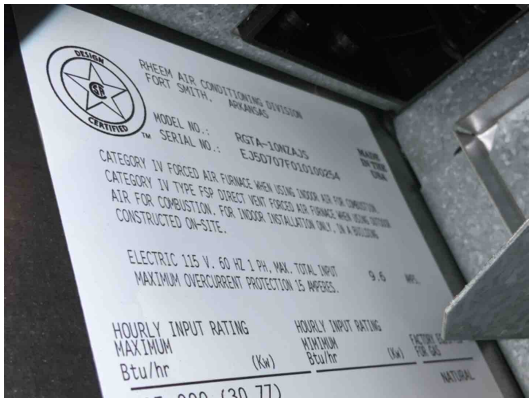




Heating System # 2

GENERAL INFO
185: LOCATION: **BEDROOM-2 CLOSET ATTIC**
FURNACE TYPE: **Gas Forced Air**
FUEL TYPE: **Natural Gas**
Approx. BTU RATING: **105,000**
DATE: **2001**

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



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

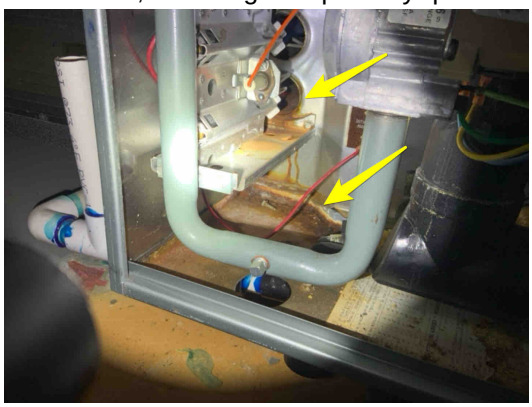
FURNACE FLAME
187: The Furnace flame appears serviceable.

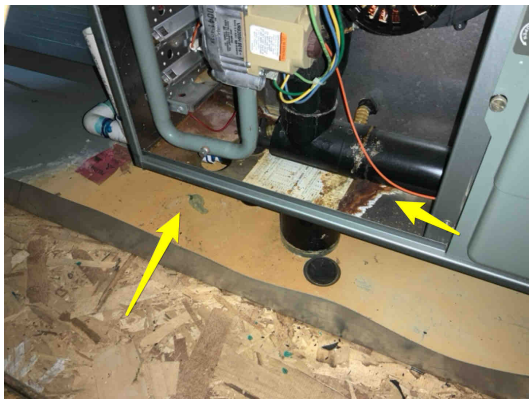
Disclosure: The heater was not dismantled or tested for a crack in the heat exchanger. This is beyond the scope of a home inspection. If furnace is older you should have the heat exchanger checked by a licensed HVAC professional.

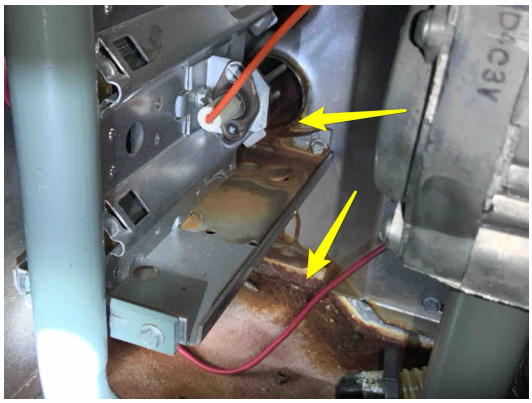
Notice: Safety switches such as thermocouples are not tested. Carbon Monoxide testing is beyond the scope of the inspection and is not performed.

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

FI MR **189:** Evidence of past dripping and leaking of condensation at the BEDROOM-2 CLOSET ATTIC high efficiency furnace vent system. Recommend further review, servicing or repairs by qualified HVAC professional.







DUCTING/DISTRIBUTION

MR **190:** 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

191: Air filters found clean and in good condition inside the furnace return air grill(s).

COMBUSTION AIR

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

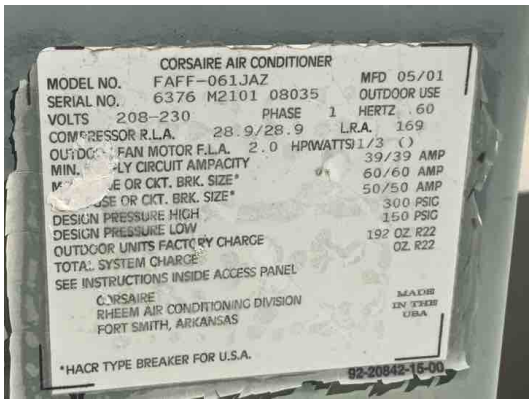
THERMOSTAT/CONTROLS

193: Operated when tested.

Cooling

Cooling System # 1

LOCATION
194: Location: WEST SIDE- Exterior
Size: 5 Tons
Minimum Current Ampacity: 50
Maximum Current Ampacity: 60
Currently at: 60 Amps (per the breaker in the electrical panel)
Date: 2001
Refrigerant: R-22. The phasing out of R-22 began in 2010, when manufacturers were no longer able to produce new equipment designed with it. In 2020 and the ban expanded to only allow the use of recycled or previously stockpiled Freon to service existing air conditioning systems.



TYPE OF COOLING SYSTEM
195: Split System
196: Electrical Disconnect Provided at or near the Equipment per standards.

AIR CONDITIONING SYSTEM OPERATION
197: **AIR CONDITIONER CONDITION**: **The air conditioner operated properly when tested**.
The Air Temperature Differential is: **15°F.**

The air temperature differential for a properly functioning air conditioner should be between 15°F and 25°F.

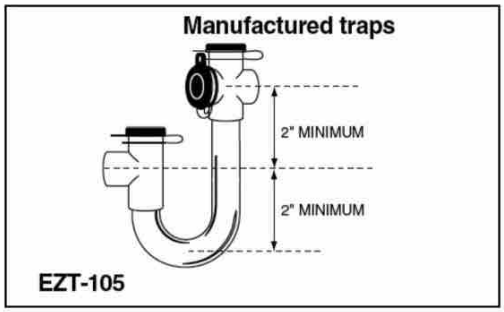
COMMENTS

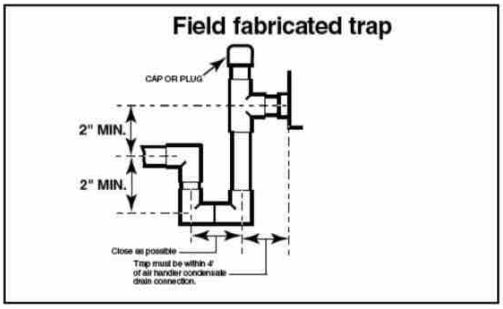
SU **198:** Recommend sealing the hole or opening through the exterior wall where the Air Conditioner's refrigeration pipes enter the building. This will help prevent rodent, bug and /or water intrusion through this area as need per standards. Recommend filling the opening with rodent resistant expandable foam in a can, which can be purchased at most local hardware store stores.

CONDENSATE

DS **199: Disclosure**: The visible areas of the air conditioner's condensate piping appear serviceable and in good condition. *However, the condensate drip piping is not fully visible as they pass-through confined spaces, under attic insulation, inside walls, etc. The condensate drip system is not tested.*

E&C **200:** Missing the vent/clean-out and trap at the Air Conditioner's condensate drip pipe at the coil. Upgrades / repairs recommended per minimum installation standards.

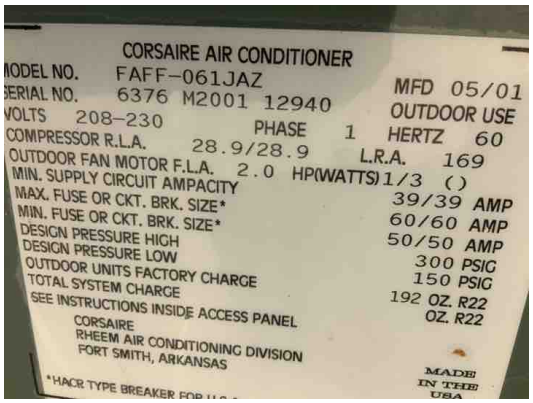




FI **201:** Evidence of past water with some visible rust deterioration found in the secondary safety overflow catch pan under the air conditioner coil in the Hall 1/2 Bathroom Hallway attic. This is indicative of some defect in the coil and/or primary condensate drain system. Recommend further review and/or repairs by a certified or licensed HVAC professional familiar with minimum requirements.

Cooling System # 2

LOCATION
202: Location: WEST SIDE- Exterior
Size: 5 Tons
Minimum Current Ampacity: 50
Maximum Current Ampacity: 60
Currently at: 60 Amps (per the breaker in the electrical panel)
Date: 2001
Refrigerant: R-22. The phasing out of R-22 began in 2010, when manufacturers were no longer able to produce new equipment designed with it. In 2020 and the ban expanded to only allow the use of recycled or previously stockpiled Freon to service existing air conditioning systems.



TYPE OF COOLING SYSTEM
203: Split System
204: Electrical Disconnect Provided at or near the Equipment per standards.

AIR CONDITIONING SYSTEM OPERATION
205: AIR CONDITIONER CONDITION: **The air conditioner operated properly when tested**.
The Air Temperature Differential is: **16°F.**

The air temperature differential for a properly functioning air conditioner should be between 15°F and 25°F.

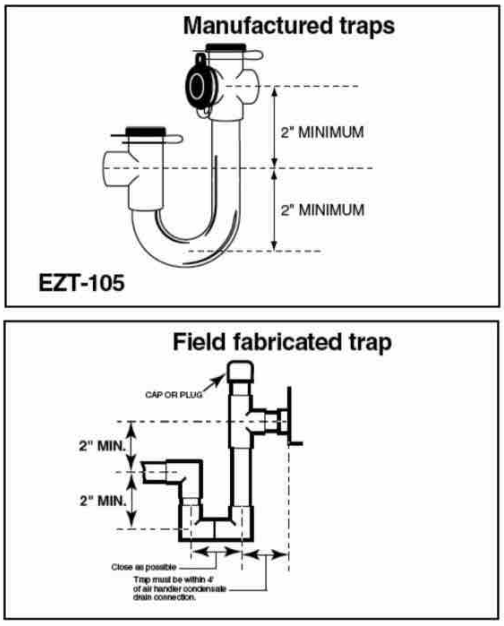
COMMENTS

SU **206:** Recommend sealing the hole or opening through the exterior wall where the Air Conditioner's refrigeration pipes enter the building. This will help prevent rodent, bug and /or water intrusion through this area as need per standards. Recommend filling the opening with rodent resistant expandable foam in a can, which can be purchased at most local hardware store stores.

CONDENSATE

DS **207: Disclosure**: The visible areas of the air conditioner's condensate piping appear serviceable and in good condition. *However, the condensate drip piping is not fully visible as they pass-through confined spaces, under attic insulation, inside walls, etc. The condensate drip system is not tested.*

E&C **208:** Missing the vent/clean-out and trap at the Air Conditioner's condensate drip pipe at the coil. Upgrades / repairs recommended per minimum installation standards.



FI **209:** Evidence of past water found in the secondary safety overflow catch pan under the air conditioner coil in the attic. This is indicative of some defect in the coil and/or primary condensate drain system. Recommend further review and/or repairs by a certified or licensed HVAC professional familiar with minimum requirements.

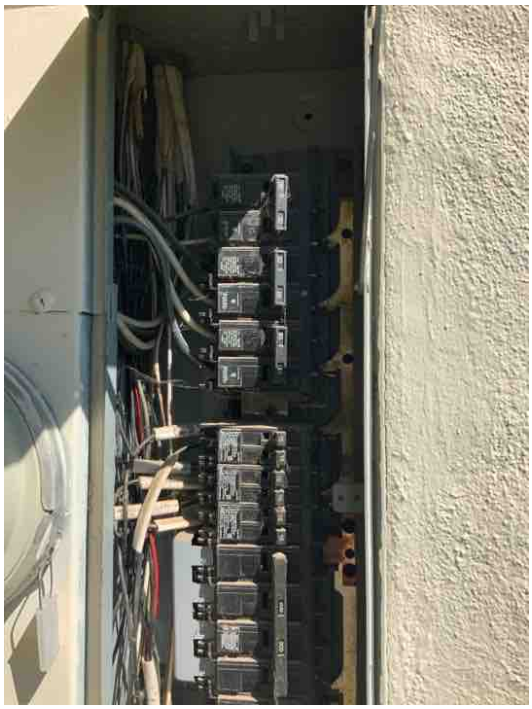
Electrical

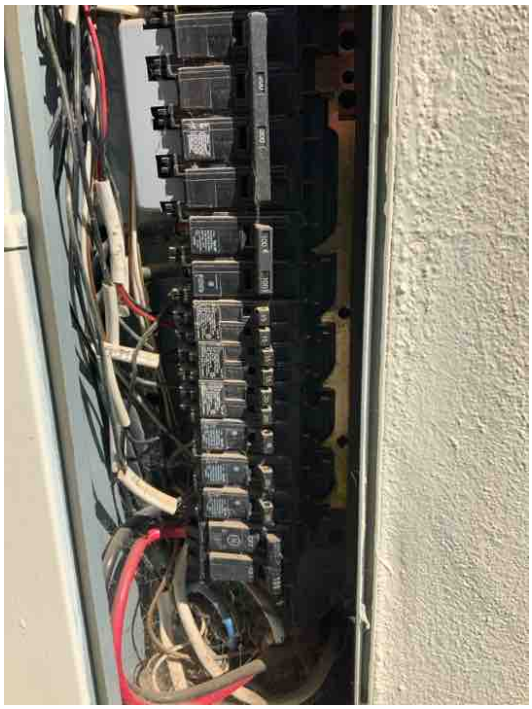
We recommend that all electrical defects be reviewed and repaired completely by a licensed electrical contractor. Additional defects may be discovered during review or repairs as this inspection is a general overview of the entire electrical system and may not detail every electrical defect. GFCI and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

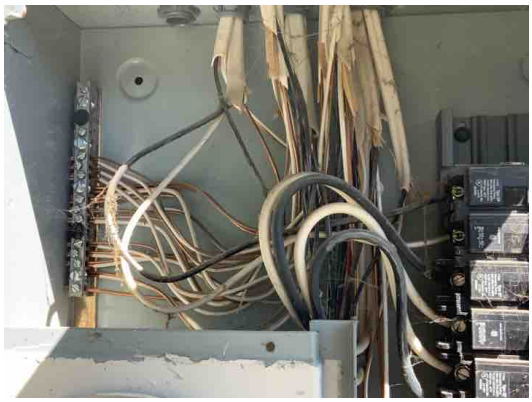
Disclosure: *Wiring located inside the wall cavities, behind drywall, behind non-accessible covers and in areas not readily accessible or visible for any reason are not inspected and are outside the scope of this inspection as the hidden conditions are unknown.*

TYPE OF SERVICE AND MAIN ELECTRICAL PANEL-1
210: Electrical Service Type: **Underground** (condition of service wires not fully visible and are unknown)
Main Electrical Panel Location: **WEST SIDE- Exterior**
Main Electrical Panel Ampacity: **200**
Panel Voltage: **240 volt**

Determining the capacity of the circuits in the electrical panel(s) is outside the scope of this inspection. This is only a visual inspection of the electrical panels per the CREIA standards. No load testing of the circuits was performed.







211: MAIN ELECTRICAL PANEL CONDITION: *No visible significant defects in the MAIN ELECTRICAL PANEL.

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

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

WIRING/CONDUIT
213: A sampling of the switches, light fixtures and outlets operated when tested.

Disclosure: *Occupant's belongings and furniture are not moved for testing of outlets and switched. Receptacles which are in use or are blocked by child tamper barriers are not tested. If house is occupied or any restricted conditions exist, additional testing is recommended. Additional inspection fees may apply.*

DS **214:** *Disclosure: Furnishings and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.*

SU **215:** Recommend the installation of GFCI and AFCI outlet protection, Vacancy Sensors and Humidistat switches as required in all locations as a safety upgrade per California current standards.

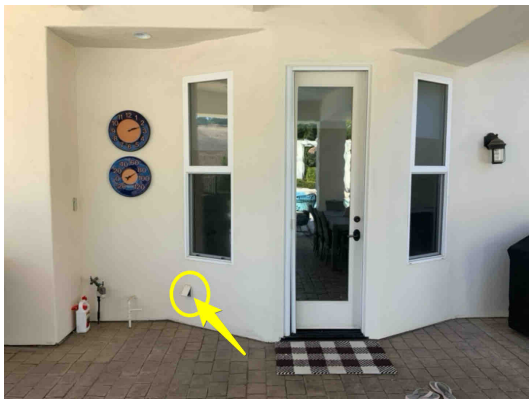
a. Vacancy Sensor light switch: A Vacancy Sensors is a light switches that detect when a space such as a bathroom, garage, laundry room is unoccupied and will automatically turns OFF the lights after a certain amount of time, thereby saving energy.
b. Humidistat Fan Switch: A humidistat is a switch which controls a bathroom exhaust fan and turns the fan on automatically when there is a high level of moisture from the shower, reducing the overall humidity level in the bathroom.

LIGHTING

SC **216:** It is improper to have a chandelier hanging over a bathtub below 10-feet as this is considered a safety hazard: PRIMARY BEDROOM BATHROOM.

GFCIS/ AFCIS

SC **217:** GFCI protection at a GFCI outlet found defective / non-operational. Recommend replacement of the defective outlet: EXTERIOR OUTLET ON THE EAST SIDE OF THE HOUSE OFF THE KITCHEN EXTERIOR DOOR



INTERIOR COVER PLATES

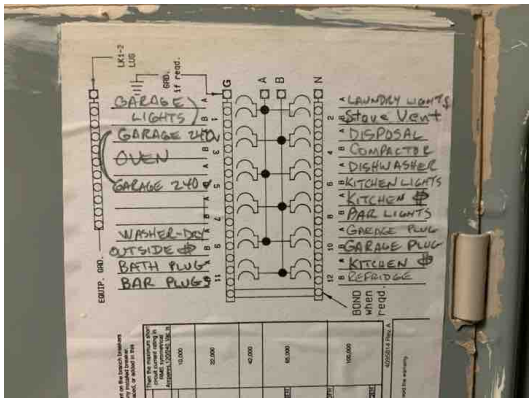
SC **218:** Missing electrical cover plate at a junction box in the garage attic.

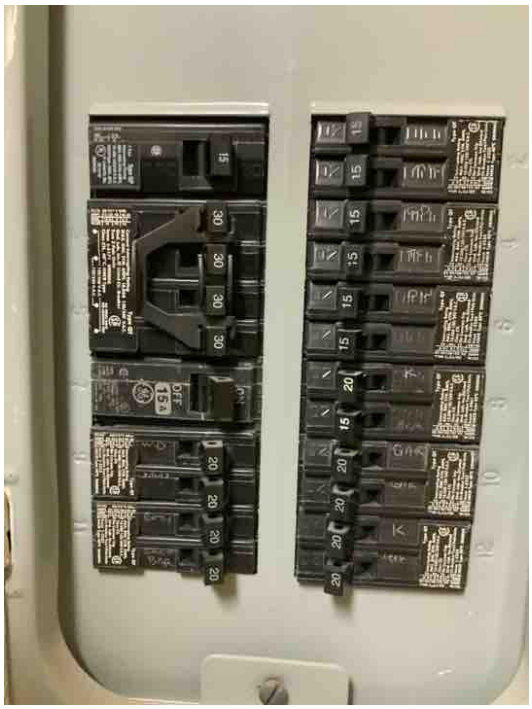
SC **219:** Damaged electrical cover plate: BEDROOM-2 CLOSET ATTIC LIGHT SWITCH

Electrical Sub-Panel

SUBPANEL

220: Location: **Laundry Room**
Amps: **100**





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

Detectors

SC **222: Carbon Monoxide detector missing at the required location:**
1. HALLWAY OUTSIDE THE PRIMARY BEDROOM

SU **223:** INSTALLED SMOKE DETECTORS appear to be over 10 years old and should be replaced for safety per standards.
The inspection of the placement of the detectors 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 over 10 years old.

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
224: Visible areas of the garage floor appears serviceable.

DS **225:** Common cracks found in the concrete garage floor.

DS **226:** 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

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

DS **228:** Walls not fully visible due to occupants' belongings and/or cabinetry.

SC **229:** The added ceiling attic access ladder in garage is not rated for firewall penetration and does not meet minimum firewall safety standards. Upgrades are recommended for fire safety.
Any door or openable access through the garage firewall walled ceiling should be self-closing, fully weatherstripped, self latching, with a proper 20 minute fire rated access cover or door.

FIRE DOOR
230: The TWO Fire Doors Operated properly when tested and appears serviceable.

PEDESTRIAN DOOR
231: Operated when tested.

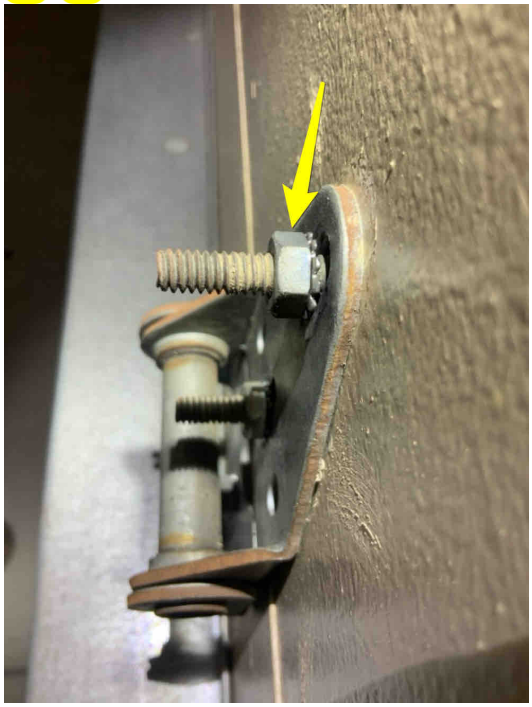
VEHICLE DOOR TYPE
232: TWO: Roll-up vehicle doors
TWO: Vehicle door opener(s)

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

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

MR **235:** *Note: It is recommended to lubricate the hinges, rollers and auto opener annually, as well as re-tighten all the nuts and bolts at hinges, tracks, etc., as part of typical ongoing maintenance.*

MR SU **236:** Some loose nuts and bolts noted at the wood roll-up door hinges. Maintenance recommended.



Example

Example

VEHICLE DOOR OPENER

SC MR **237:** The garage vehicle door auto opener safety reverse did not operate properly, it appears if the electric eyes may not be aligned properly at the EAST end door. Adjustment or Repair warranted.

Fireplace

Fireplace # 1

FIREPLACE LOCATION
238: FAMILY ROOM

FIREPLACE TYPE
239: Fireplace Type: **Prefabricated Gas only**
240: The fireplace Fan/Blower installed and operated
241: Chimney Type: **Metal Chimney Pipe**

FIREPLACE CONDITION
242: GAS FIREPLACE CONDITION: The FAMILY ROOM GAS fireplace operated when tested.

METAL CHIMNEY
243: The FAMILY ROOM fireplace chimney.

Fireplace # 2

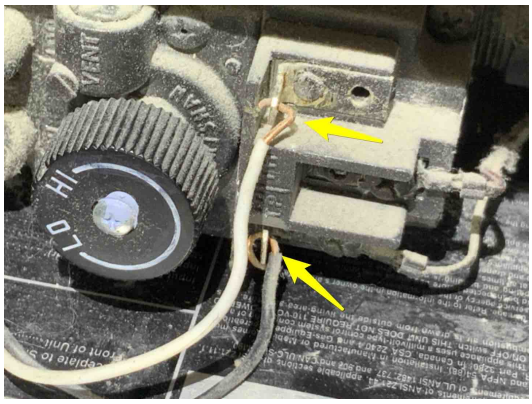
FIREPLACE LOCATION
244: PRIMARY BEDROOM

FIREPLACE TYPE
245: Fireplace Type: **Prefabricated Gas only**
246: Chimney Type: **Metal Chimney Pipe**

FIREPLACE CONDITION

247: GAS FIREPLACE CONDITION: The PRIMARY BEDROOM GAS fireplace operated when tested.

248: Thermostat wires are improperly connected to the controller inside the primary bedroom fireplace.



METAL CHIMNEY

249: The PRIMARY BEDROOM fireplace chimney.