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KEITH W. VREEKEN
★ MASTER ★
PROFESSIONAL INSPECTOR

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

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Inspection Services

Inspection Report

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Address: 246 16th St Paso Robles, CA 93446 **3/20/23**

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 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

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. A specific noted defect may only be an example of multiple defects within the same system. 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 not only the specific noted defect, but the the entire system. Such as per our example, the engineer or contractor shall review the entire foundation systems not only the specific area noted in the report to ensure that additional movement or settling is not occurring in other areas which are not directly identified in the report. Also per the example, the electrical contractor shall review all electrical outlets not just the noted defective outlet to determine if additional defects in the electrical system needs repairing. Additional defects may be discovered by the appropriate professional during the review of the entire system.

WEATHER CONDITIONS
1: Approx. Temperature: **65** Degrees Fahrenheit
2: Dry Today
3: Rain Recently

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES
4: East

INSPECTION DATE	START TIME	FINISH TIME
Monday, March 20, 2023	2:30 pm	5:00 pm

INSPECTOR
6: Keith Vreeken, MCI

PROPERTY TYPE
7: Single Family

YEAR/ OCCUPANCY STATUS
8: Approx. Year Built: 1916
9: Vacant.

PRESENT DURING THE INSPECTION
10: Buyer's Agent: Present at the beginning to open

ADDITIONS
DS **11: Be aware that some additions or remodels were found or suspected.** *Client should check with building department for applicable permits.*

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

INSPECTION TYPE
13: **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
14: Asphalt driveway

DRIVEWAY COMMENTS
15: Asphalt driveway found damaged in need of replacement

SIDEWALK / WALKWAY TYPE
16: Concrete Walkways

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

PATIO TYPE
19: Concrete Patios

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PATIO COMMENTS

DS **20:** Areas of the BACKYARD PATIO were installed at or above exterior siding and exterior door threshold. Recommend monitoring, maintenance and upgrades to help ensure water tightness and integrity of the walls and door thresholds. Refer to the Termite Report for additional comments and recommendations.

Exterior

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

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

STRUCTURE TYPE
21: Wood Framed

EXTERIOR WALL COVERINGS
22: Painted Stucco
23: Wood Siding

EXTERIOR WALL COMMENTS
24: Exterior walls appear in good condition

DS **25: Disclosure**: *Wall insulation type & value not determined. Conditions inside walls cannot be judged.*

STUCCO

DS **26: 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.

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MR **27:** Some typical moisture damage, peeling of painted stucco color coat. (Ongoing maintenance recommended).

EXTERIOR GENERAL

E&C **28:** Some moisture and/or bug type damage and deterioration found at areas of the exterior wood siding and trim. Refer termite report for additional comments, recommendations, locations and extent.

Example

MR **29:** Deteriorated paint at areas of the exterior.

EXTERIOR TRIM

30: TRIM TYPE: Wood

SPRINKLERS

31: *Disclosure: Sprinkler systems are outside the scope of this inspection. Comments made below are informational only and at the discretion of the inspector. The comments below do not in any way constitute a full inspection of the sprinklers or landscape watering. If concerned have system evaluated by landscape professional.*

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E&C **32:** Active water leak found at sprinkler valve and/or piping: ON THE SOUTHEAST CORNER

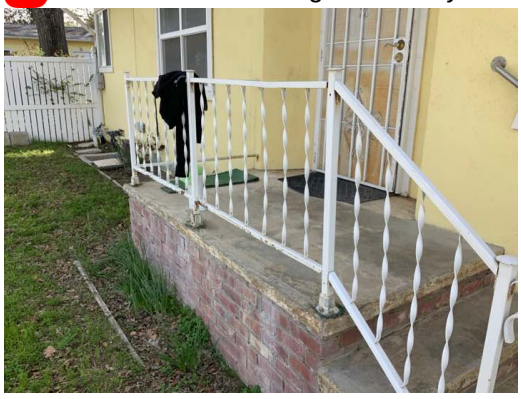
Active leaking

Exterior Stairs

33: Type: Concrete exterior stairway: OFF THE FRONT ENTRY

EXTERIOR STAIRWAY RAILINGS

SC **34:** Loose and damaged stairway railings at the OFF THE FRONT ENTRY. Corrections needed for safety.



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Grading

Geological conditions and site stability are outside the scope of this inspection. For further information contact a licensed civil engineer. Off-site water (i.e. street water, water from a neighboring property, or sub-surface water) influences onto this property are outside the scope of this inspection and are not addressed. If concerned, have evaluated by a licensed geotechnical engineer.

SITE SLOPE
35: Level to Minor Slope

COMMENTS
E&C **36:** 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 the exterior stucco or wood or other siding to the soil. Trim trees and bushes that are making contact with areas of the exterior siding, trim and/or roof.

MR **37:** Areas of poor site drainage / evidence of potential ponding of water on property and/or along areas of the building perimeter.

MR **38:** 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 **39:** Earth-to-wood contact noted at areas of the exterior siding or trim. Proper landscape grading warranted.

Foundation

Notice: No engineering of the foundation or any structural component is performed. Areas of the perimeter foundation are not visible. Some typical and common cracks noted in the perimeter foundation. Client is advised to monitor cracks to help determine if future movement or conditions occur.

FOUNDATION TYPE
40: RAISED FOUNDATION: with Crawlspace
41: CRAWLSPACE VENTILATION: Appears adequate.

RAISED FOUNDATION NOTES
SU DS **42:** Areas of the foundation wood framing do not meet the current minimum construction or engineering standards. Recommend further review, repairs and upgrades by a qualified licensed contractor familiar with minimum construction and engineering standards.

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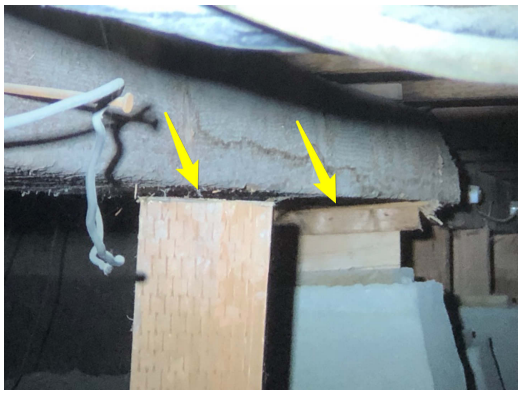
MR **43:** Earth-to-wood contact found in areas of the crawlspace. Upgrades recommended. Refer to termite report for locations.

MR **44:** Some deterioration / spalling of the concrete foundation noted. This appears typical of the age. However, upgrades are recommended to help prevent additional deterioration, damage or compromise of the concrete. Contact a licensed concrete foundation specialist to evaluate and make recommendations.

SU MR DS **45:** Evidence of some unsecured cuts in the soil in the crawlspace found not supported by retaining walls found in areas of the crawlspace. Recommend further review, opinion and repair by a qualified and licensed professional familiar with the minimum installation requirements.

E&C FI **46:** A few structural support posts in the crawlspace found leaning and some are not making contact with the girder. Evaluation and repairs are needed.



Piers are not making contact with the girder

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E&C **47:** Areas where the soil was removed from along the sides of some structural piers the in the crawlspace. This has and can continue to negatively affect the integrity of the house foundation.




VENTILATION

E&C **48:** Damaged exterior crawlspace ventilation screens found in need of repair to help prevent critter intrusion.


Example


Example

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.

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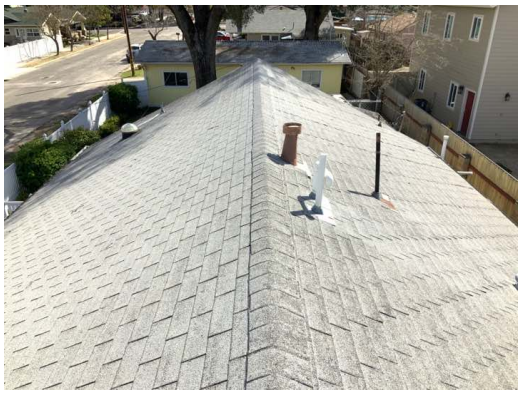
ROOF STYLE

49: Gable



50: Flat or Low Slope

ROOF TYPE

51: Asphalt Shingle

Average life expectancy: 20 years

Approx. years of visible wear: 15-18 +/- years

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MR **52:** Insulated aluminum awning panels at the back patio cover appears to be in good condition. However, recommend servicing, caulking and sealing joints at the awning roof to help prevent leakage.

ASPHALT COMPOSITION SHINGLE COMMENTS

DS **53:** **ROOF CONDITION**: The asphalt shingle roof is old, weathered and deteriorated, and may be nearing but not necessarily at the end of its useful life. Recommend monitoring and inspecting annually as future replacement will be needed.

MR FI **54:** Some loose and lifting roof shingles found at areas of the asphalt composition roof. Maintenance and/or repairs Recommended.

FLAT / LOW SLOPE ROOF COMMENTS

MR **55:** Debris covers portions of roof and/or roof flashings. This may cause deterioration and/or a roof leak. Areas of the roof are not fully visible. Recommend removal of the debris and inspect areas to determine current conditions. Continuous cleaning and inspections is warranted to help prevent roof leakage.

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

E&C MR **56:** **ROOF FLASHING CONDITION**: Some Roof flashing were found to be needing maintenance, servicing and/or repairs. Contact a qualified roofing professional to review all roof flashings and provide maintenance and/or repair as needed.

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MR **57:** Resealing of the roof flashings is recommended as part of needed maintenance.

MR **58:** Deteriorated sealant at some roof jack flashings. Maintenance recommended to help prevent water intrusion into areas of the attic.

E&C MR **59:** Some Loose / Lifting roof flashings. Corrections, maintenance or repairs are recommended to help prevent water intrusion and/or roof leakage from windy wet weather.

Gutters/Downspouts

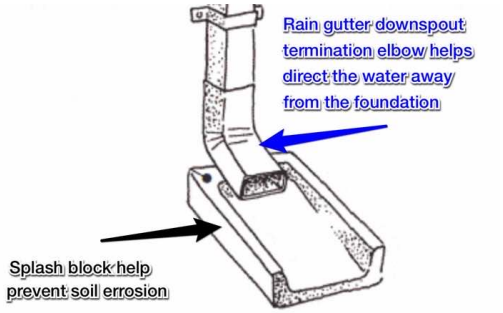
RAIN GUTTERS

DS **60: 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.*

RAIN GUTTER COMMENTS

MR **61:** 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 **62:** 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.



Example

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E&C MR **63:** Some Loose and/or disconnected rain gutter downspouts.

Example

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

64: ATTIC ACCESS LOCATION: Bedroom Hallway

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

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

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DS **67:** 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
68: **Blown Cellulose**: Approx. Depth 3-4 +/- Inches

ATTIC COMMENTS

SU **69:** Some Ventilation screens for the attic are found to be oversized or unscreened. A 1/4 inch screen recommended to avoid critter intrusion into the attic.

Example

FI **70:** Moisture stains noted in areas of attic. Evidence of past roof leaks. Unable to determine if roof is currently leaking. However, due to the current condition of the roof and/or roof flashings additional review by a roofer is recommended.

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
71: Main water supply shut-off location: Southeast Corner. *Main water shut-off valve not tested.*

72: APPROX. WATER PRESSURE: **60-65 +/- PSI** . *Optimal water pressure is between 40 and 80 PSI.*

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E&C **73:** Active water leak noted at the MAIN WATER SUPPLY pipe or valve.

Active leaking

TYPE OF WATER PIPING

74: Below are the type(s) of water supply piping that could be seen at the time of the inspection. Other plumbing materials may be present but were not detected at this time.

75: PEX Plastic

FI DS **76: Some Galvanized Water Supply Piping installed**

Be advised that the galvanized water supply piping like the piping installed in this building, has a average life expectancy of approximately 50 +/- years and can fail without warning. Discoloration or sediment in the water may be a sign of deteriorated inside the galvanized water supply piping. Client is advised to seek additional opinions and recommendations from a licensed plumber as future repairs or replacement may be needed.

WATER SUPPLY PIPING

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

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E&C **78:** Active water leak found in the crawlspace under the hall bathroom. Have a plumber check all pipes and fittings to ensure there are no other areas at warranty repairs or upgrades.

FI DS **79:** **Be advised** that the galvanized water supply piping, like areas of the piping installed in this building, has an average life expectancy of approximately 50 years. +/- and can fail without warning. Discoloration or sediment in the water may be a sign of deteriorated galvanized water supply piping. Recommend further evaluation and opinion by a licensed plumbing professional.

HOSE FAUCETS

MR **80:** Some exterior hose faucets leak / drip at handle when on.

WASTE PIPING TYPE

81: Below are the 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.

82: ABS and PVC
83: Clay
84: Galvanized

WASTE/SEWER PIPE CONDITION

FI **85:** **Note**: Due to the age of the building and types of plumbing pipes used, 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.

FI **86:** Some corrosion with evidence of past leakage noted on areas of the waste piping and fittings in the crawlspace. Recommend for the review of all waste piping to determine conditions and Correction of the heavily corroded and we're past leakage in the waist piping by qualified plumbing professional to help additional leakage.

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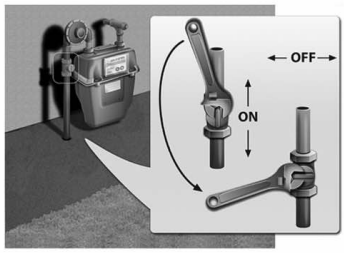
E&C FI **87:** Active water leak(s) found in the waste pipe in the crawlspace: UNDER THE HALL BATHROOM. Have plumber check all waste piping throughout the crawlspace for any additional leakage.

Example

Fuels

FUEL TYPE

88: Natural Gas. Location of main shut-off: Northwest Corner



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

Main gas shut off valve

89: Gas shut-off appears serviceable.

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

Water Heater

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

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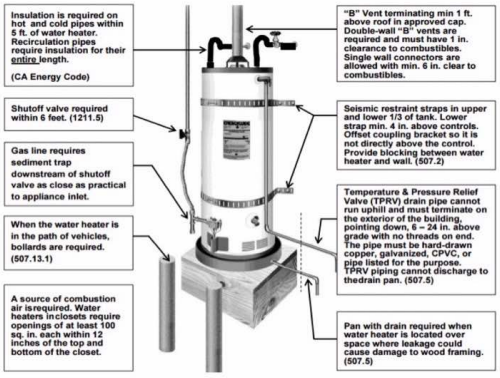
WATER HEATER INFORMATION
90: Water Heater Location: EXTERIOR ENCLOSURE:
Date: 2023
Size: 40 Gallons
Fuel Type: Natural Gas

WATER HEATER CONDITION

SC **91: <u>The Water heater operated but found to be improperly installed or not installed well</u>**. Recommend further review and repairs by a licensed plumbing professional familiar with minimum installation requirements. See details in the report for specific comments as to the defective installation. Refer to the water heater, section for specific comments and defects.



COMBUSTION AIR

E&C **92:** Improper amount of combustion air provided for the water heater enclosure per standards.

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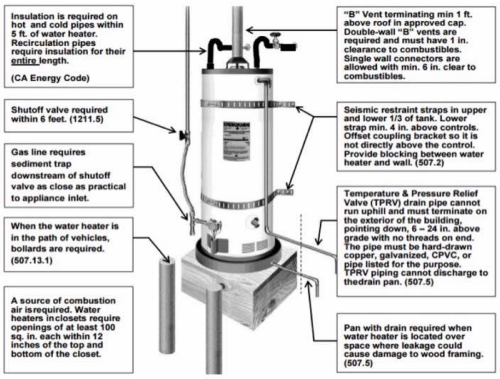
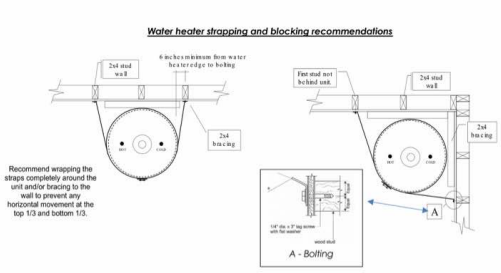
STRAPPING

E&C **93: The Water Heater is NOT strapped per standards**. Recommend adding proper STRAPPING & BRACING or BLOCKING to the wall to properly secure the tank per Uniform Plumbing Code and State Architect Requirements.



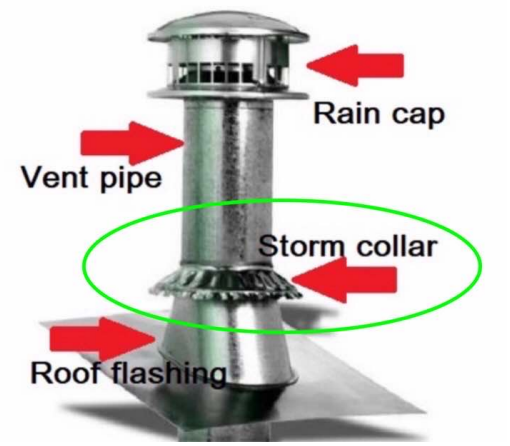


TPR PIPING

SC **94:** Water heater TPR (temperature pressure relief) pipe is missing / not installed.

VENT PIPING

E&C **95:** Missing / Recommend a proper storm collar per standards at the water heater vent pipe at the roof termination.



Example

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SC **96:** The draft hood at the top of the new water heater found crashed. Proper repairs are needed to help ensure that the water heater draft the exhaust properly.

PLATFORM ENCLOSURE
97: Water heater enclosure and/or platform appears serviceable.

WATER HEATER GENERAL COMMENTS

E&C **98:** Missing the insulation on the Hot and Cold water supply piping at the water heater.

Example

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

Kitchen

SINK
100: Appears serviceable with typical wear for its age.

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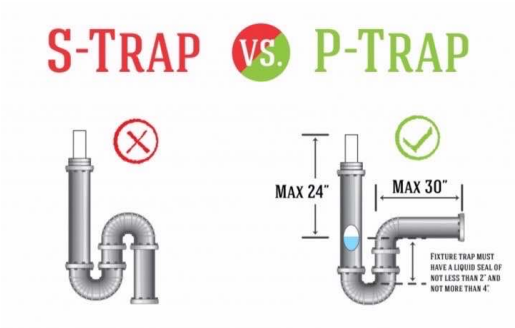
FI **101:** Some past / dry moisture stains and damage in the cabinetry below the kitchen sink.

E&C **102:** Improper drain piping, improper S-type trap system installed under Kitchen sink. Simple corrections are needed for safety.



FAUCET

E&C **103:** Kitchen sink faucet spray wand is non operational.

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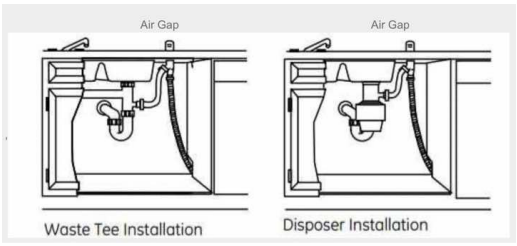
DISHWASHER

E&C **104:** Improper installation of the dishwasher drain hose. Missing the Air Gap Device at the dishwasher drain per minimum codes and standards (California does not allow for high-loop methods or direct waste connections). *{CPC 801.2}*



CABINETS & COUNTERS

105: Appear serviceable.

DS **106:** Kitchen counters & cabinets have typical wear.

COOKTOP

107: Cooktop: Electric and Operated when tested.

OVEN

108: Oven is Electric and Operated when tested.

KITCHEN SPECIAL FEATURES

E&C **109:** Kitchen Microwave found non-operational.

Laundry

LAUNDRY TYPE

110: 240-volt outlet 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: No visible gas found or provided for laundry.

114: Recommend an exhaust fan in the laundry room as an upgrade / not required.

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DRYER VENTING

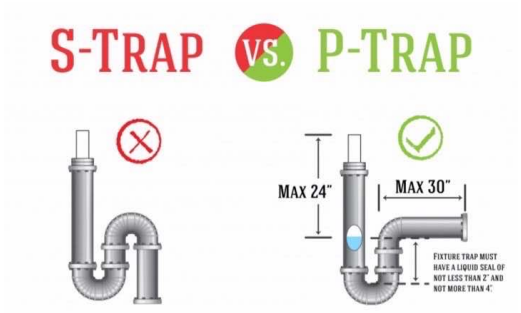
E&C **115:** Damaged laundry dryer vent cap. Repairs recommended.

LAUNDRY ROOM UTILITY SINK

116: Utility sink appears serviceable.

FI **117:** Some past / dry moisture stains and damage in the cabinetry below the Laundry sink.

E&C **118:** Improper drain piping / S-type trap system installed and some corrosion with evidence of a past leak under bathroom sink: LAUNDRY SINK



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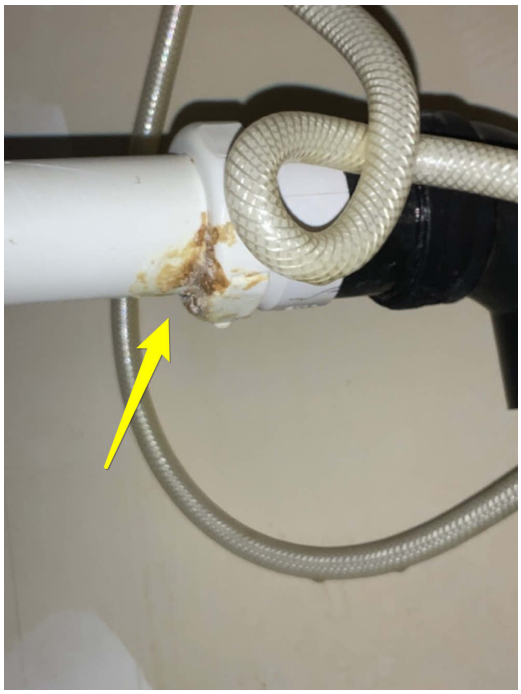

E&C **119:** Cold water from non operational and the sink faucet is loose at the sink connection at the laundry room utility sink.

Bathrooms

BATHROOM LOCATIONS
120: PRIMARY BEDROOM BATHROOM
121: HALL BATHROOM

TOILETS
122: Operated when tested.

E&C **123:** Toilet does not flush. Water off at the toilet: HALLWAY BATHROOM. Contact a qualified plumber to review cause and correct.

DS **124:** **Disclosure**: Toilet found too close to the wall and does not meet the minimum standards, (15-inches each side of center): PRIMARY BEDROOM BATHROOM

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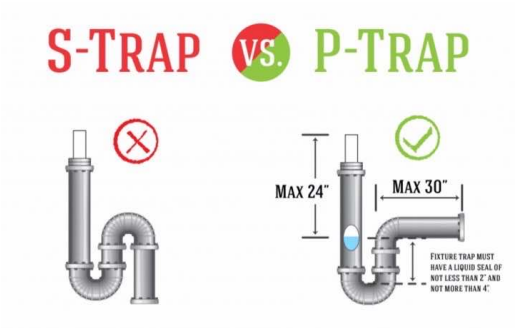
SINKS
125: Bathroom sink faucet and drain operated when tested.

Disclosure: *The operation and condition of the sink drain stoppers are outside the scope of this inspection and are not tested. Any and all comments made regarding sink drain stoppers are informational only and may only be specific to a single sink.*

E&C **126:** Improper drain piping / S-type trap system installed under bathroom sink: PRIMARY BEDROOM BATHROOM



DS **127:** Disclosure: Ticking in the wall in the primary bedroom bathroom is occurring due to the thermal expansion of the hot water piping where penetrates or passes through the wall wood framing members.

VENTILATION
128: Appears adequate.

BATHTUBS
129: Operated when tested.

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.*

E&C **132:** Showerhead leaks & drips at pipe connection: HALLWAY BATHROOM

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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
133: Operated when tested.

EXTERIOR DOORS
E&C **134:** Some Exterior door rubs & sticks. Maintenance or repairs recommended.

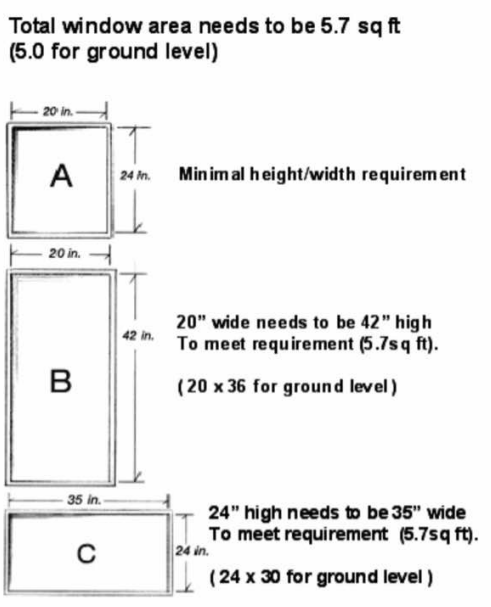
INTERIOR DOORS
E&C **135:** Some Interior door rubs & sticks. Adjustment or repair recommended.

WINDOWS
136: Aluminum / Double-Pane glass
137: Vinyl / Double-Pane Glass
138: A sampling of the windows operated when tested.

SC **139:** Some windows do not easily lock. Recommend further review of all windows by qualified window professional to ensure that all windows operate and lock properly and safely.

140: Disclosure: Missing screens at some windows.

SU **141:** The newer windows in the BEDROOMS do not meet the current fire egress standards. Windows are too small and/or too high off the floor.



FLOORING
142: TYPE: **Vinyl / Linoleum**
143: TYPE: **Carpet**

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FI **144:** Some unusual sloping noted at areas of the interior floor. This may be indicative of some 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
145: Drywall

WALL TYPE
146: Drywall

WALLS AND CEILINGS
147: The general overall condition of the interior walls and ceilings appear to be good with some typical and common cracks.

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
148: LOCATION: **ATTIC**
FURNACE TYPE: **Gas Forced Air**
FUEL TYPE: **Natural Gas**
Approx. BTU RATING: **60,000**

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

149: Year: **1993**

CONDITION
150: FURNACE CONDITION: The heating system operated when tested.

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

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DUCTING/DISTRIBUTION
152: 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
153: Air filters found clean and in good condition inside the furnace return air grill(s).

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

THERMOSTAT/CONTROLS
155: Operated when tested.

E&C **156:** Furnace thermostat found loose on the wall.

Cooling

LOCATION
157: West Side
Size: 3.5 Tons
Minimum Current Ampacity: 30
Maximum Current Ampacity: 45
Currently at: 30 Amps
Date: 1993
Refrigerant: R-22

TYPE OF COOLING SYSTEM
158: Split System
159: Electrical Disconnect Provided

AIR CONDITIONING SYSTEM OPERATION
160: **The air conditioner operated properly when tested.**
The Air Temperature Differential is: **19 °F.**

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

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COMMENTS

SU **161:** 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.

E&C **162:** Insulation damaged or missing at areas of the Air Conditioner refrigerant piping near the coil in the attic. This allows water to condensate and drip causing water stains and/or damage. Repairs or additional insulation needed.

CONDENSATE

DS **163: Disclosure**: *Areas of the air conditioner's condensate drip system are not fully visible as they pass-through confined spaces, under attic insulation or other reasons. The air-conditioning condensate drip system is not tested and not inspected in areas not visible.*

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E&C **164:** Improper connection of the Air conditioner secondary condensate drip piping into the primary drain piping at coil in ATTIC.

E&C **165:** Missing the required catch pan under the condensing furnace in the attic to help prevent water damage to the ceiling below if a leak were to occur per standards. Recommended repairs by a certified or licensed HVAC professional familiar with the minimum installation requirements.

SERVICE DISCONNECT

SC **166:** An unprotected open hole found at the bottom of the air conditioner electrical service disconnect box. The opening needs to be properly sealed to help prevent critter and water intrusion

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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
167: Electrical Service Type: **Overhead Service** (condition of wires not fully visible are unknown)
Main Electrical Panel Location: **ON THE BACK OF THE GARAGE**
Main Electrical Panel Ampacity: **200**
Panel Voltage: **240 volt**

168: No defects noted in the visible areas of the overhead electrical service wires.

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

170: PANEL GROUNDING and BONDING appears proper in the MAIN ELECTRICAL PANEL.
Disclosure: The grounding and bonding of the electrical panel and wiring systems is not tested and not fully visible. The ground clamp and its connections are not fully visible and are not tested per standards.

WIRING
171: A sampling of the switches, light fixtures and outlets operated.

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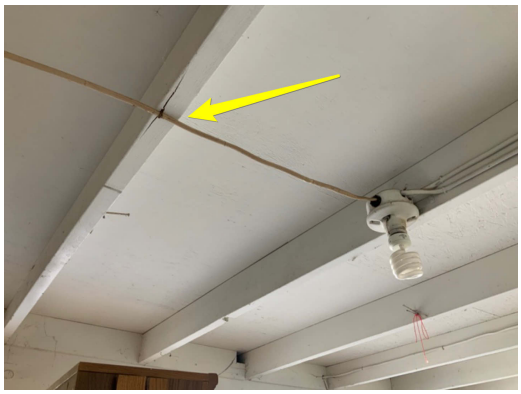
SU **172: GFCI and AFCI outlet protection, Vacancy Sensors and Humidistat switches are recommended** in all areas per current standards where not currently installed as an upgrade/not required. Contact a licensed electrical contractor to evaluate and make the appropriate recommendations.

a. Vacancy Sensor light switch: A Vacancy Sensors are light switches that detect when a space such as a bathroom, garage, laundry room of 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 **173:** Improper and unsafe electrical wiring. Exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: in the garage



OUTLETS/SWITCHES

SC **174:** Some old / worn wall receptacles / outlets with loose connections found when tester was plugged in. Client should have a licensed electrician evaluate all outlets and replace defective outlets as needed. Safety concern.

SC **175:** Three-prong electrical outlets did not test properly grounded: EX. GARAGE

SC **176:** Missing cover plate(s) at some electrical junction boxes IN THE ATTIC. Have electrician re-evaluate the entire ATTIC to confirm all boxes have cover plates.

Example

LIGHTING

FI DS **177:** *Some electrical switches do not operate anything visible, (purpose unknown).*

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FI **178:** *Some lights found to be non-operational (check bulbs if still found non-operational contact a qualified electrical repair professional).*

GFCI'S

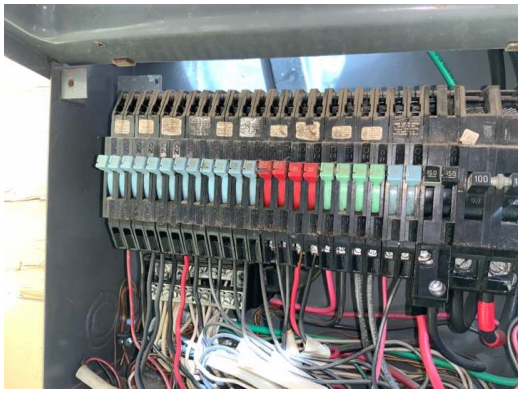
SC **179:** GFCI protection at GFCI outlet found non-operational. Recommend replacement of the defective outlet: AT THE DETACHED GARAGE.

Electrical Sub-Panel

SUBPANEL

180: Location: **MAIN HOUSE ON THE WEST SIDE**

Amps: **100**



PANEL COMMENTS

SC **181:** Breaker panel not fully or properly labeled per standards: MAIN HOUSE ELECTRICAL SUB PANEL

Detectors

SC **182:** **Smoke detector did not respond when tested: PRIMARY BEDROOM**

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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
183: Visible areas of the garage floor appears serviceable.

184: Common cracks found in the garage floor.

WALLS & CEILINGS
185: Visible areas of the garage walls and ceiling appears serviceable.

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

FI **187:** Moisture stains and/or damage found on areas of the garage walls and ceiling. Recommend further review to determine cause, current condition and if repairs are needed. Areas found dry today.



PEDESTRIAN DOOR
188: Operated when tested.

MR **189:** Exterior garage pedestrian door rubs and sticks. Maintenance or repair is recommended.

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E&C **190:** Some moisture damaged found at the **garage** pedestrian door, door jamb and/or trim. Refer to the Termite report for additional information.

VEHICLE DOOR TYPE
191: Roll-up

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

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

MR **194:** *Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

E&C **195:** Cracked and repaired top panel at garage vehicle roll-up door. Recommend contacting a Garage vehicle door contractor to evaluate and make recommendations to repair or replace damaged panels

VEHICLE DOOR OPENER
196: Operated properly when tested.

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

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