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## INSPECTION INFORMATION

The format of this report follows the CREIA Standards of Practice, some areas have been expanded for ease of review, a copy of the standards are available upon request, others may view the standards on the CREIA web site at [www.creia.org](http://www.creia.org).

### CLIENT & SITE INFORMATION:

**REPORT #:** 8560.  
**DATE:** August 5, 2025.  
**TIME:** 1:00 pm.  
**CLIENT NAME:** Tamara Sue Mann.  
**INSPECTION LOCATION:** 3656 Angeles Road, Santa Maria, Ca.  
**LISTING AGENT:** Megan Senter, exp Realty  
 Telephone #: 363-9762.

### CLIMATE CONDITIONS:

**WEATHER & SOIL CONDITIONS:**  
 Sunny, Blue skies with white wispy clouds, 60-70 degrees, Dry.

### BUILDING CHARACTERISTICS:

**APPROXIMATE YEAR BUILT:** Approximately 1959 per Multiple Listing Service (MLS) printout.  
**LEVELS:** 1 story, single family residence.  
**APPROXIMATE SQUARE FOOTAGE:** Unknown. Determining the square footage is beyond the scope of this inspection.  
 Note: The Multiple Service Listing (MLS) printout indicates approximately 1278 square feet.  
**BUILDING OCCUPIED:** The building was not occupied at the time of the inspection. family.

### UTILITY SERVICES:

**ELECTRICITY:** Public.  
**GAS:** Public.  
**WATER/SEWER:** Public.  
**UTILITIES STATUS:** All utilities were on at the time of the inspection.

### OTHER INFORMATION:

**PEOPLE PRESENT:** The following people were present during the inspection: the inspector only.  
**INSPECTED BY:** Dennis Kemble, CC, (CERIA)

Any statements made in the body of this inspection report pertaining to left, right front or rear are referenced to standing out by the street and facing the home.  
 Recommend the buyer(s) ask the sellers to provide any and all owners manuals and warranties that they may have for the equipment installed on the property.  
 Recommend asking the sellers for any permits and inspection records with final signatures for any changes or additions

that may have been made to the structure, and/or any known conditions that may have been inadvertently left out of the disclosure statements.

Recommend checking with the appropriate city/county building department for permits and work conducted on the property.

Recommend having the locks on all of the exterior doors re-keyed after taking possession of the property for security reasons.

This property inspection will not include any inspection or evaluation for mold, testing related to its presence or advice concerning health or safety issues arising from mold, its remediation or eradication methods. The only way to provide any reasonable assurance that the property does not have mold or other related health hazard problems is to retain the services of an environmental expert who will conduct appropriate tests.

This is a "NON-INVASIVE LIMITED VISUAL INSPECTION" of the systems of the home on the day of the inspection ONLY.

There may be items such as windows, electrical outlets/components, cabinet/closet interiors that may be restricted from view and access due to personal items and storage. These items and areas are excluded from this inspection.

## FOUNDATION/UNDER-FLOOR AREAS

Sections of the foundation and/or structural components of the building were inaccessible because they are installed at or below grade level, and/or behind walls. Assessing the structural integrity of a building is beyond the scope of a home inspection. The inspector's visual observations take into account the age of the building and the construction standards of that time. Older structures may lack many of the modern framing and seismic connections presently being utilized. Foundations may have curing cracks that do not appear to represent a problem. All concrete experiences some degree of cracking due to shrinkage in the drying process. If large cracks are present along with signs of movement are noted, then I recommend further evaluation by a Structural Engineer, Foundation Specialist and/or a Geotech/Soils Engineer before the close of escrow. All exterior grades should allow for surface and roof water to be diverted and drained away from the foundation system.

### FOUNDATION:

#### TYPE:

Foundation types observed: Raised foundation with a concrete perimeter and interior wood beams supported by concrete piers and/or concrete interior stem walls.

#### ANCHOR BOLTS/BRACING:

Anchor bolts were observed in the visible and accessible areas of the sub-area space and garage during the inspection.

### CRAWL SPACE:

#### ACCESSIBILITY:

The crawl space was accessed from: the left side of the house.

The crawl space was generally accessible during the inspection.

Recommend installing a proper cover to prevent access by unwanted rodents and critters.



**CRAWL SPACE FOUNDATION:**

The visible foundation areas of the structure appeared to be in serviceable condition for the age of the structure.

**INSULATION:**

There was no visible floor framing insulation installed.

**VENTILATION:**

The crawl space ventilation appeared to be adequate. Good ventilation is vital for moisture control. The exterior vents should be kept in good repair, clear of vegetation and inspected periodically.

**SOIL CONDITION:**

The soil was sandy and dry during the inspection.

## EXTERIORS

### EXTERIOR

**SIDING:**

Stucco siding with wood trim and fascia.

Weathered wood at the front of the house.

Loose/damaged stucco spot at the right rear corner of the house.

There was vegetation observed to be covering portions of the exterior siding and/or trim. This condition limits the inspection and is conducive to the deterioration of the building materials. Recommend the vegetation be trimmed away from the structure.

This structure was built in an era before weep screeds were installed at the bottom edge of the stucco siding. The stucco was extended into the soil. The stucco wicks water up out of the soil which causes the stucco to deteriorate from being moist for prolonged periods. Recommend minimizing moisture around the building to help protect the stucco and the foundation from moisture damage.



**TRIM/FASCIA/EAVES:**

**Wood**

Damaged fascia at the right side patio cover.

Damaged rafter tail at the front entry.

The rear garage door is older and delaminated along the lower edge of the door.

Possible insect infestation noted in the garage.

[Refer to pest inspector for further evaluation.](#)

Refer to pest inspector for further evaluation.





**PEST CONTROL:**

My observations regarding evidence of damaged or deteriorated wood should not be a substitute for a complete inspection by a licensed Structural Pest Control/Termite Operator or Exterminator. I report current visible conditions only and cannot render an opinion regarding their cause or remediation.

**EXTERIOR ELECTRICAL:**

The exterior lights are in serviceable condition.  
The exterior lights that are sensor/motion controlled were not tested.  
Not all of the exterior outlets are GFCI protected.  
Recommend upgrading.



All houses require regular/ongoing maintenance/repairs to keep the exterior in good condition and prevent/limit weathering and moisture issues.

**GROUNDS:**

**DRIVEWAY TYPE:**

Concrete with cobble stone accent strip at the left side of the driveway.  
The driveway was observed to be in serviceable condition with cracks and stains.  
The driveway appears to have adequate slope to allow flow of runoff water away from the house.

**WALKWAY(S) TYPE:**

Concrete

The walkways were observed to be in serviceable condition with some stains and cracks.

There is one crack at the front walkway that has an elevation difference at the gap/crack. Potential for tripping.



**PORCH CONDITION:**

The entry concrete porch was in serviceable condition.

**PATIO DECK TYPE:**

Concrete

There are large concrete areas at the right side and rear of the house.

The patio deck appeared to be in serviceable condition with cracks and stains noted in the concrete.



**PATIO COVER:**

There is a small cover on the right side of the house with some damaged wood. Refer to pest inspector for further evaluation.

**YARD SHED:**

Prefab plastic/vinyl storage shed.

Freestanding unit with plastic/vinyl floor.

The storage shed appears to be in serviceable condition.



The items listed below were visually observed to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The permanently installed components or equipment are checked for basic operation, with exception to lawn sprinklers and low voltage and 120 Volt A/C yard lighting. This inspection is a visual observation and does not attempt to determine site drainage performance or the condition of any underground piping, including municipal water and sewer service piping or concealed clean-outs. This inspection is not intended to address or include any geological conditions or site stability information. For information in these areas I recommend consulting with a qualified State Licensed Geotechnical or Soils Engineer and/or Structural Engineer.



## GRADING/DRAINAGE/LANDSCAPING:

### GRADE & YARD DRAINAGE:

Flat site around the perimeter of the house.

Surface drainage. The slope of yard/property appears to allow water to drain/flow away from the structure.

The grading at the foundation appeared to be adequate to drain excess surface water away from the building.

Geological conditions of the property are outside the scope of this inspection. If concerned, recommend contacting a qualified/licensed geological engineer/professional/

**Yard sprinkler systems are not inspected. Yard sprinklers are outside of the scope of the inspection and are not operated. Recommend the buyer ask the seller to demonstrate the system for them and provide any instruction booklets the seller may have and/or have the sprinkler system tested by a qualified landscape professional.**

## YARD SPRINKLERS

### LAWN/LANDSCAPE SPRINKLERS:

Multi-zoned system which is automatically controlled.

The controller is located in the garage.

There are 4 manually operated valves at the rear of the house.

*Note: The rear yard has not been maintained.*







## GARAGE / CARPORT

The visible portions of the walls, ceilings, floors, cabinets and counters were visually observed to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The accessible doors, windows, lights, receptacles and permanently installed components or equipment are checked for basic operation. The garage door balance and spring tension should be checked regularly by a garage door specialist. All garage door openers should have functional system safety features or upgraded units for child safety.

### GARAGE/CARPORT:

**TYPE & LOCATION:**

Garage: Attached.

**VENTS:**

Exterior wall vents

The vents were observed to be in serviceable condition.

**EXTERIOR DOOR:**

The rear door is older and delaminated along the lower edge of the door.  
Refer to pest inspector for further evaluation.

**FRAMING:**

The garage framing where visible was observed to be in serviceable condition.

**INTERIOR WALLS:**

Unfinished.

**INTERIOR FLOOR:**

Concrete

The visible portions of the concrete floor appeared serviceable with stains and common cracks noted. Areas of the floor and walls were not fully visible due to stored personal items and parked vehicle. Recommend checking these areas when the garage is free and clear of personal items.



**FIREWALL SEPARATION**

The visible portions of the firewall/ceiling between the garage and living space appear to be in good condition.

**PASSAGE/FIRE DOOR:**

The door between the garage and living space appeared to be of fire resistive construction; however, lacks self closing and latching hardware. This condition breaches the integrity of the firewall separation between the house and garage. Repairs needed for fire safety.

Missing weather stripping around edge of door. Recommend installing to ensure a good/tight seal for fire safety.

**GARAGE DOOR(S):**

Door material: Insulated sectional metal roll up door with windows.

Automatic door opener

The garage door was operated and was observed to be serviceable during the inspection.

The door opener has both self stopping and contact reverse features.

The garage door side sensors are working properly.

The garage door contact reverse feature is working properly.

The garage door unit light feature was operable.

**LIGHTS/RECEPTACLES:**

The lights and accessible outlets were in serviceable condition. The outlets were not GFCI protected.

Recommend upgrading to provide GFCI protection to all of the outlets in the garage.

Some of the outlets have open grounds.

Improper wiring on the surface of the wall.

**PEST**

Possible insect infestation noted in garage. Refer to pest inspector for further evaluation.

## ROOFING MATERIALS

The visible portions of the roof and components were observed to determine their current condition during the inspection. Areas concealed from view by any means are excluded from this report. The inspector cannot and does not offer an opinion or warranty as to whether the roof leaks or may be subject to future leakage. This report is issued in consideration of the foregoing disclaimer. The only way to determine whether a roof is absolutely water tight is to observe it during a prolonged rainfall which is beyond the scope of this report. The testing of gutters, downspouts and underground drain piping is beyond the scope of this report. Unless low sloped/flat roofs are sloped to drain over roof edges, roof drains should be installed at each low point of roof.

Note: If your roof is constructed with a breakable tile material and the house is to be fumigated for pest infestation (termites), recommend the roof be re-inspected upon completion and removal of the fumigation tenting.

### ROOF:

**INSPECTION METHOD:**

The inspector walked on the roof and visually examined the accessible roofing components.

**ROOF COVERING:**

Dimensional fiberglass composition shingles.

**COMPOSITION SHINGLE ROOF:**

The visible portions of the roofing surface were observed to be in serviceable condition.



**ROOF FLASHINGS:**

The visible roof flashings appeared to be in serviceable condition.

**FLUE PIPES:**

The visible exhaust flue pipes and weather caps appeared to be in serviceable condition.

**CHIMNEY AT ROOF:**

The visible portions of the chimney and related components appeared to be in serviceable condition.

**RAIN GUTTERS:**

There were no provisions (rain gutters) for rooftop drainage. Gutters would be beneficial in collecting and directing the water runoff. Recommend installing rain gutters and downspouts on all down sloped roofs as an upgrade item.

**GENERAL COMMENT:**

Recommend trimming the front tree to prevent contact with the roofing surface.  
Recommend removing the tree debris at the front of the house/garage area.





## ATTIC & ROOF FRAMING

The visible portions of the attic areas and roof framing were visually observed to determine their current condition during the inspection. This inspection is not a structural inspection of framing in the attic. Areas concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation and current condition. Thermostatically operated attic vent fans are excluded from the inspection.

### ATTIC/FRAMING:

#### ACCESS:

Location: Left rear bedroom closet.  
Limited access in attic due to wood framing and furnace system.

#### FRAMING:

Conventional framing.

#### SHEATHING:

OSB (Oriented Strand Board) over skipped sheathing/spaced boards.

#### INSULATION:

Fiberglass, Batts

*Note: Insulation and general attic area is dirty from roof replacement.*



#### VENTILATION:

Vent types observed: In gable, In roof.

#### EXPOSED WIRING:

*Improper wiring to the add-on string of lights in the attic.*



**EXHAUST VENT PIPES:**

The bath vent fans are exhausting into the attic. This condition is conducive to a high moisture condition and possible wood deterioration. Additional ducting recommended to allow exhaust air to escape to the exterior.



**PEST:**

Evidence of rodent droppings were observed in the attic. Unknown if current rodent activity. Recommend further evaluation by a licensed general pest control operator.



## PLUMBING

The visible portions of the main water line, shutoff valve, water supply & drain lines, gas meter and piping were visually observed to determine their current condition during the inspection. Piping or components concealed from view by any means are excluded from this report. The accessible permanently installed equipment or components are checked for their basic operation and current condition. Leakage or corrosion in underground or concealed piping cannot be detected by a visual observation inspection. Older fixtures or components should be budgeted for replacement. Fixture shutoff valves are not tested and some corrosion is common. I am not equipped to repair a leaky shutoff valves caused by a test. I recommend fixture shutoff valves be tested by a specialist in the appropriate trade equipped to repair or replace if necessary.

### PLUMBING INFORMATION:

**MAIN WATER SUPPLY LINE:**

Materials observed: copper piping.



**WATER SHUTOFF VALVE:**

At the meter vault near the street and a valve at the front of the house.

Recommend cleaning the soil away from the shut off valve to make the valve readily accessible.



**WATER PRESSURE:**

75-80 psi.



**PRESSURE REGULATOR**

There is no visible pressure regulator present.

**WATER DISTRIBUTION LINES INSIDE UNIT:**

Materials observed: copper piping

The visible areas of water supply piping appeared to be in serviceable condition.

There is a slow drip below the master bathroom.



**POTABLE WATER FLOW:**

There was a functional flow of water supply at the farthest and/or highest fixture from the building main water supply area when another fixture was operated simultaneously.

**SEWER WASTE LINES:**

Materials observed: cast Iron piping

The visible drain lines appeared to be in serviceable condition.

**HOSE FAUCETS:**

The rear and front faucets are in serviceable condition.

The faucets at the rear of the garage and left side of the house are damaged/handles are frozen/do not turn. Repairs needed to restore to operating condition.



**GAS METER/SHUTOFF VALVE:**

The gas meter and shutoff valve are located at the left side of the house.

The gas shutoff valve is in contact with the soil/ground and not readily accessible. Proper clearance needed for safety.

**GENERAL COMMENT:**

Recommend further evaluation of the plumbing system by a qualified plumbing professional.

Shutoff valves/angle stops at the interior fixtures/appliances (kitchen, bathrooms, laundry) are not tested due to possibility of leaking.

### WATER SOFTENER SYSTEM:

**WATER SOFTENER LOCATION:**

There appears to be a loop on the left side of the house.

The valve is frozen/does not turn. Repairs needed.



## BATHROOMS

### BATHROOM

**BATHROOM NUMBER:**

# 1.

**LOCATION**

Bathroom off the hall.

**WALLS/CEILING**

The visible portions of the walls and ceiling were in serviceable condition

Wallpaper/wall covering was present on the wall(s). The condition of wall under the wallpaper is unknown. It is common to find mildew/moisture on lower areas of wall behind wallpaper.

**VINYL FLOORING:**

The visible portions of the vinyl floor were in serviceable condition

Damaged flooring and soft floor around the base of the toilet.

Refer to pest inspector for further evaluation.

**INTERIOR DOORS:**

The entry door was in serviceable condition.



**WINDOWS:**

The window was in serviceable condition.

**HEATING/COOLING:**

The electric ceiling heater functioned during the inspection.

**LIGHTS/RECEPTACLES:**

The light and outlet were serviceable; however, the outlet was not GFCI protected. Recommend upgrading to provide GFCI protection for added safety.

There was one burned out light bulb.

**VENTILATION:**

The ventilation was provided by a vent fan and a window. Both were functional during the inspection.

**CABINETS/COUNTERS:**

The cabinet(s) and counter(s) were in serviceable condition.

**FAUCET/SINK/PLUMBING:**

The faucet, sink and piping were all in serviceable condition. [no leaks observed]

**TOILETS:**

The toilet is a 1.28 gallon water saver unit.

The toilet was loose on the floor. Repairs needed by a qualified plumbing contractor to restore to proper condition.



**TUB & SHOWER:**

The tub/shower and control valves were in serviceable condition. The tiled shower surround appears to be in serviceable condition and the grout lines adequately sealed. The drain stopper mechanism was defective. Recommend repairing the mechanism to restore operation.



**SHOWER ENCLOSURE:**

There was a shower curtain and liner present.

**MEDICINE CABINETS:**

The medicine cabinets were in serviceable condition.

**VANITY MIRROR(S):**

The mirrors were in serviceable condition.

**TOWEL/PAPER HOLDERS:**

The towel bars, towel ring grab bar and toilet paper holder were in serviceable condition.

**CAULKING**

Recommend caulking around base of the toilet after repairs have been made.

## BATHROOM

**BATHROOM NUMBER:**

# 2.

**LOCATION**

Master bathroom.

**WALLS/CEILING**

The visible portions of the walls and ceiling were in serviceable condition

**TILE FLOORING:**

The visible portions of the tile floor were in serviceable condition.

**INTERIOR DOORS:**

The entry door was in serviceable condition.

**WINDOWS:**

The window was in serviceable condition.

**HEATING/COOLING:**

The electric ceiling heater functioned during the inspection.

**LIGHTS/RECEPTACLES:**

The light and outlet were serviceable; however, the outlet was not GFCI protected. Recommend upgrading to provide GFCI protection for added safety.

**VENTILATION:**

The ventilation was provided by a vent fan and a window. Both were functional during the inspection.

**CABINETS/COUNTERS:**

There is wear on the wood cabinet face and the cabinet is not secured to the wall. Movement noted.

**FAUCET/SINK/PLUMBING:**

The faucet, sink and piping were all in serviceable condition. [no leaks observed]

The drain stopper mechanism was defective. Repairs needed to restore to proper operation.

Spider web cracking (surface cracks) were noted on sink surface.

**TOILETS:**

The toilet functioned during the inspection. [no leaks observed]

Toilet is not a 1.28/1.6 gallon water saver unit.

**SHOWER:**

The shower and hot/cold valves were in serviceable condition. The tiled shower surround appeared to be in good condition and the grout joints appeared adequately sealed.



**SHOWER ENCLOSURE:**

There was a shower liner only (no curtain).

**MEDICINE CABINETS:**

The medicine cabinets were in serviceable condition.

**VANITY MIRROR(S):**

The mirror was in serviceable condition.

**TOWEL/PAPER HOLDERS:**

The towel bar, towel hook and toilet paper holder were in serviceable condition.  
The toilet paper holder was missing its roller.

## LAUNDRY AREA

### LAUNDRY:

**LOCATION:**

In the garage.



**LIGHTS AND OUTLETS:**

The light and outlet were in serviceable condition.

**VENTILATION:**

There was no window or exhaust vent fan in the laundry area.

**CABINETS/SHELVES/COUNTERS:**

The shelf was in serviceable condition.

**WASHER SERVICE:**

The laundry faucets (hot and cold) appeared serviceable with no visible leaks observed. Faucets viewed but not tested.

Note: When installing your wash machine, recommend using metal braided water supply hoses to lessen/minimize potential for water issues.

The drain pipe appears to be smaller than today's standards.

**DRYER SERVICE:**

The dryer hookup was provided for a gas unit only.

**DRYER VENTING:**

There is some lint build-up around the termination cover which prevents the damper/flapper from fully closing. Cleaning needed to restore to proper operation.



## ELECTRICAL SYSTEMS

### ELECTRICAL SERVICE:

**SERVICE ENTRANCE:**

The overhead service wires and weather head appeared to be in serviceable condition.

**LOCATION MAIN DISCONNECT.**

Located at meter location, Outside.

**MAIN PANEL LOCATION:**

Rear of the house.



**SERVICE RATING:**

Appears to be 100 Amps. (hard to read)



**MAIN ELECTRIC PANEL:**

Not all of the circuit breakers are labeled. Recommend identifying and re-labeling with a permanent marker. The accuracy of the labeling was not verified by the inspector.

**DISCONNECT TYPE:**

Circuit breakers.

**NUMBER OF BREAKERS:**

120 volt breakers: 7  
 220 volt breakers: 5 (one 40 amp breaker is not being used).

**BRANCH WIRING:**

Copper Wiring.

**WORKMANSHIP/LAYOUT:**

The electrical system appeared to be outdated by today's standards. Recommend a full evaluation of the electrical system by a qualified electrical professional.  
 Loose left side hinge on the panel cover.

**GROUND FAULT CIRCUIT INTERRUPTER:**

GFCI protection devices were located in the following areas: Exterior (some)  
 All of the accessible GFCI outlets are in working condition.  
 There are many outlets that are not currently GFCI protected. Recommend upgrading outlets for safety.

**RECEPTACLES OVERALL:**

Many outlets in this home have been replaced with three pronged outlets and appear to be without a ground terminal. This is an indication of an older/out dated electrical system. Though this wiring is still allowed you may find that it does not serve today's needs. Some of today's appliances ( microwaves/ hair dryers, etc.) use a greater amount of electricity and can blow the fuses/tripping the breakers. Recommend that you consult with a qualified electrical contractor regarding this wiring system and the possible need for upgrading system to today's standards.

**SWITCHES OVERALL:**

The accessible switches were tested and appeared to be in operable condition.  
 The switch operated outlet located in the living room was operable.  
 For you convenience, the switch operated outlet is identified with a small colored dot.

**DOOR BELL**

The door bell operated when the button was pushed.

**FIXTURES OVERALL:**

The light fixtures appear to be in serviceable condition.

**AREAS OF CONCERN:**

Improper Add-on string of light in the attic.  
 Older technology with ungrounded outlets.

**GENERAL COMMENT:**

Recommend further evaluation of the electrical system by a qualified electrical professional.

**SMOKE ALARMS****SMOKE ALARMS**

Location: hall  
 Working: Yes. Note: Unit was activated by pushing the test button. (smoke alarms are not smoke tested)  
 Recommend upgrading by adding smoke alarms in all bedrooms for fire safety.

**SMOKE ALARMS:** Location and required number of unit(s) vary with jurisdiction (location), age of structure and other building permit requirements. If they are tied to an alarm system they must not be able to be turned off by the alarm system. If hard-wired unit(s) were installed when structure was built then it must be maintained with hard-wired units. Smoke alarm(s) must either be mounted at the highest point of ceiling in their required location or on the wall within 12" of highest point of ceiling, but no closer than 4" to ceiling or corner. In bedrooms with vaulted ceilings where the highest point of ceiling is more than 24" higher the hall ceiling outside bedroom then you are required to have a smoke alarm in that bedroom. When smoke alarms are not required in a bedroom, I recommended that they be installed for your safety.

**MANUFACTURED HOMES:** Smoke alarms are required in all bedrooms of manufactured homes prior to close of escrow.

**RENTAL PROPERTIES:** Current standards require smoke alarms in all bedrooms.

### CARBON MONOXIDE ALARM:

#### CARBON MONOXIDE ALARMS

None. There is no unit in the house. Carbon monoxide alarms are required in all residences.

### HOUSEHOLD COMPONENT:

#### CEILING FAN/LIGHT SYSTEM

Location: Kitchen, Master bedroom, right rear bedroom, dining area.  
 Powered by: Wall switch and pull chains  
 Light and fan systems are working.

### HOUSEHOLD COMPONENT:

#### CEILING FAN/LIGHT SYSTEM

Location: Living room  
 Powered by: Remote  
 Light and fan systems are working.

Determining if ceiling fan(s) is/are properly mounted, wired and secured is beyond the scope of this inspection.

## WATER HEATER

### WATER HEATER:

#### LOCATION:

Hall closet.



#### WATER HEATER:

Gas unit.

#### SAFETY PAN:

There is a safety pan under the unit and drain pipe.

#### SIZE IN GALLONS :

40 gallon.

#### AGE OF UNIT:

2024.

#### VENTING SYSTEM:

The visible portions of the flue vent piping were intact and fastened at the connections with screws.

#### WATER CONNECTIONS:

The shutoff valve(not tested) and visible water supply connectors appear to be in serviceable condition.

#### TPR RELIEF VALVE:

The TPR discharge line terminates into the pan. Recommend extending to the exterior.

#### TANK:

The water heater tank was in serviceable condition. [no leaks were observed]



**SEISMIC RESTRAINT:**

The water heater was properly earthquake strapped as required.

**COMBUSTION AIR:**

The combustion air supply for the water heater appeared adequate.

**GAS/ELECT SUPPLY:**

The gas valve and flexible gas connector were in serviceable condition during the inspection.

**CONTROLS:**

The temperature knob was set in the "normal range" and the water coming from the faucets was warm/hot during the inspection.

**ELEVATION/LOCATION:**

The water heater was in a location that did not require the source of ignition to be elevated above the floor.

## HEATING SYSTEM

### HEATING SYSTEM INFORMATION:

**LOCATION:**

Hall Closet.

**MANUFACTURER:**

Payne.

**MODEL #:**

PG8JAA024045.

**SERIAL #:**

0406A22674.

**TYPE & FUEL:**

Forced air natural gas fired system.

**FILTER LOCATION:**

Bottom of the furnace.

**FILTER TYPE:**

Air cleaner.

The filter installed in the system appeared clean during the inspection. Regular cleaning/replacement and maintenance as needed to provide continued efficient operation of the furnace.

**VENTING SYSTEM:**

The flue vent pipe was intact and fastened at the joints and secured in place during the inspection.

**GAS/ELECT SUPPLY:**

The gas valve and flexible gas connector were in serviceable condition.

**HEATING UNIT:**

The furnace functioned during the inspection.

**COMBUSTION AIR:**

The combustion air supply for the furnace appeared to be adequate.

**HEAT EXCHANGER:**

The heat exchanger was not visible or accessible to inspect. Dismantling sections of the furnace by a qualified heating professional would be required to view the heat exchanger. The heat exchanger inspection is specifically excluded from this inspection for cracking and/or perforations. in the furnace system.

**BLOWER:**

The blower functioned during inspection.

**THERMOSTAT CONTROLS:**

Location: hall

The thermostat was operated and the system responded to the user controls.

**DUCTING & CONDITION:**

Foil covered fiberglass insulated flexible ducting.

The visible portions of the ducts appeared serviceable during the inspection.

**GENERAL COMMENTS:**

**Most furnace manufacturers recommend regular inspections and servicing of their furnaces. If possible, suggest checking with the seller to determine when the unit was last serviced and if warranted, recommend evaluation and servicing of the unit by a qualified heating contractor. Filters should be check regularly and cleaned/replaced when dirty to insure proper efficiency of unit and energy conservation.**

**HEATING AND COOLING FROM INTERIORS**

There was air movement from the air registers/grills during the inspection.

Note: Determining the amount/volume of air flow is beyond the scope of this inspection.

## FIREPLACE SYSTEMS

NOTE: This Inspection of the fireplace(s) is a visual inspection only. Client understands that the inspector cannot obtain access to certain areas of the fireplace and certain enclosed/adjacent areas. This inspection is not a "Warranty" and/or "Guarantee" that the fireplace(s), chimney(Flue) and termination cap(s) has/have been properly installed/built. No seismic damage assessment are made on fireplace(s). "RECOMMEND COMPLETE FIREPLACE(S) INSPECTION BE DONE BY A QUALIFIED FIREPLACE INSPECTOR AND/OR SPECIALIST IN APPROPRIATE FIELD BEFORE THE CLOSE OF ESCROW."

### FIREPLACE

**LOCATION**

Living Room.

**CHIMNEY LINING**

Lined.

**TYPE OF UNIT**

Brick & Mortar

A gas log insert has been installed in the original firebox/chimney system.

**TYPE OF FUEL**

Gas appliance. Not a solid fuel burning unit. Needs no damper. Needs no hearth extension.

**HEARTH EXTENSION**

The hearth extension appears to be in serviceable condition.

**DAMPER**

There is no damper.

**SPARK ARRESTOR/TERMINATION CAP**

Yes, appears to be proper type and in serviceable condition.



## KITCHEN/APPLIANCES

### KITCHEN:

**LOCATION****CABINETS/SHELVES:**

The cabinets were in serviceable condition.

Older/original with some worn painted surfaces.

**COUNTERTOPS:**

Surface type: Formica

The countertops appear to be in serviceable condition.

**KITCHEN SINK:**

The faucet, sink and piping were all in serviceable condition. [no visible leaks observed]

**GARBAGE DISPOSAL:**

The disposal functioned during the inspection.

**DISHWASHER:**

The dishwasher functioned through the "Normal Cycle" during the inspection. No visible leaks observed.  
 The air gap device installed on the sink was defective or restricted causing leakage into the sink. Repairs needed.



**EXHAUST VENTILATION:**

The exhaust fan and light functioned during the inspection.

**RANGE/COOK TOP:**

Electric cook top.  
 The cook top/ range burners functioned during the inspection.



**OVEN/BROILER:**

Electric.  
 The oven functioned during the inspection.  
 NOTE: Determining the accuracy of the oven temperature is beyond the scope of this inspection.  
 The oven light functioned when tested.

**REFRIGERATOR:**

There is no refrigerator.

**LIGHTS/RECEPTACLES:**

The lights and accessible outlets were in serviceable condition. The outlets were not GFCI protected. Recommend upgrading to the current standards and providing GFCI protection to all of the outlets in the kitchen.  
 There is exposed wiring in the cabinet above the exhaust hood.



**WINDOWS:**

The window was in serviceable condition.

**WALLS/CEILING**

The visible portions of the walls and ceiling were in serviceable condition.

**VINYL FLOORING:**

The visible portions of the vinyl floor were in serviceable condition, with common signs of aging and wear.  
There is a damaged seam.



## INTERIOR ROOMS

### INTERIOR ROOMS

**WALLS**

Materials: Drywall, Wallpaper  
The visible portions of the walls appeared to be in serviceable condition  
There are some marks and blemishes noted on the walls.  
There are stains in the master bedroom.

**CEILINGS**

Drywall  
There are ceiling cracks in the left front and master bedrooms.  
There is unmatched touch up paint at the master bedroom ceiling.

Drywall with acoustic spray finish in the living room.  
Info: Acoustic ceiling textures may contain asbestos and can be hazardous especially when removing. Determining the presence of asbestos is beyond the scope of this inspection. If warranted, recommend testing the material prior to close of escrow.

**CARPET FLOORING:**

The visible portions of the carpet were in serviceable condition  
Stains and wear noted on the carpet.

**TILE FLOORING:**

The visible portions of the tile floor were in serviceable condition.

**VINYL FLOORING:**

The visible portions of the vinyl floor were in serviceable condition, with common signs of aging and wear.  
Damaged seam in the kitchen.

**WOOD /ENGINEERED WOOD FLOORING**

The visible portions of the wood flooring were in serviceable condition, with common signs of aging and wear.

GENERAL COMMENTS:

Note: There is a floor safe in the master bedroom closet.

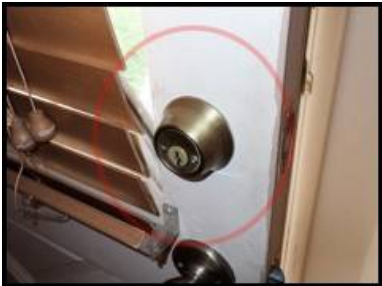


INTERIOR DOORS:

The doors were in serviceable condition.  
There are missing/damaged door stops.  
Missing lower plastic closet guides in all the bedrooms.

EXTERIOR DOORS:

The door(s) were in serviceable condition.  
The dead bolt lock on the front entry door was key operated from both sides. All exterior doors should be able to be opened without the use of a key and/or special knowledge. Recommend replacing with thumb turn dead bolt for safety.



WINDOWS:

Vinyl dual pane windows.  
Insulated Glass. Windows are dual glazed/thermo pane and appear to be in good condition.  
NOTE: Weather, dirty windows and/or lighting conditions often prevents detection of faulty dual pane seals in windows and doors.  
The accessible windows were in serviceable condition.  
Note: The windows are dirty and difficult to determine if there are failed/faulty window seals.

SCREENS

The window screens appeared to be in serviceable condition.

FENCING

FENCES

TYPE

Wood, Chain Link.

FENCE CONDITION

Older fencing  
Majority of the fencing is not visible due to shrubs and plant growth.  
There is extensive vegetation growth on the fence areas.



GATES

The right side double gates open and close properly.  
The left side gate is padlocked. Unable to test its operation.



## ADDITIONAL COMMENTS

### ADDITIONAL COMMENTS

It appears this house has been renovated/modified/updated which may have required permits. Recommend checking with the appropriate building department servicing this area to ensure proper building permits were obtained, completed and signed off, prior to close of escrow.

### PHOTOS

View of the rear of the house.

