

Professional

Inspection Services

Inspection Report



Address: 1115 Patricia Ln Paso Robles, CA 93446

4/10/23

Inspector: Keith Vreeken, MCI, FCI
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MASTER INSPECTOR / State Board Member, CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION

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

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

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

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

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

- E&C** = Evaluation and Corrections Recommended: This issue is a potentially serious concern and should be addressed. Recommend further review and repair by a qualified and licensed professional.
- SC** = Safety Concern: Dangerous conditions exist that should be corrected immediately for safety. Recommend further review and repairs by a qualified and licensed professional.
- SU** = Safety Upgrades are recommended, but may not necessarily be required.
- MR** = Maintenance Recommended. Contact a qualified professional to service this system or component to help prevent future issues and ensure proper working order.
- FI** = Client should investigate further until satisfied as to the cause, current conditions, potential future issues and correct as needed.
- DS** = Disclosure: This item should be monitored, as future attention, repair or upgrades might be needed. Contact a specialist for additional comments and recommendations.

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

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

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General Information

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: 75 Degrees Fahrenheit
- 2: Dry Today
- 3: Rain Recently

FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

- 4: South

INSPECTION DATE

Monday, April 10, 2023

START TIME

12:30 pm

FINISH TIME ON-SITE

2:30 pm

INSPECTOR

6: Keith Vreeken, MCI

PROPERTY TYPE

7: Single Family

YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 1980

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: Sheds



13: Outbuildings



14: Spa - *The locking cover on the spa should be locked at all times when not in use. An unlocked spa cover is considered a safety hazard.*



INSPECTION TYPE

15: 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

16: Concrete driveway.

DRIVEWAY COMMENTS

FI **17:** Some typical, common and moderate cracks found in areas of the driveway.



SU **18:** Areas of the driveway are uneven with potential trip hazards. Upgrades recommended.

SIDEWALK / WALKWAY TYPE

19: Concrete Walkways

SIDEWALK / WALKWAY COMMENTS

20: Walkways appear serviceable

FI **21: Disclosure:** Some common and moderate cracks found at areas of the concrete walkways.

PATIO TYPE

22: Concrete Patios

PATIO COMMENTS

23: Patios appears serviceable.

24: Typical and common cracks found.

PATIO / PORCH COVERS

25: Some loose lifting roof material found at areas of the backyard patio cover. Maintenance, repairs or upgrades recommended. Contact a qualified roofer.



Example. Loose lifting roofing material



Example. Loose lifting roof plywood

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

26: Wood Framed

EXTERIOR WALL COVERINGS

27: Fiber Cement Siding

28: Rock Veneer

Disclosure: Conditions behind the rock veneer unknown. Referred to the Termite report for additional comments or recommendations.

EXTERIOR WALL COMMENTS

29: Exterior walls appear in good condition

DS 30: Disclosure: Wall insulation type & value not determined. Conditions inside walls cannot be judged.

MR 31: Areas of the exterior are not fully visible and not inspectable due to overgrown foliage. Conditions are unknown. Client is advised to have areas cleaned and/or have the overgrown foliage removed to have the areas reinspected.

EXTERIOR GENERAL

FI 32: Disclosure: Areas of the exterior cement lap siding and trim were improperly installed. Recommend additional review with upgrades or repairs by qualified contractor.

SEALING EXTERIOR

MR DS 33: Some loose and/or unsealed exterior light fixtures. Recommend the proper installation or sealing around the exterior light fixtures and/or making sure they are tight to the wall to help prevent water and/or critter intrusion.

MR 34: Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes, exterior light fixtures, exterior electrical panels, around exterior electrical boxes, and where utility pipes and/or wires pass through the exterior walls.



Example



Example

MR 35: Recommend resealing the separations in exterior siding.

EXTERIOR TRIM

36: TRIM TYPE: Wood

E&C 37: 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.



Example

MR 38: Caulking is needed at all exterior trim areas such as doors, windows, fascia, etc.

FENCE/ GATES

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

E&C MR 40: Some maintenance or repairs are recommended at areas of the wood fencing.

MR 41: Some Gates and/or latches need adjustment or repairs.

Grading

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

SITE SLOPE

42: Level to Minor Slope

COMMENTS

E&C 43: 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 44: Small areas potential ponding of water on property and/or along areas of the building perimeter. Recommend some proper landscape grading and the installation of underground drainage to help ensure the proper flow of site water away from the structure and off the property. Contact qualified landscape architect for design recommendations.

MR 45: Plants and/or Trees touch the buildings exterior. Proper landscape maintenance needed.



Example

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: No visible deflection noted under the flooring. However, 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 or other defects cannot be determined and are outside the scope of this inspection.

DS 47: Disclosure: Some typical and common cracks noted in 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: Gable-House

49: Flat or Low Slope-Patio cover

50: Roof was walked

DS 51: Number of VisibleLayers of Roofing: TWO.

Disclosure: Two layers of roofing is the maximum allowed in California.

ROOF TYPE

52: Asphalt Shingle

Average life expectancy: 30 years

Approx. years of visible wear: 22-25 +/- years

ASPHALT COMPOSITION SHINGLE COMMENTS

E&C 53: Areas of the Asphalt composition roofing appears to be nearing or at the end of its useful life.
Recommend contacting a licensed roofing contractor for an estimate for replacement.



FI 54: Evidence of a past roof leak with moisture stains and/or damage at areas of the roof overhangs.
Recommend additional review by a roofer to determine the cause and repair as needed.



Example



Under the roof overhang, visible moisture staining and damage.

FLAT / LOW SLOPE ROOF COMMENTS

E&C 55: The ROLLED COMPOSITION roof material on the BACKYARD PATIO COVER found improperly installed and/or not installed well.



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

MR 56: Deteriorated sealant at some roof jack flashings. Maintenance recommended to help prevent water intrusion into areas of the attic.



Visible openings and separations

E&C MR 57: Some Loose / Lifting roof flashings. Corrections, maintenance or repairs are recommended to help prevent water intrusion and/or roof leakage from windy wet weather.



Example

Gutters/Downspouts

RAIN GUTTERS

58: Disclosure: No Rain gutters installed. Recommend installing rain gutters in appropriate areas as an upgrade.

Attic

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

ATTIC ACCESS LOCATION

59: ATTIC ACCESS LOCATION: Bedroom Hallway



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

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

DS 62: Disclosure: Areas of the attic are not fully visible and not inspected due to insulation, ducting, occupant's belongings and areas being too small for physical access.

TYPE OF INSULATION FOUND IN THE ATTIC

63: Blown Fiberglass: Approx. Depth 4-6 +/- Inches

Plumbing

This inspection of the water supply system, waste system and its fixtures and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated by a qualified plumbing professional. Be aware that additional defects may be discovered during a more specific or directed evaluation by a licensed plumbing contractor.

MAIN WATER SUPPLY

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



Main water supply shut off valve

65: Pressure Regulator: Installed

E&C 66: Active water leak noted at the main water supply pipe area.



TYPE OF WATER PIPING

67: 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.

68: Copper

WATER SUPPLY PIPING

69: Water supply piping appears to be within useful life. *Pipes are not fully visible.*

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

MR 71: Exposed plumbing pipes subject to freezing are not insulated well or have deteriorated insulation in areas on the EXTERIOR.



Example

HOSE FAUCETS

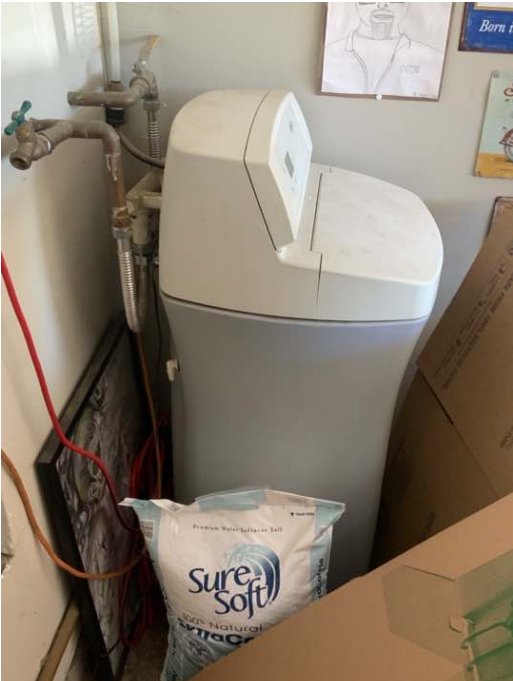
72: Operated when tested.

MR 73: Some exterior hose faucets leak / drip at handle when on.

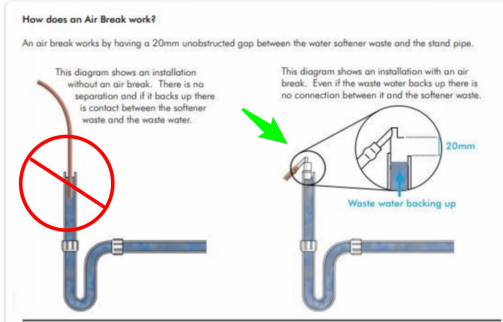
WATER SOFTENER/FILTER

DS 74: Water softener installed in the Garage

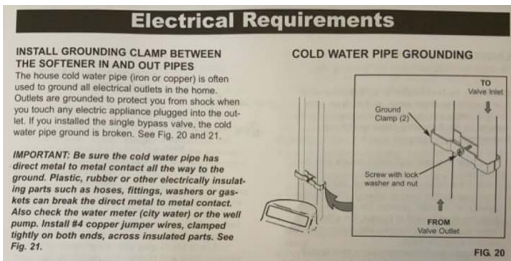
Water quality not tested. Water softeners require continuous and ongoing maintenance. Please read owner's manual for recommendations.



SC 75: An improper and unsafe connection of the water softener drain hose directly into the sewer piping without a proper trap and/or air gap.



SC 76: Missing a proper bond jumper (ground connection) across the water softener pipes due to the plastic water valve assembly.



Example

WASTE PIPING TYPE

77: 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.

WASTE/SEWER PIPE CONDITION

78: The visible areas of the waste piping used for this building are within its useful life expectancy.

However, waste pipes are not fully visible. Pipe conditions inside walls, inaccessible areas, under the insulation and under the ground or slab cannot be judged or determined. Water testing not performed.

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

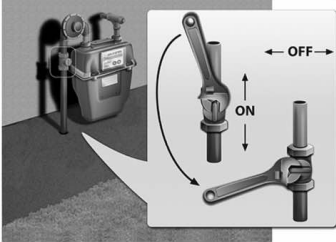
Fuels

FUEL TYPE

79: Gas shut-off appears serviceable.

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

80: Natural Gas. Location of main shut-off: ON THE SIDE OF THE GARAGE



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



Main shut off valve

Water Heater

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

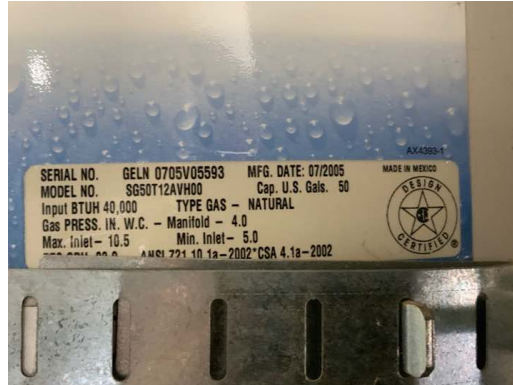
WATER HEATER INFORMATION

81: Water Heater Location: GARAGE

Date: 2005

Size: 50 Gallons

Fuel Type: Natural Gas



WATER HEATER CONDITION

82: Water Heater Operated when tested.

COMBUSTION AIR

83: Proper amount of combustion air.

STRAPPING

84: The Water Heater is strapped and/or braced satisfactorily to prevent movement.

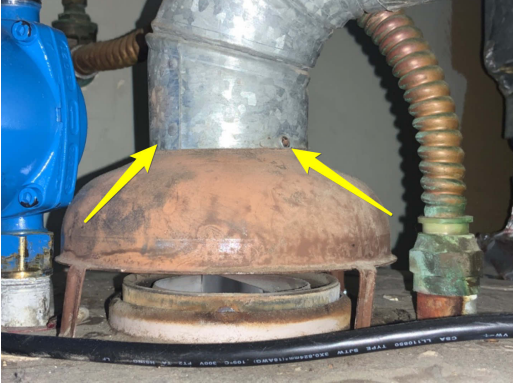
TPR PIPING

85: Water heater TPR (temperature pressure relief) pipe and valve installed and appears serviceable in visible areas. *Valve not tested.*

VENT PIPING

86: Visible areas of the water heater vent flue pipe are serviceable.

SU 87: Water heater vent connector pipe (single wall) is not properly fastened with the required 3-fasteners at the draft hood per standards.



Example

CIRC. PUMP

88: Water heater circulation pump operated when tested.

PLATFORM ENCLOSURE

89: Water heater enclosure and/or platform appears serviceable.

WATER HEATER GENERAL COMMENTS

MR 90: Recommend insulation on the HOT and COLD water supply pipes at the water heater.

SHUTOFF

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

DRIP PAN

92: Water Heater Drip pan installed.

E&C 93: Recommend properly extending the water heater drip pan drain pipe to the floor in the garage or exterior to help prevent damage to the drywall platform and/or enclosure if a leak were to occur.



Kitchen

SINK

94: Appears serviceable with typical wear for its age.

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

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

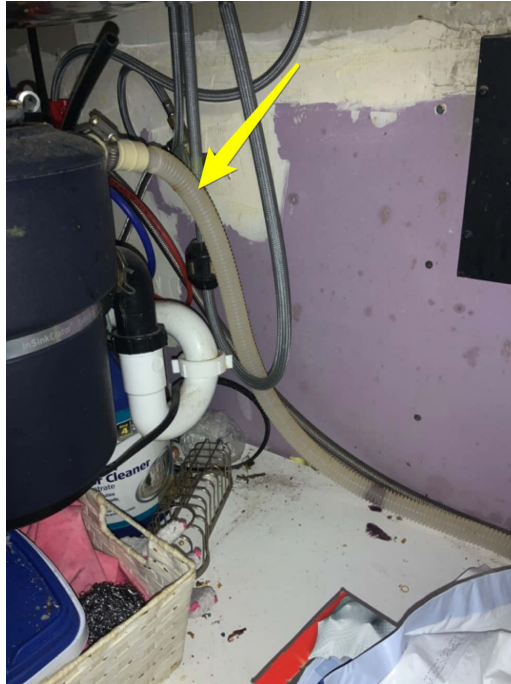
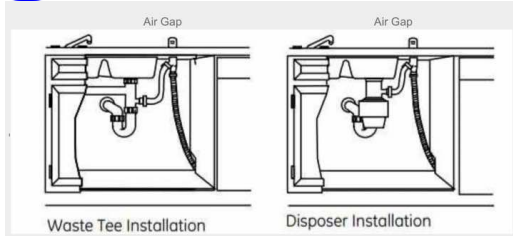
DISHWASHER

97: Dishwasher operated when tested.

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

98: Doors, seals and racks appears serviceable.

SU 99: Recommend / missing an Air Gap Device at the dishwasher drain.



CABINETS & COUNTERS

100: Appear serviceable.

DS 101: Disclosure: *The area behind the refrigerator is not accessible, not visible and not inspected due to the installation of a refrigerator.*

DS 102: Kitchen counters & cabinets have typical wear.

DS 103: 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

104: Operated when tested.

COOKTOP

105: Cooktop: Gas

E&C 106: Some of the Cook top burners did not operate or ignite properly when tested. Recommend cleaning / servicing.



COOKTOP HOOD

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

OVEN

108: Natural Gas: Operated when tested

SU 109: Improper use of two flex gas connectors for the kitchen gas range.

KITCHEN SPECIAL FEATURES

110: Microwave operated when tested.

Laundry

LAUNDRY LOCATION:

111: Garage

LAUNDRY TYPE

112: Gas provided for laundry dryer

113: 240-volt outlet provided for laundry dryer.

114: 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 115: 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

116: 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.*

117: Area behind laundry machines is not fully visible due to laundry machines themselves. Conditions are not fully known. Client should inspect area prior to the close of escrow once the laundry machines have been moved out.

DRYER VENTING

MR 118: Recommend cleaning the laundry dryer vent system, pipe and cap for safety as part of typical ongoing maintenance.

Bathrooms

BATHROOM LOCATIONS

119: PRIMARY BEDROOM BATHROOM

120: HALL BATHROOM

TOILETS

121: Operated when tested.

122: Toilets are 1.28 gallon or less per flush

MR 123: Caulking needed at the base of toilets where not installed.

SINKS

124: Bathroom sink faucet and drain operated when tested.

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

DS 125: Disclosure: *Restricted view in the bathroom cabinets and countertop due to occupant's belongings. Check areas carefully once areas are evacuated and cleaned. If defects are found contact our office to evaluate and document condition.*

126: Bathroom sink aerators flows are 2.2 gpm or less.

VENTILATION

127: Appears adequate.

BATHTUBS

128: Operated when tested.

SHOWERS

129: Showers operated when tested.

DS 130: 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.*

131: Low flow shower heads installed (1.8 gpm)

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

132: Operated when tested.

133: Weather stripping appears serviceable.

134: Door hardware operated when tested.

EXTERIOR DOORS

135: Operated when tested

136: Latching hardware operated and appears serviceable.

INTERIOR DOORS

137: Operated when tested.

WINDOWS

138: Vinyl / Double-Pane Glass

139: Some windows are SLIDING and some windows are SINGLE-HUNG

140: A sampling of the windows operated when tested.

FLOORING

141: TYPE: **Tile**

142: TYPE: **Carpet**

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

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

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.

DS 148: **Disclosure:** Some typical and common cracks noted at the walls and ceilings throughout the building. Client should monitor cracks as future movement can occur. Contact a qualified drywall professional for additional information with recommendations to upgrade or repair.

149: *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.*

150: **Disclosure:** *Furnishings and/or occupant's belongings prevent full inspection of the interior, closets and cabinetry. Client is advised to do a careful visual inspection prior to closing and contact our office for an additional inspection if suspicious conditions exist.*

Heating

This inspection of the heating system and components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a single defect it is recommended to have the entire system and its components evaluated by a qualified HVAC professional. Be aware that additional

defects may be discovered during a more comprehensive evaluation by an appropriate professional.

GENERAL INFO

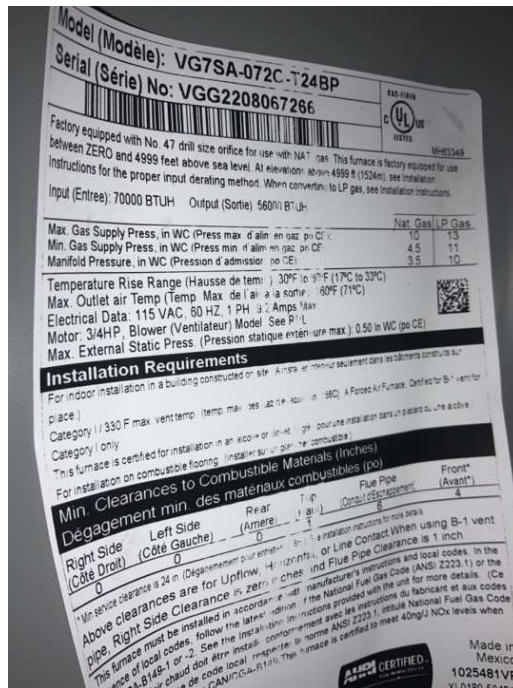
151: LOCATION: **GARAGE**

FURNACE TYPE: **Gas Forced Air**

FUEL TYPE: **Natural Gas**

Approx. BTU RATING: **70,000**

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



CONDITION

152: **FURNACE CONDITION:** The heating system operated when tested.

VENTING

SC 153: Missing a proper "B" vent-type cap at the FURNACE vent pipe roof termination. This is considered a safety hazard and warrants repair, replacement. Contact a qualified HVAC professional familiar with minimum installation requirements



DUCTING/DISTRIBUTION

154: 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.

SC 155: Improper use of flexible ducting through the garage firewall from the furnace to an added heating register in the garage. This is considered a break or breach in the garage firewall. Corrections warranted.



Improper use of non-fire rated flex ducting through the garage firewall



Added Heating register in the garage

AIR FILTERS

MR 156: Dirty Heating air filter found inside the furnace blower box at the furnace. Recommend cleaning or changing the furnace air filters as part of ongoing maintenance.



Air filter location

COMBUSTION AIR

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

THERMOSTAT/CONTROLS

158: Operated when tested.

Cooling

LOCATION

159: ON THE SIDE OF THE GARAGE

Size: 3 Tons

Minimum Current Ampacity: 20

Maximum Current Ampacity: 30

Currently at: 30 Amps

Refrigerant: R-22



TYPE OF COOLING SYSTEM

160: Split System

161: The required electrical service disconnect for the air conditioner compressor is provided at the electrical panel which is in sight of the compressor.

AIR CONDITIONING SYSTEM OPERATION

162: [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

DS 163: Disclosure: PG&E Has installed an energy management system on your air conditioner. An energy management system allows PG&E to turn off your air conditioner if other areas of the state are experiencing electrical shortages. If you wish to have the management equipment removed contact PG&E. This is not a requirement of the system and is not needed for proper or safe operation of the air-conditioning system. The original homeowner it was paid \$50 by PG&E to have this installed.



SU 164: 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.



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

165: Electrical Service Type: **Underground Service** (condition of wires not fully visible are unknown)

Main Electrical Panel Location: **ON THE SIDE OF THE GARAGE**

Main Electrical Panel Ampacity: **100**

Panel Voltage: **240 volt**



MAIN PANEL

166: Location: **GARAGE INTERIOR SECONDARY MAIN ELECTRICAL PANEL**

Amps- 100

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.

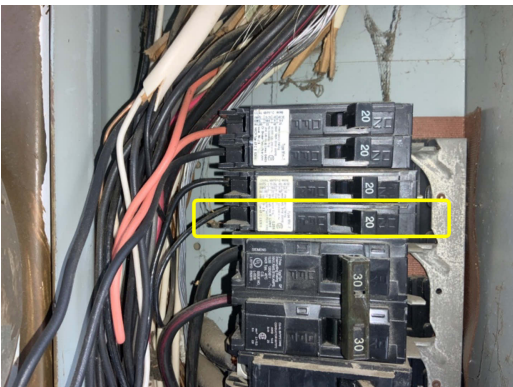


167: PANEL GROUNDING and BONDING appears proper in the MAIN ELECTRICAL PANEL.

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.*

PANEL COMMENTS

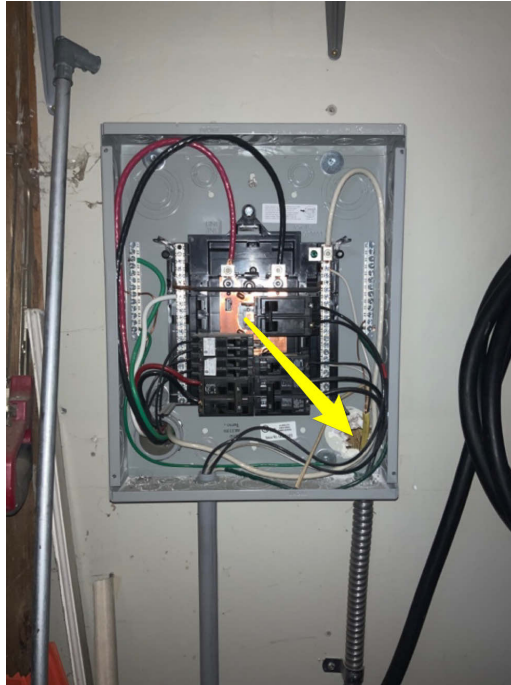
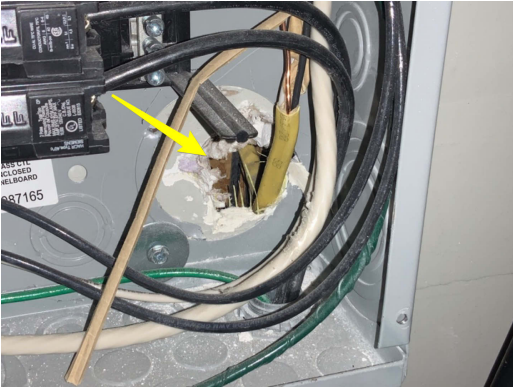
SC 168: Electrical panel defect / Over-fusing (breaker found too large for wire), (15-amp wire on a 20-amp breaker) in the MAIN ELECTRICAL PANEL.



SU 169: Missing a bushing clamp as wires are passing into the MAIN ELECTRICAL PANEL. Wires are improperly rubbing on the sharp metal edge of the electrical panel as they pass through.



170: Missing a bushing clamp as wires are passing into the GARAGE INTERIOR MAIN ELECTRICAL PANEL. Bushing clamp needed to help prevent critter intrusion in through the wall cavity.



WIRING

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

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

SU 173: GFCI and AFCI outlet protection, Vacancy Sensors and Humidistat switches are recommended in all areas per current standards where not currently installed as an upgrade/not required. Contact a licensed electrical contractor to evaluate and make the appropriate recommendations.

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

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

SC 174: Improper and unsafe electrical wiring. Exposed electrical wiring, "Romex" improperly installed subject to physical damage, not in a conduit or raceway per standards: IN AREAS OF THE GARAGE.

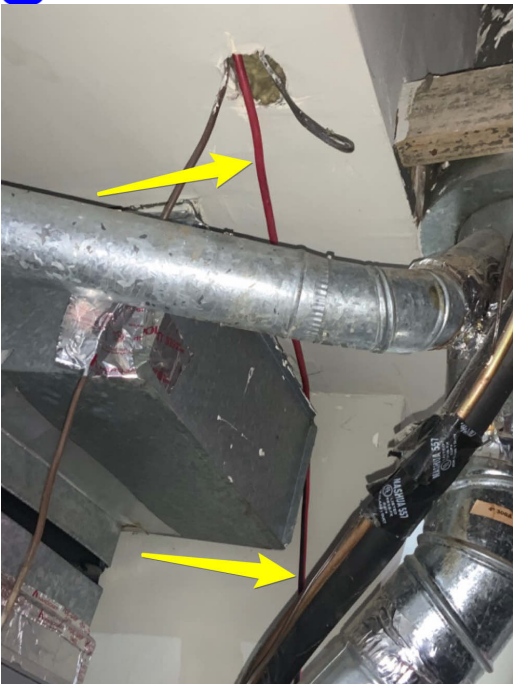


Example



Example

SU 175: Extension cord improperly used as permanent electrical wiring: in the garage above the furnace



Extension cord going up into the attic

Electrical Sub-Panel

SUBPANEL

176: Location: **Exterior on the backyard shed/outbuilding.**

Amps: **30**



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

Detectors

178: **SMOKE DETECTORS ARE INSTALLED IN THE APPROPRIATE LOCATIONS.**

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

179: **CARBON MONOXIDE DETECTORS ARE INSTALLED IN THE APPROPRIATE LOCATIONS.**

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

SU 180: Suggest additional smoke detectors in appropriate locations such as each bedroom where not currently installed for safety.

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

181: Visible areas of the garage floor appears serviceable.

182: Common cracks found in the garage floor.

DS 183: The garage floor is 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 access is made available.*

DS 184: *Due to an excessive amount of stored items and/or cabinetry in the garage, portions of the garage are not accessible, visible nor inspected. A re-inspection is recommended once access is made available.*

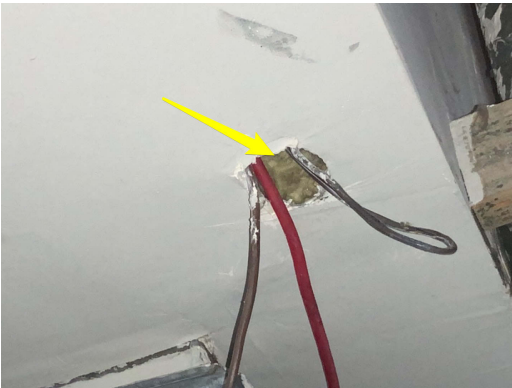
WALLS & CEILINGS

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.*

DS 187: Walls not fully visible due to occupants' belongings and/or cabinetry.

SC 188: Some small holes or openings found in the garage firewall. Corrections warranted for fire safety. Contact an appropriate professional to repair or correct as needed.



Example. Above the furnace in the garage

FIRE DOOR

SC 189: A Pet door improperly installed in the garage fire door to the living space.



PEDESTRIAN DOOR

MR 190: Loose and/or Unsupported threshold found at the GARAGE PEDESTRIAN DOOR.

MR 191: Some visible daylight noted around the GARAGE exterior door. Adding, adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.

VEHICLE DOOR TYPE

192: Roll-up

VEHICLE DOOR

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

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

MR 195: *Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

VEHICLE DOOR OPENER

196: Operated properly when tested.

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