



INSPECTION REPORT

1338 Hermosa Drive, Merced



Prepared For:

Christian Pereda-Zanni



TABLE OF CONTENTS

<i>INSPECTION REPORT.....</i>	<i>1</i>
<i>TABLE OF CONTENTS.....</i>	<i>2</i>
<i>INVOICE.....</i>	<i>3</i>
<i>GENERAL INFORMATION.....</i>	<i>4</i>
<i>EXTERIOR COMPONENTS.....</i>	<i>4</i>
<i>LANDSCAPING OBSERVATIONS.....</i>	<i>6</i>
<i>STRUCTURAL/ROOFING COMPONENTS</i>	<i>6</i>
<i>CHIMNEY STRUCTURE.....</i>	<i>8</i>
<i>ATTIC/INSULATION.....</i>	<i>9</i>
<i>GARAGE.....</i>	<i>10</i>
<i>KITCHEN.....</i>	<i>11</i>
<i>KITCHEN APPLIANCES.....</i>	<i>12</i>
<i>LAUNDRY.....</i>	<i>13</i>
<i>DINING ROOM/BREAKFAST AREA.....</i>	<i>14</i>
<i>LIVING/FAMILY ROOM.....</i>	<i>14</i>
<i>FIREPLACE</i>	<i>15</i>
<i>HALLWAY/STAIRS</i>	<i>15</i>
<i>BEDROOMS.....</i>	<i>16</i>
<i>BATHROOMS</i>	<i>18</i>
<i>WATER HEATER AND PLUMBING COMPONENTS.....</i>	<i>19</i>
<i>ELECTRICAL COMPONENTS/GAS/LP METER.....</i>	<i>21</i>
<i>HEATING, VENTING, AIR CONDITIONING COMPONENTS.....</i>	<i>22</i>
<i>MISCELLANEOUS ITEMS</i>	<i>23</i>
<i>SUMMARY OF FINDINGS.....</i>	<i>23</i>



INVOICE



Residential/Commercial Inspections

Spiva Property Inspection
2440 White Fir Court
Merced, CA 95340
209-761-9060
josh.spiva@sbcglobal.net
Inspected By: Joshua Spiva

Client: Christian Pereda-Zanni
Address: 1338 Hermosa Drive, Merced
Realtor: Tino Silva
Job #: 120125-01JS
Date: 12/01/2025

Inspection Fees: \$395.00

Service	Price	Amount	Sub-Total
Heated Square Footage (0-1,999)	\$335.00	1	\$335.00
Termite Inspection Fee	\$60.00	1	\$60.00
			Total Price: \$395.00

Payment Method: Unknown
Payment Status: Pending
Note: Thank You



GENERAL INFORMATION

Date of Inspection:
12/01/2025

Report Number:
120125-01JS

Property Address:
1338 Hermosa Drive, Merced

Report Prepared For:
Christian Pereda-Zanni

Client Present:
No

Real Estate Agent:
Tino Silva

Age of Home:
Approximately 2-3 years

Temperature:
49 degrees

Weather Condition:
Clear

Rain in Last Three Days:
No

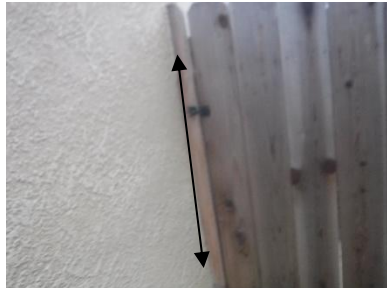
EXTERIOR COMPONENTS

1.1 CONDITION OF DRIVEWAY/SIDEWALKS/WALKWAYS

Comments: Appeared to be in serviceable condition with typical cracking/heaving noted. Recommend sealing cracks in order to prevent moisture infiltration and possible further cracking/heaving.

1.2 FENCING, GATES AND WALLS

Comments: Appeared to be in sound condition. Fencing/gate support post requires repair in order to properly stabilize.



1.3 CONDITION OF PORCH AND/OR PATIO

Comments: Reviewed, appeared to be in good condition.



1.4 HOUSE WALL FINISH TYPE AND CONDITION

Comments: Reviewed and noted stucco system present. Majority of typical settlement/stress cracks were present at corners of windows and doors. These cracks are not a structural issue but rather cosmetic in nature. If crack becomes wider than the thickness of a quarter, then these cracks should be filled with clear, paintable caulking. This will prevent possible moisture infiltration and/or insect infestation. Recommend using a good elastomeric paint when painting exterior of home. Minor damage and signs of previous repair noted at base of siding at front of home. Recommend ensuring that areas remain adequately sealed in order to prevent possible moisture infiltration.



1.5 EAVES, FASCIA, AND SOFFITS

Comments: Reviewed and appeared to be in good condition with no damage noted.

1.6 CONDITION AND FUNCTIONALITY OF EXTERIOR ENTRY DOORS/SLIDING GLASS DOORS

Comments: Inspected and in good condition. Entry doors and sliding glass doors functioned properly when operated.

1.7 EXTERIOR APPEARANCE OF WINDOWS

Comments: Reviewed and appeared to be in serviceable condition.

1.8 CONDITION OF TRIM BOARDS

Comments: Appeared to be in good condition.

1.9 CONDITION OF RAIN GUTTER SYSTEM

Comments: Rain gutter system appeared to be in serviceable condition. No open seams or corrosion noted. Gutters appeared to be pitched correctly and relatively clean, allowing for proper drainage conditions.

1.10 DOWNSPOUT CONDITION/ADEQUATE CAPACITY

Comments: Adequate number of downspouts present for area of roof covered. No leakage or corrosion at elbows noted. It is recommended that splash plates or drain tubes be installed in order to direct water away from foundation of home and prevent erosion of soil at discharge point.

1.11 EXTERIOR ELECTRICAL OUTLETS, LIGHTING, AND SWITCHES

Comments: Inspected, outlets functioned properly and tested for correct wiring. Outlets are GFCI/AFCI protected. Front porch outlet is wired to “downstairs plugs” AFCI breaker. Outlet at rear of home is wired to “garage plugs” AFCI breaker. All lights and corresponding switches functioned properly or tested positive for electrical current when operated.



1.12 RENOVATIONS AND ADDITIONS

Comments: None noted.

1.13 SITE AND OTHER OBSERVATIONS

Comments: Overall, site appears to be in good condition with no sunken, unusually damp or wet areas noted. We do not inspect or certify fire suppression/sprinkler systems for condition or functionality. Similarly, we do not inspect or certify functionality of photovoltaic solar system equipment. Recommend contacting appropriate licensed companies to perform further inspections if desired.



LANDSCAPING OBSERVATIONS

2.1 GRADING AND DRAINAGE

Comments: Inspected, recommend ensuring that landscaping remains properly graded in order to allow for water to flow around and away from home's foundation.

2.2 SHRUBS AND TREES IN CLOSE PROXIMITY OF HOME

Comments: No. However, for future reference, recommend trimming shrubs 1 foot away from structure and tree limbs or branches a minimum of 4 feet from roof covering. This will prevent possible damage to siding and/or roof covering and reduce debris accumulation in gutter system and/or onto roof.

2.3 SPRINKLER/IRRIGATION SYSTEM

Comments: Sprinkler/irrigation system present. We do not inspect or certify sprinkler/irrigation systems for condition or functionality.

STRUCTURAL/ROOFING COMPONENTS

3.1 CONDITION OF FOUNDATION WALLS OR SLAB

Comments: Inspected and no significant exterior cracking or heaving of foundation noted. However, it is difficult to determine condition of interior slab without removing flooring.

Foundation Type:

Slab on Grade

Floor Structure:

Concrete

Wall Structure:

Wood Framing

Ventilation:

N/A

3.2 UNDERFLOOR SUPPORT SYSTEM

Comments: Slab on grade foundation present.

3.3 BEARING WALLS STRAIGHT, SAGGING OR BULGING

Comments: Bearing walls appeared to be straight with no bulging or sagging noted.

3.4 CONDITION OF UNDERFLOOR ELECTRICAL WIRING

Comments: No unsafe electrical wiring noted. However, limited inspection performed due to slab on grade foundation present.

3.5 CONDITION OF ROOF STRUCTURE

Comments: Limited inspection performed as upper section of roof could not be walked due to lack of safe accessibility. Minor sways or sags noted due to duration loads imposed by wind, rain, and building material. This is not intended to be used as a roof certification and is not a guarantee regarding watertight integrity of roof. It is only our opinion based on our observations at time of inspection. If roof certification is required, contact licensed roofing contractor to perform further inspection.

Roof Type:

Gable

Roofing Material:

Composition Asphalt Shingles



3.6 NUMBER OF ROOF COVERINGS

Comments: Single layer of roof covering present.

3.7 CONDITION OF ROOF COVERING (Damage/Moss/Decay/Rot)

Comments: Roof covering appeared to be in good condition at time of inspection. However, recommend cleaning roof covering near downspouts in order to eliminate/remove moss growth and prevent accelerated deterioration.

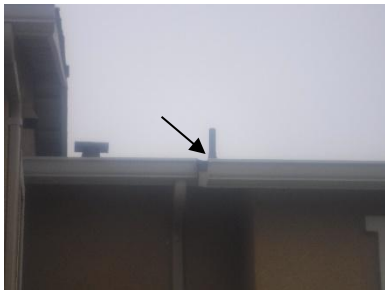


3.8 CONDITION OF ROOF FLASHING/VALLEY JOINTS

Comments: Inspected and flashing appeared to be in serviceable condition. Valley joints appeared to be relatively clean. Recommend reviewing these areas annually as debris may accumulate, blocking flow of water, thereby affecting proper drainage conditions which could possibly result in leakage into attic/home.

3.9 CONDITION OF ROOF MOUNTED STRUCTURES

Comments: Inspected and appeared to be in serviceable condition. However, areas where plumbing vents penetrate through roof jacks should be sealed with roof mastic, caulking, UV treated reflective plumbing tape, or rubber vent bonnets in order to prevent moisture from entering into attic area. Roof mounted structures appeared to have adequate protection at time of inspection. Recommend monitoring these areas in order to prevent possible future leakage into attic/home. Roof mounted structures include plumbing vents, exhaust vents, chimneys, T.V antennas, skylights, HVAC units etc.



CHIMNEY STRUCTURE

4.1 TYPE AND CONDITION OF CHIMNEY STRUCTURE

Comments: No chimney structure present.

4.2 CONDITION OF CHIMNEY FLASHING

Comments: Not applicable.

4.3 CONDITION OF FIREPLACE LINER

Comments: Not applicable.

4.4 DOES CHIMNEY EXTEND TWO FEET ABOVE ROOF STRUCTURE FROM TEN FEET AWAY

Comments: Not applicable.

4.5 IS THERE A SPARK ARRESTOR OR RAIN COVER PRESENT ON CHIMNEY

Comments: Not applicable.

ATTIC/INSULATION

5.1 LOCATION OF ATTIC ACCESS

Comments: Attic access located in upstairs hallway. Some areas of attic were inaccessible at time of inspection.

5.2 TYPE OF ATTIC INSULATION/R-VALUE

Comments: Inspected and cellulose insulation present/ Approximate R-Value=38+/- . Also, fiberglass batting present at sheathing/ Approximate R-Value=13.



5.3 TYPE OF ROOF CONSTRUCTION

Comments: Engineered trusses present.



5.4 ANY DAMAGE OR SIGNS OF LEAKAGE TO ROOF STRUCTURE FRAMING

Comments: No damaged or broken framing members noted. Also, no signs of active leakage detected.

5.5 ATTIC VENTILATION TYPE

Comments: Gable end and eave/soffit venting present.

5.6 DO EXHAUST DUCTS AND/OR PLUMBING VENTS TERMINATE IN ATTIC

Comments: Inspected and none noted.

5.7 ATTIC CLEAR OF EXCESS DEBRIS

Comments: Yes

5.8 CONDITION OF ELECTRICAL WIRING IN ATTIC

Comments: Inspected and no unsafe electrical wiring detected in attic.

GARAGE

6.1 TYPE OF GARAGE DOOR AND MATERIAL

Comments: Inspected and noted metal roll-up garage door present.

6.2 OPERATION OF GARAGE DOOR OPENER AND/OR GARAGE DOOR

Comments: Reviewed and functioned when tested. Lift Master opener present. Recommend adjusting down pressure in order to allow for door to reverse with less resistance. Garage door opener has been wired to “garage plugs” AFCI breaker, resulting in non-functionality when breaker is tripped.



6.3 CEILING MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

6.4 WALL MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

6.5 FLOOR MATERIAL AND CONDITION

Comments: Concrete flooring present with minor cracks noted.

6.6 CONDITION AND FUNCTIONALITY OF PEDESTRIAN DOOR

Comments: Appeared to be in serviceable condition and functioned properly when operated.

6.7 IS INTERIOR ENTRY DOOR FROM GARAGE ABOVE GARAGE FLOOR LEVEL

Comments: Yes

6.8 CONDITION AND PROPER FIRE RATING OF INTERIOR ENTRY DOOR FROM GARAGE

Comments: Inspected and found door to be a minimum of 1 3/8” solid wood or is fire rated. Also, door was self-closing which is required to maintain proper fire separation.

6.9 PROPER FIRE SEPARATION MAINTAINED BETWEEN GARAGE, HOME AND ATTIC

Comments: Yes

6.10 GARAGE INTERIOR OUTLETS, SWITCHES AND LIGHTS

Comments: Inspected, outlets functioned properly and tested for correct wiring. All non-dedicated outlets are GFCI/AFCI protected. All switches and lights functioned properly or tested positive for electrical current.

KITCHEN

7.1 KITCHEN

Comments: Inspected



7.2 CEILING MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

7.3 WALL MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted. Minor moisture damage/staining noted near refrigerator water supply line at both wall and baseboards due to previous and active leakage at water supply line. Recommend necessary repairs to water supply line in order to prevent further leakage and damage when not in use.



7.4 FLOOR MATERIAL AND CONDITION

Comments: Wood flooring present and appeared to be in serviceable condition.

7.5 FUNCTIONALITY OF WINDOW(s)

Comments: Functioned properly when operated.

7.6 CABINETRY MATERIAL AND CONDITION

Comments: Wood cabinets present. All drawers and cabinet doors functioned properly.

7.7 COUNTERTOP MATERIAL AND CONDITION

Comments: Granite countertop present and appeared in serviceable condition.

7.8 ELECTRICAL OUTLETS, SWITCHES AND LIGHTS

Comments: Inspected, outlets functioned properly and tested for correct wiring. All non-dedicated outlets near sink are GFCI protected. All switches and lights functioned properly or tested positive for electrical current.

KITCHEN APPLIANCES

8.1 MANUFACTURER AND FUNCTIONALITY OF COOK TOP/OVEN

Comments: Whirlpool cook top and oven functioned properly when operated. Recommend ensuring that anti-tip device is installed in order to prevent possible safety hazard. Staining noted at oven cover glass.



8.2 MANUFACTURER AND FUNCTIONALITY OF EXHAUST FAN/LIGHT

Comments: Whirlpool exhaust fan and light is part of built-in microwave. Exhaust fan functioned properly when tested. However, light was not working at time of inspection. Recommend replacing light bulb in order to allow for proper functionality.



8.3 MANUFACTURER AND FUNCTIONALITY OF BUILT-IN MICROWAVE

Comments: Whirlpool microwave present and appeared to be functioning properly when tested.

8.4 MANUFACTURER AND FUNCTIONALITY OF DISHWASHER

Comments: Whirlpool dishwasher functioned properly when ran through cycle.

8.5 MANUFACTURER AND FUNCTIONALITY OF GARBAGE DISPOSAL

Comments: Moen disposal present and functioned properly when operated.

8.6 MANUFACTURER AND FUNCTIONALITY OF REFRIGERATOR

Comments: None present. However, minor moisture damage/staining noted near refrigerator water supply line at both wall and baseboards due to previous and active leakage at water supply line. Recommend necessary repairs to water supply line in order to prevent further leakage and damage when not in use.



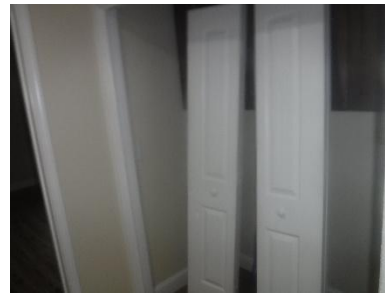
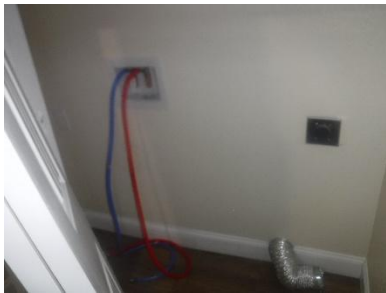
8.7 MANUFACTURER AND FUNCTIONALITY OF TRASH COMPACTOR

Comments: None present.

LAUNDRY

9.1 LOCATION AND CONDITION OF LAUNDRY FACILITIES

Comments: Laundry area is located at interior of home in upstairs hallway closet. Laundry connections appeared to be in serviceable condition. Closet doors were detached at time of inspection.



9.2 CEILING MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

9.3 WALL MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

9.4 FLOOR MATERIAL AND CONDITION

Comments: Wood flooring present and appeared to be in serviceable condition. Recommend ensuring that emergency overflow pan and appropriate components/drain line connections are installed beneath wash machine.

9.5 FUNCTIONALITY OF WINDOW(s)

Comments: No windows present.

9.6 DRYER POWER SOURCE

Comments: Electric power source present.

9.7 DRYER VENT/EXHAUST DUCT

Comments: Metal duct present through wall discharging at exterior of home.

9.8 EXHAUST FAN PRESENT

Comments: Yes and functioned properly when operated.

9.9 ELECTRICAL OUTLETS, SWITCHES AND LIGHTS

Comments: Inspected, outlets functioned properly and tested for correct wiring. All switches and lights functioned properly or tested positive for electrical current.

DINING ROOM/BREAKFAST AREA

10.1 DINING ROOM/BREAKFAST AREA

Comments: Inspected



10.2 CEILING MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

10.3 WALL MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

10.4 FLOOR MATERIAL AND CONDITION

Comments: Wood flooring present and appeared to be in serviceable condition.

10.5 FUNCTIONALITY OF WINDOW(S)

Comments: Sliding glass door functioned properly when operated.

10.6 ELECTRICAL OUTLETS, SWITCHES AND LIGHTS

Comments: Inspected, outlets functioned properly and tested for correct wiring. All switches and lights functioned properly or tested positive for electrical current.

LIVING/FAMILY ROOM

11.1 LIVING/FAMILY ROOM

Comments: Inspected



11.2 CEILING MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

11.3 WALL MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

11.4 FLOOR MATERIAL AND CONDITION

Comments: Wood flooring present and appeared to be in serviceable condition.

11.5 FUNCTIONALITY OF WINDOW(s)

Comments: Windows functioned properly when tested.

11.6 ELECTRICAL OUTLETS, SWITCHES AND LIGHTS

Comments: Inspected, outlets functioned properly and tested for correct wiring. All switches and lights functioned properly or tested positive for electrical current.

FIREPLACE

12.1 TYPE OF FIREPLACE/WOOD BURNING STOVE

Comments: No fireplace present.

12.2 CONDITION OF FIREBOX/FIREBRICKS

Comments: Not applicable.

12.3 IS DAMPER OPERATIONAL

Comments: Not applicable.

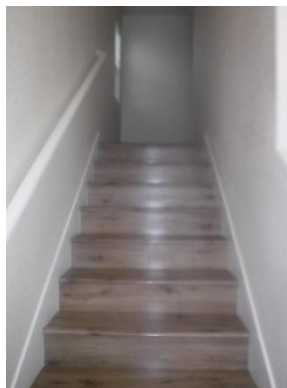
12.4 CONDITION OF HEARTH, MANTLE AND COVER

Comments: Not applicable.

HALLWAY/STAIRS

13.1 HALLWAY/STAIRS

Comments: Inspected



13.2 CEILING MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

13.3 WALL MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

13.4 FLOOR MATERIAL AND CONDITION

Comments: Wood flooring present and appeared to be in serviceable condition.

13.5 FUNCTIONALITY OF WINDOW(S)

Comments: Damaged/detached components noted at latch/lock at upstairs vertical window. Recommend necessary repairs in order to allow for proper functionality.

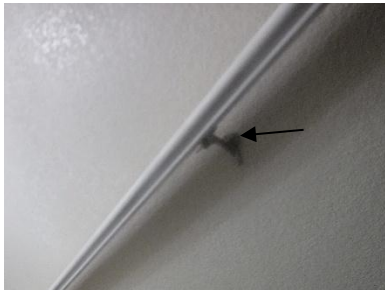


13.6 FUNCTIONALITY OF DOORS/CABINETS

Comments: Functioned properly.

13.7 CONDITION OF STAIR RAILINGS, BALUSTER AND GUARDRAILS

Comments: Slightly loose railing noted at 2nd landing leading to upstairs hallway. Recommend securing hardware.



13.8 ELECTRICAL OUTLETS, SWITCHES AND LIGHTS

Comments: Inspected, outlets functioned properly and tested for correct wiring. All switches and lights functioned properly or tested positive for electrical current.

BEDROOMS

14.1 BEDROOMS

Comments: Inspected



14.2 CEILING MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

14.3 WALL MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

14.4 FLOOR MATERIAL AND CONDITION

Comments: Wood flooring present and appeared to be in serviceable condition.

14.5 FUNCTIONALITY OF ENTRY DOORS/CLOSET DOORS

Comments: Reviewed and entry doors closed and latched properly. However, minor damage/cracking noted near hardware at hallway bedroom entry doors. Signs of previous repair also noted near 1st hallway bedroom entry door hardware. Closet doors functioned properly.



14.6 FUNCTIONALITY OF WINDOW(S)

Comments: Windows functioned properly when tested. Due to low windowsill in master bedroom, recommend ensuring that window is properly tempered in order to prevent possible safety hazard.



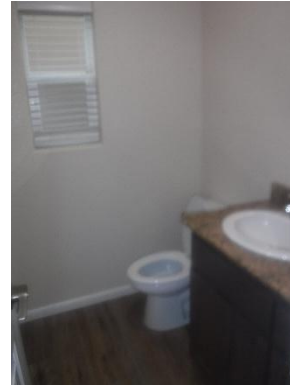
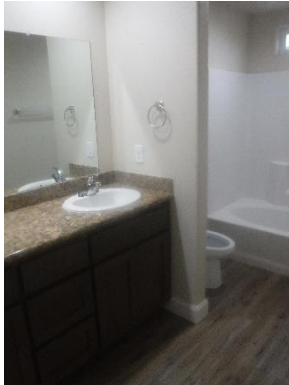
14.7 ELECTRICAL OUTLETS, SWITCHES AND LIGHTS

Comments: Inspected, outlets functioned properly and tested for correct wiring. All switches and lights functioned properly or tested positive for electrical current.

BATHROOMS

15.1 BATHROOMS

Comments: Inspected



15.2 CEILING MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

15.3 WALL MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted.

15.4 FLOOR MATERIAL AND CONDITION

Comments: Wood flooring present and appeared to be in serviceable condition.

15.5 CONDITION OF BASEBOARDS AND CAULKING

Comments: Reviewed and baseboards appeared to be in good condition. Minor damage noted near tub/shower in master bathroom. Also, caulking at tubs/showers, toilets, and sinks appeared to be in decent condition.



15.6 FUNCTIONALITY OF DOORS

Comments: All entry doors closed and latched properly when tested.

15.7 FUNCTIONALITY OF WINDOW(s)

Comments: Vertical window in downstairs ½ bathroom would not properly lock when operated. Recommend necessary repairs in order to allow for proper functionality. All remaining windows functioned properly when operated.



15.8 CABINETRY AND COUNTERTOP CONDITION

Comments: Appeared to be in serviceable condition with no significant damage noted.

15.9 ELECTRICAL OUTLETS, SWITCHES, FANS AND LIGHTS

Comments: Inspected, outlets functioned properly and tested for correct wiring. Outlets near sinks are GFCI/AFCI protected. All switches and lights functioned properly or tested positive for electrical current. All exhaust fans functioned properly when operated.

WATER HEATER AND PLUMBING COMPONENTS

16.1 LOCATION, CONDITION AND FUNCTIONALITY OF WATER HEATER

Comments: Water heater located in garage and installed a minimum of 18" above floor. Water heater appeared to be functioning properly at time of inspection.



16.2 MANUFACTURER, CAPACITY AND TYPE OF WATER HEATER

Comments: Navien, tankless demand, gas fired water heater.

16.3 ARE HOT AND COLD WATER LINES INSULATED/WRAPPED

Comments: Recommend ensuring that both hot and cold water lines remain wrapped/insulated in order to allow for more energy efficient functionality.

16.4 ARE SEISMIC STRAPS PRESENT AND SECURE ON WATER HEATER

Comments: Not applicable.

16.5 CONDITION OF SINK, TUB, AND SHOWER BASES

Comments: Reviewed and appeared to be in serviceable condition.

16.6 CONDITION AND FUNCTIONALITY OF PLUMBING COMPONENTS

Comments: Inspected and all plumbing fixtures drained properly with no leaks noted. Detached/unsecure drain stop noted at left sink in upstairs hallway bathroom.

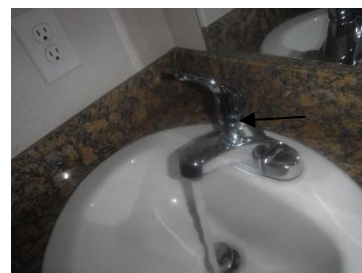


16.7 ARE ANGLE STOPS PRESENT UNDER KITCHEN/BATHROOM SINKS/TOILETS

Comments: Yes

16.8 CONDITION AND FUNCTIONALITY OF SINK/SHOWER/TUB FAUCETS

Comments: All faucets functioned when operated and appeared to be in good condition. However, leakage noted at all bathroom sink faucet handles when operated. Recommend necessary repairs or replacing fixtures in order to prevent further leakage during use.



16.9 CONDITION AND FUNCTIONALITY OF TOILETS

Comments: All toilets functioned properly when operated.

16.10 CONDITION AND FUNCTIONALITY OF UNDERFLOOR PLUMBING COMPONENTS

Comments: Inspected and it appeared there were no leaks at under floor plumbing. However, only limited inspection can be performed due to foundation being slab on grade.

16.11 OVERALL WATER PRESSURE

Comments: Water pressure appeared to be adequate.

16.12 ANY LEAKS NOTED ON WATER SUPPLY OR WASTE LINES

Comments: Inspected and it appeared no leaks were present on supply lines or waste lines. Arrow indicates location of main water shut off to home. Damaged noted at City of Merced water access cover.



ELECTRICAL COMPONENTS/GAS/LP METER

17.1 CONDITION OF MAIN SERVICE PANEL

Comments: Reviewed and appeared in serviceable condition. Arrow indicates location of main electrical shut off for home.

Manufacturer:
Seimens

Type of Panel/Disconnect:
Circuit/Breakers

Means of Grounding:
UFER

Service Entrance Conductors:
Underground Service

Panel Capacity:
200 Amps



17.2 LOCATION OF ELECTRICAL SERVICE PANEL

Comments: Located on side of garage.

17.3 IS A MAIN DISCONNECT SWITCH/BREAKER PRESENT

Comments: Yes

17.4 ARE CIRCUITS CLEARLY LABELED ON PANEL

Comments: Yes

17.5 ANY UNSAFE OR IMPROPER WIRING PRESENT

Comments: None noted at electrical panel.

17.6 LOCATION AND CONDITION OF GAS METER

Comments: Gas meter located on side of garage. Gas meter appeared to be in serviceable condition with no leaks noted. Arrow indicates location of shut off valve for gas.



HEATING, VENTING, AIR CONDITIONING COMPONENTS

18.1 LOCATION, CONDITION, AND FUNCTIONALITY OF HEATING UNIT(s)

Comments: Heating unit located in attic, appeared to be in serviceable condition, and appeared to be functioning properly when operated.



18.2 MANUFACTURER, TYPE AND POWER SOURCE OF HEATING UNIT(s)

Comments: Goodman, gas fired, forced air heating unit present.

18.3 LOCATION, CONDITION, AND FUNCTIONALITY OF AIR CONDITIONING UNIT(s)

Comments: Fan and condensing unit located in back yard near patio. Unit appeared to be in serviceable condition. However, it is recommended that coil fins be cleaned on a bi-annual schedule. This will aid in unit operating more efficiently. When tested, an ideal temperature differential of 15 to 20 degrees between return air and supply registers is desired. Unit was not tested due to outside temperature being less than 65 degrees at time of inspection. Operating unit at such temperatures could result in permanent damage to compressor motor.



18.4 MANUFACTURER, TYPE AND POWER SOURCE OF AC UNIT(s)

Comments: Goodman, compressor/condenser coil powered by electricity.

18.5 CONDITION OF HVAC DUCTWORK AND REGISTERS

Comments: Reviewed and ductwork appeared to be functioning properly during unit operation. Each register appeared to have adequate air flow at time of inspection.

18.6 CONDITION AND FUNCTIONALITY OF THERMOSTATS

Comments: Reviewed, thermostats appeared to be functioning properly and responded correctly to given commands.

MISCELLANEOUS ITEMS

19.1 FUNCTIONALITY OF DOORBELL

Comments: Doorbell functioned properly when operated.

19.2 FUNCTIONALITY OF SMOKE DETECTORS/CARBON MONOXIDE DETECTORS

Comments: All smoke detectors functioned properly when tested. Carbon monoxide detectors also functioned properly. Recommend replacing batteries on an annual basis to ensure that smoke/carbon monoxide detectors continue to operate properly if not already hard wired.

19.3 CONDITION OF WEATHERSTRIPPING AT EXTERIOR ENTRY DOORS

Comments: Inspected and all exterior entry doors have proper weatherstripping.

SUMMARY OF FINDINGS

Below is the list of findings, along with referenced section from main body of report, which require attention/repair/adjustment regarding mentioned/inspected property. We do not prioritize the order in which these items should be addressed, but rather that is for the buyer to determine. These are only the findings, at time of inspection, which require attention/repair/adjustment and do not include systems/components which were operating properly and/or were in good condition. If an item is not mentioned in the summary below, you may assume that there were no issues detected regarding said item at time of inspection. If the home/unit/building was occupied/furnished at time of inspection, resulting in the inability to inspect/determine functionality or condition of all components/systems within home/unit/building due to presence of current occupant's furniture/appliances/storage, we reserve the right to perform a re-inspection of property at cost and provide an addendum to original report if certain findings are revealed upon removal of all furniture/appliances/storage within home/unit/building.

We are considered a generalist inspection company and our inspections are not invasive. We can only inspect and report on what is visibly evident at time of inspection. We also are not allowed to state City/County code violations within our report. Our inspection includes condition of exterior components of home/unit/building such as siding, fascia/eaves/soffits, patio/porch condition, roof condition along with roof mounted structures (when accessible to walk), landscaping, foundation/underfloor support system, gas meters, and electrical outlets/lighting fixtures/electrical panels. We can also detail condition and functionality of interior components such as flooring, walls, ceiling, entry doors/closet doors, windows, cabinetry/countertops, fireplaces, garage doors, continuity and safety of electrical systems/outlets, kitchen appliances, attic/framing, and plumbing components within home/unit/building and in sub area when applicable. Furthermore, we detail condition and functionality of central HVAC system and water heater. Fire separation and potential life/safety/fire hazards are also addressed when and if necessary.

However, we do not inspect or certify or report on wells, septic tanks, photovoltaic solar systems, water filtration systems, propane tanks, evaporative coolers or window/wall mounted AC/heating appliances, irrigation systems, and/or fire suppression/sprinkler systems for condition and/or functionality of corresponding equipment. We also do not diagnose or test for potential presence of mold, lead, and/or asbestos within home/unit/building. Furthermore, we do not inspect for or report on presence of insects/pests/rodents within home/unit/building. Recommend contacting appropriate licensed contractors/companies to perform further inspection(s) as necessary.

As always, please feel free to utilize us as a reference/source of information and do not hesitate to contact us regarding any potential future issues which may arise concerning property. We appreciate your business and thank you for allowing us to provide our services.

EXTERIOR COMPONENTS

1.2 FENCING, GATES AND WALLS

Comments: Appeared to be in sound condition. Fencing/gate support post requires repair in order to properly stabilize.

1.4 HOUSE WALL FINISH TYPE AND CONDITION

Comments: Reviewed and noted stucco system present. Majority of typical settlement/stress cracks were present at corners of windows and doors. These cracks are not a structural issue but rather cosmetic in nature. If crack becomes wider than the thickness of a quarter, then these cracks should be filled with clear, paintable caulking. This will prevent possible moisture infiltration and/or insect infestation. Recommend using a good elastomeric paint when painting exterior of home. Minor damage and signs of previous repair noted at base of siding at front of home. Recommend ensuring that areas remain adequately sealed in order to prevent possible moisture infiltration.

STRUCTURAL COMPONENTS

3.7 CONDITION OF ROOF COVERING (Damage/Moss/Decay/Rot)

Comments: Roof covering appeared to be in good condition at time of inspection. However, recommend cleaning roof covering near downspouts in order to eliminate/remove moss growth and prevent accelerated deterioration.

GARAGE

6.2 OPERATION OF GARAGE DOOR OPENER AND/OR GARAGE DOOR

Comments: Reviewed and functioned when tested. Lift Master opener present. Recommend adjusting down pressure in order to allow for door to reverse with less resistance. Garage door opener has been wired to "garage plugs" AFCI breaker, resulting in non-functionality when breaker is tripped.

KITCHEN

7.3 WALL MATERIAL AND CONDITION

Comments: Sheetrock appeared to be in good condition with no significant cracks or damage noted. Minor moisture damage/staining noted near refrigerator water supply line at both wall and baseboards due to previous and active leakage at water supply line. Recommend necessary repairs to water supply line in order to prevent further leakage and damage when not in use.

KITCHEN APPLIANCES

8.1 MANUFACTURER AND FUNCTIONALITY OF COOK TOP/OVEN

Comments: Whirlpool cook top and oven functioned properly when operated. Recommend ensuring that anti-tip device is installed in order to prevent possible safety hazard. Staining noted at oven cover glass.

8.2 MANUFACTURER AND FUNCTIONALITY OF EXHAUST FAN/LIGHT

Comments: Whirlpool exhaust fan and light is part of built-in microwave. Exhaust fan functioned properly when tested. However, light was not working at time of inspection. Recommend replacing light bulb in order to allow for proper functionality.

8.6 MANUFACTURER AND FUNCTIONALITY OF REFRIGERATOR

Comments: None present. However, minor moisture damage/staining noted near refrigerator water supply line at both wall and baseboards due to previous and active leakage at water supply line. Recommend necessary repairs to water supply line in order to prevent further leakage and damage when not in use.

LAUNDRY

9.1 LOCATION AND CONDITION OF LAUNDRY FACILITIES

Comments: Laundry area is located at interior of home in upstairs hallway closet. Laundry connections appeared to be in serviceable condition. Closet doors were detached at time of inspection.

9.4 FLOOR MATERIAL AND CONDITION

Comments: Wood flooring present and appeared to be in serviceable condition. Recommend ensuring that emergency overflow pan and appropriate components/drain line connections are installed beneath wash machine.

HALLWAY/STAIRS

13.5 FUNCTIONALITY OF WINDOW(S)

Comments: Damaged/detached components noted at latch/lock at upstairs vertical window. Recommend necessary repairs in order to allow for proper functionality.

13.7 CONDITION OF STAIR RAILINGS, BALUSTER AND GUARDRAILS

Comments: Slightly loose railing noted at 2nd landing leading to upstairs hallway. Recommend securing hardware.

BEDROOMS

14.5 FUNCTIONALITY OF ENTRY DOORS/CLOSET DOORS

Comments: Reviewed and entry doors closed and latched properly. However, minor damage/cracking noted near hardware at hallway bedroom entry doors. Signs of previous repair also noted near 1st hallway bedroom entry door hardware. Closet doors functioned properly.

14.6 FUNCTIONALITY OF WINDOW(S)

Comments: Windows functioned properly when tested. Due to low windowsill in master bedroom, recommend ensuring that window is properly tempered in order to prevent possible safety hazard.

BATHROOMS

15.5 CONDITION OF BASEBOARDS AND CAULKING

Comments: Reviewed and baseboards appeared to be in good condition. Minor damage noted near tub/shower in master bathroom. Also, caulking at tubs/showers, toilets, and sinks appeared to be in decent condition.

WATER HEATER AND PLUMBING COMPONENTS

16.6 CONDITION AND FUNCTIONALITY OF PLUMBING COMPONENTS

Comments: Inspected and all plumbing fixtures drained properly with no leaks noted. Detached/unsecure drain stop noted at left sink in upstairs hallway bathroom.

16.8 CONDITION AND FUNCTIONALITY OF SINK/SHOWER/TUB FAUCETS

Comments: All faucets functioned when operated and appeared to be in good condition. However, leakage noted at all bathroom sink faucet handles when operated. Recommend necessary repairs or replacing fixtures in order to prevent further leakage during use.

16.12 ANY LEAKS NOTED ON WATER SUPPLY OR WASTE LINES

Comments: Inspected and it appeared no leaks were present on supply lines or waste lines. Arrow indicates location of main water shut off to home. Damaged noted at City of Merced water access cover.

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