Professional

Inspection Services

Inspection Report



Address:	3335 Broad St #15 San Luis Obispo, CA 93401	11/13/2025

Inspector: Taylor Vreeken, CCI

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CERTIFIED BUILDING INSPECTOR / *State Board Member, CALIFORNIA REAL ESTATE INSPECTION ASSOCIATION*

Summary of Findings

Please note that not all of the comments have been brought forward to this summary page. **Please read the full-length report for additional details, comments, disclosures, notes and recommendations.** Photos and comments included in this report may just be an example of the overall condition. If a defective component is discovered and disclosed by the inspector within any system the entire system should be evaluated as there may be additional defects within the system that may not be noted, or discovered until a more specific detailed evaluation by the appropriate licensed tradesmen is performed. This inspection is only a general overview of the systems which are included in this report per the Standards.

Client should review all paperwork provided by seller including but not limited to work receipts, termite reports and/or any other paperwork provide that would show client what defects need to be addressed and who performed previous work and what repairs or upgrades that were specifically performed.

Throughout the report, you will find special symbols at the front of certain comments which direct you in what to do with the information provided in the comment. Client must follow all recommendations. Below are the symbols and their meanings:

E&C = Evaluation and Corrections Needed: This issue is a potentially serious concern and should be addressed. Recommend further review and repair by a qualified and licensed professional.

SC = Safety Concern: Dangerous conditions exist that should be corrected immediately for safety. Recommend further review and repairs by a qualified and licensed professional.

FI = Further Investigation is Needed: Client should have an appropriate licensed specialist investigate further until satisfied as to the cause, current conditions, potential future issues and correct as needed.

MR = Maintenance Recommended or Needed: Contact a qualified professional to service this system or component to help prevent future issues and ensure proper working order.

SU = Safety Upgrades: Safety upgrades are recommended, but may not necessarily be required. Contact a qualified professional for additional information.

UPG = Upgrade: Upgrades are recommended or needed by a qualified professional to help improve and maintain the overall performance and/or integrity of the system or component.

DS = Disclosure: This item should be monitored, as future attention, repair or upgrades might be needed. Contact a specialist for additional information and recommendations.

SUMMARY COMMENTS:

EXTERIOR GENERAL

E&C **s-31:** Some moisture and/or bug-type damage and deterioration found at areas of the exterior wood siding and/or trim. Refer to the termite report for additional comments, recommendations, locations and extent.





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INTERIOR EXTERIOR DOORS

E&C **s-130:** Moisture damage noted at the WATER HEATER ENCLOSURE and the BACKYARD PATIO STORAGE ROOM exterior door. Refer to termite report.





ELECTRICAL PANEL COMMENTS

SC **s-157:** Missing the dead front cover inside the MAIN ELECTRICAL PANEL.



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ELECTRICAL GFCIS/ AFCIS

SC **s-161:** Missing GFCI protected outlets in some required locations. Recommend repairs and upgrades by a qualified and licensed electrical professional familiar with the minimum GFCI protection requirements: THREE IN THE KITCHEN (REQUIRED AT KITCHEN REMODELS POST 1987)



E&C **s-162:** BOTH BATHROOM GFCI outlets found to be improperly wired in series with the GFCI breaker in the ELECTRICAL SUB-PANEL (improper line / load reversal). When the GFCI trips off it improperly trips off a second GFCI in a different location and will not reset unless the other outlet/ breaker when found is reset first. This is considered an improper installation.







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

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

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

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

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

E&C = Evaluation and Corrections Needed: This issue is a potentially serious concern and should be addressed. Recommend further review and repair by a qualified and licensed professional.

SC = Safety Concern: Dangerous conditions exist that should be corrected immediately for safety. Recommend further review and repairs by a qualified and licensed professional.

FI = Further Investigation is Needed: Client should have an appropriate licensed specialist investigate further until satisfied as to the cause, current conditions, potential future issues and correct as needed.

MR = Maintenance Recommended or Needed: Contact a qualified professional to service this system or component to help prevent future issues and ensure proper working order.

SU = Safety Upgrades: Safety upgrades are recommended, but may not necessarily be required. Contact a qualified professional for additional information.

UPG = Upgrade: Upgrades are recommended or needed by a qualified professional to help improve and maintain the overall performance and/or integrity of the system or component.

DS = Disclosure: This item should be monitored, as future attention, repair or upgrades might be needed. Contact a specialist for additional information and recommendations.

Be advised that, if the building was furnished at the time of the inspection, many areas were not visible or accessible. Therefore, the conditions in these areas could not be determined fully and warrant additional review once the building is vacant. Be aware that some defects, such as water intrusion or leaks that do not visibly show themselves at the time of this inspection, cannot be detected and may only arise after a building has been occupied for a time. A full re-inspection by us is warranted once the building is vacant.
Comments made within this report that are outside the scope of a standard inspection or the CREIA standards are informational only and at the discretion of the inspector. These comments do not in anyway constitute a full or complete inspection or evaluation of that specific system or component.

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

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

WEATHER CONDITIONS
1: Approx. Temperature: **68°F**
2: Dry Today

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

INSPECTION DATE	START TIME	FINISH TIME ON-SITE
Thursday, November 13, 2025	12:00 pm	1:30 pm

INSPECTOR
5: Taylor Vreeken, CCI, CMI

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PROPERTY TYPE
6: Condominium

Note: The Condominium's *Common Areas and areas of the Association's Responsibility are not part of this inspection and outside the scope. Client is advised to read all HOA documentation and participate in the HOA meetings to learn about current conditions and maintenance schedules for HOA responsibilities.*

INSPECTION TYPE
7: Pre-Sale Listing Inspection : This inspection is performed for the seller of a property to provide a general, overall report of the conditions as they existed at the time of the inspection. This report focuses on the 6 major systems, which include: **Structural Integrity**, **Roof**, **Electrical Systems**, **Plumbing Systems**, **Heating and Cooling**, and the **Fireplaces and Chimneys** per the Standards of Practice from the *California Real Estate Inspection Association*. Cosmetic conditions are outside the scope and are not reported on as part of a home inspection. This report, which can be given to a perspective buyer, is informational only and may not include recent repairs completed after the inspection was performed, nor conditions which may have surfaced since this inspection was completed.
A prospective buyer relying on this report and the original contract, provided by the seller, is required, for a fee, to contact Professional Inspection Services for an on-site report review with the inspector to have the opportunity to have the conditions explained in more detail, address any specific concerns, to prevent any misinterpretation of the report findings AND to sign a new *contract. Any failure of this requirement releases Professional Inspection Services and its inspectors from any and all liability from the buyer without exception, as the buyer has NO contract for liability protection from Professional Inspection Services and its inspectors.*

YEAR/ OCCUPANCY STATUS
8: Approx. Year Built: 1979
9: Vacant.

PRESENT DURING THE INSPECTION
10: Seller's Agent

ADDITIONS
DS **11: Disclosure**: Be aware that some upgrades or additions which may have required building permits were found or suspected**.** *Client should check with the local building departments for applicable permits.*

THE FOLLOWING ITEMS ARE OUTSIDE THE SCOPE OF THIS INSPECTION:
DS **12:** *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.*

13: Disclosure: Common Areas and areas of the Association's Responsibility are not part of this inspection and outside the scope. Client is advised to participate in the HOA meetings to learn about current conditions and maintenance schedules for HOA responsibilities.

14: Carport

Grounds

DRIVEWAY TYPE
15: Concrete Driveway
16: Asphalt Driveway

DRIVEWAY COMMENTS
17: Driveway appears serviceable.

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18: Typical & common cracks found in some areas.

SIDEWALK / WALKWAY TYPE
19: Concrete Walkways

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

PATIO TYPE
22: Concrete Patios

PATIO COMMENTS
23: Patios appears serviceable.

24: Typical and common cracks found.

FI **25:** Areas of the backyard patio appears to be settling and pulling away from the building. Client should investigate further until satisfied as to the cause, condition and potential future issues.



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: Wood Siding

EXTERIOR WALL COMMENTS
28: Exterior walls appear in good condition

DS **29:** **Disclosure**: *Wall insulation type & value not determined. Conditions inside walls cannot be judged.*

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MR **30:** Areas of the exterior are not fully visible and not inspectable due to foliage and Shared Walls With Adjacent Unit(s). Conditions are behind the blockage are unknown. Client is advised to have the obstructions moved to have the areas reinspected.

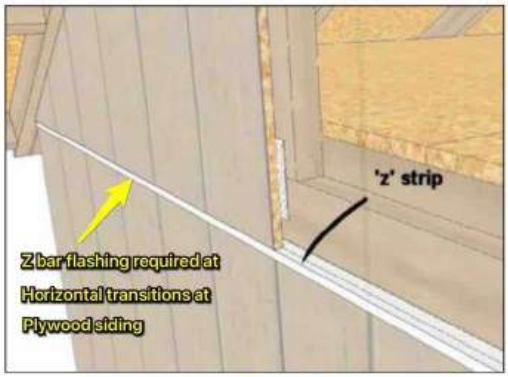
EXTERIOR GENERAL

E&C **31:** Some moisture and/or bug-type damage and deterioration found at areas of the exterior wood siding and/or trim. Refer to the termite report for additional comments, recommendations, locations and extent.





E&C **32:** An improper past exterior "T-111" wood siding repair. No visible water shed or "Z" bar flashing at areas of the exterior siding at the horizontal transitions. This can allow water to weep into the interior wall cavity and could create an excessive moisture condition.



'Z' Weather Strip Flashing



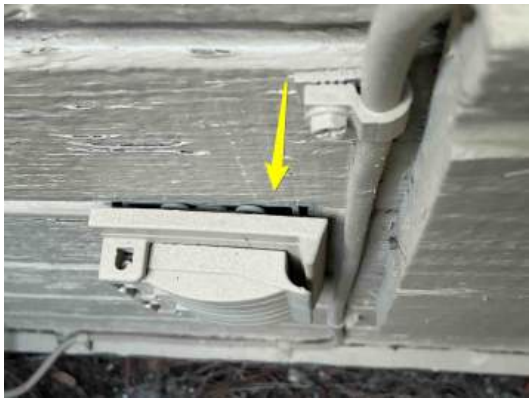
E&C FI DS **33: Disclosure:** This type of "T-111" wood siding is intended to be installed vertically. Horizontal installation can allow for moisture intrusion/ damage. Continuous painting/ maintenance recommended.

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SEALING EXTERIOR

MR **34:** Recommend sealing holes in exterior walls to prevent water intrusion around areas such as unused open holes in the exterior sliding and trim, exterior light fixtures, around exterior electrical boxes and covers, and where utility pipes and/or wires pass through the exterior walls. Have a qualified painter or licensed professional evaluate the entire exterior and seal where needed.






EXTERIOR TRIM

35: TRIM TYPE: Wood

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

MR **37:** Caulking is needed at all exterior trim areas such as doors, windows, fascia, etc.

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Decks

LOCATION & TYPE
38: DECK LOCATION: UPSTAIRS DECK OFF BEDROOM -2
DECK TYPE: Wood Framed - Wood Planks




39: DECK LOCATION: UPSTAIRS DECK OFF BEDROOM -1
DECK TYPE: Wood Framed - Wood Planks




WOOD DECK COMMENTS

E&C **40:** Some moisture and/or bug-type damage and deterioration found at areas of the wood decking and/or wood deck railings: UPSTAIRS DECK OFF BEDROOM -2. *Refer to the termite report for additional comments and recommendations.*




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Grading

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

SITE SLOPE
41: Minor Slope

COMMENTS

MR **42:** Plants and/or trees touch the buildings exterior and/or the roof. Proper landscape maintenance needed.







FI MR **43:** Evidence of ponding of water on areas of the property at or near the building. Proper landscape grading or other upgrades are recommended.



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MR **44:** Areas of insufficient slope of the soil away from the building along some areas of the perimeter foundation. A proper slope of the soil, patios and walkways should allow for water to flow freely away from the building, not allow water to flow against areas the foundation edges and water should not allow for ponding of water in areas near or at the foundation as this can cause erosion and/or settling of the foundation system.



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
45: Concrete Slab

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

DS **46: Disclosure**: Some typical and common cracks noted at visible areas of the concrete perimeter foundation. However, the perimeter foundation is not fully visible. Client is advised to monitor cracks to help determine if future movement or other conditions occur.

Roof

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

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ROOF STYLE
47: Gable




48: Roof was walked

ROOF MATERIAL TYPE
49: Asphalt Shingle
Average life expectancy of this roof material: 25-30 years
There is Approx. 30 +/- years of visible wear

ASPHALT COMPOSITION SHINGLE COMMENTS

E&C **50: ROOF CONDITION: 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.




Flashings

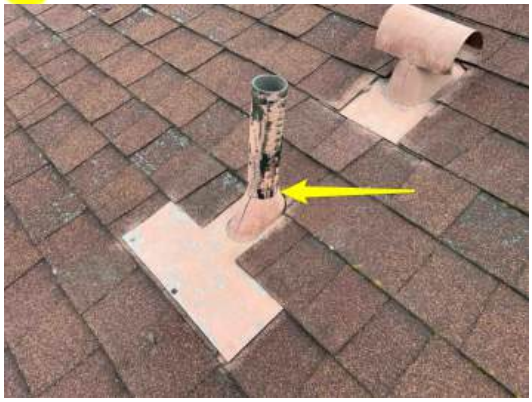
Roof flashings, transitions, and skylights are not water tested for leakage. This is a visual inspection of the roof and its components per CREIA standards. All roofs require continuous and ongoing maintenance. Recommend having the roof serviced regularly by a qualified professional. Contact a licensed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

ROOF FLASHING

E&C MR **51: ROOF FLASHING CONDITION**: Some roof flashing were found to be needing maintenance, servicing and/or repair. Contact a qualified roofing professional to review all roof flashings and provide maintenance and/or repairs as needed.

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MR **52:** Missing and/or deteriorated sealant at roof jack flashings.

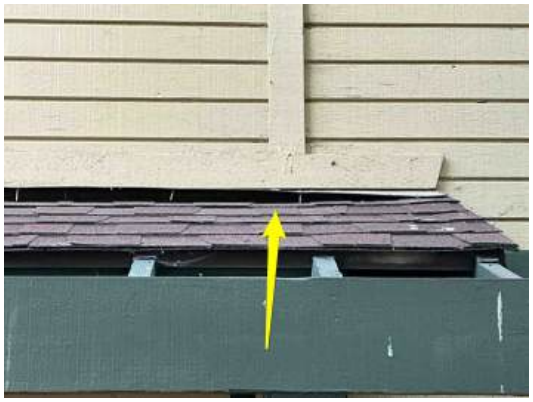


E&C **53:** Some loose and lifting roof flashings found needing to be serviced or repaired to help prevent a roof leakage.









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FI **54:** Some roof flashings found rusted and deteriorated. Maintenance or replacement of deteriorated and damaged roof flashings are recommended.



Gutters

RAIN GUTTERS

DS **55: Type**: Partial rain gutter installation. *Recommend installation of rain gutters and areas not installed. This will help to manage the flow of water off the roof. Upgrades Recommended.*

RAIN GUTTER COMMENTS

MR **56:** Recommend typical rain gutter maintenance: cleaning, sealing, and re-fastening loose gutters and downspouts.

Attic

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

ATTIC ACCESS LOCATION

57: ATTIC ACCESS LOCATION: Bedroom-2 Closet
58: Attic Photographs





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

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

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

DS **61:** Disclosure: Areas of the attic are not fully visible, not accessible and not inspected due to insulation and some areas are too small for physical access.

TYPE OF INSULATION FOUND IN THE ATTIC
62: **Blown Cellulose**: Approx. Depth 4-6 +/- Inches

ATTIC COMMENTS
FI DS **63:** Some minor moisture stains noted in areas throughout the attic. All water stains should be investigated by a licensed roofer. Refer to termite report for additional comments and/or recommendations.



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.

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MAIN WATER SUPPLY

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



65: WATER PRESSURE - Is Within Standards: At Approx. **50 +/- PSI** . *Optimal water pressure is between 40 and 80 PSI.*



TYPE OF WATER PIPING

66: Type(s) of water supply piping that could be seen at the time of the inspection (other plumbing materials may be present but were not discovered at this time):

67: Copper

WATER SUPPLY PIPING

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

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

HOSE FAUCETS

70: Operated when tested.

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UPG **71:** Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

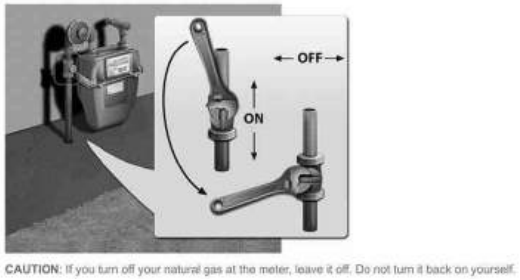
WASTE PIPING TYPE
72: Type(s) of waste water drain piping that could be seen at the time of the inspection (other piping materials may be present or used underground which are not visible at this time):
73: ABS and PVC

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

Fuels

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

76: Natural Gas. Location of main shut-off: SOUTH SIDE- Exterior of the BUILDING



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





Water Heater

The average life of a tank type water heater is 6-10 years. Water heaters may begin to leak or quit working without warning. Client should visually inspect the water heater regularly to help ensure good condition and that the water heater is free from leakage or corrosion.
Determining size and gpm/ adequate hot water volume is beyond the scope of a hope inspection.

WATER HEATER INFORMATION
77: Water Heater Location: West Exterior Enclosure
Date: 2022
Size: 40 Gallons
Fuel Type: Natural Gas



WATER HEATER CONDITION
78: Water Heater Operated when tested.

COMBUSTION AIR
79: Proper amount of combustion air.

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STRAPPING
80: WATER HEATER STRAPPING: The Water Heater is strapped and braced satisfactorily to prevent movement.

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

VENT PIPING
82: Visible areas of the water heater vent flue pipe are serviceable.

SC **83:** Water heater vent pipe too close to combustibles through the drywall ceiling. The minimum of 1-inch clearance is required to any wood or drywall.



SC **84:** Water heater vent pipe found improperly installed / not tall enough. The minimum height of the water heater vent pipe must be a minimum of 5 feet above the draft hood.

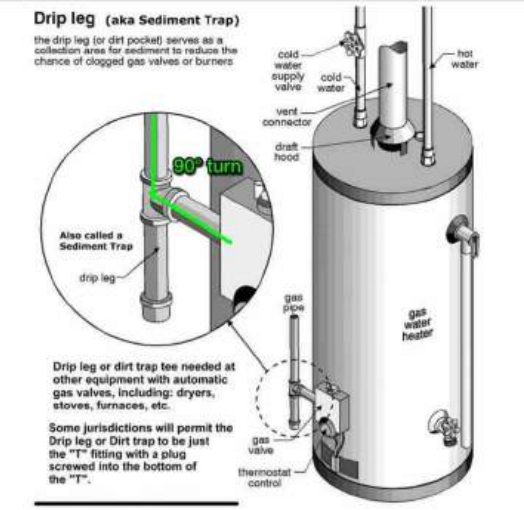
PLATFORM ENCLOSURE
85: The visible areas of the Water heater enclosure and/or platform appears serviceable.

FI **86: Disclosure**: Dry Moisture stains noted at areas around the water heater at the platform and/or enclosure.

GAS PIPING
87: The water heater gas piping appears serviceable and in good condition.

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SU **88:** Recommend the installation of the missing sediment trap / drip leg at the WATER HEATER gas piping at flex connection by a certified or licensed plumbing professional familiar with minimum requirements. [CPC 1212.8]



WATER HEATER GENERAL COMMENTS

UPG **89:** Missing the insulation on areas of the Hot and Cold water supply piping at the water heater.

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

SHUTOFF

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

DRIP PAN

91: Water Heater Drip pan installed.

EXPANSION TANK

DS **92:** Recommend installing the required water heater thermal expansion tank per minimum codes and standards.
[CPC 608.3] [CMC 1005.0]

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Kitchen

LOCATION



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

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

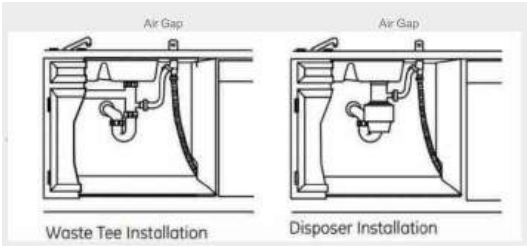
FI **96:** Some dry moisture stains and damage in the cabinetry below the kitchen sink.

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





SC **100:** Dishwasher door springs damaged or loose, door opens heavy and unsafely.

CABINETS & COUNTERS
101: Appear serviceable.

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DS **102: Disclosure**: The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

DS **103:** Kitchen counters & cabinets have typical wear.

MR **104:** Missing the cutting board of the kitchen cabinetry.



DISPOSAL
105: Operated when tested.

COOKTOP HOOD
106: Disclosure: No hood required or installed above the kitchen cook top because there is No flammable cabinetry installed within 30 inches above the cook top surface.

COOKTOP
107: Cooktop is Electric and operated when tested.

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

Laundry

LAUNDRY:
109: LAUNDRY



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LAUNDRY TYPE

110: Gas and **Electric** 240 volt provided for laundry dryer.

DS **111: Disclosure**: The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

SC **112:** A proper cap is missing at an unused gas valve per standards at the LAUNDRY. This can allow the gas valve to be accidentally turned on slightly creating a gas leak behind the laundry.



DRYER VENTING

MR **113:** Recommend cleaning and servicing the laundry dryer vent system, pipe and cap for safety as part of typical ongoing maintenance.



SC **114:** The laundry dryer vent pipe exceeds the maximum length per minimum standards. Recommended installation of an in-line laundry dryer vent booster system. Contact a qualified plumbing or HVAC professional familiar with minimum requirements.

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Bathrooms

BATHROOM LOCATIONS
115: UPSTAIRS HALL BATHROOM



116: DOWNSTAIRS 1/2 BATHROOM



TOILETS
117: Operated when tested.

118: Toilets are 1.28 gallon per flush

SINKS
119: 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.*

120: Bathroom sink aerators flow is 1.2 gpm.
Number of bathroom sinks: 2

VENTILATION
121: Appears adequate.

BATHTUBS
122: Tub faucet and drain operated when tested.

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SHOWERS
123: Showers operated when tested.

Determining the water tightness and integrity of the shower pans and walls, determining conditions behind tile or enclosures at the tubs and showers is outside the scope of this inspection as areas not visible or readily accessible. Unable to verify or determining if the tile or enclosures were installed per manufacturer's installation instructions.

124: Low flow shower heads installed (1.75 gpm)
Number of shower heads: 1

Interior

Any comments as to water intrusion is not intended to be technically exhaustive per CREIA standards, meaning that if some water intrusion is evident it is recommended to have all areas of potential water intrusion evaluated by a qualified water intrusion specialist, as this is a visual, non-destructive inspection to point out potential issues as they are apparent and visible at this time. Be aware that additional defects may be discovered during a more comprehensive evaluation.
Note: Windows or doors blocked by occupant's belongings, blinds, and/ or window-door coverings are not able to be fully inspected.

FRONT ENTRY DOOR
125: Operated when tested.

126: Weather stripping appears serviceable.

127: Door hardware operated when tested.

EXTERIOR DOORS
128: Operated when tested
129: Latching hardware operated and appears serviceable.

E&C **130:** Moisture damage noted at the WATER HEATER ENCLOSURE and the BACKYARD PATIO STORAGE ROOM exterior door. Refer to termite report.





INTERIOR DOORS
131: Operated when tested.

WINDOWS
132: Aluminum / Single-Pane Glass

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MR **133: WINDOWS:** A sampling of the accessible windows operated when tested.

Note*: Windows with blinds or shades or other coverings are not tested. All windows should be serviced by a qualified window specialist to ensure windows operate smoothly and properly and to ensure water tightness. Have all deteriorated weatherstripping replaced. Window blinds, shades, drapes or other window coverings are not inspected and are outside the scope of this inspection. Client should provide their own due diligence and evaluate all window coverings.*

FLOORING
134: TYPE: **Carpet**
135: TYPE: **Vinyl planks**
136: CONDITION: Flooring appears to be in good condition with typical wear for its age.

FI DS **137:** *Disclosure: Some floor squeaks and pops noted in areas of the house.*

CEILING TYPE
138: Drywall

WALL TYPE
139: Drywall

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

DS **141: Disclosure**: Some typical and common cracks noted at the walls and ceilings throughout the interior. Client should monitor cracks as future additional movement may occur. Contact a qualified drywall professional for additional information with recommendations to upgrade or repair.

142: Disclosure: New paint on walls and/or ceilings. This make detecting past water stains difficult and/or impossible. Ask owner or occupant to disclose all past water stains which were painted over.

FI DS **143:** Evidence of past ceiling and wall repairs found throughout. Client should investigate further to satisfy themselves as to the cause and current conditions.

INTERIOR STAIRS
144: Interior Stairway is serviceable and in good condition.
145: Interior Stairway railings are serviceable and in good condition.

INTERIOR CABINETRY
E&C **146: Disclosure**: Areas of the interior wood cabinetry are serviceable with signs of typical wear and deterioration.

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

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

GENERAL INFO
147: LOCATION: **DOWNSTAIRS HALLWAY ENCLOSURE**
FURNACE TYPE: **Gas Forced Air**
FUEL TYPE: **Natural Gas**
Approx. BTU RATING: **44,000**
DATE: **2024**

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



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

FURNACE FLAME
149: The Furnace flame appears serviceable.

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

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

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

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DUCTING/DISTRIBUTION
151: Appears serviceable at visible areas.

Disclosure: *Conditions inside the ducting are not visible and are unknown. Be advised that certain dirty ducting systems have been known to have some biohazards and/or carcinogens inside the ducting. Cleaning, resealing and servicing of HVAC system and ducting is recommended every few years.*

AIR FILTERS
152: Air filters appear clean and in good condition.

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

THERMOSTAT/CONTROLS
154: Operated when tested.

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.*

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TYPE OF SERVICE AND MAIN ELECTRICAL PANEL-1
155: Electrical Service Type: **Underground** (condition of service wires not fully visible and are unknown)
Main Electrical Panel Location: **Exterior - Northeast Corner**
Main Electrical Panel Ampacity: **90**
Panel Voltage: **240 volt**

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





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

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PANEL COMMENTS

SC **157:** Missing the dead front cover inside the MAIN ELECTRICAL PANEL.



WIRING/CONDUIT

158: A sampling of the switches, light fixtures and outlets operated when tested.

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

OUTLETS/SWITCHES

159: A *sampling* of the switches, light fixtures and outlets operated when tested.

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

GFCIS/ AFCIS

160: Disclosure: Recommend adding GFCI and AFCI circuit or outlet protection at all currently required locations as an upgrade.

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SC **161:** Missing GFCI protected outlets in some required locations. Recommend repairs and upgrades by a qualified and licensed electrical professional familiar with the minimum GFCI protection requirements: THREE IN THE KITCHEN (REQUIRED AT KITCHEN REMODELS POST 1987)



E&C **162:** BOTH BATHROOM GFCI outlets found to be improperly wired in series with the GFCI breaker in the ELECTRICAL SUB-PANEL (improper line / load reversal). When the GFCI trips off it improperly trips off a second GFCI in a different location and will not reset unless the other outlet/ breaker when found is reset first. This is considered an improper installation.







DOOR BELL
163: Doorbell operated when tested.

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Electrical Sub-Panel

SUBPANEL
164: Location: **DOWNSTAIRS HALLWAY**
Amps: **90**







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

Detectors

166: *SMOKE DETECTORS and CARBON MONOXIDE DETECTORS ARE INSTALLED IN THE REQUIRED LOCATIONS.*

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 over 10 years old.

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Fireplace

FIREPLACE LOCATION
167: LIVING ROOM







FIREPLACE TYPE
168: Fireplace Type: **Prefabricated**
169: Fuel Type: **Wood Burning fireplace with Gas provided.**

170: Chimney Type: **Metal Chimney Pipe**
171: This inspection of the fireplace and its components is not intended to be technically exhaustive per CREIA standards, meaning that if a specific system or component is found to have a defects it is recommended to have the entire system and its components reevaluated by a certified fireplace repair professional / chimney sweep. Be aware that additional defects may be discovered during a more comprehensive evaluation.

PREFABRICATED WOOD FIREPLACE

MR SU **172:** Deteriorated screen at the face of the LIVING ROOM fireplace. Maintenance or replacement recommend.

SC **173:** Oversized log grate found in the LIVING ROOM fireplace firebox. The front tip of the log grate should not extend past the back of the smoke guard at the top of the fireplace. This can negatively affect the drafting of the fireplace and allow smoke to back-vent into the house. Recommend replacement with an appropriately sized log grate for safety.

SC **174:** Recommend sealing the opening around the gas pipe through the sidewall inside the LIVING ROOM fireplace for safety per standards.

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METAL CHIMNEY

175: The LIVING ROOM fireplace chimney.



E&C **176:** The LIVING ROOM fireplace metal chimney pipe terminates too low above the roof per standards. (Does not meet the minimum 3-2-10 rule). This can negatively affect the drafting of the fireplace and can lead to back-venting of smoke into the living space when a fire is burning. Upgrades and/or repairs warranted. Contact a qualified fireplace and chimney repair professional.



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