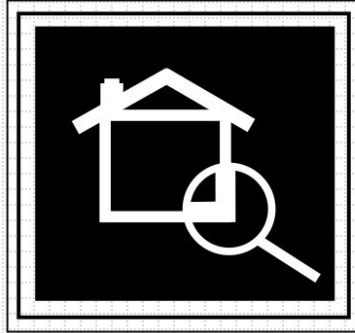




"CERTIFIED"  
MANUFACTURED HOME INSPECTOR



Certified Building Inspector

# Professional

## Inspection Services

### *Inspection Report*



CERTIFIED FIREPLACE AND  
CHIMNEY INSPECTOR



Address: 2556 Nutmeg Ave Morro Bay, CA 93442

09/04/2025

Inspector: Taylor Vreeken, CCI

P.O. Box 415 Templeton, CA 93465 | O: 805.462.1978 C: 805.441.9727

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.

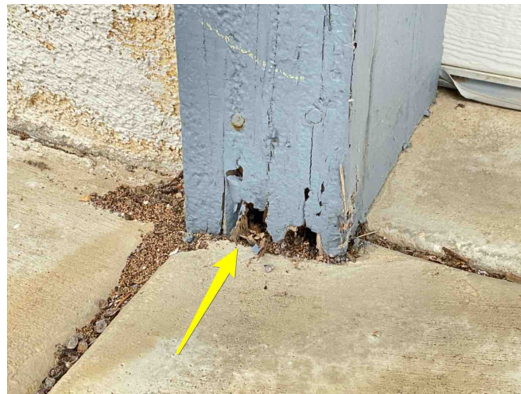
**UPG** = Upgrade: Upgrades are recommended or needed by a qualified professional to help improve and maintain the overall performance and/or integrity of the system or component.

**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 TRIM

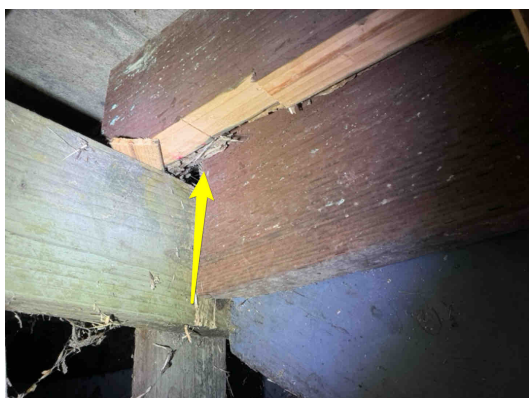
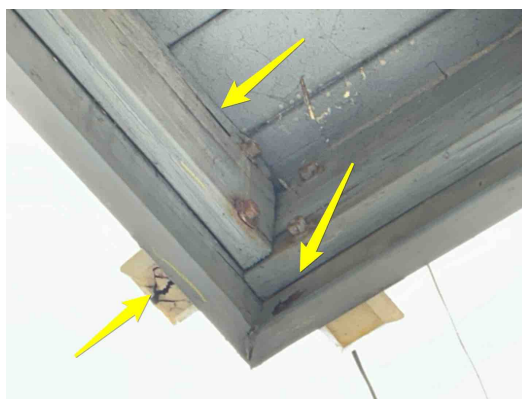
**E&C s-29:** Some moisture and/or bug type damage & deterioration found at exterior areas such as eaves, fascia and/or trim. Refer to the termite report for locations and extent.





## DECKS WOOD DECK COMMENTS

**E&C s-33:** Some moisture and/or bug-type damage and deterioration found at areas of the wood decking and/or wood deck railings: UPSTAIRS DECK OFF THE LIVING ROOM and SOUTH DECK. *Refer to the termite report for additional comments and recommendations.*



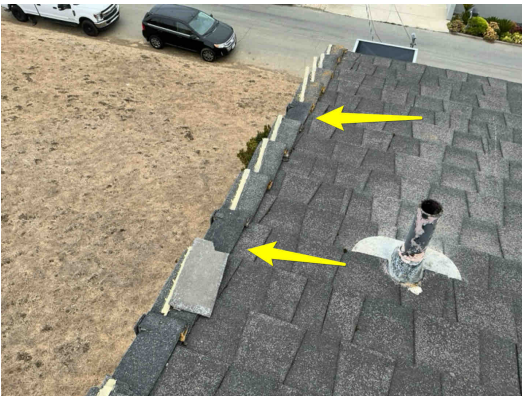
## FOUNDATION VENTILATION

**FI s-57:** The amount of ventilation provided for the crawlspace does not meet the minimum requirements per the minimum California standards [ $V=1$  sf. for 150 sf. of crawlspace]. Recommend additional review and ventilation upgrades by a licensed contractor familiar with minimum installation requirements.

**Note:** The exact amount of crawlspace ventilation provided was not calculated and this opinion is based solely on a visual observation of the total amount of ventilation openings provided.

## ROOF ASPHALT COMPOSITION SHINGLE COMMENTS

**E&C s-65:** Some damaged and missing roof shingles noted at areas of the roof. Corrections are needed. Contact a qualified roofer to evaluate the roof and make the appropriate recommendations and repairs as needed.



## FLASHINGS ROOF FLASHING

**MR s-67:** Deteriorated sealant at some roof flashings, around the roof penetrations. Maintenance recommended to help prevent water intrusion into areas of the attic. Have roofer evaluate the roof flashings and correct as needed.







## PLUMBING WASTE/SEWER PIPE CONDITION

**FI s-87:** Active water leak(s) found in the waste pipe in the crawlspace: LAUNDRY AREA. Have plumber check all waste piping throughout the crawlspace for any additional leakage.



## KITCHEN SPECIAL FEATURES

**E&C s-131:** Trash Compactor found non-operational / damaged / not operating properly.



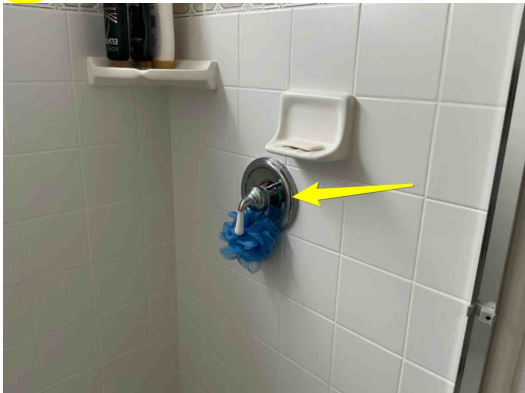
## BATHROOMS TOILETS

**E&C** s-145: Toilet loose at floor: PRIMARY BEDROOM BATHROOM



## BATHROOMS SHOWERS

**SU** s-154: Hot & cold reversed at the shower faucet: HALLWAY BATHROOM



## INTERIOR WINDOWS

**DS** s-166: Some of the dual-pane window seals have failed and are visibly fogged or have a defective UV film. If concerned have all windows tested by a licensed or certified window company professional to determine exact locations and quantity of defective windows.

**FI** s-167: Moisture stains and/or damage on the inside at some window sills. Refer to the termite report for additional comments and recommendations.





## INTERIOR WALLS AND CEILINGS

**FI s-180:** Evidence of past moisture stains & damage at ceiling area in the GARAGE (southeast corner). Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.

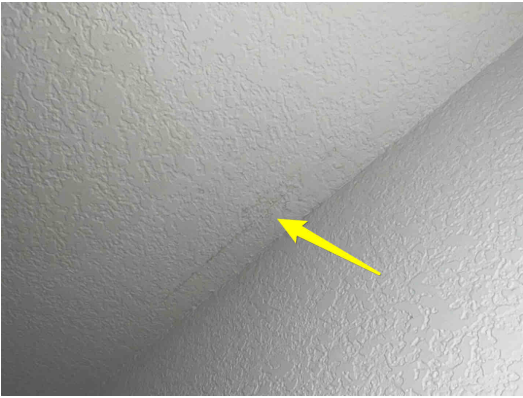


**FI s-181:** Evidence of past moisture stains & damage at ceiling area in the LIVING ROOM. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



**FI s-182:** Evidence of past moisture stains & damage at ceiling area in BEDROOM-2. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.





## HEATING DUCTING/DISTRIBUTION

**E&C s-195:** Disconnected and damaged heating ducting found in the crawlspace below BEDROOM-2. Correct pions recommend.



## ELECTRICAL OUTLETS/SWITCHES

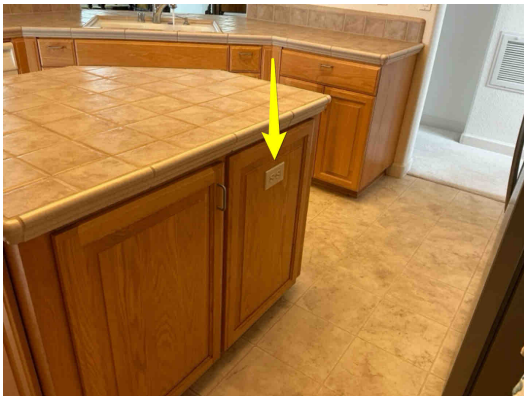
**SC s-208:** Miswired electrical outlet (Reverse polarity) found LIVING ROOM EAST WALL. Have electrician check all outlets and correct as needed.





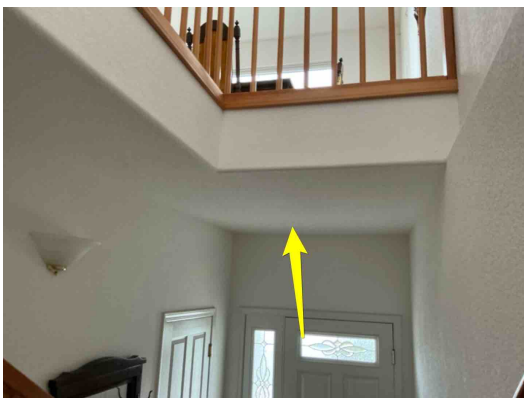
## ELECTRICAL GFCIS/ AFCIS

**SC s-210:** 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: EXTERIOR (REQ.1971)  
FIVE OUTLETS IN THE KITCHEN (REQ.1987)



## DETECTORS

**SC s-213:** Smoke detector AND Carbon Monoxide detector are missing at required location: ENTRY LEVEL



**SC s-214:** Carbon Monoxide detector missing at the required location: MID-LEVEL \_

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.



## Table of Contents

|                           |    |
|---------------------------|----|
| Summary of Findings.....  | 2  |
| General Information.....  | 12 |
| Grounds.....              | 13 |
| Exterior.....             | 14 |
| Exterior Stairs.....      | 16 |
| Decks.....                | 16 |
| Grading.....              | 18 |
| Retaining Walls.....      | 19 |
| Foundation.....           | 20 |
| Roof.....                 | 23 |
| Flashings.....            | 25 |
| Gutters.....              | 26 |
| Attic.....                | 26 |
| Plumbing.....             | 27 |
| Fuels.....                | 29 |
| Water Heater.....         | 30 |
| Kitchen.....              | 32 |
| Laundry.....              | 35 |
| Bathrooms .....           | 36 |
| Interior.....             | 41 |
| Heating.....              | 46 |
| Electrical.....           | 49 |
| Electrical Sub-Panel..... | 53 |
| Detectors.....            | 54 |
| Garage.....               | 54 |
| Fireplace.....            | 56 |

## 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 do 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: 65°F  
2: Dry Today

### FOR THE PURPOSES OF THIS INSPECTION, THE BUILDING FACES

3: West

### INSPECTION DATE

Thursday, September 4, 2025

### START TIME

8:30 am

### FINISH TIME ON-SITE

11:00 am

### INSPECTOR

5: Taylor Vreeken, CCI, CMI

## PROPERTY TYPE

6: Single Family

## 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**. 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. A prospective buyer relying on this report and the original contract, provided by the seller, is required to contact Professional Inspection Services for a report review and to sign a new contract. **Any Buyer who receives this report is required for a fee to sign a new contract and pay for an on-site report review to prevent any misinterpretation of the report findings. Any failure of this requirement releases Professional Inspection Services and its inspectors from any and all liability from the buyer without exception.**

## YEAR/ OCCUPANCY STATUS

8: Approx. Year Built: 2000

9: Occupied.

## ADDITIONS

**DS** 10: **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.*

## Grounds

### DRIVEWAY TYPE

11: Concrete Driveway

### DRIVEWAY COMMENTS

12: Driveway appears serviceable.

13: Typical & common cracks found in some areas.

### SIDEWALK / WALKWAY TYPE

14: Concrete Walkways

### SIDEWALK / WALKWAY COMMENTS

15: Walkways appear serviceable

16: Some typical and common cracks found at areas of the walkways.

### PATIO TYPE

17: Concrete Patios

### PATIO COMMENTS

18: Patios appears serviceable.



**UPG DS 19: Disclosure:** Areas of the patios were installed high at or above the exterior siding and/or trim. This can potentially under certain conditions, allow for moisture to collect at the base of the sliding and can cause deterioration or water intrusion.



## 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

**20:** Wood Framed

### EXTERIOR WALL COVERINGS

**21:** Stucco

### EXTERIOR WALL COMMENTS

**22:** Exterior walls appear in good condition

**DS 23: Disclosure:** *Wall insulation type & value not determined. Conditions inside walls cannot be judged.*

### STUCCO

**DS 24: Disclosure:** Cracks at areas of the exterior stucco siding appear to be typical and common. Cracks should be monitored to determine if any additional cracks, movement or separations occur or if cracks get larger.

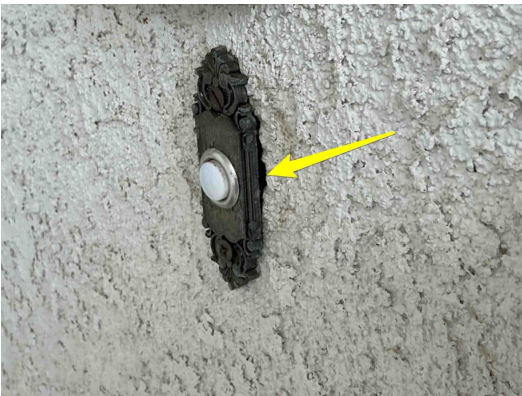
## EXTERIOR GENERAL

**E&C** **FI** **25:** Several exterior fasteners found rusted and deteriorated.



## SEALING EXTERIOR

**MR** **26:** 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.

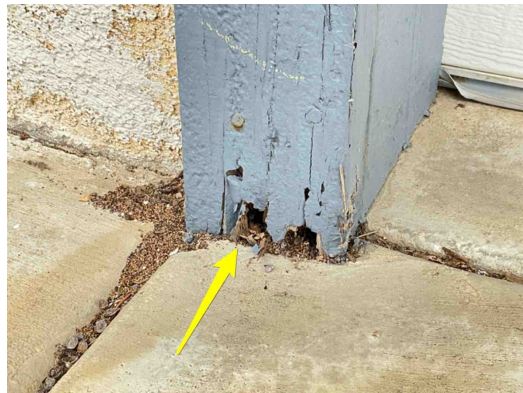


## EXTERIOR TRIM

**27:** TRIM TYPE: Wood

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

**E&C** **29:** 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.



## Exterior Stairs

**E&C 30:** The SOUTH exterior stairway does not meet minimum construction and safety standards, potential fall hazard.



Uneven treads/ trip hazards/ no graspable handrails



Uneven treads/ trip hazards



Missing required railings/ fall hazard

## Decks

### LOCATION & TYPE

**31: DECK LOCATION: UPSTAIRS DECK OFF THE LIVING ROOM**

**DECK TYPE: Wood Framed - Synthetic Planks**



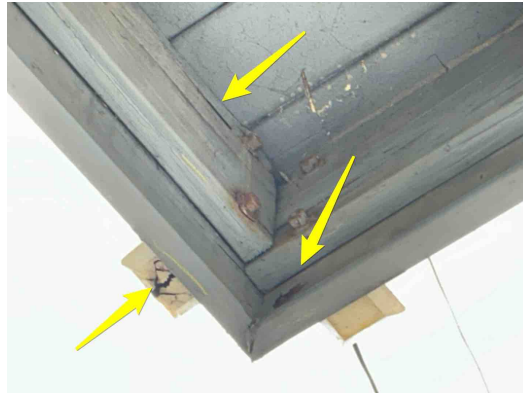
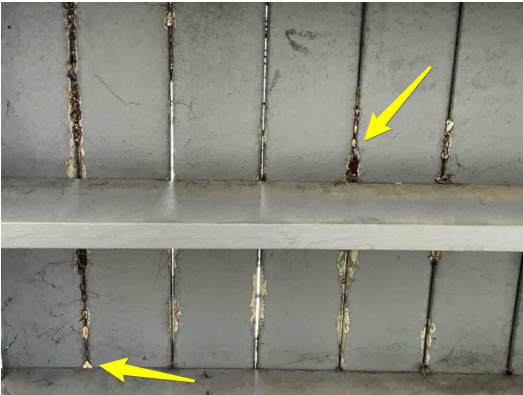


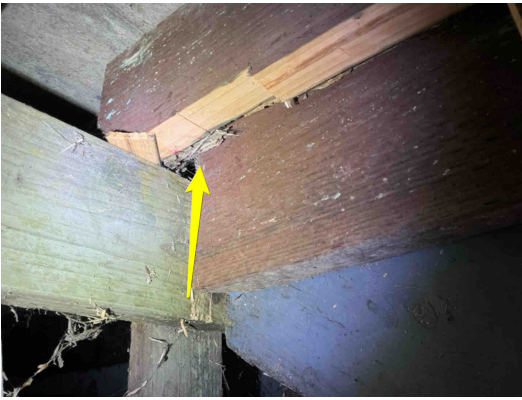
**32: DECK LOCATION:** [SOUTH DECK](#)  
**DECK TYPE:** Wood Framed - Synthetic Planks



### WOOD DECK COMMENTS

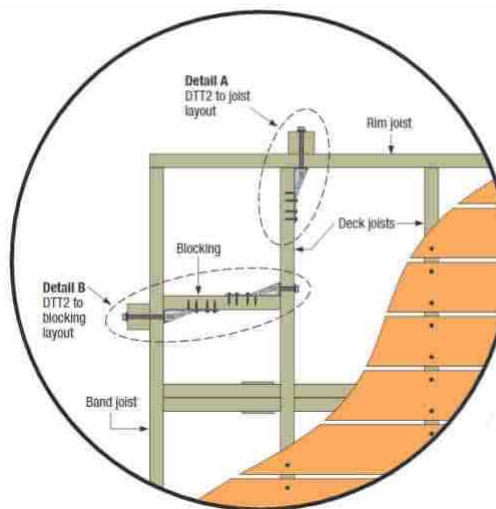
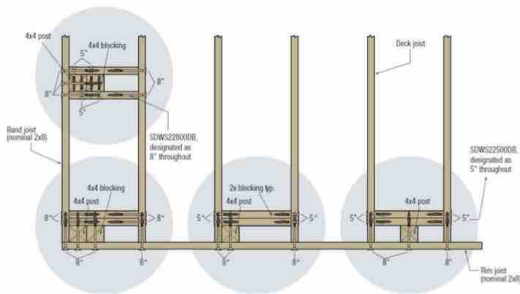
**E&C 33:** Some moisture and/or bug-type damage and deterioration found at areas of the wood decking and/or wood deck railings: UPSTAIRS DECK OFF THE LIVING ROOM and SOUTH DECK. *Refer to the termite report for additional comments and recommendations.*





## DECK RAILING COMMENTS

**34:** The deck railing attachments do not meet minimum installation standards. Contact a qualified contractor for upgrade and/or repair recommendations: UPSTAIRS DECK OFF THE LIVING ROOM



## Grading

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

## SITE SLOPE

**35:** Areas of Moderate Slope

## COMMENTS

**MR DS 36:** Surface and/or yard drain boxes noted but not tested. The condition of the underground piping and terminations are unknown. Recommend having drains and terminations cleaned, tested and inspected by a qualified landscape contractor to determine the proper flow. Keep drains clean and free of debris regularly.

**MR 37:** 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.

**MR 38:** Surface and/or yard drain boxes found full of debris. Recommend having drains tested to determine proper flow and termination.



## Retaining Walls

*Inspection of retaining walls is only visual per CREIA standards. Engineering of retaining walls is not performed and is outside the scope of this inspection.*

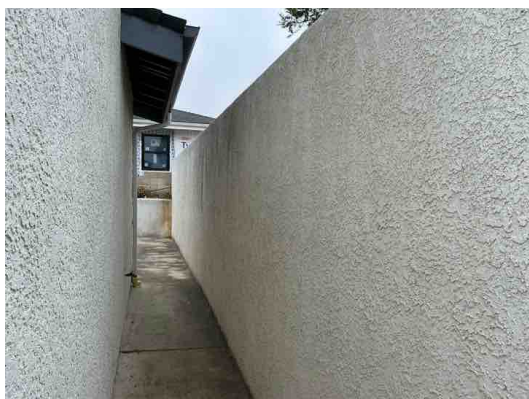
**39:** Stacked interlocking masonry block system



**40:** Stuccoed masonry or concrete







**41:** Retaining walls appear serviceable.



**42:** A few areas of the stacked brick retaining walls found settling and/or bulging.



## 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

**43:** The foundation system consists of a Concrete Slab and Raised Foundation with Crawlspace

*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 or other defects cannot be determined and are outside the scope of this inspection.*



**44:** Raised Foundation with Crawlspace

**Disclosure:** Be aware that some crawlspaces may contain toxins from current or past animal or critter intrusion, molds, fungus or other issues arising from past moisture or water intrusion which may negatively affect the overall air quality within the crawlspace and living spaces. Determining the air quality inside the home and crawlspace is outside the scope of this inspection. All parties should perform their own due diligence until satisfied as to the air quality inside the living spaces.



**45:** **Disclosure:** Some typical and common cracks noted at visible areas of the perimeter foundation. Client is advised to measure and monitor cracks to determine if future movement occurs.

**46: CRAWLSPACE CONDITION:** No visible significant defects noted in the crawlspace area.

*Note: Not all areas of the crawlspace may be visible or accessible due to conditions such as insulation or lack of access. Refer to the Termite report for additional comments and/or recommendations.*

**47: ANCHOR BOLTS:** Some Foundation anchor bolts noted in areas of the crawlspace. *Anchor bolts not fully visible.*

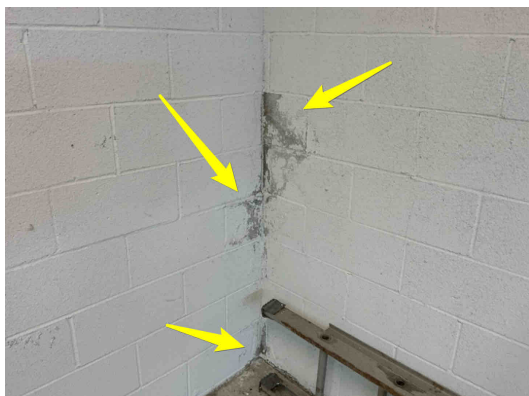
**48:** Areas of the foundation have cripple walls with some plywood sheer paneling provided in visible areas of the crawlspace.

**49:** Installed in areas of the foundation system: Wood Posts on Concrete base

**DS 50:** Foundation and stem walls are poured concrete. *Common cracks visible in the concrete foundation. Foundation perimeter is not fully visible.*

**FI DS 51: Disclosure:** The condition of the waterproofing at the below grade foundation walls where interior areas exist, is unknown as they are covered with soil on the exterior. Determining if a moisture condition exists at the below grade interior walls is outside the scope of this inspection unless visible damage is noted on the interior walls per CREIA and State standards. Unable to determine if a past or current conditions exist. Ask seller or occupant for additional disclosures if a previous moisture condition such as moisture stains, high humidity or moisture type odors exist or have existed in the past.

**FI DS 52:** Some visible efflorescence found on areas of the below grade garage foundation walls in the garage. This is indicative of moisture intrusion with a failure of the below grade foundation wall waterproofing.



**53: Disclosure:** No engineering of the foundation and / or any structural component in the crawlspace or basement is performed. If concerned have tested.

## INSULATION

**54:** Insulation is installed: (approx.) 8-10 inches thick

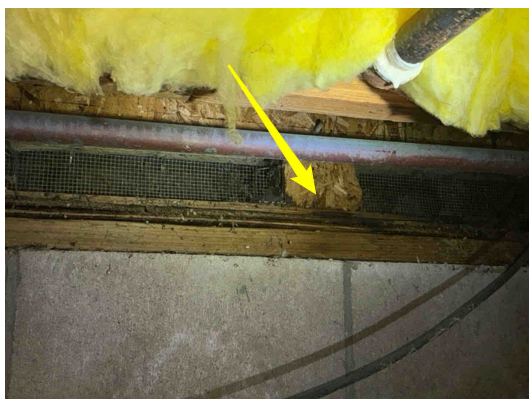
**Note:** *Crawlspace framing is not fully visible due to the insulation. A full evaluation for moisture and/or bug type damage is warranted / recommended by a licensed Termite Inspection Co.*



## RAISED FOUNDATION NOTES

**DS 55:** Access, visibility, and inspection were limited in areas of the crawlspace due to insulation, ducting, HVAC unit and some areas are too small for physical access. Condition in some areas, not visible or accessible, in the crawlspace are unknown. Be advised that some additional defects may be discovered, not specifically mentioned in this report, during additional investigations or during repairs in the crawlspace.

**FI 56:** Moisture and/or bug type deterioration and/or damage found in areas of the crawlspace at wood framing and/or sub-floor. Refer to the current Termite / pest inspection report for additional comments.



## VENTILATION

**FI 57:** The amount of ventilation provided for the crawlspace does not meet the minimum requirements per the minimum California standards [V=1 sf. for 150 sf. of crawlspace]. Recommend additional review and ventilation upgrades by a licensed contractor familiar with minimum installation requirements.

**Note:** The exact amount of crawlspace ventilation provided was not calculated and this opinion is based solely on a visual observation of the total amount of ventilation openings provided.

## MOISTURE IN THE CRAWLSPACE

**FI DS 58:** Disclosure: Evidence of past and/or seasonal water in the crawlspace. This does not appear to have caused any significant physical damage to the wood framing at this time. Monitor as future issue may arise.



**E&C FI 59:** The crawlspace ventilation system appears to be partially installed and/or abandoned. Full condition is unknown. Ventilation systems are not currently functional. Contact a qualified contractor for evaluation and upgrades/repairs or completion.



## 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

**60:** Gable





**61:** Roof was walked

**62:** Number of Visible Layers of Roofing: 1

### ROOF MATERIAL TYPE

**63: Asphalt Shingle**

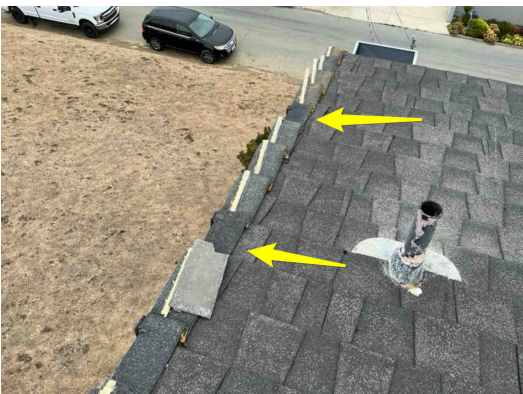
Average life expectancy of this roof material: 25-30 years

There is Approx. 25 +/- years of visible wear

### ASPHALT COMPOSITION SHINGLE COMMENTS

**E&C DS 64: ROOF CONDITION:** The asphalt composition roof shingles are old, weathered, deteriorated and is nearing or at the end of its life expectancy. Recommend contacting a licensed roofing contractor for a price and proposal for replacement.

**E&C 65:** Some damaged and missing roof shingles noted at areas of the roof. Corrections are needed. Contact a qualified roofer to evaluate the roof and make the appropriate recommendations and repairs as needed.





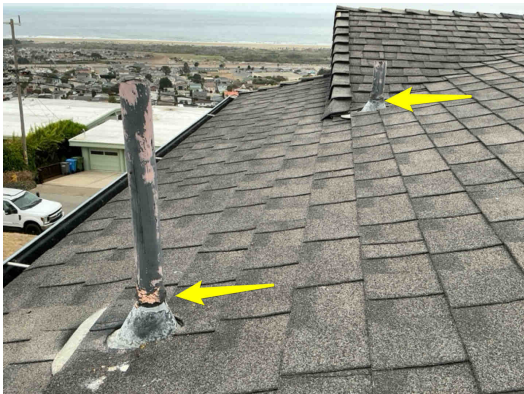
## Flashings

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 66: 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.

**MR 67:** Deteriorated sealant at some roof flashings, around the roof penetrations. Maintenance recommended to help prevent water intrusion into areas of the attic. Have roofer evaluate the roof flashings and correct as needed.





**FI 68:** Some roof flashings found rusted and deteriorated. Maintenance or replacement of deteriorated and damaged roof flashings are recommended.



**E&C FI 69:** An improper and unusual roof flashing repair noted on the east exterior. Cause unknown. Condition underneath the unusual flashing is unknown. Contact a licensed roofing contractor for professional evaluation and repairs.



## Gutters

### RAIN GUTTERS

**UPG 70: 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

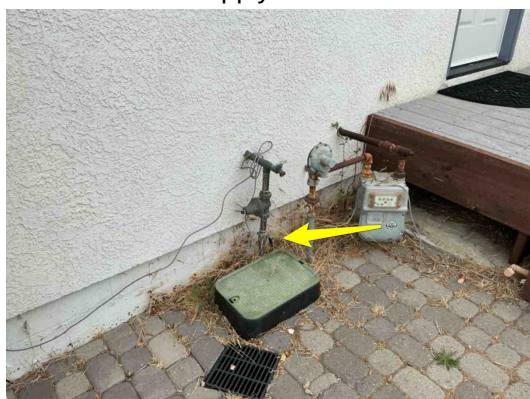
**DS 71: Disclosure:** No accessible attic or No attic access found or provided in this home.

## 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

**72:** Main water supply shut-off location: SOUTH SIDE. *Main water shut-off valve not tested.*



**73: WATER PRESSURE - Is Within Standards:** At Approx. 50-55 +/- PSI . *Optimal water pressure is between 40 and 80 PSI.*



**74:** Pressure Regulator Installed: YES

## TYPE OF WATER PIPING

**75:** 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):

**76:** Copper

**77:** PEX Plastic

## WATER SUPPLY PIPING

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

**79: 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

**80:** Operated when tested.

**UPG 81:** Anti-siphon valves recommended on exterior hose faucets where not installed.



Example of an anti-siphon valve on a hose faucet

## WASTE PIPING TYPE

**82:** 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):

**83:** ABS and PVC

## WASTE/SEWER PIPE CONDITION

**84:** **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.

**FI 85:** Corrosion with evidence of past leaking noted on areas of the waste piping and fittings in areas of the crawlspace. Recommend further review of the waste piping throughout the crawlspace with cleanup and correction by qualified plumbing professional to help prevent additional future leakage and repair if needed.

**FI 86:** The condition of the underground sewer lateral is unknown. Client should consider having a qualified professional scope the waste piping and sewer lateral and verify conditions.



**FI 87:** Active water leak(s) found in the waste pipe in the crawlspace: LAUNDRY AREA. Have plumber check all waste piping throughout the crawlspace for any additional leakage.



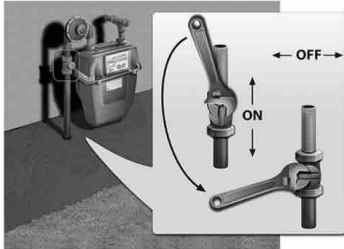
## Fuels

### FUEL TYPE

**88:** Gas shut-off appears serviceable.

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

**89:** Natural Gas. Location of main shut-off: SOUTH SIDE



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



### FUEL SYSTEM

**MR 90:** Some Gas pipes at the meter found a little corroded. Recommend some typical and ongoing maintenance.



## 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 home inspection.*

### WATER HEATER INFORMATION

**91: Water Heater Location:** GARAGE

**Date:** 2015

**Size:** 50 Gallons

**Fuel Type:** Natural Gas



### WATER HEATER CONDITION

**92:** Water Heater Operated when tested.

**DS 93: Disclosure:** *The average life of a Water heater is +/- 10 years. This water heater is 10 years old and may be nearing the end of its useful life. Monitor often.*

### COMBUSTION AIR

**94:** Proper amount of combustion air.

### STRAPPING

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

### TPR PIPING

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

**E&C 97:** Water heater TPR (temperature pressure relief) pipe improperly flows uphill / has a trap in the line. Recommend further review and repair as needed by a certified plumbing professional or licensed contractor familiar with minimum requirements.

## VENT PIPING

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

## CIRC. PUMP

99: Water heater circulation pump operated when tested.

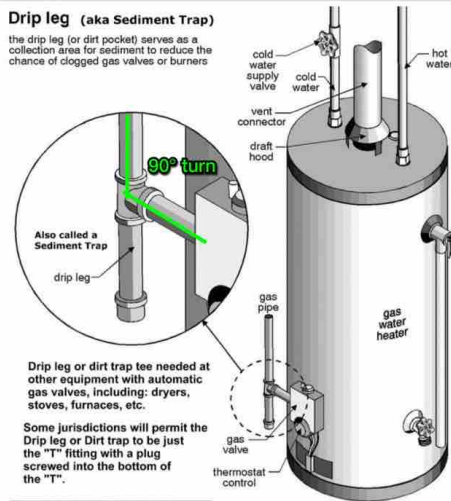
## PLATFORM ENCLOSURE

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

## GAS PIPING

101: The water heater gas piping appears serviceable and in good condition.

**SU** 102: 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

**FI** 103: Evidence of past leaking with corrosion at the COLD water supply piping at the water heater. Contact a qualified plumber to evaluate and correct.



**MR** 104: Recommend full insulation on the HOT and COLD water supply pipes at the water heater.

## SHUTOFF

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



**E&C 106:** Evidence of past leaking with corrosion at the COLD water supply shut-off valve at the water heater. Recommend replacement.



#### DRIP PAN

**107:** Water Heater Drip pan installed.

## Kitchen

#### LOCATION



#### SINK

**109:** The kitchen sink appears serviceable with typical wear for its age.

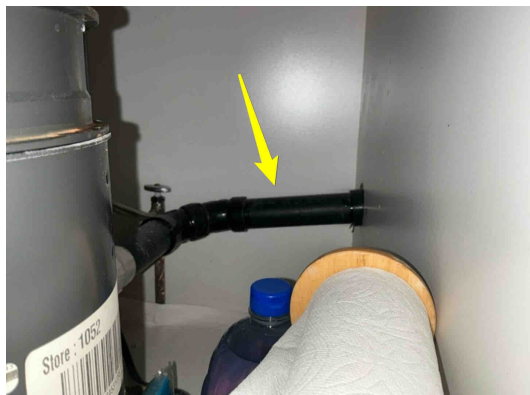
**110:** Plumbing under the kitchen sink appears to be installed correctly and is functioning.

**DS 111: Disclosure:** *Restricted view below kitchen sink (areas not fully visible). Do a secondary check carefully once kitchen cabinets are empty.*

**FI 112:** Some corrosion found at waste pipe connections under the kitchen sink / evidence of past leaking.

**FI 113:** Some corrosion found at the water supply shutoff under the Kitchen sink / evidence of past leaking. Client should investigate further until satisfied as to the cause, condition and potential future issues. Correction Recommended.

**E&C 114:** Sections of the drain piping under the kitchen sink improperly flow uphill. Maintenance or repair recommended.



### DISHWASHER

**115:** Dishwasher operated when tested.

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

**116:** Doors, seals and racks appears serviceable.

**117:** Drain line appears serviceable.

**FI DS 118:** Disclosure: The anticipated life expectancy of a dishwasher is 10-15 years. This unit may be nearing the end of its serviceable life.

### CABINETS & COUNTERS

**119:** Appear serviceable.

**DS 120: Disclosure:** The areas behind the kitchen cabinetry, refrigerator, dishwasher and range or ovens are not accessible, not visible and not inspected.

**DS 121: 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.*

**DS 122:** Kitchen counters & cabinets have typical and minor wear and deterioration.

### DISPOSAL

**123:** Operated when tested.

**FI 124:** Kitchen sink disposal is worn & corroded and may be nearing the end of its useful life and may fail or leak without warning.



### COOKTOP HOOD

**125:** Kitchen cooktop hood and exhaust fan operated when tested.

**MR SU 126:** Kitchen cook top exhaust hood and filter are dirty.



### COOKTOP

**127:** The cooktop is Natural Gas and operated when tested

**E&C 128:** The BACK RIGHT Cook top burner did not operate or ignite properly when tested. Recommend cleaning / servicing.

### OVEN

**129:** The *ELECTRIC OVEN* operated when tested.

Disclosure: *The testing of the oven thermostat for temperature accuracy is outside the scope of this inspection.*

### KITCHEN SPECIAL FEATURES

**130:** Microwave operated when tested.



**E&C 131:** Trash Compactor found non-operational / damaged / not operating properly.



## Laundry

### LAUNDRY LOCATION:

**132:** LAUNDRY



### LAUNDRY TYPE

**DS 133: Disclosure:** The drain pipe, hot and cold water supply shut offs, electrical outlets, gas supply, conditions of the walls, laundry dryer vent piping, etc., behind the installed laundry machines are not visible or accessible for inspection due to the installation and configuration of the existing laundry machines. Client is advised that once the machines are removed during the occupants move out to have the area properly and fully inspected by a qualified professional.

**DS 134: Disclosure:** The drain pipe and hot and cold water supply shut offs installed for the laundry are visually inspected but are not tested.

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

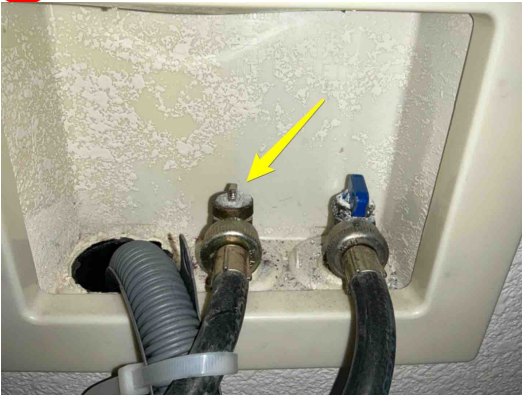
## LAUNDRY COMMENTS

**136: 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.*

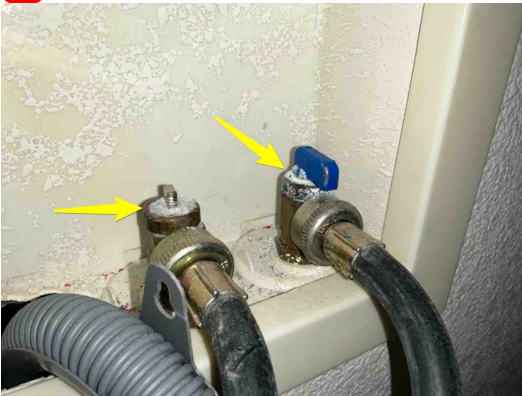
**DS 137:** Area behind laundry machines is not fully visible and not inspected at this time due to laundry machines themselves. Conditions are not fully known. Client should inspect area and satisfy themselves as to the overall condition prior to the close of escrow once the laundry machines have been moved out.

**DS 138:** Unable to test or verify proper operation of the laundry 110 volt and 240 volt outlet due to occupant's belongings and/or laundry machines. Client should verify proper and safe operation prior to close escrow.

**E&C 139:** Missing the HOT water supply valve handle at laundry.



**E&C 140:** Some corrosion / past leaking found at the HOT and COLD water supply valve at laundry.



## Bathrooms

### BATHROOM LOCATIONS

#### 141: PRIMARY BEDROOM BATHROOM





**142: HALL BATHROOM**



**143: GUEST BEDROOM BATHROOM**



**TOILETS**

**144:** Operated when tested.

**E&C 145:** Toilet loose at floor: PRIMARY BEDROOM BATHROOM



**FI 146:** Evidence of past Leakage with corrosion on the cold water supply valve at the toilet: GUEST BEDROOM BATHROOM



## SINKS

**147:** 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 148: 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.

**FI 149:** Some corrosion found at water supply piping and waste piping connections under the bathroom sinks / evidence of past leaking.

## VENTILATION

**150:** Appears adequate.

## BATHTUBS

**151:** Operated when tested.

## SHOWERS

**152:** 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.*

**FI MR 153:** Some cracked and separated grout found in areas of the shower at the walls and/or floor connections in the bathrooms. Maintenance or repairs recommended.





**SU 154:** Hot & cold reversed at the shower faucet: HALLWAY BATHROOM



## 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.*

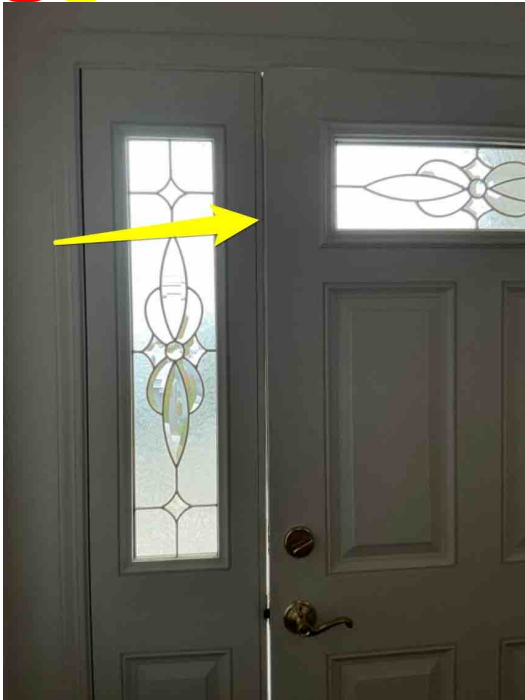
### FRONT ENTRY DOOR

**155:** Operated when tested.

**156:** Weather stripping appears serviceable.

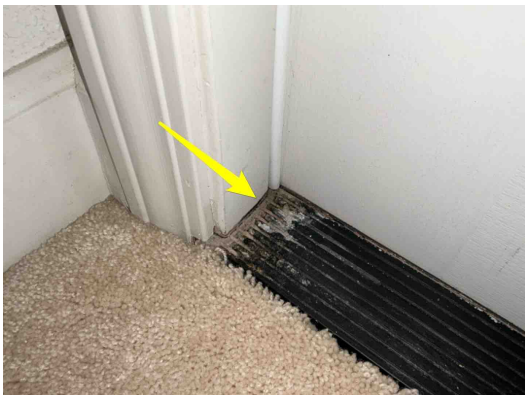
**157:** Door hardware operated when tested.

**E&C** **SU** **158:** Front entry door rubs & sticks a little. Maintenance or servicing recommended.



#### EXTERIOR DOORS

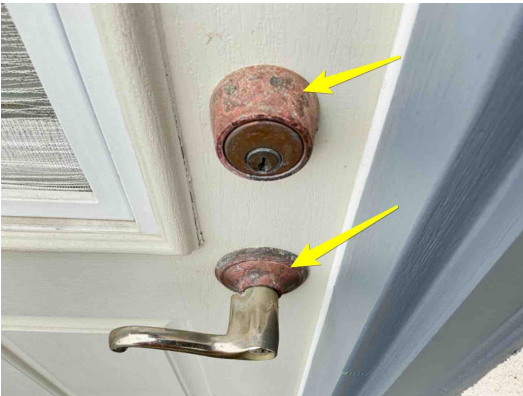
**FI** **159:** Evidence of past minor water intrusion from around the BACKYARD exterior door with stains on the interior.



**MR 160:** Visible daylight noted around some of the exterior doors. Adjustment and/or repair of the weather stripping is recommended to help prevent water and critter intrusion.



**MR 161:** Deteriorated / corroded door latching hardware and/ or hinges noted at exterior doors. Maintenance recommended.



## INTERIOR DOORS

**162:** Operated when tested.

## WINDOWS

**163:** Vinyl / Double-Pane Glass

**164:** Some windows are SLIDING and some windows are SINGLE-HUNG

**MR 165: 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.

**DS 166:** Some of the dual-pane window seals have failed and are visibly fogged or have a defective UV film. If concerned have all windows tested by a licensed or certified window company professional to determine exact locations and quantity of defective windows.

**FI 167:** Moisture stains and/or damage on the inside at some window sills. Refer to the termite report for additional comments and recommendations.



**E&C SC 168:** The window in the PRIMARY BEDROOM BATHROOM tub does not appear to be a tempered window per minimum safety requirements. Further evaluation and Upgrades recommended.

## FLOORING

**169:** TYPE: Tile

**170:** TYPE: Carpet

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

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

**DS 173:** Some minor deterioration and/or damage noted at areas of the interior flooring.

## CEILING TYPE

**174:** Drywall

## WALL TYPE

**175:** Drywall



## WALLS AND CEILINGS

**176:** The general overall physical condition of the interior walls and ceilings appear to be good with some typical and common cracks.

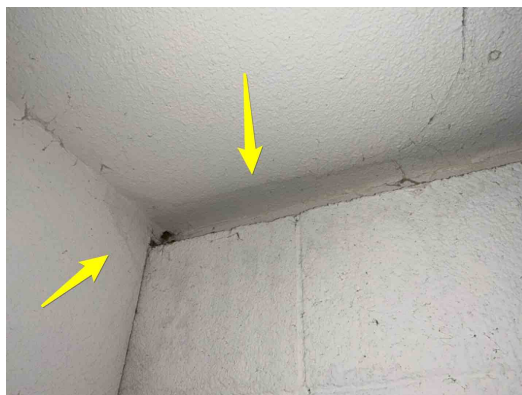
**Note:** Determining the indoor air quality is outside the scope of this inspection. All parties should perform their own due diligence until satisfied as to the air quality inside the living spaces to determine if it is within your own personal acceptable levels.

**DS 177: 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.

**178:** *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.*

**179: 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.*

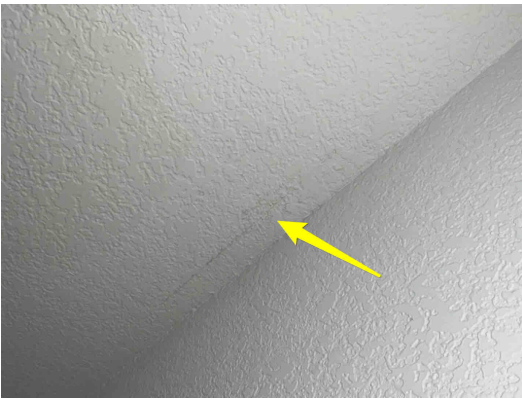
**FI 180:** Evidence of past moisture stains & damage at ceiling area in the GARAGE (southeast corner). Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



**FI 181:** Evidence of past moisture stains & damage at ceiling area in the LIVING ROOM. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



**FI 182:** Evidence of past moisture stains & damage at ceiling area in BEDROOM-2. Recommend further review of the water stains to determine the cause, the current condition and if repairs are needed.



#### INTERIOR STAIRS

**183:** Interior Stairway is serviceable and in good condition.

**184:** Interior Stairway railings are serviceable and in good condition.

#### INTERIOR CABINETRY

**E&C 185: 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 defects may be discovered during a more comprehensive evaluation by an appropriate professional.*

## GENERAL INFO

**186: LOCATION: CRAWLSPACE**  
**FURNACE TYPE: Gas Forced Air**  
**FUEL TYPE: Natural Gas**  
**Approx. BTU RATING: 75,000**  
**DATE: 1999**

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



## CONDITION

**187: HEATING SYSTEM CONDITION:** The heating system operated when tested.

**SU DS 188:** Disclosure- This type of heating unit has an anticipated 15-20 year life span and is currently 25 years old. The heating unit operated today but is past anticipated life expectancy. Continuous maintenance and inspection recommended.

## FURNACE FLAME

**189:** 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.

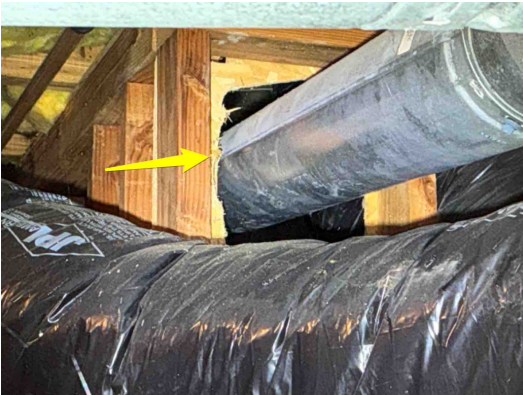
**SU 190: Disclosure:** It is considered an improper installation to have the flex gas connector pass through the metal sidewall of the furnace cabinet. Upgrades recommended.



## VENTING

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

**E&C 192:** Furnace vent pipe lacks proper clearance to combustibles. A minimum of 1 inch of space between the vent pipe and combustibles is needed per minimum standards.



## DUCTING/DISTRIBUTION

**193:** 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.*

**E&C 194:** Ducting found in contact with ground in crawlspace. Proper strapping and lifting of the ducting off the ground is warranted. Deterioration has or may occur if not corrected. Have qualified HVAC professional evaluate ducting to determine if replacement is needed.



**E&C 195:** Disconnected and damaged heating ducting found in the crawlspace below BEDROOM-2. Correct pions recommend.



#### AIR FILTERS

**196:** Air filters appear clean and in good condition.

#### COMBUSTION AIR

**197:** Appears to be the appropriate amount and in the appropriate locations.

#### THERMOSTAT/CONTROLS

**198:** 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.*

## TYPE OF SERVICE AND MAIN ELECTRICAL PANEL-1

**199:** Electrical Service Type: **Overhead** (condition of service wires not fully visible and are unknown)

Main Electrical Panel Location: **SOUTH SIDE**

Main Electrical Panel Ampacity: **100**

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.*



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

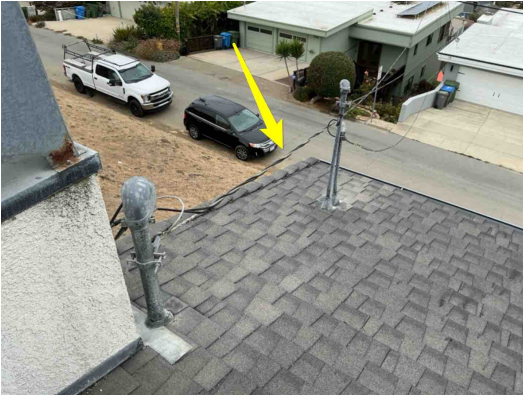
\*Determining the load capacity of the installed circuits is outside the scope of this inspection. This is only a visual inspection of the electrical panels per the CREIA standards. No load testing of the circuits was performed.

**201: PANEL BONDING:** 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 is not tested and is not fully visible. Only the visible areas of the ground clamp and its connections are inspected but not tested per standards.*

## SERVICE

**SC 202:** The overhead electrical service wires found to be improperly installed and are considered unsafe as the wires are hanging too close to the ROOF. A minimum of (18 inches.) needed above a roof for safety per standards. Recommend further review and repair by a qualified and licensed professional familiar with the minimum installation requirements.



## WIRING/CONDUIT

**203:** 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.

**DS 204:** Disclosure: Furnishings and occupants' belongings prevent testing of every outlet and switch. Have all outlets and switches tested once home is vacant.

**SC 205:** Improper electrical wiring. Exposed electrical wires and/or splices not protected in a box with a cover:  
CRAWLSPACE BELOW BEDROOM-2



## OUTLETS/SWITCHES

**206:** 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.



**SC 207:** An electrical outlet found loose in wall. Corrections warranted for safety: DINING AREA



**SC 208:** Miswired electrical outlet (Reverse polarity) found LIVING ROOM EAST WALL. Have electrician check all outlets and correct as needed.



#### GFCIS/ AFCIS

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

**SC 210:** 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: EXTERIOR (REQ.1971)  
FIVE OUTLETS IN THE KITCHEN (REQ.1987)





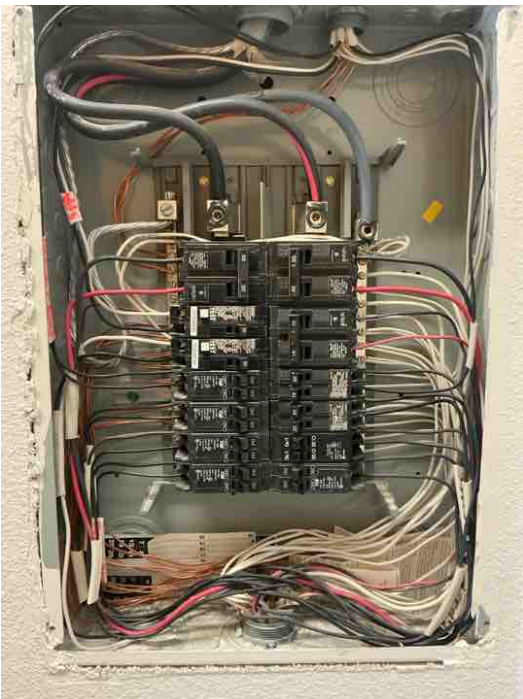
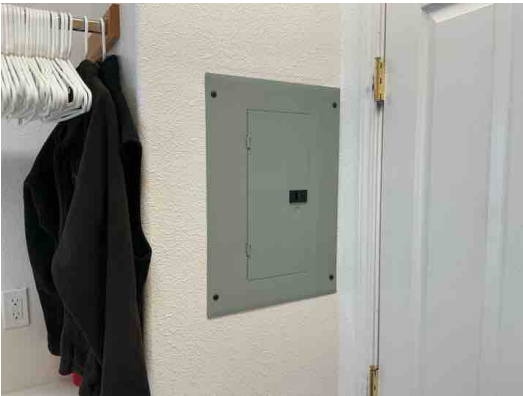


## Electrical Sub-Panel

### SUBPANEL

211: Location: Laundry Room

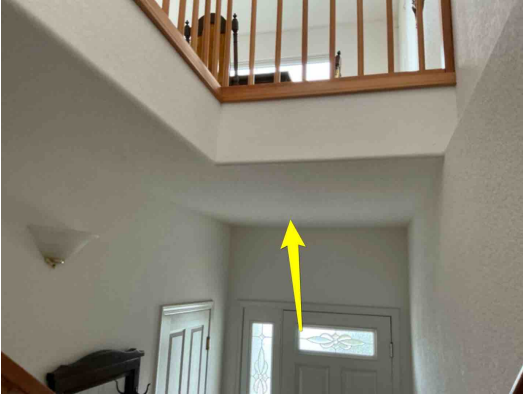
Amps: 100



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

## Detectors

**SC 213: Smoke detector AND Carbon Monoxide detector are missing at required location: ENTRY LEVEL**



**SC 214: Carbon Monoxide detector missing at the required location: MID-LEVEL \_**

## Garage

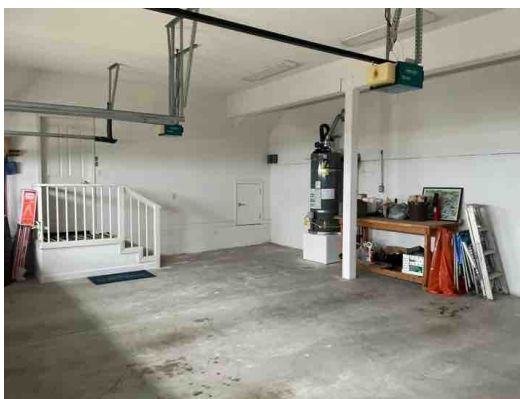
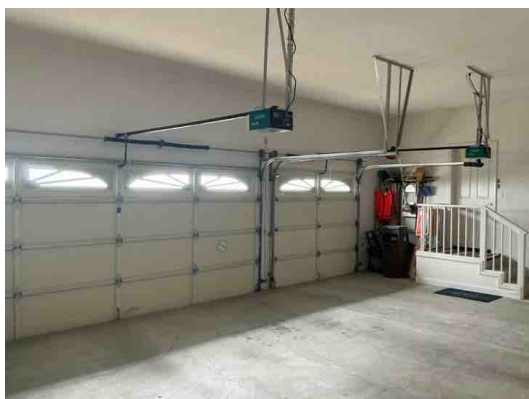
*The conditions inside walls, behind occupants' belongings, and areas not visible cannot be determined. Do a careful check during final walkthrough.*

*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.*

### PHOTO

**215: Garage**





## FLOORS

**216:** Visible areas of the garage floor appears serviceable.

**DS 217:** Common cracks found in the concrete garage floor.

**DS 218:** The garage floor and walls are 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 full access is made available.*

## WALLS & CEILINGS

**219:** Visible areas of the garage walls and ceiling appear acceptable.

If the garage is occupied, areas of the floor, walls, ceilings and attic may not be visible during original inspection due to occupant's belongings or cabinetry. If the garage is occupied during this inspection, client should have garage reinspected once garage is vacant.

**DS 220:** *The conditions inside walls, behind occupants' belongings, and areas not visible, cannot be determined. Do a careful check during final walkthrough.*

**DS 221:** Walls not fully visible due to occupants' belongings and/or cabinetry.

## FIRE DOOR

**222:** Operated when tested and appears serviceable.

## VEHICLE DOOR TYPE

**223:** Roll-up: 2

## VEHICLE DOOR

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

**225:** Proper safety springs installed on the garage vehicle door.

**MR 226:** *Note: It is recommended to lubricate the hinges, rollers and auto opener annually as part of typical ongoing maintenance.*

## VEHICLE DOOR OPENER

**227:** Operated properly when tested.

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

## Fireplace

### FIREPLACE LOCATION

229: **LIVING ROOM**



### FIREPLACE TYPE

230: Fireplace Type: **Prefabricated Gas only**

231: Chimney Type: **Metal Chimney Pipe**

232: 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.

### FIREPLACE CONDITION

233: **GAS FIREPLACE CONDITION**: The LIVING ROOM GAS fireplace operated when tested.



**MR** 234: The living room gas fireplace did not ignite on the first several attempts. Recommend servicing and cleaning by a qualified fireplace/chimney professional.

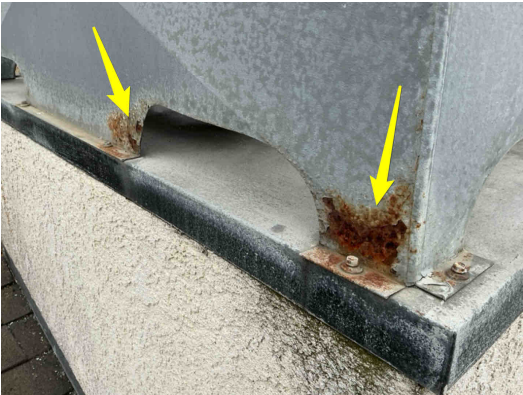


## METAL CHIMNEY

**235:** The LIVING ROOM fireplace chimney.



**E&C MR 236:** The metal chimney chase surround is rusted, deteriorated and damaged. Further evaluation and replacement is recommended.



**FI DS 237:** The gas fireplace chimney vent pipe terminates too low at roof. This can negatively affect the drafting of the water heater. A vent pipe within 8 feet of a headwall is required to terminate 24 inches above the upper roof. Contact a qualified plumbing professional familiar with minimum safety requirements.

