

Confidential Inspection Report

LOCATED AT:
68 Via Marisma
Camarillo, CA 93012

PREPARED EXCLUSIVELY FOR:
Julie Mendoza

INSPECTED ON:
Friday, June 28, 2024



Gary Schwarz, Inspector
Soft Landings Home Inspection
(805) 807-7334

Summary

This is a summary review of the inspectors findings during this inspection. These findings merit your further investigation and the collection of cost estimates for repairs prior to the close of the Inspection Contingency Period.

These findings can be corrected appropriately by state licensed contractors, certified product repairmen, handymen, the seller, or even yourself.

Consult with your Real Estate Professional for further advice on how to proceed regarding the these findings.

Item Classifications:

- SFTY = Safety or health risk.
- WRKG = This item is not working.
- MANT = Maintenance issue which may get worse if not corrected.

EXTERIOR PAINT/STAIN

MANT **s-14:** The exterior woodwork exhibits worn and missing caulk and paint which protects against the environment. Recommend preventive maintenance as required.



EXTERIOR SCREENS

MANT **s-22:** Two window screens are missing. Recommend replacement.

PLUMBING INTERIOR SUPPLY

WRKG **s-27:** There is corrosion which is indicative of a water leak at the water heater. Recommend this be corrected.



PLUMBING GAS METER COMMENT

SFTY s-29: There is no wrench by the gas valve. Recommend leaving a wrench tethered to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

ELECTRICAL SYSTEM DOORBELL

WRKG s-40: No doorbell installed.

ELECTRICAL SYSTEM CEILING FANS

SFTY s-44: The dining room fan is powered by a dimmer switch. This is a fire hazard. Recommend this be corrected.



WATER HEATER VENTING

WRKG s-60: Duct tape, not rated for high temperatures, has been used to seal the vent pipe and should be removed. Recommend the vent be resealed with approved tape.



WATER HEATER ELEVATION/LOCATION/DRAIN PAN

MANT s-66: There is no metal pan under the water heater to catch and divert any dripping water to the exterior. Otherwise, damage to the wood base may result. We suggest installation of such a pan be considered.



LAUNDRY AREA DRYER VENT

SFTY s-67: The dryer vent may have accumulated dust and debris. If it becomes blocked it can pose a fire risk. Before installing another dryer, it is recommended that the vent duct be inspected for blockage.

LAUNDRY AREA WASHER/DRYER

MANT s-69: Recommend installing a drip pan under the washing machine.



KITCHEN FIRE EXTINGUISHER

SFTY s-96: There is no fire extinguisher in the kitchen. Recommend installing a fire extinguisher in a convenient location.

PRIMARY BATHROOM BATHTUB

WRKG s-105: The cold water valve at the tub is leaky. Recommend it be replaced.



PRIMARY BATHROOM WATER BASIN

SFTY s-109: There is no overflow drain. Without an overflow drain, extensive water damage to the home is possible. Recommend this sink be replaced with one that features overflow protection.



PRIMARY BATHROOM COUNTERTOPS

WRKG s-118: The countertop lacks a backsplash. Recommend a backsplash be installed to prevent water damage to the wall.



HALL BATHROOM COUNTERTOPS

WRKG s-136: The countertop lacks a backsplash. Recommend a backsplash be installed to prevent water damage to the wall.



Friday, June 28, 2024
Julie Mendoza
68 Via Marisma
Camarillo, CA 93012




Dear Julie Mendoza,

This is a report of the property inspection we conducted for you on Friday, June 28, 2024 at:

68 Via Marisma
Camarillo, CA 93012

Our report is designed to be easy to understand and helpful. Please take the time to review it carefully. If you have any questions, please feel free to call us.

The following colored symbols that are used to classify each inspection finding.

-  = Safety or health risk.
-  = This item is not working.
-  = Maintenance issue which may get worse if not corrected.

We thank you for the opportunity to be of service.

Sincerely,

Gary Schwarz, CREIA Certified Home Inspector
Soft Landings Home Inspection
(805) 807-7334
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Introduction

It is the duty of the Client to read and understand all sections of the Inspection Agreement. While it is a separate document, the Inspection Agreement is an integral part of this report. It contains the Standards of Practice (SOP) of the California Real Estate Inspection Association (CREIA) by which this inspection was performed. Understanding the Inspection Agreement is essential to understanding and utilizing the Inspection Report itself.

PRIOR TO THE CLOSE OF THE INSPECTION CONTINGENCY PERIOD, the Client should further investigate the inspection findings and obtain realistic cost estimates for repairs or corrections from the appropriate certified specialist or state licensed contractors.

The CREIA SOP establishes the scope of the inspection. Your Certified CREIA Inspector is a generalist. The SOP delineates what is inspectable by a generalist, versus what should be inspected by a specialist or state licensed contractor.

We have inspected all observable components and mechanical systems for health and safety, functionality, and potential high cost issues associated with deferred maintenance. Each finding is described in plain terms and often with an accompanying photograph. The report does not attempt to inventory the full extent of a finding.

Information regarding recalled appliances, fixtures and any other manufactured items in this property can be found on the Consumer Product Safety website, WWW.CPSC.GOV. These items may be present but are not inspected in detail, as expected of a product-certified technician.

This report is a "snapshot" of the property on the date and time of the inspection. The structure and all related components continuously deteriorate and wear out with time and usage after, as before the inspection.

If the client has questions regarding any of the findings listed, please contact the inspector.

This report is not intended for use by anyone other than the client named herein. No other persons should rely upon the information in this report. Client agrees to indemnify, defend and hold inspector harmless from any third party claims arising out of client's unauthorized distribution of the inspection report.

By accepting this inspection report, you acknowledge that you have reviewed and are in agreement with all of the terms contained in the Inspection Agreement provided by the inspector who prepared this report.

Introductory Notes

ABOUT THE REPORT

1: This inspection is prepared solely and exclusively for the client's own information and may not be relied upon by any other person. We make it known here in the Inspection Agreement that the inspection performed for the client noted in this report is the only party that the inspector is responsible to. No third-party potential buyers of this property, should the client noted herewith does not buy the intended property, cannot use this report for their own use. The inspector makes it clear in the contract signed by the Client, is not warranted to any other party without strict permission from the Client and the Inspector.

2: The inspector has made a choice to include some photos of conditions identified in your inspection report. There are times when only a picture can fully explain the condition or location being identified. Photographs are used to document an example of the finding, not necessarily the whole finding.

Sometimes, the client is unable to attend the inspection, and the photo may help to make a better identification. Photo inclusion is at the discretion of the inspector and in no way is meant to emphasize or highlight the only conditions that were seen; Not every finding or instance of a finding will be documented by a photograph. We always recommend full review of the entire inspection report. Some locations, like roofs, crawl spaces, and attics are difficult to take the tablet, so generally, these areas do not have pictures unless the inspector feels comfortable in going there with the tablet to take photos.

ORIENTATION

3: We will describe the locations of this property, left or right, as though viewing the front of the house

4: For purposes of identification and reporting, the front of the building is the side containing the primary access.

NOTED CONDITIONS

5: The exterior of this unit, and the common areas, were not examined in detail, except as specifically noted, as they are the responsibility of the HOA.

6: Over the course of this inspection the temperature was estimated to be between 70 and 80 degrees.

Exterior

The inspection of the exterior includes the grading, driveway & walkways, doors & windows, cladding & trim, and any attached structures.

GENERAL COMMENT

7: With the exception of any findings noted in this section, the inspection has revealed that this structures exterior features and characteristics, as described in the CREIA SOP, are in a satisfactory and serviceable condition for its age.

DRIVEWAY

8: The driveway appears to be properly installed and is generally in good condition.

WALKWAYS

9: The walkways appear to be properly installed and are in serviceable condition.

GRADING

10: The grading of the lot appears to properly and adequately drain excess surface water and roof runoff away from the structure.

DRAINAGE

11: No drainage system installed.

GUTTERS

12: Plastic roof gutters are installed. Recommend these be cleaned of debris prior to the rainy season.

DOWNSPOUTS

13: The downspouts appear to be properly installed and in serviceable condition. Recommend these be checked annually for blockage.

PAINT/STAIN

MANT 14: The exterior woodwork exhibits worn and missing caulk and paint which protects against the environment. Recommend preventive maintenance as required.



PEST CONTROL

15: Our observations regarding evidence of pests is not a substitute for inspection by a licensed pest control operator or exterminator. We report current visible conditions only and cannot render an opinion regarding their cause or remediation.

ALUMINUM SIDING

16: The aluminum siding appears to be properly installed and in good condition.

GATES

17: The gate was operating. Routine maintenance will keep it functional and maximize its service life.

FENCING

18: The fences appear to be properly installed and in serviceable condition.

PATIO SURFACE

19: The patio appears to be installed in a workmanlike manner and is in good condition.

DOORS

20: The exterior doors appear to be properly installed and in serviceable condition.

WINDOWS

21: The windows appear to be properly installed and in serviceable condition.

SCREENS

MANT 22: Two window screens are missing. Recommend replacement.

Plumbing

WARNING: Water is the leading cause of damage to a home. Water can intrude from anywhere in the plumbing supply or drainage system, air conditioning condensation drainage, spills, or from the outdoor environment. Water can cause damage by direct absorption into the materials of the home, and it can support corrosion, rot, and the life of home-destroying organisms, including vermin, insects, fungus and toxic mold.

Water damage usually occurs in hidden places. The discovery of water intrusion damage normally occurs long after it has begun, because the exposed, visually accessible surfaces are dryer due to evaporation. Water related damage is typically greater than is initially evident.

It is recommended that licensed pest and mold inspectors be employed to determine the presence of destructive or toxic organisms.

BASIC INFORMATION

23: Supply piping: Copper where seen

WATER SHUTOFF LOCATION

24: The domestic water supply main shut-off valve is outside at the right side of the building.



WATER SHUTOFF COMMENTS

25: The main shut-off valve was located but testing the operation of this valve is not within the scope of our inspection. Operation of the valve from time to time will keep it functional and maximize its useful life.

MAIN SUPPLY

26: We did not observe evidence of surface corrosion or leakage at the exposed and accessible main supply.

INTERIOR SUPPLY

WRKG 27: There is corrosion which is indicative of a water leak at the water heater. Recommend this be corrected.



GAS METER LOCATION

28: The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



GAS METER COMMENT

SFTY 29: There is no wrench by the gas valve. Recommend leaving a wrench tethered to the meter to provide means for an emergency shutoff. The valve can be turned 90 degrees in either direction to shut the gas line off.

GAS PIPING

30: The gas piping appears to be properly installed and in serviceable condition. We detected no evidence of leakage at any of the exposed gas piping. Pressure testing may reveal leaks, but this procedure is beyond the scope of our inspection.

GENERAL COMMENT

31: No gas odor was detected that would indicate a leak at any of the gas appliances or hookups.

32: The plumbing system appears to be in good condition.

Electrical System

An electrical system consists of the service, distribution, wiring and convenience outlets (switches, lights, and receptacles). Our examination of the electrical system includes the exposed and accessible conductors, branch circuitry, panels, overcurrent protection devices, and a random sampling of convenience outlets. We look for adverse conditions such as improper installation, exposed wiring, running splices, reversed polarity and circuit protection devices. We do not evaluate fusing and/or calculate circuit loads. The hidden nature of the electrical wiring prevents inspection of every length of wire.

BREAKER PANEL

33: The subpanel is located in the master bedroom closet.



MAIN BREAKER

34: The main electrical meter and panel are outside on the right side of the building.



BASIC INFORMATION

35: Branch circuit protection: Circuit breakers

36: Service entry into building: Underground service lateral

37: Voltage supplied by utility: 120/240 volts

38: Capacity (available amperage): 50 amperes

CONDUCTOR MATERIAL

39: The circuit wiring in the main breaker panel is copper.

DOORBELL

WRKG 40: No doorbell installed.

RECEPTACLES: OVERALL

41: Based upon our inspection of a representative number, the receptacles were found to be properly installed for the time of construction, in serviceable condition, and operating properly.

SWITCHES: OVERALL

42: We checked a representative number of switches and found they were operating and in serviceable condition.

GENERAL COMMENT

43: The electrical system is generally in good condition, with only a few instances of needed repair or correction observed. See notes above for specific comments.

CEILING FANS

SFTY 44: The dining room fan is powered by a dimmer switch. This is a fire hazard. Recommend this be corrected.



Roofing

A roof system consists of the surface materials, connections, penetrations and drainage (gutters and downspouts). We visually review these components for damage and deterioration and do not perform any destructive testing. If we find conditions suggesting damage, improper application, or limited remaining service life, these will be noted. We may also offer opinions concerning repair and replacement. Opinions stated herein concerning the roof are based on a limited visual inspection. These do not constitute a, nor can any visual inspection, warranty that the roof is, or will remain, free of leaks.

Composition Shingle

BASIC INFORMATION

45: Location: Covers whole building

46: Roof slope: Low pitch

47: Material: Asphalt composition shingle

48: Layers: Single layer

49: Connections and penetrations: Sealed with a combination of metal and mastic seals

GENERAL COMMENT

50: The roof covering appears to have been installed in a professional and workmanlike fashion. We observed no signs of unusual or excessive wear of the roofing components that would suggest immediate attention is required.

51: The roof looks relatively new. However, a roof, regardless of age or visual appearance, can begin leaking or otherwise fail in some way at anytime, for any reason.

INSPECTION METHOD

52: We inspected this roof from the edge of the surfaces. Walking on the roof was judged to be potentially hazardous for the inspector and/or potentially damaging to the surface materials. We have based our comments upon a limited inspection.

Carport

53: The carport is in acceptable condition.

Water Heater

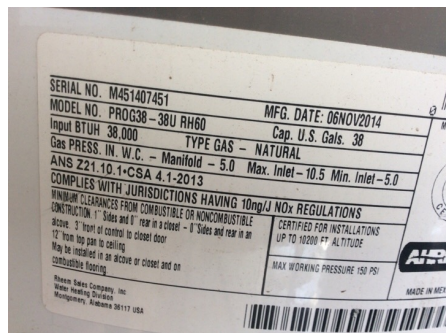
Our review of water heaters includes the tank, water and gas connections, electrical connections, venting and safety valves. These items are examined for proper function, excessive or unusual wear, leakage and general state of repair. We do not fully review tankless/on-demand systems and suggest you consult a specialist. The hidden nature of piping and venting prevents inspection of every pipe, joint, vent and connection.

GENERAL COMMENT

54: The water heater was operating.

BASIC INFORMATION

55: This water heater was manufactured in 2014 and has a 38 gallon capacity.



56: Location: In an outdoor closet

57: Energy source: Natural gas

T/P RELEASE VALVE

58: The water heater is equipped with a temperature and pressure relief valve and it discharges safely outside.

GAS SUPPLY

59: The gas piping for the appliance includes a local shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

VENTING

WRKG 60: Duct tape, not rated for high temperatures, has been used to seal the vent pipe and should be removed. Recommend the vent be resealed with approved tape.



SEISMIC RESTRAINT

61: The water heater tank has been secured. This feature will help prevent water heater movement and possible gas leakage, limit damage and provide a source of usable domestic water in the event of a major earthquake.

WATER CONNECTORS

62: Valves may leak when operated after a period of inactivity. For this reason, they are not tested during the home inspection.

63: The water heater is equipped with a cold water inlet shut-off valve.

COMBUSTION AIR

64: Combustion air provides the oxygen for fuel burning appliances. Adequate ventilation around all fuel burning appliances is vital for their safe operation. The air can come from inside or outside, providing industry standards are met.

65: The combustion air supply is adequate.

ELEVATION/LOCATION/DRAIN PAN

MANT 66: There is no metal pan under the water heater to catch and divert any dripping water to the exterior. Otherwise, damage to the wood base may result. We suggest installation of such a pan be considered.



Laundry Area

Laundry areas and/or laundry rooms are visually inspected for general state of repair. Due to their hidden nature, we do not review appliances, connections, hookups, or venting.

DRYER VENT

SFTY 67: The dryer vent may have accumulated dust and debris. If it becomes blocked it can pose a fire risk. Before installing another dryer, it is recommended that the vent duct be inspected for blockage.

WASHER/DRYER

68: The hookups for the washer and dryer are properly installed and in serviceable condition.

MANT 69: Recommend installing a drip pan under the washing machine.



Heat & Air Conditioning

A heating system consists of the heating equipment, operating and safety controls, venting and the means of distribution. These items are visually examined for proper function, excessive or unusual wear and general state of repair. This is a non-evasive, basic function review only. We do not dismantle, uncover or calculate efficiency of any system. Regular servicing and inspection of heating systems is encouraged.

Forced Hot Air

GENERAL COMMENT & AGE

70: This system was manufactured in 1973.

71: The heating system responded to normal operating controls. Components appear properly installed and serviceable. Routine maintenance will keep it functional and maximize its service life.

BASIC INFORMATION

72: Air filters should be inspected regularly by the home owner, based on usage and local air quality, and be cleaned or replaced.

Air filters located in inconvenient places are likely to get inspected and changed less often than they should to ensure efficient operation of the HVAC system.

73: Furnace location: Outside closet

THERMOSTAT

74: The heater responded to the thermostat.

AIR FILTERS

75: The air filter is located in the heating unit itself. It should be cleaned or replaced when it gets dirty.

GAS SUPPLY

76: The gas piping includes a 90 degree shutoff valve for emergency use. The valve was not tested at the time of inspection. This age and style of valve is normally found to be operable by hand and generally trouble free.

REGULATOR & CONTROL

77: The gas pressure regulator and control valve appear to be properly installed and in serviceable condition.

BURNERS

78: The burners were inspected and found to be clean and in good working order.

HEAT EXCHANGER

79: The heat exchanger is functional but we are unable to determine its condition with respect to the stage in its service life.

IGNITION SYSTEM

80: The standing pilot light is controlled by a thermocouple which ensures that the pilot gas valve will close if the pilot light is extinguished. This system appears to be in serviceable condition.

VENT

81: The heating system vents are properly installed and appear in serviceable condition.

COMBUSTION AIR

82: There is adequate combustion air for this heating unit.

DUCTS

83: Most or all of the ductwork was inaccessible and could not be inspected. However it was determined that there was air flow at all registers.

Kitchen

The kitchen is visually inspected for proper function of components, active leakage, excessive or unusual wear, and general state of repair. We inspect built-in appliances to the extent possible using normal operating controls. Freestanding stoves are operated, but refrigerators, small appliances, portable dishwashers, and microwave ovens are not tested.

BASIC INFORMATION

84: Energy: Gas appliances only

AIR GAP

85: The dishwasher drain is equipped with an air-gap fitting (the cylinder protruding above the sink). This assures separation of the supply water from the waste water.

SINK

86: The sink appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

FIXTURES

87: Faucet functions properly with no leaks.

UNDER SINK

88: No present leakage. There may be evidence of past leakage, which is common.

DRAIN TRAPS

89: The drain trap appears to be properly installed and serviceable

GAS SUPPLY

90: The gas piping for the appliance includes a local 90 degree shut-off valve for use in an emergency or in case of repair. The valve was not tested at the time of inspection, but is of a type usually found to be serviceable.

RECEPTACLES

91: GFCI (ground fault circuit interrupter) protection has been installed providing an increased margin of safety. We recommend testing the device on a monthly basis.

FLOOR

92: The flooring has been professionally installed and there is no visible evidence of water damage.

The flooring is in serviceable condition. Kitchen floors receive the most concentrated wear of any area in the house, especially at the sink and stove. We recommend these areas be coated every two to three years as preventive maintenance.

CABINETS

93: The cabinets are in serviceable condition.

COUNTERTOPS

94: The countertops are in serviceable condition.

VENTILATION

95: There is no exhaust fan in this kitchen. Circulation is achieved by a window.

FIRE EXTINGUISHER

SFTY 96: There is no fire extinguisher in the kitchen. Recommend installing a fire extinguisher in a convenient location.

STOVE

97: The stove was turned on with the normal operating controls and found to be in satisfactory working condition.

OVEN

98: The oven was turned on with the normal operating controls and found to be in satisfactory working condition.

DISPOSAL

99: The disposal was turned on with normal user controls and observed to be in satisfactory working condition.

DISHWASHER

100: The dishwasher responded to normal user controls. A full functional test is outside the scope of a home inspection. No test was performed to prove its effectiveness.

GENERAL COMMENT

101: The finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. This area requires routine maintenance.

Bathroom

Bathrooms are visually inspected for proper function of components, active leakage, excessive or unusual wear and general state of repair. Fixtures are tested using normal operating features and controls. Due to finished surfaces such as drywall/plaster, tile, and flooring, much of the bathroom is considered inaccessible. We do not test or confirm proper application of secondary equipment including but not limited to steam units, spa tubs, heated towel bars, etc.

Primary

TOILET

102: Toilet attachment is secure, surrounding floor structure is firm, and there is no evidence of leakage.

103: The toilet was flushed and appeared to be functioning properly.

SHOWER

104: The shower was operated for the inspection and appeared to be in serviceable condition.

BATHTUB

WRKG **105:** The cold water valve at the tub is leaky. Recommend it be replaced.



FIXTURES

106: The fixtures are acceptable.

WATER BASIN

107: No leakage found.

108: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

SFTY **109:** There is no overflow drain. Without an overflow drain, extensive water damage to the home is possible. Recommend this sink be replaced with one that features overflow protection.



DRAIN TRAP

110: There is a drain trap installed.

UNDER SINK

111: No present leakage. There may be evidence of past leakage, which is common.

RECEPTACLES

112: GFCI (ground fault circuit interrupter) protection is in place to prevent electrocution. Recommend testing the device on a monthly basis.

SHOWER WALLS

113: The shower walls appear to be properly installed and in serviceable condition.

BATHROOM FLOOR

114: The floor appears to be properly installed and is in serviceable condition.

BATHROOM CEILING

115: The ceiling is in acceptable condition.

CABINETS

116: The cabinets are in serviceable condition.

COUNTERTOPS

117: Countertops are in serviceable condition.

WRKG 118: The countertop lacks a backsplash. Recommend a backsplash be installed to prevent water damage to the wall.



VENTILATION

119: Ventilation through the window in this bathroom is adequate.

GENERAL COMMENT

120: With the exception of any items noted, finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. This area requires routine maintenance.

Hall

TOILET

121: Toilet attachment is secure, surrounding floor structure is firm, and there is no evidence of leakage.

122: The toilet was flushed and appeared to be functioning properly.

SHOWER

123: The shower was operated for the inspection and appeared to be in serviceable condition.

FIXTURES

124: The fixtures are acceptable.

WATER BASIN

125: No leakage found.

126: The wash basin appears to be properly installed. When operated, it was observed to be fully functional and in serviceable condition.

DRAIN TRAP

127: There is a drain trap installed.

UNDER SINK

128: No present leakage. There may be evidence of past leakage, which is common.

RECEPTACLES

129: GFCI (ground fault circuit interrupter) protection is in place to prevent electrocution. Recommend testing the device on a monthly basis.

SHOWER WALLS

130: The shower walls appear to be properly installed and in serviceable condition.

GLASS ENCLOSURE

131: The glass shower enclosure is safety labeled and appears to be in good condition.

BATHROOM FLOOR

132: The floor appears to be properly installed and is in serviceable condition.

BATHROOM CEILING

133: The ceiling is in acceptable condition.

CABINETS

134: The cabinets are in serviceable condition.

COUNTERTOPS

135: Countertops are in serviceable condition.

WRKG 136: The countertop lacks a backsplash. Recommend a backsplash be installed to prevent water damage to the wall.



VENTILATION

137: Ventilation through the window in this bathroom is adequate.

GENERAL COMMENT

138: With the exception of any items noted, finished surfaces, hardware, windows, and doors were found to be generally in good condition at the time of our inspection. This area requires routine maintenance.

Interior

Our review of the interior includes inspection of walls, ceilings, floors, doors, windows, steps, stairways, balconies and railings. These features are visually examined for proper function, excessive wear and general state of repair. Some of these components may not be visible/accessible because of furnishings and/or storage. In such cases these items are not inspected.

If water stains are found, we recommend asking the seller about the cause and any related repair work.

DETECTORS: OVERALL

139: The smoke and CO detectors were inspected for location only. For future reference, testing with only the built-in test button verifies proper battery and horn function, but does not test the sensor itself. Periodically replace detectors per manufacture instruction.

GENERAL COMMENT

140: In addition to any specific rooms noted, we inspected all rooms generally considered to be habitable space. These include, but are not limited to, the living room, dining room, family room, den, bedrooms, utility room, etc. if applicable. With the exceptions noted, the interior, including doors, windows, walls, floors, ceilings, cabinetry, and stair and railings are in a satisfactory and serviceable condition.

141: Because of the furniture and personal belongings, not all features were accessible for inspection. Defects may exist. Recommend that before the close of the Inspection Contingency Period, you ask the seller about any known problems and obtain realistic cost estimates for repairs.

WALLS & CEILINGS

142: There are no stains on the ceilings or walls.

143: The wall and ceiling surfaces appear to be properly installed and in good condition.

FLOORS: OVERALL

144: The flooring is covered in some areas. The visible areas are serviceable, but we made no attempt to uncover and examine the floor structurally.

DOORS AND WINDOWS: OVERALL

145: The doors and windows operated and were in serviceable condition, except where noted.

WINDOWS: OVERALL

146: The inspection for failed seals of insulated, multi-pane windows is not possible by visual inspection alone, and so it is excluded from inspection. Failures are common as a result of design and manufacturing defects, aging, and exposure to the elements.

Foundation & Crawl Space

The crawl space is where most of the building's structural elements and portions of its mechanical systems are located. These include foundation, structural framing, electrical, plumbing and heating. Each accessible and visible component and system is examined for proper function, excessive or unusual wear and general state of repair. It is not unusual to find occasional moisture and dampness in crawl spaces. Significant and/or frequent water accumulation can adversely affect the building foundation and support system and would indicate the need for further evaluation by a specialist. Although observed in the crawl space, some items will be reported under the individual systems to which they belong.

GENERAL COMMENT

147: All of the structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

ANCHOR BOLTS

148: Anchor bolts are fasteners that connect the framing to the foundation. They limit the framing's ability to move independently on the foundation in the event of seismic activity.

149: Anchor bolts are in place and appear to be properly installed and in good condition.

POSTS/JACKS

150: The floor system is supported by adjustable steel jacks set over concrete piers.

EARTH QUAKE BRACING

151: This home has been fitted with earthquake bracing.

Structure

The structural elements of a building include foundation, footings, all lower support framing and components, wall framing and roof framing. These items are examined, where visible, for proper function, excessive or unusual wear and general state of repair. Many structural components are inaccessible because they are buried below grade or behind finishes. Therefore, much of the structural inspection is performed by identifying resultant symptoms of movement, damage and deterioration. Where there are no visible symptoms, conditions requiring further review or repair may go undetected and identification will not be possible. We make no representations as to the internal conditions or stabilities of soils, concrete footings and foundations, except as exhibited by their performance.

GENERAL COMMENT

152: All the observed structural elements appear to be in generally good condition and are performing as would be expected for a building of this age and type of construction.

Conclusion

COMMENTS

153: The ultimate responsibility of your home purchase is yours. The most important thing to know and remember about homeownership is that things break, wear, deteriorate, leak, degrade, become unsafe, or simply stop working. It is outside the scope of the CREIA SOP, nor is it possible, to determine the quality, reliability, or life expectancy of any part or system of a home. Therefore, anything that is found to be acceptable during the inspection, can and will degrade noticeably after the inspection, in the near or distant future. Welcome to homeownership.

Do not allow yourself to get overwhelmed. Every homeowner has similar concerns and questions. Read this report very carefully and follow up. Exercising your rights and responsibilities are what make American homeownership work.

Locations of Emergency Controls

In an emergency, you may need to know where to shut off the gas, the water and/or the electrical system. We have listed below these controls and their location for your convenience. We urge that you familiarize yourself with their location and operation.

WATER SHUTOFF LOCATION

PLUMBING

1: The domestic water supply main shut-off valve is outside at the right side of the building.



GAS METER LOCATION

PLUMBING

2: The gas meter is outside on the right side of the building. The main gas supply shutoff valve is located on the riser pipe between the ground and the meter. This valve should be turned 90 degrees (either way) in order to shut off the gas.



MAIN BREAKER

ELECTRICAL SYSTEM

3: The main electrical meter and panel are outside on the right side of the building.



Environmental Risks

Moisture intrusion is an ever-present risk to the structure of a property. Moisture supports the growth of fungi, mold, rot, corrosion, termites, and other pests that can go undetected or is undetectable during a visual, non-invasive home inspection. Moisture intrusion can result in many ways including but not limited to the following: voids in the shell of the property including the roof leaks, paint and exterior woodwork, supply and drain plumbing, contact with the soil and vegetation, landscape irrigation, and HVAC condensation.

Environmental issues include but are not limited to pests, radon, fungi/mold, asbestos, lead paint, lead contamination, toxic waste, formaldehyde, electromagnetic radiation, buried fuel oil tanks, ground water contamination and soil contamination. We are not trained or licensed to recognize or discuss any of these materials. We may make reference to one of more of these materials in this report when we recognize one of the common forms of these substances. If further study or analysis seems prudent, the advice and services of the appropriate specialists are advised.